



CERTIFICATION OF PUBLIC NOTICE

I, Tami Merriman, Permit Manager for the City of Tumwater hereby certify that public notice for the Project #'s TUM-22-0027, TUM-22-1343, TUM 22-1742, & TUM-22-1743; Yorkshire Apartments was given as follows:

APPLICATION

Notice of Application Published in Olympian:	December 30, 2022
Notice of Application Uploaded to Website:	December 29, 2022
Notice of Application Mailed:	December 29, 2022
Notice of Application Posted:	December 28, 2022

Posting Locations: Frontages of Israel Road and Tumwater Boulevard

AMENDED APPLICATION

Notice of Application Published in Olympian:	June 28, 2023
Notice of Application Uploaded to Website:	June 28, 2023
Notice of Application Mailed:	June 28, 2023
Notice of Application Posted:	June 27, 2023

Posting Locations: Frontages of Israel Road and Tumwater Boulevard

SEPA DETERMINATION

Environmental Determination Published:	October 19, 2023
Environmental Determination Uploaded to Website:	October 19, 2023
Environmental Determination Mailed:	October 19, 2023
Environmental Determination Posted:	October 19, 2023

Posting Locations: Frontages of Israel Road and Tumwater Boulevard

HEARING

Notice of Public Hearing Published:	December 22, 2023
Notice of Public Hearing Uploaded to Website:	December 22, 2023
Notice of Public Hearing Mailed:	December 22, 2023
Notice of Public Hearing Posted:	December 22, 2023

Posting Locations: Frontages of Israel Road and Tumwater Boulevard

The above is an accurate accounting of the public notice provided for the project.


 Name _____

December 22, 2023
 Date _____

Tumwater City Hall
 555 Israel Road SW
 Tumwater WA 98501



City Hall
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-5855
Fax: 360-754-4138

AMENDED NOTICE OF APPLICATION

Yorkshire Apartments

Permit No. TUM-22-0027

June 28, 2023

Proposal: The applicant is proposing to construct 1,150 apartments with 9,000 sq. ft. of commercial space, storage units, in a phased development, with associated open space, parking, landscaping and infrastructure.

The applicant proposes minor changes to the site plan, and a revised phasing plan.

Applicant: Grandviews Yorkshire, LLC, 129 N Olympic Ave., Arlington, WA 98223.

Representative: LTD Partnership, 1411 Slate Ave NE, Suite 200, Olympia, WA 98506

Location: 21.73 acre parcel located between Israel Road and Tumwater Boulevards, Tumwater, WA 98512 in Section 04, T17N, 2W. Parcel # 12704440103, 12704431300, and 12704440100.

Complete Application: Application resubmitted: June 9, 2023. Application deemed complete: June 22, 2023.

Project Permit/Approvals: The following permits and approvals may be required: Site Plan Approval, Design Review Approval, Preliminary and Final Binding Site Plan, Conditional Use Permit, Landscape Plan Approval, On-site Lighting Approval, Building Permit, Site Development/Grading Permit, Sign Permits and NPDES Permit.

Environmental Documents Relating to the Project: A completed environmental checklist and related reports were submitted. Persons receiving this notice will be informed about the City's threshold determination when it is issued.

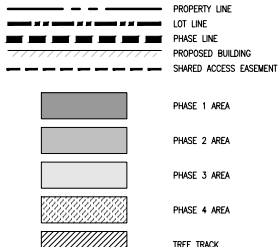
Determination of Consistency: No determination of consistency with City of Tumwater or State of Washington plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Tumwater Comprehensive Plan, Tumwater Zoning Code (TMC Title 18), Tumwater Environmental Policy Ordinance (TMC 16.04), the City of Tumwater Drainage Design and Erosion Control Manual, and the International Building Code.

Public Hearing: A public hearing is required for this project and public notice will take place once the meeting date is scheduled.

Public Comment Period: The 14 day comment period ends at 5:00 p.m. on **July 12, 2023**. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Tami Merriman, 555 Israel Road SW, Tumwater, WA 98501, or email tmerriman@ci.tumwater.wa.us.

