EXHIBIT 3

LITTLEROCK STORAGE CENTER

6115 LITTLE ROCK ROAD, TUMWATER, WA

SITE + PLAN + FLY LLC
AWARD-WINNING SELF-STORAGE ARCHITECTURE
206.310.7770
17050 174TH AVE NE
WOODINVILLE, WA 98072
stephen.bourne@comcast.net

LEGAL DESCRIPTION

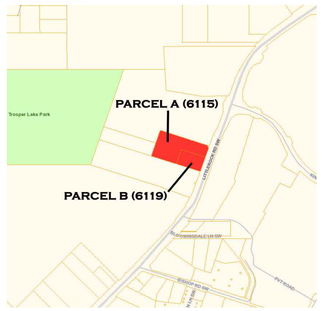
PARCEL A (6115):
Section 03 Township 17 Range 2W Quarter NW NW & NE SW SS-0955 LT 2 Document 1048623; EXC PTN FOR LITTLEROCK RD PER AFN:3868410.

PARCEL B (6119):
Section 03 Township 17 Range 2W Quarter NE NW & NW NW SS-0955 LT 1 Document 009/107 EX PTN TO LITTLEROCK RD #3914710

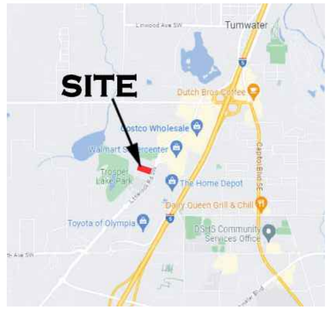
WELLHEAD PROTECTION STATEMENT

AS OF THIS PRINTING, THERE ARE NO KNOWN WELLS AND THEIR ASSOCIATED 200' PROTECTION ZONE WITHIN THE PERIMETER OF THIS PROPERTY.

