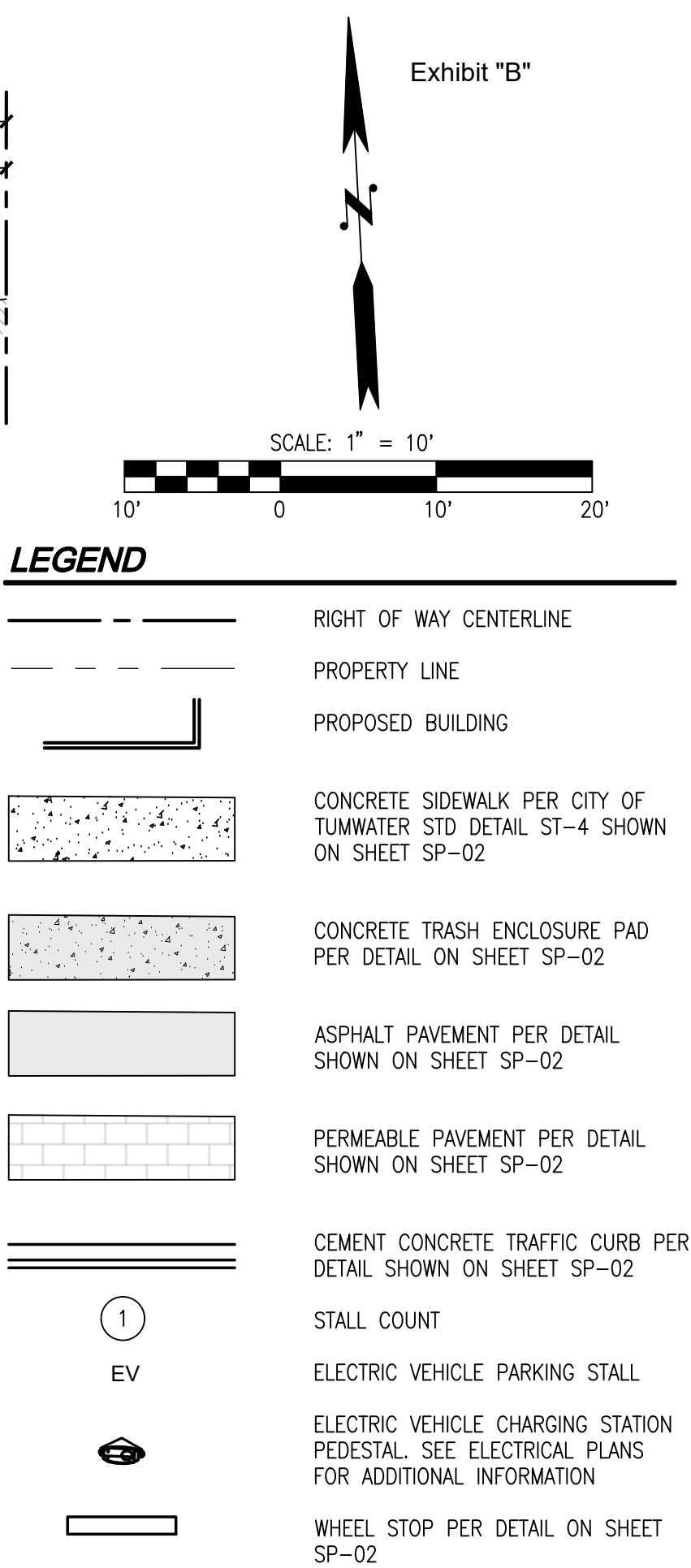




- # **SITE PLAN NOTES**
1. PROPOSED BUILDING THREE STORY MIXED USE BUILDING WITH GROUND FLOOR COMMERCIAL, FOUR APARTMENTS ON THE SECOND FLOOR, AND TWO APARTMENT UNITS ON THE THIRD FLOOR
 2. EXISTING OFFICE BUILDING TO REMAIN
 3. PROPOSED OUTDOOR OPEN SPACE/COURTYARD. SEE LANDSCAPE PLANS FOR DETAILS
 4. PROPOSED 13 STALL PERMEABLE PAVER PARKING LOT
 5. PROPOSED TRASH/REFUSE ENCLOSURE. SEE BUILDING PLANS FOR ENCLOSURE DETAILS
 6. PROPOSED WHEEL STOPS PER DETAIL ON SHEET SP-02
 7. PROPOSED ACCESSIBLE PARKING STALL, SEE DETAILS ON SHEET SP-02
 8. PROPOSED ADA PARKING SIGN AND POST PER DETAIL ON SHEET SP-02
 9. PROPOSED ON-STREET PARKING
 10. PROPOSED STANDARD PARKING STALL PER DETAIL ON SHEET SP-02
 11. PROPOSED FRONTAGE IMPROVEMENTS
 12. SEE LANDSCAPE PLAN FOR PLANTINGS
 13. PROPOSED SHED (+/- 100 SF)
 14. EXISTING CENTERLINE OF RIGHT OF WAY
 15. PROPOSED COMPACT PARKING STALL
 16. PROPOSED WSDOT TYPE 2 DRIVEWAY ENTRANCE PER DETAIL ON SHEET SP-03
 17. PARKING STALL COUNT
 18. EXISTING RAMP TO REMAIN
 19. PROPOSED E.V. PARKING STALL
 20. PROPOSED E.V. SIGNAGE AND CHARGING STATION. SEE ELECTRICAL PLANS FOR CHARGING STATION DETAILS. SEE SHEET SP-02 FOR E.V. SIGNAGE
 21. PROPOSED PERMEABLE PAVEMENT SIGN PER DETAIL ON SHEET SP-02
 22. PROPOSED 6' TALL CEDAR FENCE. MATCH EXISTING FENCE IN KIND
 23. PROPOSED PARKING LOT LIGHTING. SEE ELECTRICAL SITE PLAN FOR LIGHTING STANDARD AND PHOTOMETRIC ANALYSIS.