If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at 360-754-4180.

LEGEND



CONSTRUCTION NOTES

1. RIGHT OF WAY
2. ACCESSIBLE PATH
3. ACCESSIBLE PARKING
4. TRASH CURVE LOADING

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	90.50'	900.00'	192°23'31"
C2	139.77'	298.50'	65°07'00"
C3	305.30'	305.50'	49°54'27"

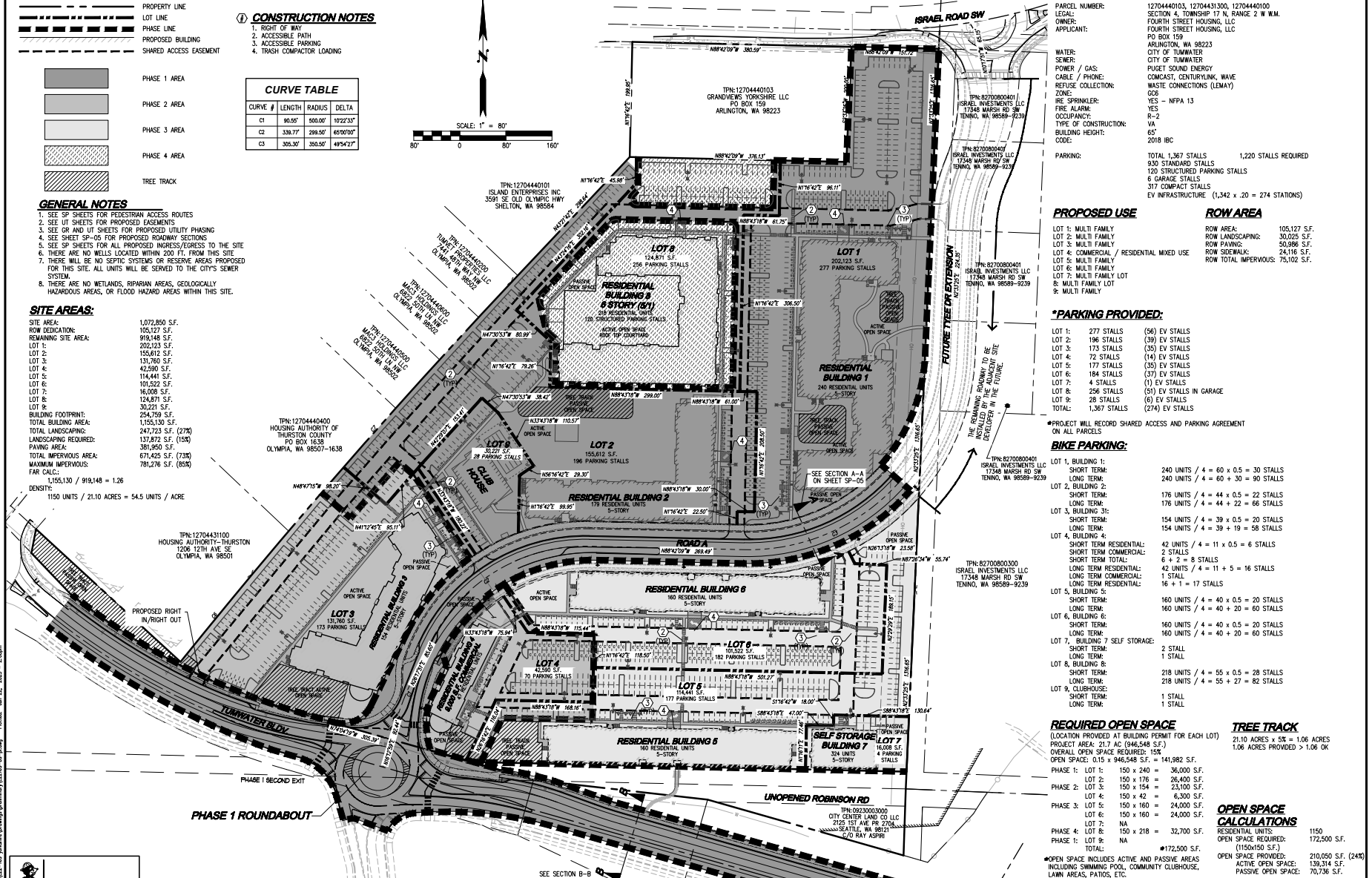
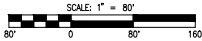
GENERAL NOTES

