

HENDERSON BLVD APARTMENTS

7501 HENDERSON BLVD SE, TUMWATER, WA 98501

TOWNHOME IMPERVIOUS AREAS			
LOT #	LOT AREA	IMPERVIOUS	%
1	4,104 S.F.	2,105 S.F.	52.29
2	3,000 S.F.	2,079 S.F.	69.30
3	3,000 S.F.	2,079 S.F.	69.30
4	3,651 S.F.	2,105 S.F.	57.65
5	3,651 S.F.	2,105 S.F.	57.65
6	3,000 S.F.	2,079 S.F.	69.30
7	3,651 S.F.	2,105 S.F.	57.65
8	3,651 S.F.	2,105 S.F.	57.65
9	2,651 S.F.	2,079 S.F.	69.30
10	4,706 S.F.	2,105 S.F.	44.73

DEVELOPMENT SUMMARY:

PROPOSED USE.....10 TOWNHOMES, 84-UNIT APARTMENT COMPLEX
SITE ADDRESS.....7501 HENDERSON BLVD SE, TUMWATER, WA 98501
PARCEL NO.....12711110300

S/T/R.....SEC. 11, TWN. 17N, RGE. 2W
ZONING.....MFM

EXISTING PARCEL AREA.....401,600 S.F. (9.22 AC.)
ROW DEDICATION AREA.....45,537 S.F. (1.05 AC.)
WETLAND BUFFER AREA.....53,513 S.F. (1.23 AC.)
NET PARCEL MINUS ROW DEDICATION
& WETLAND BUFFER AREA.....302,550 S.F. (6.94 AC.)

REQUIRED DENSITY.....9-15 DWELLINGS PER ACRE
PROPOSED DENSITY.....13.9 DWELLINGS PER ACRE
TOTAL BUILDING AREA.....55,244 S.F. (1.6%)
CONSTRUCTION TYPE (APARTMENTS).....TYPE V-B (SPRINKLERED)
CONSTRUCTION TYPE (TOWNHOMES).....TYPE V-B (NON-SPRINKLERED)
OCCUPANCY.....R-2 (APARTMENTS) R-3 (TOWNHOMES)
BUILDING HEIGHT ALLOWED.....40'

UNIT MIX
TOWNHOMES.....10
UNIT C (1BD/1BA).....12 (2 ADA)
UNIT D (2BD/2BA).....24 (2 ADA)
UNIT E (2BD/2BA).....36 (1 ADA)
UNIT F (3BD/2BA).....6
UNIT G (3BD/2BA).....6
TOTAL.....94 UNITS (5 ADA)
DENSITY.....94 / 6.80 NET AC. = 14 UNITS / ACRE

MAXIMUM IMPERVIOUS SURFACE.....70%
PROPOSED IMPERVIOUS.....208,126 S.F. (68.8%)
PROPOSED OPEN AREA.....117,346 S.F. (38.8%)

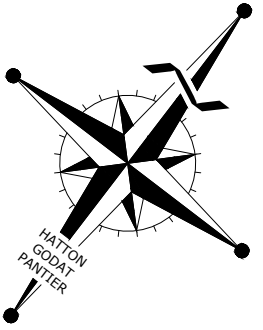
SETBACKS.....FRONT: 10' / SIDE: 5' / REAR: 5' /
NORTH LINE: 40'

PARKING REQUIRED APT.....1.5 STALLS / 1-2 BD UNIT: 108
2 STALLS / 3 BD UNIT : 24
1 GUEST STALL / 10 UNITS: 8
TOTAL APT PARKING REQUIRED.....140 STALLS (6 ADA)
EV PARKING REQUIRED.....10% OF TOTAL APT STALLS: 14

PARKING PROVIDED APT.....165 STALLS (10% INCREASE)
(8 ADA (2 VAN)), (17 EV)

BIKE PARKING.....21 SHORT-TERM, 21 LONG-TERM
- LONG TERM TO BE PROVIDED IN
UNITS WITH BIKE HOOK

PROPOSED UTILITY SERVICES:
WATER - CITY OF TUMWATER
IRRIGATION - CITY OF TUMWATER
SEWER - CITY OF TUMWATER
ELECT - PUGET SOUND ENERGY
GAS - PUGET SOUND ENERGY
TELE/COM - LUMEN / COMCAST
SOLID WASTE - PACIFIC DISPOSAL (NEW ENCLOSURE WITH COMPACTOR)



