

SITE LEGEND

- PLANTED AREA
- ASPHALT
- IMPERVIOUS PAVING
- EXISTING STRUCTURE
- NEW STRUCTURE
- AREAS OF 15% SLOPES
- PROPERTY LINE
- SETBACK LINE
- OVERHEAD POWER LINE

ZONING INFORMATION

ZONING AND CALCULATIONS PER THE OLYMPIA MUNICIPAL CODE (OMC)

ZONING: R4-8

SETBACKS:

FRONT	20'
SIDE	20'
REAR	5'

DENSITY (UNITS/ACRE):

MAXIMUM	8
MINIMUM	4

MAXIMUM UNIT CALCULATION:

PARCEL SIZE (ACRES):

09480043000	1.66
09480076000	0.53
+ 09480077000	0.48
TOTAL ACRES =	2.67

ACREAGE REDUCTION

(1) NEW SINGLE FAMILY LOT: 0.10	
+ (1) NEW TOWNHOME LOT: 0.19	
ACREAGE REDUCTION =	0.29

TOTAL PARCEL SIZE FOR FOURPLEX

APARTMENT DENSITY:

TOTAL ACRES	2.67
- ACREAGE REDUCTION	0.29
TOTAL PARCEL ACRES =	2.38

DEVELOPMENT INFORMATION

PARCEL A (8,200 SF)
+ TYPE 2 TOWNHOMES: 4

PARCEL C (11,300 SF)
+ TYPE 2 TOWNHOMES: 4

PARCEL D (11,347 SF)
+ TYPE 2 TOWNHOMES: 4

PARCEL E (19,284 SF)
+ TYPE 2 TOWNHOMES: 4

PARCEL F (16,179 SF)
+ TYPE 2 TOWNHOMES: 4

PARCEL G (23,265 SF)
+ TYPE 2 TOWNHOMES: 4

PARCEL H (20,539 SF)
+ TYPE 2 TOWNHOMES: 4

TOTAL FOURPLEX UNITS = 7

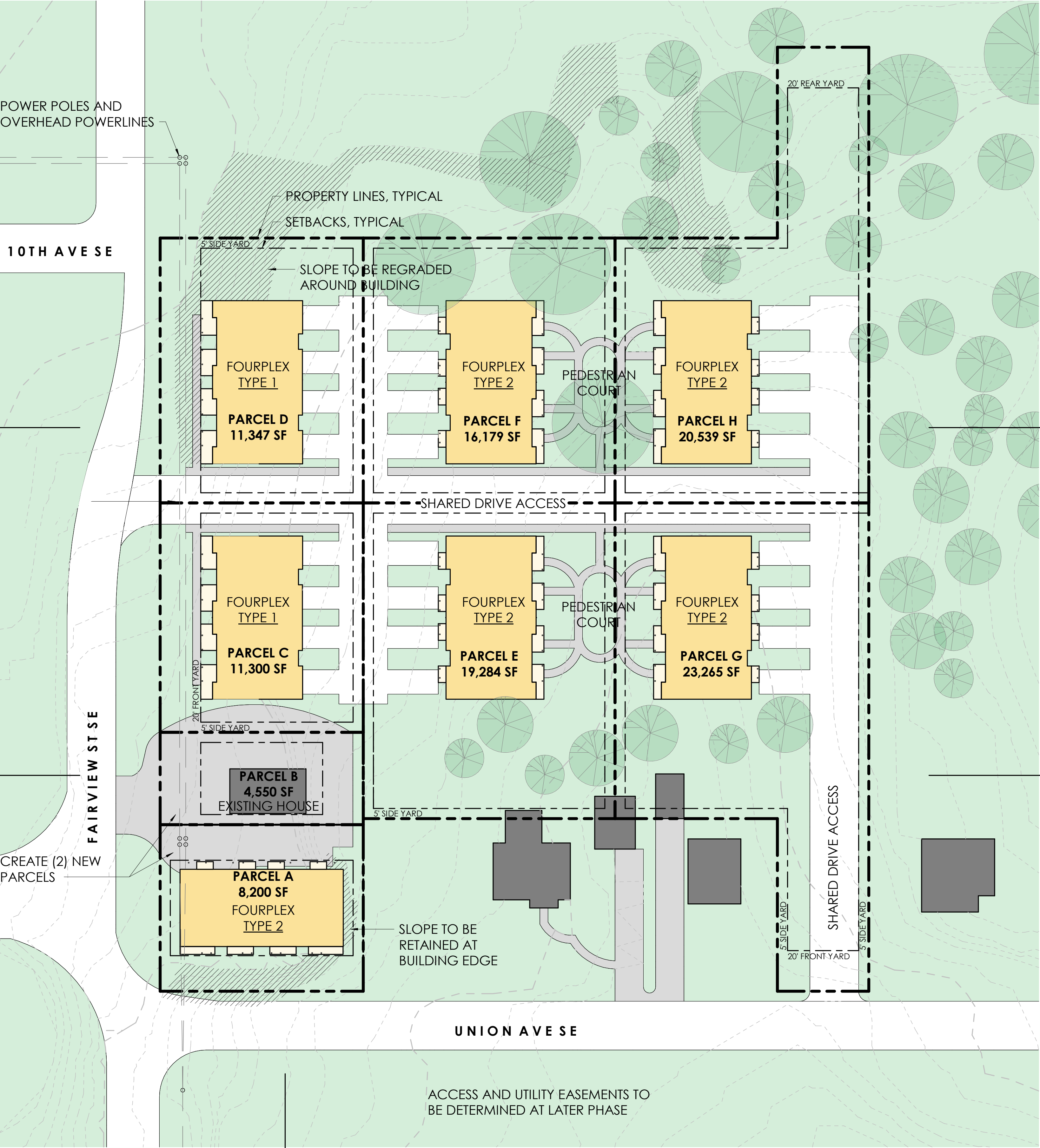
TOTAL APTMENT UNITS = 28

PARCEL B (4,550 SF)
EXISTING HOUSE = 1

TOWNHOUSE STYLE FOURPLEX TYPES

TYPE 1:
2 STORY WITH TUCK UNDER GARAGE AND BONUS ROOM

TYPE 2:
2 STORY



BOWERMAN TOWNHOMES

FAIRVIEW & UNION | OLYMPIA, WA

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