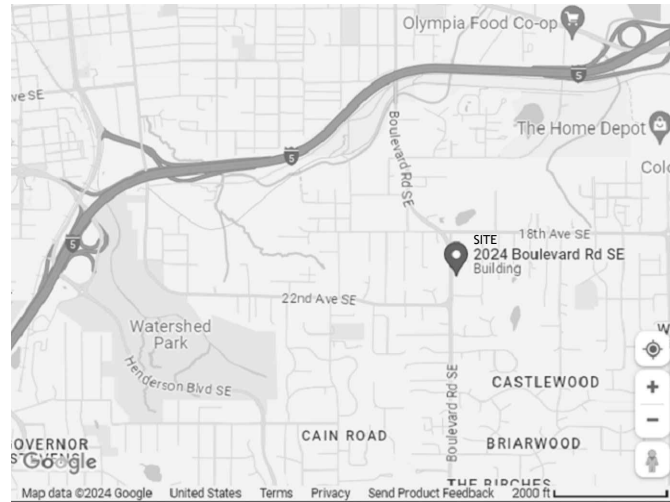




525 Columbia Street NW  
Suite 201  
Olympia WA 98501  
360.539.5175  
www.swallingwalk.com



VICINITY MAP

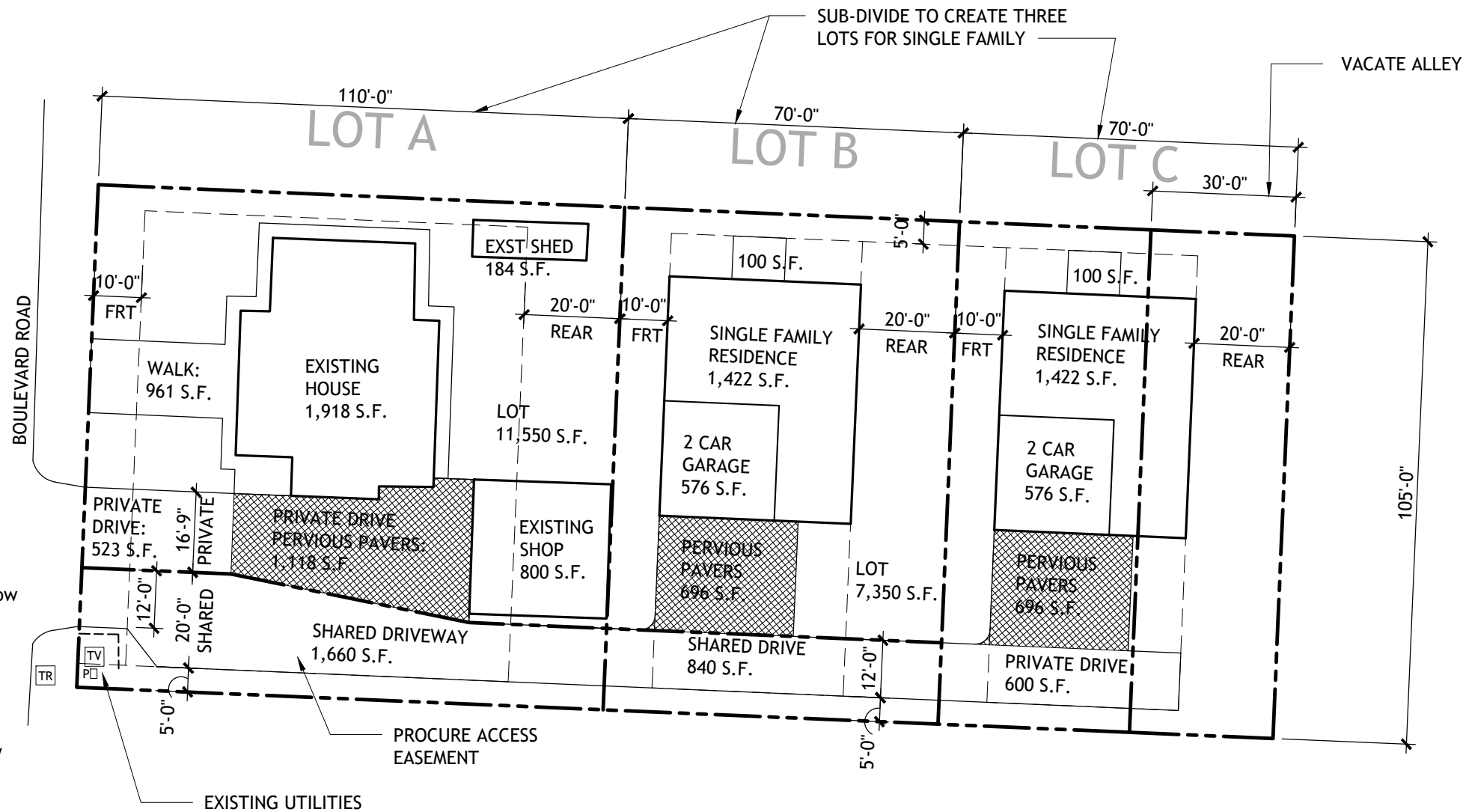
SCOPE OF WORK

- Reviewing options for maximum development:
- Vacating alley easement
- Subdivide lot
- Three single family residences, keeping existing house

CODE

PARCEL #: 76000200700  
ZONING: R-4-8

|                           |                                      |
|---------------------------|--------------------------------------|
| TOTAL SITE AREA:          | 26,250 S.F.                          |
| PROPOSED LOT A            |                                      |
| PROPOSED SHORT PLAT AREA: | 11,550 S.F.                          |
| DRIVE EASEMENT:           | 1,570 S.F. excluded from areas below |
| MAX. BUILDING COVERAGE:   | 40% = 4,620 S.F.; 2,902 S.F. USED    |
| MAX. IMPERVIOUS SURFACE:  | 40% = 4,620 S.F.; 4,386 S.F. USED    |
| MAX. HARD SURFACE:        | 70% = 8,085 S.F.; 5,504 S.F. USED    |
| PROPOSED LOT B            |                                      |