1. SEE SP SHEETS FOR PEDESTRIAN ACCESS ROUTES
2. SEE UT SHEETS FOR PROPOSED EASEMENTS
3. SEE GR AND UT SHEETS FOR PROPOSED UTILITY PHASING
4. SEE SHEET SP-05 FOR PROPOSED ROADWAY SECTIONS
5. SEE SP SHEETS FOR ALL PROPOSED INGRESS/EGRESS TO THE SITE
6. THERE ARE NO WELLS LOCATED WITHIN 200 FT. FROM THIS SITE
7. THERE WILL BE NO SEPTIC SYSTEMS OR RESERVE AREAS PROPOSED FOR THIS SITE. ALL UNITS WILL BE SERVED TO THE CITY'S SEWER SYSTEM
8. THERE ARE NO METALDS, RIPARIAN AREAS, GEOLOGICALLY HAZARDOUS AREAS, OR FLOOD HAZARD AREAS WITHIN THIS SITE.

SITE AREAS:

SITE AREA: 1,072,850 S.F.
 ROW DEDICATION: 105,127 S.F.
 REMAINING SITE AREA: 918,148 S.F.
 LOT 1: 202,233 S.F.
 LOT 2: 155,612 S.F.
 LOT 3: 131,760 S.F.
 LOT 4: 42,560 S.F.
 LOT 5: 114,441 S.F.
 LOT 6: 10,520 S.F.
 LOT 7: 16,000 S.F.
 LOT 8: 124,871 S.F.
 LOT 9: 30,221 S.F.
 BUILDING FOOTPRINT: 224,759 S.F.
 TOTAL BUILDING AREA: 1,155,130 S.F.
 TOTAL LANDSCAPING: 247,723 S.F. (21%)
 LANDSCAPING REQUIRED: 137,872 S.F. (15%)
 PAVING AREA: 381,950 S.F.
 TOTAL IMPERVIOUS AREA: 671,425 S.F. (73%)
 MAXIMUM IMPERVIOUS: 781,276 S.F. (85%)
 FAR CALC.: 1,155,130 / 919,148 = 1.26
 DENSITY: 1150 UNITS / 2110 ACRES = 54.5 UNITS / ACRE

A PORTION OF SEC 04, TWN 17, RGE 2W, 14 S2 SE, W.M., CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON



SITE INFORMATION

PARCEL NUMBER: 12704440103, 12704441300, 12704440100
 LEGAL: SECTION 4 & TOWNSHIP 17 N, RANGE 2 W W.M.
 OWNER: FOURTH STREET HOUSING, LLC
 APPLICANT: FOURTH STREET HOUSING, LLC
 PO BOX 159
 ARLINGTON, WA 98223
 CITY OF TUMWATER
 CITY OF TUMWATER
 WATER: PUGET SOUND ENERGY
 SEWER: COMCAST, CENTURUM, WAVE
 POWER / GAS: WASTE CONNECTIONS (LEMA)
 CABLE / PHONE: CG6
 REFUSE COLLECTION: YES - NFPA 13
 FIRE ALARM: YES
 OCCUPANCY: R-2
 TYPE OF CONSTRUCTION: VA
 BUILDING HEIGHT: 65'
 CODE: 2018 IBC

PARKING: TOTAL 1,367 STALLS 1,220 STALLS REQUIRED
 930 STANDARD STALLS
 120 STRUCTURED PARKING STALLS
 6 GARAGE STALLS
 317 COMPACT STALLS
 EV INFRASTRUCTURE (1,342 x 20 = 274 STATIONS)

