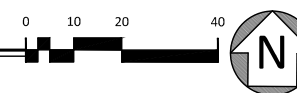


MUD BAY ROAD

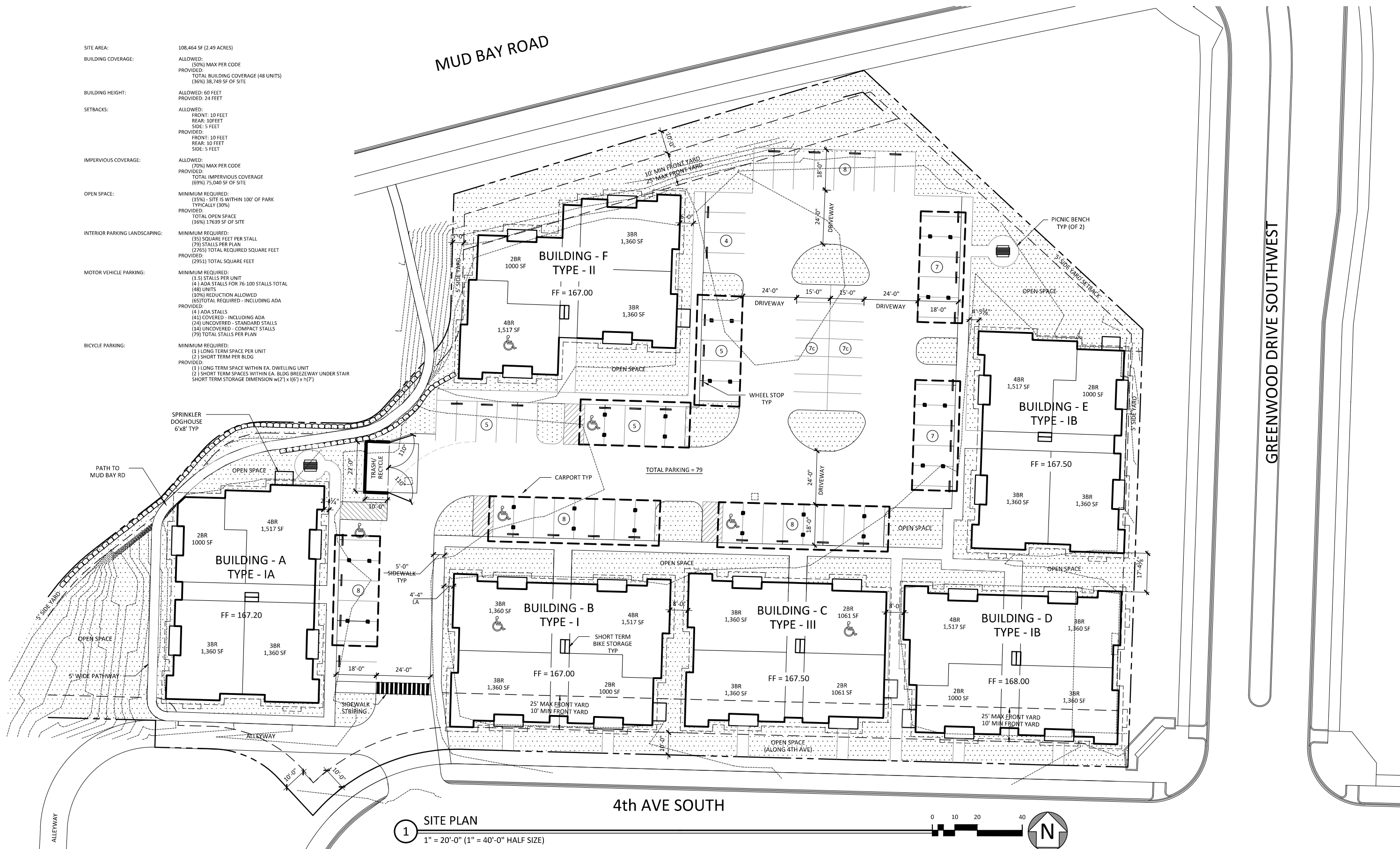
GREENWOOD DRIVE SOUTHWEST

4th AVE SOUTH

1 SITE PLAN
1" = 20'-0" (1" = 40'-0" HALF SIZE)



SITE AREA:	108,464 SF (2.49 ACRES)
BUILDING COVERAGE:	ALLOWED: (50%) MAX PER CODE PROVIDED: TOTAL BUILDING COVERAGE (48 UNITS) (36%) 38,749 SF OF SITE
BUILDING HEIGHT:	ALLOWED: 60 FEET PROVIDED: 24 FEET
SETBACKS:	ALLOWED: FRONT: 10 FEET REAR: 10 FEET SIDE: 5 FEET PROVIDED: FRONT: 10 FEET REAR: 10 FEET SIDE: 5 FEET
IMPERVIOUS COVERAGE:	ALLOWED: (70%) MAX PER CODE PROVIDED: TOTAL IMPERVIOUS COVERAGE (69%) 75,040 SF OF SITE
OPEN SPACE:	MINIMUM REQUIRED: (15%) - SITE IS WITHIN 100' OF PARK TYPICALLY (30%) PROVIDED: TOTAL OPEN SPACE (16%) 17,639 SF OF SITE
INTERIOR PARKING LANDSCAPING:	MINIMUM REQUIRED: (35) SQUARE FEET PER STALL (79) STALLS PER PLAN (2765) TOTAL REQUIRED SQUARE FEET PROVIDED: (2951) TOTAL SQUARE FEET
MOTOR VEHICLE PARKING:	MINIMUM REQUIRED: (1.5) STALLS PER UNIT (4) ADA STALLS FOR 76-100 STALLS TOTAL (48) UNITS (10%) REDUCTION ALLOWED (65) TOTAL REQUIRED - INCLUDING ADA PROVIDED: (4) ADA STALLS (41) COVERED - INCLUDING ADA (24) UNCOVERED - STANDARD STALLS (14) UNCOVERED - COMPACT STALLS (79) TOTAL STALLS PER PLAN
BICYCLE PARKING:	MINIMUM REQUIRED: (1) LONG TERM SPACE PER UNIT (2) SHORT TERM PER BLDG PROVIDED: (1) LONG TERM SPACE WITHIN EA. DWELLING UNIT (2) SHORT TERM SPACES WITHIN EA. BLDG BREEZEWAY UNDER STAIR SHORT TERM STORAGE DIMENSION w(2') x l(6') x h(7')



WOODBURY CROSSING LOT 105

5002 4TH WAY SOUTHWEST OLYMPIA, WA

2019-05-09

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