PARCEL MAP



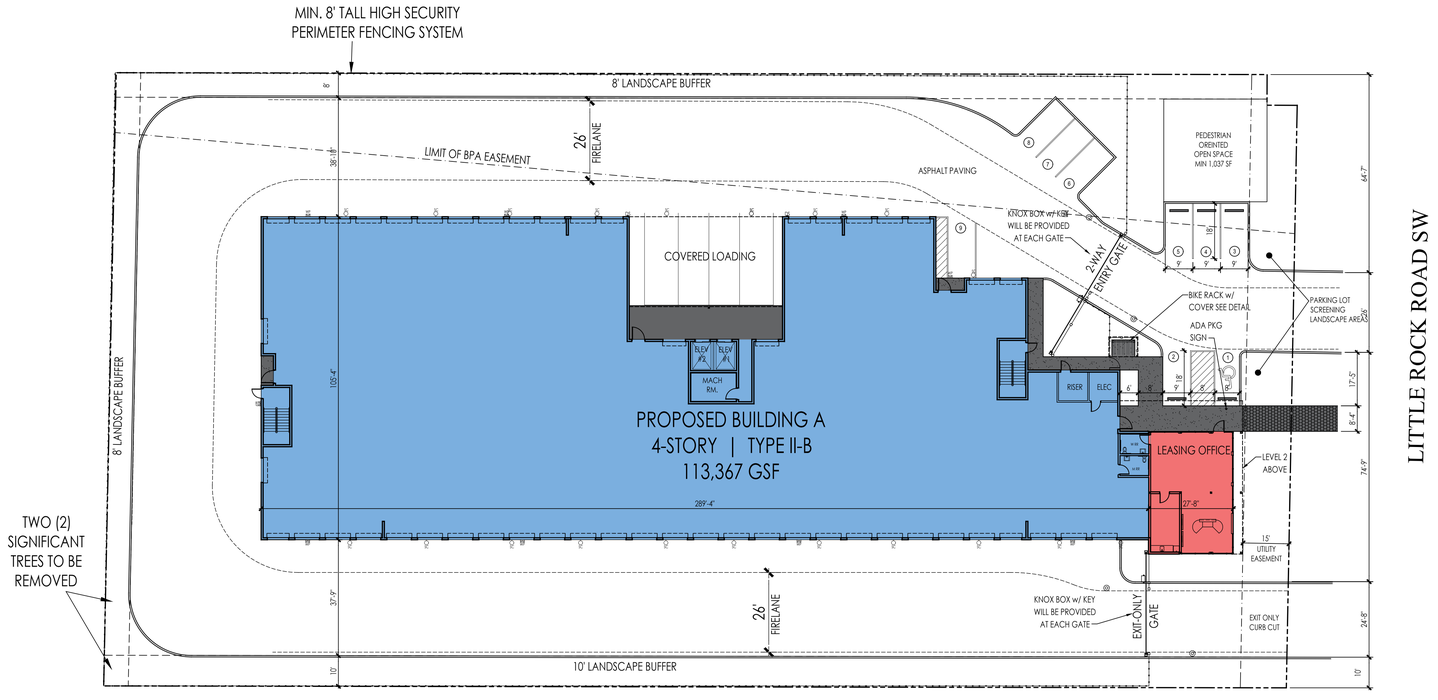
VICINITY MAP



Site Area		76,978
Building Footprint Area		26,718
Total Open Space Required		1,037

New Building Area

4-story Building A			HEAT	SPRINKLER
Level One		26,754	Semi	Wet
Office	1,107		Full	Wet
Level Two		27,587	Semi	Wet
Level Three		29,056	Semi	Wet
Level Four		29,016	Semi	Wet
Total Enclosed GSF		112,413		
		Total Project GSF - All Bldgs		112,413



1 PROPOSED SITE PLAN
SCALE: 1" = 20'-0"

PROJECT INFORMATION

EXISTING SITE:

ADDRESS:	6115/6119 LITTLE ROCK ROAD TUMWATER, WA THURSTON COUNTY
PARCEL NUMBERS:	12703211802, 12703211801
ZONING DISTRICT:	GC (GENERAL COMMERCIAL)
SITE AREA:	77,046 SF (1.77 ACRES)
WATER:	CITY OF TUMWATER
SEWER:	CITY OF TUMWATER

PROPOSED BUILDINGS:

OCCUPANCY/USE:	STORAGE (S-1) ACCESSORY OFFICE (B)
NO. OF BLDGS:	1
TOTAL BLDG AREA:	112,413 GSF
MAX. BLDG HEIGHT:	45'/ 4-STORIES
SETBACKS:	0'/ 20' TO SLF ZONE (SOUTH)
CONSTR. TYPE:	II-B
TOTAL UNITS:	898
FIRE PROTECTION:	FULLY SPRINKLED CH 13

SCOPE OF WORK

THE PROPOSED PROJECT IS FOR ONE (1) 4-STORY BUILDING WHICH WILL INCLUDE AN ASSOCIATED LEASING OFFICE AND AN COVERED LOADING AREA. ONE OF THE EXISTING CURB CUTS ON LITTLE ROCK WILL BE REMOVED, ONE WILL BE REBUILT AND ONE WILL BE RELOCATED FOR VEHICULAR ACCESS WITH 5 NEW PARKING SPACES OUTSIDE THE GATE AND 5 COVERED LOADING SPACES AT THE ELEVATOR CORE. PLEASE NOTE THE SOUTHERN CURB BUT WILL BE EXIT ONLY. THE ENTIRE BUILDING AREA TO BE SPRINKLED. ALL EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS WILL BE DEMOLISHED AS PART OF THIS DEVELOPMENT.

PARKING CALCULATIONS

1 SPACE PER 100 UNITS
NO RESIDENTIAL MANAGER
TOTAL TEN (10) SPACES REQUIRED
TOTAL (10) PARKING SPACES PROVIDED
TOTAL (4) LOADING SPACES PROVIDED