PROPOSED USE

LOT 1: MULTI FAMILY
 LOT 2: MULTI FAMILY
 LOT 3: MULTI FAMILY
 LOT 4: COMMERCIAL / RESIDENTIAL MIXED USE
 LOT 5: MULTI FAMILY
 LOT 6: MULTI FAMILY
 LOT 7: MULTI FAMILY
 LOT 8: MULTI FAMILY
 LOT 9: MULTI FAMILY

ROW AREA
 ROW AREA: 105,127 S.F.
 ROW LANDSCAPING: 30,025 S.F.
 ROW PAVING: 50,886 S.F.
 ROW SIDEWALK: 24,116 S.F.
 ROW TOTAL IMPERVIOUS: 75,102 S.F.

PARKING PROVIDED:

LOT 1:	277 STALLS	(56) EV STALLS
LOT 2:	196 STALLS	(39) EV STALLS
LOT 3:	173 STALLS	(35) EV STALLS
LOT 4:	72 STALLS	(14) EV STALLS
LOT 5:	177 STALLS	(35) EV STALLS
LOT 6:	184 STALLS	(37) EV STALLS
LOT 7:	4 STALLS	(1) EV STALLS
LOT 8:	288 STALLS	(50) EV STALLS IN GARAGE
LOT 9:	28 STALLS	(6) EV STALLS
TOTAL:	1,367 STALLS	(274) EV STALLS

PROJECT WILL RECORD SHARED ACCESS AND PARKING AGREEMENT ON ALL PARCELS

BIKE PARKING:

LOT 1, BUILDING 1:
 SHORT TERM: 240 UNITS / 4 = 60 x 0.5 = 30 STALLS
 LONG TERM: 240 UNITS / 4 + 60 = 30 + 90 = 120 STALLS

LOT 2, BUILDING 2:
 SHORT TERM: 176 UNITS / 4 = 44 x 0.5 = 22 STALLS
 LONG TERM: 176 UNITS / 4 + 44 = 22 + 66 = 88 STALLS

LOT 3, BUILDING 3:
 SHORT TERM: 154 UNITS / 4 = 39 x 0.5 = 20 STALLS
 LONG TERM: 154 UNITS / 4 + 39 + 19 = 58 STALLS

LOT 4, BUILDING 4:
 SHORT TERM RESIDENTIAL: 42 UNITS / 4 = 11 x 0.5 = 6 STALLS
 2 STALLS
 SHORT TERM COMMERCIAL: 6 + 2 = 8 STALLS
 LONG TERM RESIDENTIAL: 42 UNITS / 4 + 11 + 5 = 16 STALLS
 1 STALL
 LONG TERM COMMERCIAL: 16 + 1 = 17 STALLS

LOT 5, BUILDING 5:
 SHORT TERM: 160 UNITS / 4 + 40 x 0.5 = 20 STALLS
 LONG TERM: 160 UNITS / 4 + 40 + 20 = 60 STALLS

LOT 6, BUILDING 6:
 SHORT TERM: 160 UNITS / 4 + 40 x 0.5 = 20 STALLS
 LONG TERM: 160 UNITS / 4 + 40 + 20 = 60 STALLS

LOT 7, BUILDING 7: SELF STORAGE:
 SHORT TERM: 2 STALL
 LONG TERM: 1 STALL

LOT 8, BUILDING 8:
 SHORT TERM: 218 UNITS / 4 = 55 x 0.5 = 28 STALLS
 LONG TERM: 218 UNITS / 4 + 55 + 27 = 82 STALLS

LOT 9, CLUBHOUSE:
 SHORT TERM: 1 STALL
 LONG TERM: 1 STALL

REQUIRED OPEN SPACE

(LOCATION PROVIDED AT BUILDING PERMIT FOR EACH LOT)
 PROJECT AREA: 217 AC (946,548 S.F.)
 OVERALL OPEN SPACE REQUIRED: 15%
 OPEN SPACE: 0.15 x 946,548 S.F. = 141,982 S.F.