| PROPOSED SHORT PLAT AREA: | 7,350 S.F.                           |
| DRIVE EASEMENT:           | 840 S.F. excluded from areas below   |
| MAX. BUILDING COVERAGE:   | 40% = 2,940 S.F.; 1,998 S.F. USED    |
| MAX. IMPERVIOUS SURFACE:  | 40% = 2,940 S.F.; 2,098 S.F. USED    |
| MAX. HARD SURFACE:        | 70% = 5,145 S.F.; 2,794 S.F. USED    |
| PROPOSED LOT C            |                                      |
| PROPOSED SHORT PLAT AREA: | 7,350 S.F.                           |
| MAX. BUILDING COVERAGE:   | 40% = 2,940 S.F.; 1,998 S.F. USED    |
| MAX. IMPERVIOUS SURFACE:  | 40% = 2,940 S.F.; 2,698 S.F. USED    |
| MAX. HARD SURFACE:        | 70% = 5,145 S.F.; 3,394 S.F. USED    |
| MAX. BUILDING HEIGHT:     | 35'                                  |
| MAX. ABOVE GRADE STORIES: | 2                                    |
| MINIMUM LOT WIDTH:        | 45'                                  |



Feasibility Study for

Thai Vo

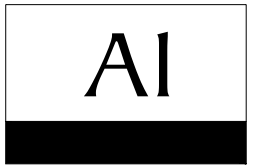
2024 Boulevard Road SE  
Olympia WA 98501

DATE  
06-04-24

PROJECT NO.  
22406

Feasibility

PROPOSED  
SUBDIVISION  
SITE PLAN



PROPOSED SITE PLAN

1" = 30'-0"

0 3 6 15 30 FEET