IMPERVIOUS CALCULATIONS

MAX 85% IMPERVIOUS
TOTAL LANDSCAPE AREA: 12,163 SF
12,163 SF / 77,046 SF = 15.8%
ACTUAL IMPERVIOUS AREA = 84.2%

HYDROLOGY DESIGN

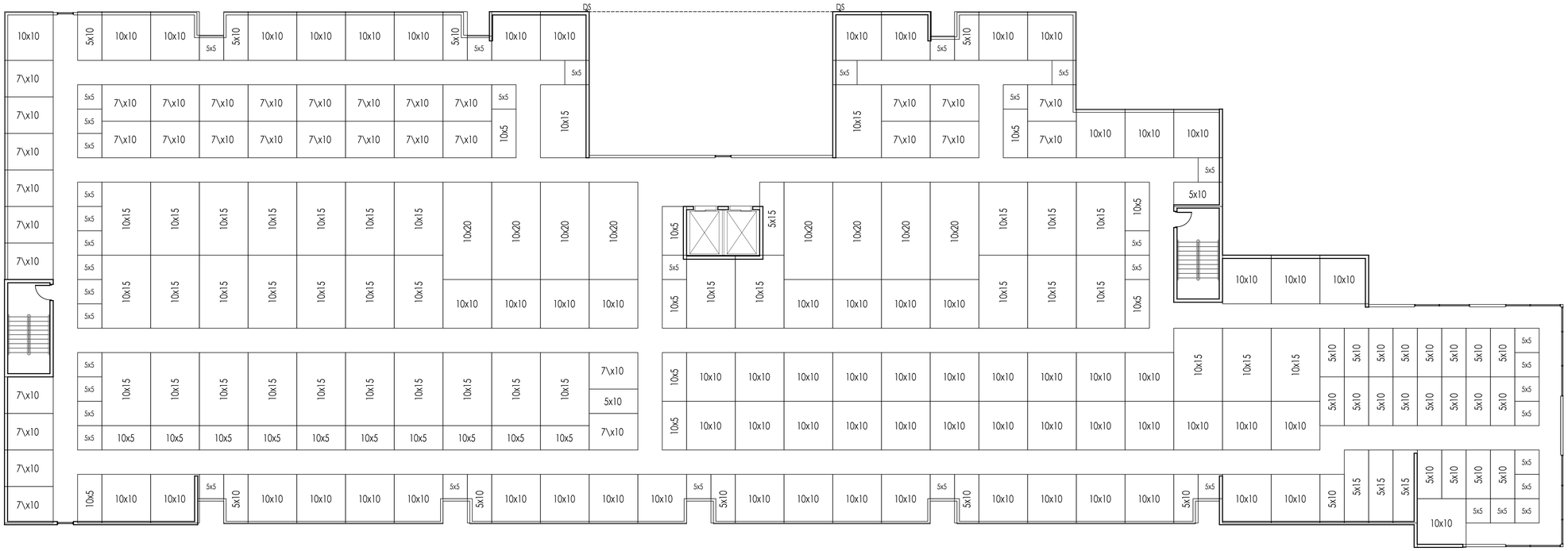
Stormwater flow control and water quality treatment will be in the form of an underground detention or infiltration system and vault type water quality units for enhanced treatment due to the commercial use of the proposed project. The project site will be designed to meet the requirements of the 2018 City of Tumwater Drainage Design and Erosion Control Manual. It is expected that infiltration can occur onsite so the LID performance standard can be met. Otherwise the Stormwater Management BMPs from List #2 will be evaluated as required.