ON-SITE PARKING STALLS PROVIDED: 13

COMPACT STALLS PROVIDED: 2
ADA PARKING STALLS PROVIDED: 1 (VAN ACCESSIBLE)
ON STREET PARKING STALLS PROVIDED: 4

UTILITIES SHOWN HEREON ARE FROM
FIELD MAPPING VISIBLE SURFACE
APPURTENANCES, AND MAPPING UTILITY
PAINT MARKS FROM A UTILITY LOCATING
SERVICE. BURIED UTILITIES ARE ONLY
SHOWN AS APPROXIMATE AND SHOULD
BE VERIFIED BEFORE CONSTRUCTION.



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

VEHICULAR PARKING:
OFFICE = 4 STALLS PER 1,000 S.F.
(2,660 S.F. + 975 SF)/1,000 S.F. = 3.6 x 4 SPACES = 14 SPACES REQUIRED

MULTI FAMILY = 1 STALL PER UNIT
6 UNITS x 1 SPACE = 6 SPACES REQUIRED

TOTAL PARKING SPACES REQUIRED = 20
TOTAL PARKING SPACES PROVIDED = 17 (ON-STREET AND OFF-STREET)
PROPOSED PARKING REDUCTION = 15%

COMPACT STALLS PROVIDED = 15% OF TOTAL REQUIRED STALLS MAXIMUM
 $13 \times 15\% = 2$ STALLS COMPACT PROVIDED
 ACCESSIBLE PARKING STALLS = 1 PROVIDED
 E.V. PARKING STALLS = 1 STALL WITH 1 ADDITIONAL STALL E.V. READY

TUM-24-0220

THE ROOKERY OLYMPIA, LLC

THE ROOKERY

SITE IMPROVEMENT PLAN

LDC | Surveying
Engineering
Planning

Woodville Kent
20210 York Road NE 1851 Cedarhurst Pl., S., #100
Woodinville, WA 98072 Kent, WA 98030
T 425.856.1859 www.LDCcorp.com F 425.482.2893



JOB NUMBER: _____

DRAWING NAME: _____ SP-01

DESIGNER: _____

DRAFTING BY: _____

DATE: _____ APRIL, 2024

SCALE: _____ AS NOTED

JURISDICTION: _____ TUMWATER

SP-01

SHEET

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