PHASE 1: LOT 1: 150 x 240 = 36,000 S.F.
 LOT 2: 150 x 176 = 26,400 S.F.
 PHASE 2: LOT 3: 150 x 154 = 23,100 S.F.
 LOT 4: 150 x 42 = 6,300 S.F.
 LOT 5: 150 x 160 = 24,000 S.F.
 PHASE 3: LOT 6: 150 x 160 = 24,000 S.F.
 LOT 7: NA
 LOT 8: 150 x 218 = 32,700 S.F.
 PHASE 1: LOT 9: NA

TREE TRACK

21.10 ACRES x 5% = 1.06 ACRES
1.06 ACRES PROVIDED > 1.06 AC

OPEN SPACE CALCULATIONS

RESIDENTIAL UNITS: 11500
 OPEN SPACE REQUIRED: 17,500 S.F.
 (11500 x 1.5 S.F.)

ACTIVE OPEN SPACE: 210,500 S.F. (24%)
 PASSIVE OPEN SPACE: 70,376 S.F.

UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY MIDCOAST, LLC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

SEE SHEET SP-01 FOR PHASE LIMITS

SEE SHEETS SP-02 THROUGH SHEETS SP-04 FOR ENLARGED VIEWS

Call 2 Business Days Before You Dig
811 or 1-800-424-5655
 Utilize Underground Location Center

REVISIONS

NO.	DATE	DESCRIPTION

LDC | Surveying Engineering Planning
 Woodinville
 Olympia, WA 98506
 1415 Sycamore Ave. NE, #200
 Olympia, WA 98506
 T: 360.896.1900
 F: 360.896.1999
 www.LDCcorp.com

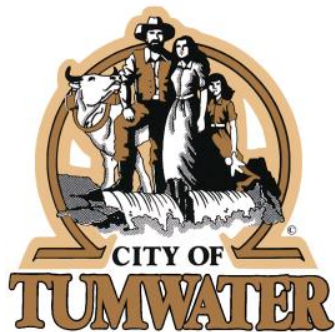
GLENN WELLS YORKSHIRE
 PRELIMINARY BINDING SITE PLAN

ARBEL & BIRBAUM
 ARCHITECTS
 1000 1st Avenue
 Seattle, WA 98101
 T: 206.461.1111
 F: 206.461.1112
 www.arbelandbirbaum.com

JOB NUMBER: 022169
 DRAWING NAME: 022169-BSP-01
 DESIGNER: B. WEDDEN
 DRAFTING BY: A. WHITE
 DATE: JUNE, 2023
 SCALE: 1" = 80'
 JURISDICTION: TUMWATER, WA

BSP-01

SHEET 2 OF 15



City Hall
555 Israel Road SW
Tumwater, WA 98501-6515
Phone: 360-754-5855
Fax: 360-754-4138

NOTICE OF APPLICATION

Yorkshire Apartments

Permit No. TUM-22-0027

December 30, 2022

Proposal: The applicant is proposing to construct 1,150 apartments with 9,000 sq. ft. of commercial space, storage units, in a phased development, with associated open space, parking, landscaping and infrastructure.

Applicant: Grandviews Yorkshire, LLC, 129 N Olympic Ave., Arlington, WA 98223.

Representative: LTD Partnership, 1411 Slate Ave NE, Suite 200, Olympia, WA 98506

Location: 21.73 acre parcel located between Israel Road and Tumwater Boulevards, Tumwater, WA 98512 in Section 04, T17N, 2W. Parcel # 12704440103, 12704431300, and 12704440100.

Complete Application: Application submitted: December 16, 2022. Application deemed complete: December 27, 2022.

Project Permit/Approvals: The following permits and approvals may be required: Site Plan Approval, Design Review Approval, Preliminary and Final Binding Site Plan, Conditional Use Permit, Landscape Plan Approval, On-site Lighting Approval, Building Permit, Site Development/Grading Permit, Sign Permits and NPDES Permit.