LITTLE ROCK STORAGE CENTER
A NEW SELF-STORAGE FACILITY
6115/6119 LITTLE ROCK ROAD
TUMWATER, WA

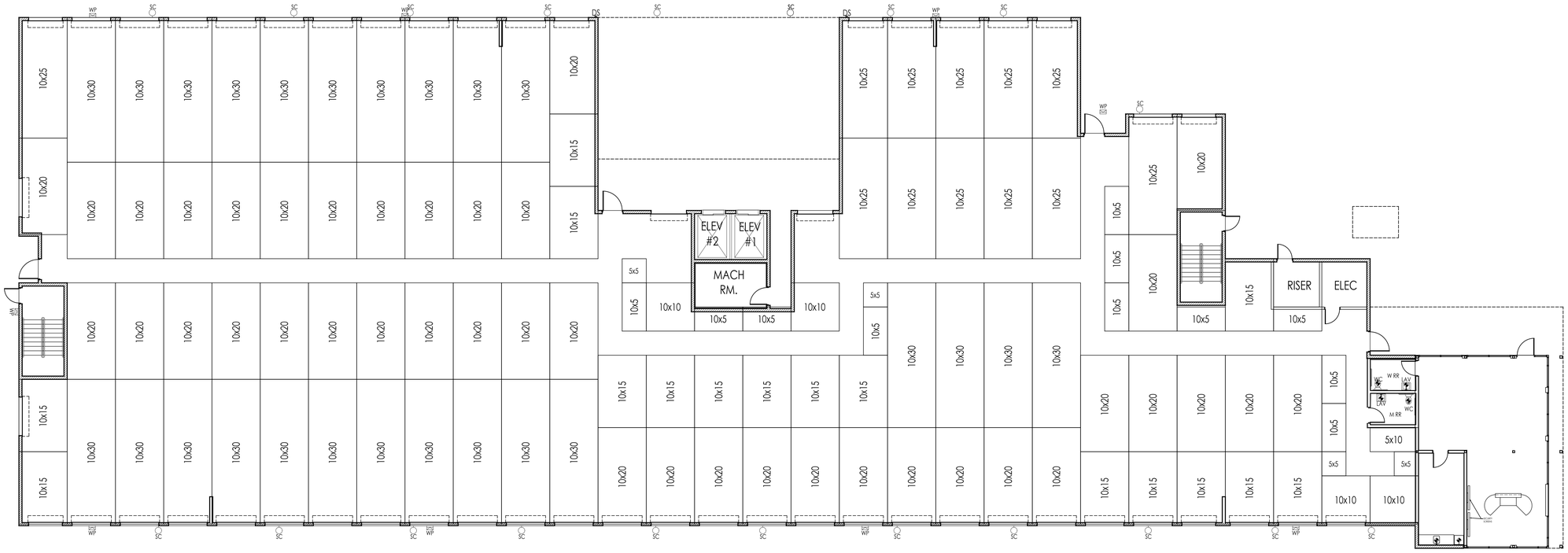
NO.	DATE	REVISION

PROJECT ARCHITECT
DRAWN BY
CHECKED BY
STAMP

TITLE: SITE PLAN
SUBTITLE: PROJECT INFO
PROJECT REF:
DATE: 30 NOVEMBER 2023
ISSUE: FORMAL SITE PLAN REVIEW
SHEET NUMBER: A-1



2 LEVEL TWO UNIT MIX PLAN
SCALE: 1" = 10'-0"



1 LEVEL ONE UNIT MIX PLAN
SCALE: 1" = 10'-0"

Award-Winning Self-Storage Architecture
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LEVELS 1 & 2 FLOOR PLANS

