VICINITY MAP

DIRECTIONS

- 1. FROM I-5, TURN ONTO CUSTER WAY SE.
- 2. TURN RIGHT ONTO CLEVELAND AVE SE. 3. CONTINUE TO YELM HIGHWAY SE.
- 4. TURN RIGHT ONTO HENDERSON BLVD SE. 5. TURN LEFT TO DESTINATION.

SITE DATA

PARCEL #: SITE ADDRESS:

APPLICANT/OWNER REP:

GROSS ACREAGE:

ZONING: EXISTING USE:

12836310500 + 12836310600 4920 HENDERSON BLVD. SE OLYMPIA, WA 98501 REAL ESTATE EQUITIES DEVELOPMENT

5.09 AC (PER COUNTY DATA) PO/RM PROFESSIONAL OFFICE **RESIDENTIAL** NON-OPERATIONAL NURSERY

PARKING DATA (MULTI FAMILY USE)

PROPOSED PRIVATELY OWNED VEHICLES (POV):

PRESIDING JURISDICTION:

67 GARAGE 41 SURFACE 108 TOTAL

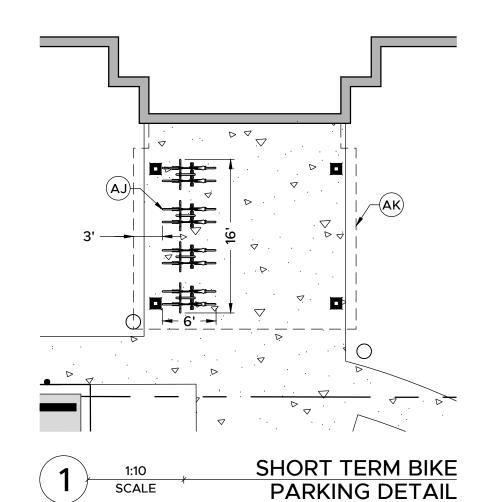
OLYMPIA

PROPOSED LONG TERM BIKE: PROPOSED SHORT TERM BIKE: REQUIRED POV STALLS: **REQUIRED LONG TERM BIKE:** REQUIRED SHORT TERM BIKE:

67 IN BUILDING 8 SPACES 101 (1.5/UNITS) 67 (1/UNITS) 7 (1/10 UNITS)

SETBACKS

SETBACKS: REQUIRED: PROPOSED: 17.2' FRONT (W) ≥ 10' SIDE (E) ≥ 20' 52.6' FLANKING (N)(S) = 10'(N) 10'(S)10'(N) 10'(S)



KEY NOTES X

- A. PROPOSED FULL ACCESS
- B. PROPOSED COMMUNITY GARDEN C. PROPOSED MONUMENT SIGN
- D. EXISTING SIDEWALK (TYP)
- E. EXISTING CURB & GUTTER (TYP)
- F. EXISTING STREET LIGHT (TYP)
- G. FRONTAGE IMPROVEMENTS INCLUDE WIDENING FOR EXTENSION OF TURN LANE AND CONSTRUCTION OF
- BIORETENTION AND SIDEWALK
- H. PROPOSED STREET TREE (TYP)
- I. PROPOSED LUMINAIRE PER DETAIL 3/C-3 (TYP)
- J. UNDERGROUND PARKING ENTRY
- K. PROPOSED BOLLARD LIGHT PER DETAIL 1/C-3 (TYP) SHORT TERM BIKE PARKING PER DETAIL 1, THIS SHEET
- M. SOLID WASTE PICKUP AREA
- N. PROPOSED COLORED CONCRETE CROSSWALK
- O. PROPOSED ASPHALT CEMENT CONCRETE PAVEMENT (TYP)
- P. PROPOSED 5' SIDEWALK
- Q. BIORETENTION (TYP) R. CURB STOP (TYP)
- S. PROPOSED TREE GRATE (TYP)
- T. PROPOSED CURB RAMP (TYP) U. 30' EASEMENT FOR WATER AND SEWER MAINS
- V. PROPOSED HOT MIX ASPHALT PAVING (TYP)
- W. 20' EASEMENT FOR WATER MAIN X. PROPOSED SIDEWALK (TYP)
- Y. PROPOSED TRANSFORMER
- Z. MINIMUM DESIGN FOR REFUSE FRONT LOAD MET PER
- DETAIL 5/C-2.0
- AA. EXISTING ROW LINE PRIOR TO DEDICATION AB. PROPOSED ROW LINE AFTER DEDICATION
- PROPOSED SIDEWALK AT SAME STATION AD. SEE EXISTING AND PROPOSED ROADWAY SECTION DETAIL

AC. EXISTING LUMINAIRE TO BE RELOCATED IN FRONT OF

- 2/C-2.0 AE. 5' COLORED CONCRETE CROSSING
- AF. DEMOLISH EXISTING DRIVEWAY
- AG. PROPOSED 3/4 ACCESS RESTRICTED BY PARTIAL STRIPED PORK CHOP
- AH. 3.724 SF ROW DEDICATION TO CITY OF TUMWATER
- AI. 962 SF ROW DEDICATION TO CITY OF OLYMPIA AJ. 8 SHORT TERM BIKE PARKING SPACES WITH 24" HOOPS
- AK. BIKE PARKING AND BUILDING ENTRY COVER
- AL. SIGHT DISTANCE LINE

DIMENSIONAL CONSTRAINTS AND **AREA CALCULATIONS**

TOTAL PROPERTY AREA (BEFORE PROJECT): RIGHT OF WAY DEDICATION: **FUTURE PROJECT AREA:** SOIL AND VEGETATION PROTECTION AREA: TOTAL CURRENT PROJECT AREA: ALLOWED SITE HARD SURFACE: PROPOSED SITE HARD SURFACE:

ALLOWED SITE IMPERVIOUS: PROPOSED SITE IMPERVIOUS: PROPOSED SITE LANDSCAPED AREA: 37,284 SF (23% OF SITE) ALLOWED LAWN: PROPOSED LAWN: MAXIMUM BUILDING COVERAGE: PROPOSED BUILDING COVERAGE: **MAXIMUM BUILDING HEIGHT:**

PROPOSED BUILDING HEIGHT:

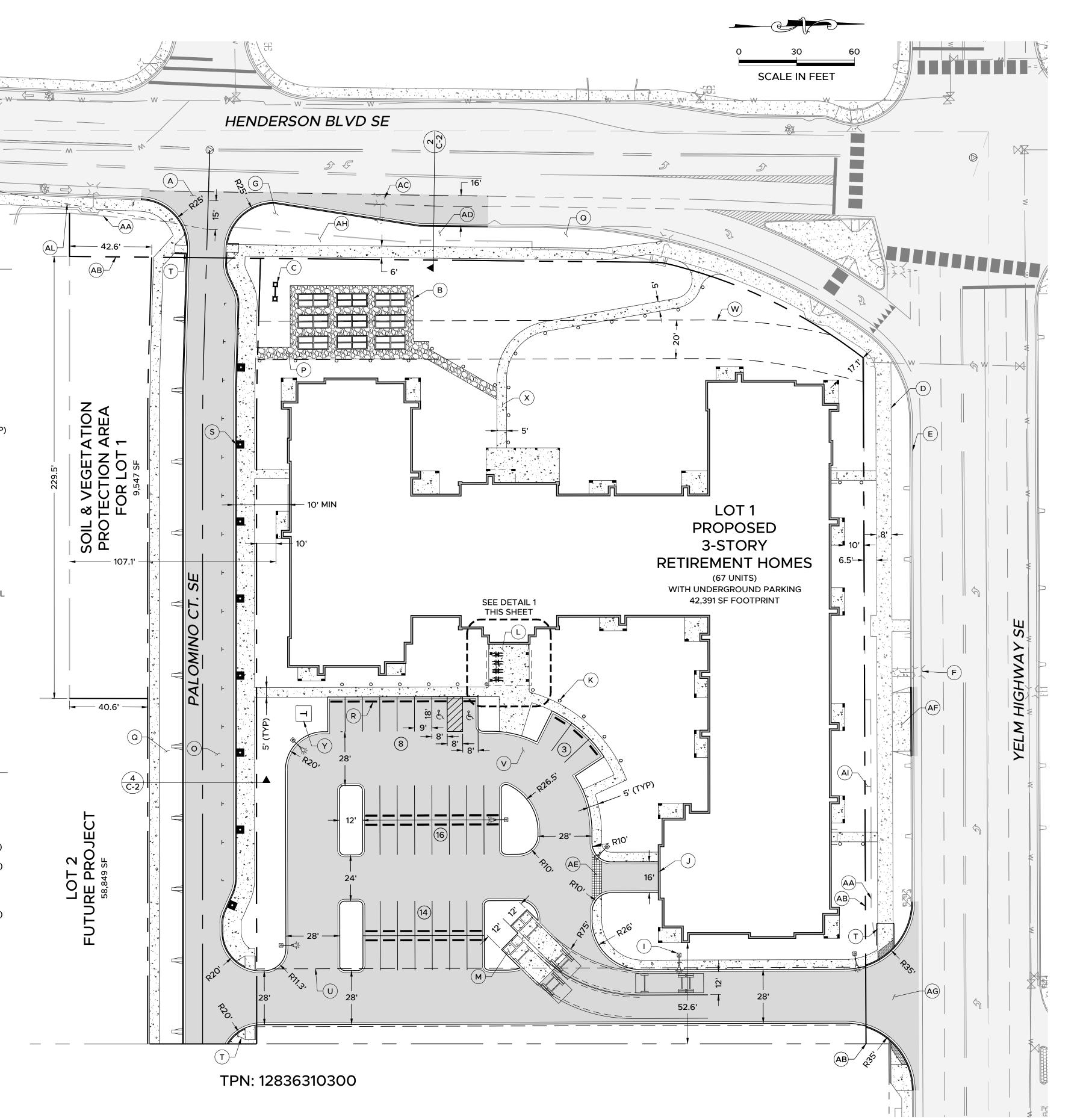
9,547 SF 135,621 SF 109,558 SF (75% OF SITE) 74,567 SF (51% OF SITE)

222,061 SF 27,342 SF

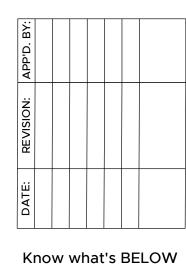
58,849 SF

102,254 SF (70% OF SITE) 74,567 SF (51% OF SITE) 36,519 SF (25% OF SITE) 22,649 SF (16% OF SITE) 102,254 SF (70% OF SITE) 42,391 SF (29% OF SITE)

55.5' (3-STORIES)

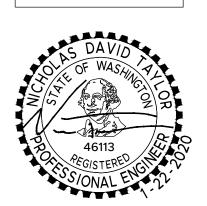


NE 1/4 SE 1/4 SEC 36 TWN 18 RNG 2W WM



Call 811 before you dig.

REVIEWED BY: DESIGNED BY: NDT DRAWN BY: PCS 01-29-2020



REED02 C-1.0