Environmental Documents Relating to the Project: A completed environmental checklist and related reports were submitted. Persons receiving this notice will be informed about the City's threshold determination when it is issued.

Determination of Consistency: No determination of consistency with City of Tumwater or State of Washington plans, regulations, or standards has been made. At a minimum, this project will be subject to the following plans and regulations: Tumwater Comprehensive Plan, Tumwater Zoning Code (TMC Title 18), Tumwater Environmental Policy Ordinance (TMC 16.04), the City of Tumwater Drainage Design and Erosion Control Manual, and the International Building Code.

Public Hearing: A public hearing is required for this project and public notice will take place once the meeting date is scheduled.

Public Comment Period: The 14 day comment period ends at 5:00 p.m. on January 9, 2023. Written comments may be submitted to City of Tumwater Community Development Department, Attn: Tami Merriman, 555 Israel Road SW, Tumwater, WA 98501, or email tmerriman@ci.tumwater.wa.us.

If you have any questions or would like additional information, please contact Tami Merriman, Permit Manager, at 360-754-4180.

A PORTION OF SEC 04, TWN 17, RGE 2W, 1/4 S2 SE, W.M., CITY OF TUMWATER, THURSTON COUNTY, WASHINGTON

LEGEND

- PROPERTY LINE
- LOT LINE
- PHASE LINE
- PROPOSED BUILDING
- SHARED ACCESS EASEMENT

CONSTRUCTION NOTES

- RIGHT OF WAY
- ACCESSIBLE PATH
- ACCESSIBLE PARKING
- TRASH COMPACTOR LOADING

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA
C1	52.79'	300.00'	10°04'53"
C2	326.73'	288.00'	65°00'00"
C3	560.67'	362.00'	88°44'26"
C4	103.05'	300.00'	19°40'49"
C5	198.74'	350.00'	32°32'05"
C6	195.45'	11016.04'	1°01'00"
C7	679.75'	11016.04'	3°32'08"

GENERAL NOTES

- SEE SP SHEETS FOR PEDESTRIAN ACCESS ROUTES
- SEE UT SHEETS FOR PROPOSED EASEMENTS
- SEE GR AND UT SHEETS FOR PROPOSED UTILITY PHASING
- SEE SHEET SP-05 FOR PROPOSED ROADWAY UTILITIES
- SEE SP SHEETS FOR ALL PROPOSED INGRESS/EGRESS TO THE SITE
- THERE ARE NO WELLS LOCATED WITHIN 200 FT. FROM THIS SITE
- THERE WILL BE NO SEPTIC SYSTEMS OR RESERVE AREAS PROPOSED FOR THIS SITE. ALL UNITS WILL BE SERVED TO THE CITY'S SEWER SYSTEM.
- THERE ARE NO WETLANDS, RIPARIAN AREAS, GEOLOGICALLY HAZARDOUS AREAS, OR FLOOD HAZARD AREAS WITHIN THIS SITE.

SITE AREAS:

TOTAL PARCEL AREA:	1,024,482 S.F.
TOTAL RIGHT OF WAY DEDICATION:	127,153 S.F.
TOTAL LAND SWAP AREA:	49,219 S.F.
TOTAL PROJECT AREA REMAINING:	946,548 S.F.
LOT 1:	202,227 S.F.
LOT 2:	155,694 S.F.
LOT 3:	132,418 S.F.
LOT 4:	41,885 S.F.
LOT 5:	134,710 S.F.
LOT 6:	105,617 S.F.
LOT 7:	18,988 S.F.
LOT 8:	124,932 S.F.
LOT 9:	30,277 S.F.
BUILDING FOOTPRINT:	257,038 S.F.
TOTAL LANDSCAPING:	274,158 S.F. (29%)
LANDSCAPING REQUIRED:	141,982 S.F. (15%)
PAVING AREA:	381,926 S.F.
TOTAL IMPERVIOUS AREA:	672,390 S.F.
MAXIMUM IMPERVIOUS:	804,566 S.F. (71%)
FAR CALC:	1,165,030/946,548 = 1.23
DENSITY:	1150 UNITS/21.73 ACRES = 53 UNITS/ACRE