SUBTITLE

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16 NOVEMBER 2023

USE
FORMAL SITE PLAN REVIEW

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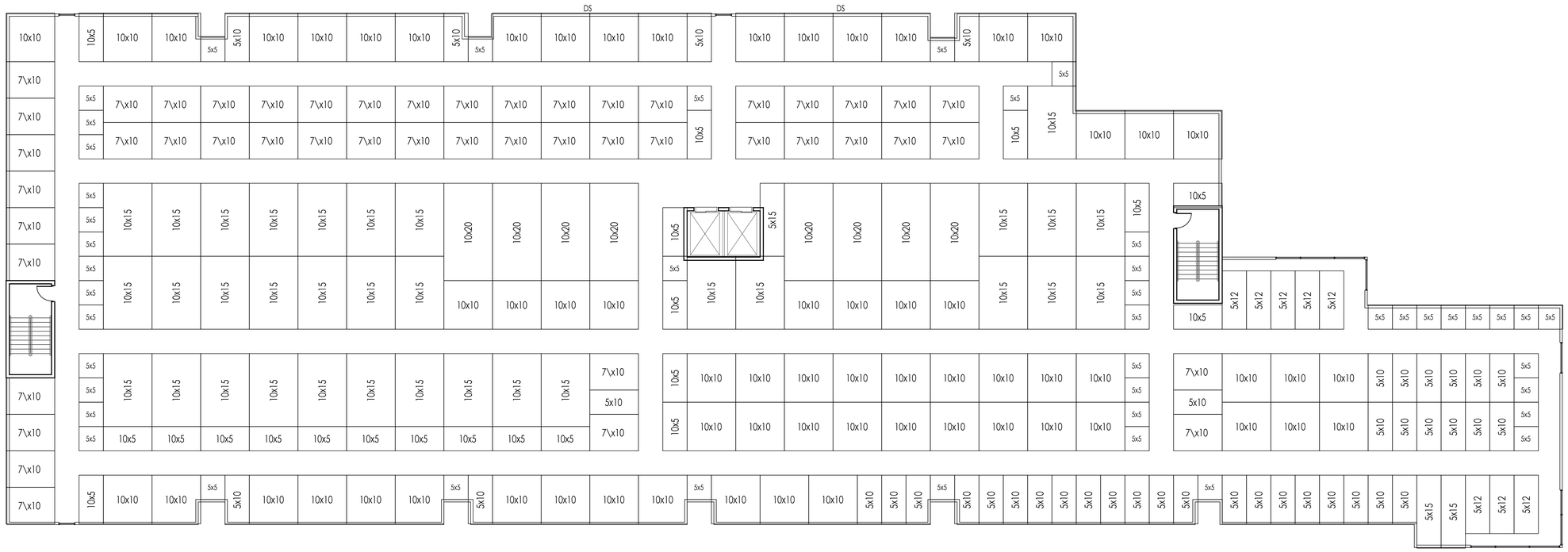
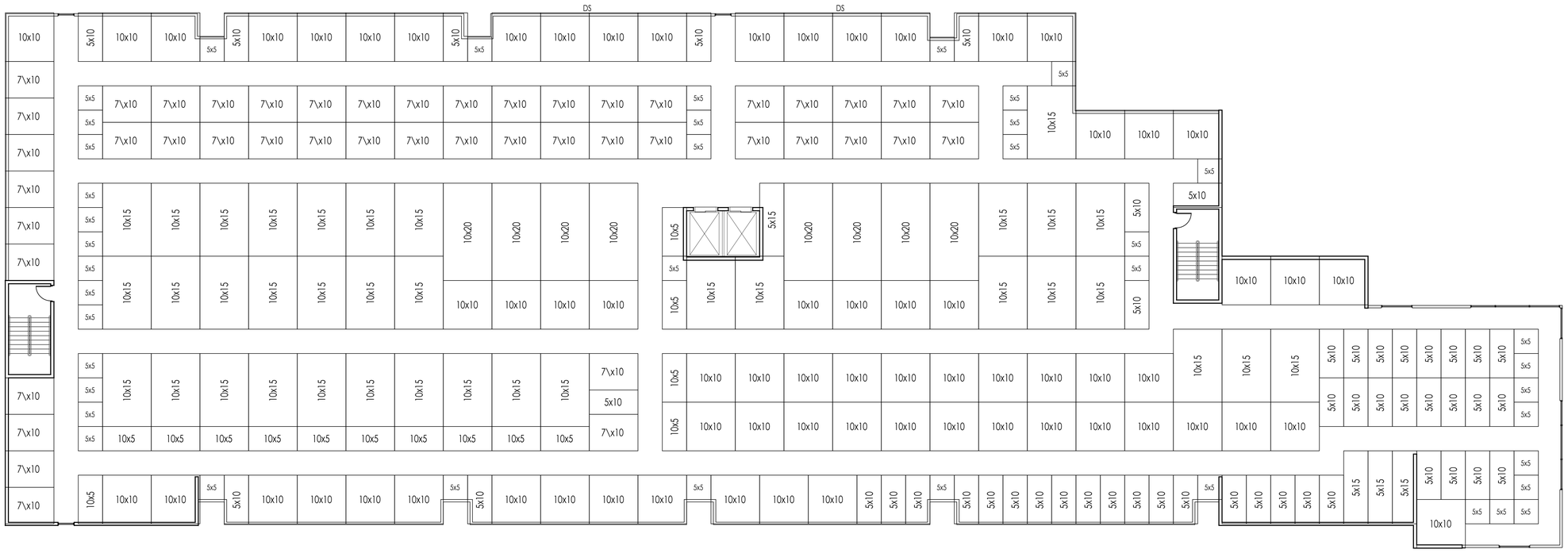
A-2