SITE INFORMATION

PARCEL NUMBER: 12704440103, 12704431300, 12704440100
 LEGAL: SECTION 4, TOWNSHIP 17 N, RANGE 2 W W.M.
 OWNER: FOURTH STREET HOUSING, LLC
 APPLICANT: FOURTH STREET HOUSING, LLC
 PO BOX 159
 ARLINGTON, WA 98223
 CITY OF TUMWATER
 CITY OF TUMWATER
 PUGET SOUND ENERGY
 COMCAST, CENTURYLINK, WAVE
 WASTE CONNECTIONS (LEMAY)
 CG8
 YES - NFPA 13
 YES
 R-2
 VA
 65'
 2018 IBC

PARKING: TOTAL 1,342 STALLS 1,220 STALLS REQUIRED
 899 STANDARD STALLS
 120 STRUCTURED PARKING STALLS
 6 GARAGE STALLS
 317 COMPACT STALLS
 EV INFRASTRUCTURE (1,342 x .05 = 68 STATIONS)

PROPOSED USE

- LOT 1: MULTI FAMILY
- LOT 2: MULTI FAMILY
- LOT 3: MULTI FAMILY
- LOT 4: COMMERCIAL / RESIDENTIAL MIXED USE
- LOT 5: MULTI FAMILY
- LOT 6: MULTI FAMILY
- LOT 7: MULTI FAMILY LOT
- LOT 8: MULTI FAMILY LOT
- LOT 9: MULTI FAMILY

ROW AREA

ROW AREA: 127,153 S.F.
 ROW LANDSCAPING: 28,256 S.F.
 ROW PAVING: 81,236 S.F.
 ROW SIDEWALK: 17,661 S.F.
 ROW TOTAL IMPERVIOUS: 98,989 S.F.

***PARKING PROVIDED:**

- LOT 1: 277 STALLS (15) EV STALLS
- LOT 2: 196 STALLS (6) EV STALLS
- LOT 3: 173 STALLS (9) EV STALLS
- LOT 4: 71 STALLS (4) EV STALLS
- LOT 5: 169 STALLS (9) EV STALLS
- LOT 6: 168 STALLS (9) EV STALLS
- LOT 7: 4 STALLS (1) EV STALLS
- LOT 8: 256 STALLS (10) EV STALLS IN GARAGE
- LOT 9: 28 STALLS (5) EV STALLS
- TOTAL: 1,342 STALLS (68) EV STALLS

*PROJECT WILL RECORD SHARED ACCESS AND PARKING AGREEMENT ON ALL PARCELS

BIKE PARKING:

- LOT 1, BUILDING 1: SHORT TERM: 240 UNITS / 4 = 60 x 0.5 = 30 STALLS
 LONG TERM: 240 UNITS / 4 = 60 + 30 = 90 STALLS
- LOT 2, BUILDING 2: SHORT TERM: 176 UNITS / 4 = 44 x 0.5 = 22 STALLS
 LONG TERM: 176 UNITS / 4 = 44 + 22 = 66 STALLS
- LOT 3, BUILDING 3: SHORT TERM: 154 UNITS / 4 = 39 x 0.5 = 20 STALLS
 LONG TERM: 154 UNITS / 4 = 39 + 19 = 58 STALLS
- LOT 4, BUILDING 4: SHORT TERM RESIDENTIAL: 42 UNITS / 4 = 11 x 0.5 = 6 STALLS
 SHORT TERM COMMERCIAL: 2 STALLS
 SHORT TERM TOTAL: 6 + 2 = 8 STALLS
 LONG TERM RESIDENTIAL: 42 UNITS / 4 = 11 + 5 = 16 STALLS
 LONG TERM COMMERCIAL: 1 STALL
 LONG TERM RESIDENTIAL: 16 + 1 = 17 STALLS
- LOT 5, BUILDING 5: SHORT TERM: 160 UNITS / 4 = 40 x 0.5 = 20 STALLS
 LONG TERM: 160 UNITS / 4 = 40 + 20 = 60 STALLS
- LOT 6, BUILDING 6: SHORT TERM: 160 UNITS / 4 = 40 x 0.5 = 20 STALLS
 LONG TERM: 160 UNITS / 4 = 40 + 20 = 60 STALLS
- LOT 7, BUILDING 7 SELF STORAGE: SHORT TERM: 2 STALL
 LONG TERM: 1 STALL
- LOT 8, BUILDING 8: SHORT TERM: 218 UNITS / 4 = 55 x 0.5 = 28 STALLS
 LONG TERM: 218 UNITS / 4 = 55 + 27 = 82 STALLS
- LOT 9, CLUBHOUSE: SHORT TERM: 1 STALL
 LONG TERM: 1 STALL

REQUIRED OPEN SPACE

(LOCATION PROVIDED AT BUILDING PERMIT FOR EACH LOT)
 PROJECT AREA: 21.7 AC (946,548 S.F.)
 OVERALL OPEN SPACE REQUIRED: 15%
 OPEN SPACE: 0.15 x 946,548 S.F. = 141,982 S.F.

PHASE 1:	LOT 1:	150 x 240 = 36,000 S.F.
	LOT 2:	150 x 176 = 26,400 S.F.
	LOT 3:	150 x 154 = 23,100 S.F.
	LOT 4:	150 x 42 = 6,300 S.F.
	LOT 5:	150 x 160 = 24,000 S.F.
	LOT 6:	150 x 160 = 24,000 S.F.
	LOT 7:	NA
	LOT 8:	150 x 218 = 32,700 S.F.
	LOT 9:	NA
TOTAL:		172,500 S.F.

REQUIRED TREE TRACT FOR OVERALL DEVELOPMENT

5% OF THE GROSS AREA:
 1.09 AC
 AREA PROVIDED:
 1.13 AC (5.23%)

OPEN SPACE CALCULATIONS

RESIDENTIAL UNITS: 1150
 OPEN SPACE REQUIRED: 172,500 S.F.
 (1150x150 S.F.)
 OPEN SPACE PROVIDED: 226,711 S.F. (24%)
 ACTIVE OPEN SPACE: 186,240 S.F.
 PASSIVE OPEN SPACE: 40,471 S.F.

*OPEN SPACE INCLUDES ACTIVE AND PASSIVE AREAS INCLUDING SWIMMING POOL, COMMUNITY CLUBHOUSE, LAWN AREAS, PATIOS, ETC.

SEE SHEETS SP-02 THROUGH SHEETS SP-04 FOR ENLARGED VIEWS

Drawing: P:\Civil\2022\22-169_yorkshire\Drawings\preliminary\22169-bs-pl.dwg Plotter: Dec 16, 2022 - 1:35pm

Call 2 Business Days Before You Dig
 811 or 1-800-424-5555
 Utilities Underground Location Center

UTILITY NOTE
 THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION.

DISCLAIMER
 TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY MINZCOAST, LLC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

SEE SHEET SP-01 FOR PHASE LIMITS

REVISIONS

NO.	DATE	DESCRIPTION

LDC
 Surveying
 Engineering
 Planning
 Kent
 Olympia
 Olympia, WA #200
 1411 State Avenue NE
 Woodinville
 T-423.886.1869
 www.LDCcorp.com
 F-425.482.2893

GLENN WELLS
 YORKSHIRE
 PRELIMINARY BINDING SITE PLAN



JOB NUMBER: C22169
 DRAWING NAME: C22169-BS-PL
 DESIGNER: R.WEEDEN
 DRAFTING BY: A.WHITE
 DATE: 12/14/2022
 SCALE: 1" = 80'
 JURISDICTION: TUMWATER, WA