2 LEVEL FOUR UNIT MIX PLAN
SCALE: 1/16" = 1'-0"



1 LEVEL THREE UNIT MIX PLAN
SCALE: 1/16" = 1'-0"

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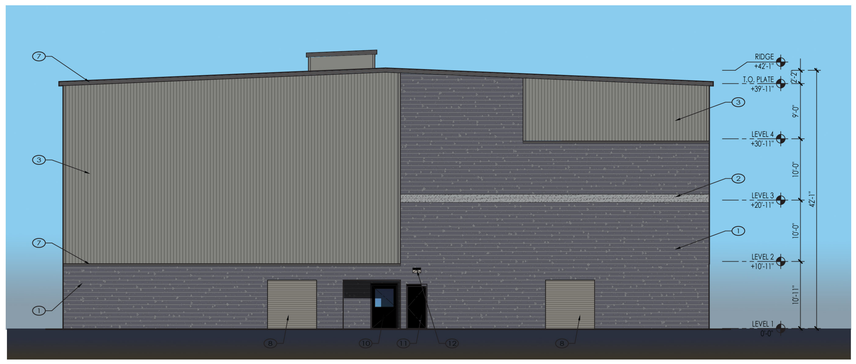
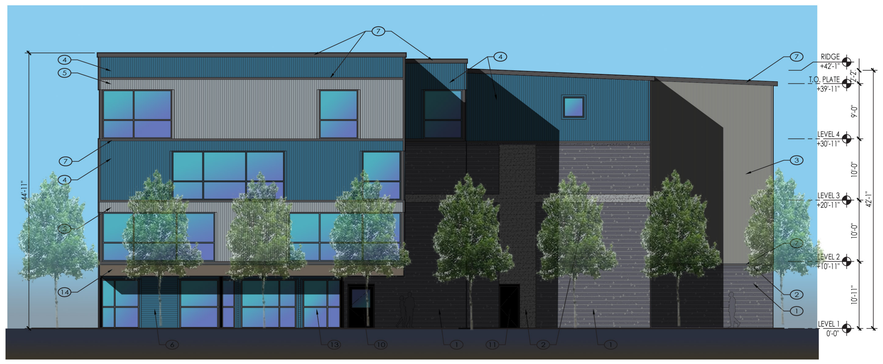
4 NORTH ELEVATION
SCALE: 1" = 10'-0"



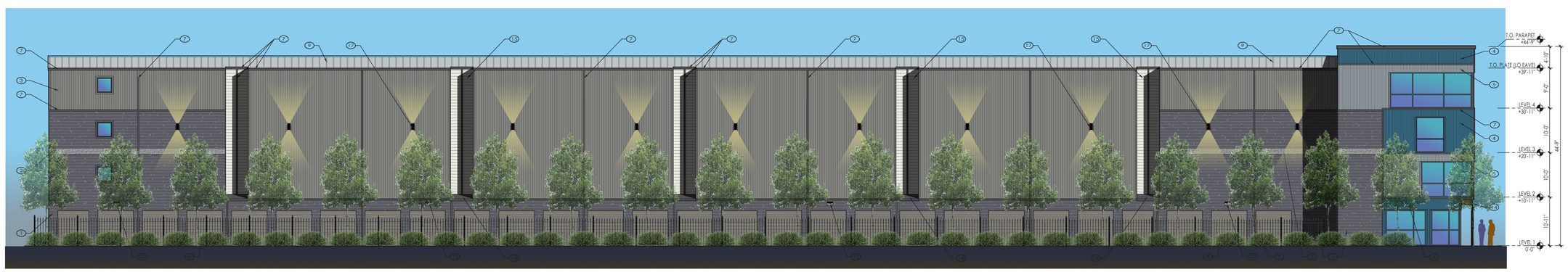
3 WEST ELEVATION
SCALE: 1" = 10'-0"

MATERIAL KEY

1. INTEGRAL COLOR SPLIT-FACE CMU (CHARCOAL)
2. GROUND-FACE CMU (NATURAL)
3. VERT. "7.2" METAL SIDING (SLATE GRAY)
4. VERT. "PBC" METAL SIDING (HAWAIIAN BLUE)
5. VERT. "PBC" METAL SIDING (TUNDRA)
6. HORIZ. "MASTERLINE 16" METAL SIDING (HAWAIIAN BLUE)
7. GUTTER, DOWNSPOUT , TRIM & 8" COPING (CHARCOAL)
8. UNIT O.H. DOOR (SANDSTONE)
9. GALV METAL ROOFING
10. 4'x7' HM ENTRY DOOR (BLACK)
11. HM SERVICE DOOR (BLACK)
12. LED WALL PAK LIGHT (BLACK)
13. ALUM. STOREFRONT WINDOW SYSTEM (BLACK)
14. EXPOSED STEEL BEAM
15. HORIZ. "SHADOWRIB" METAL SIDING (POLAR WHITE)
16. STANDING SEAM METAL ROOFING (CHARCOAL)
17. TWO-WAY LED SCONCE LIGHT (BLACK)



2 EAST ELEVATION
SCALE: 1" = 10'-0"



1 SOUTH ELEVATION
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