CITY OF TUMWATER

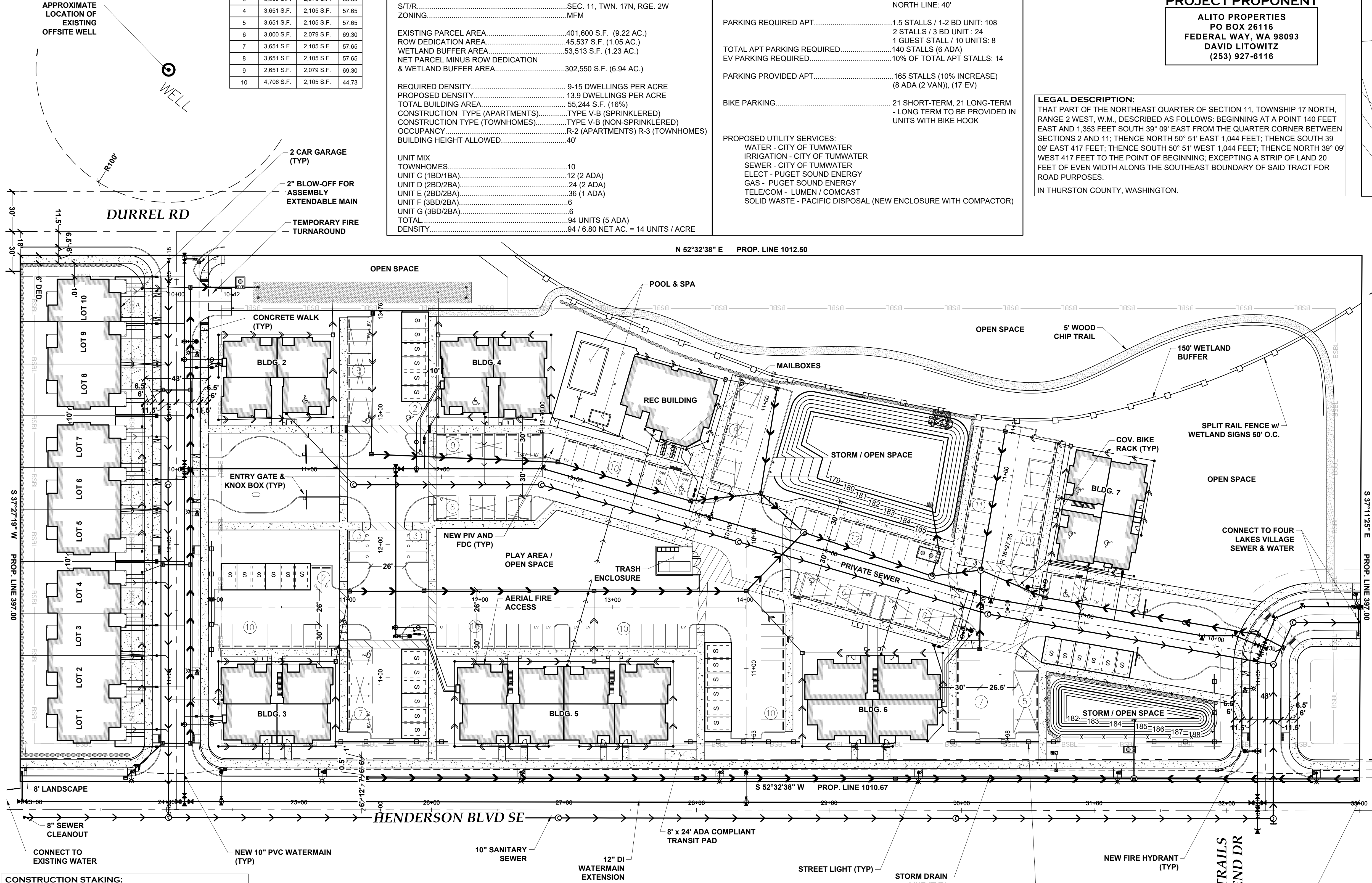
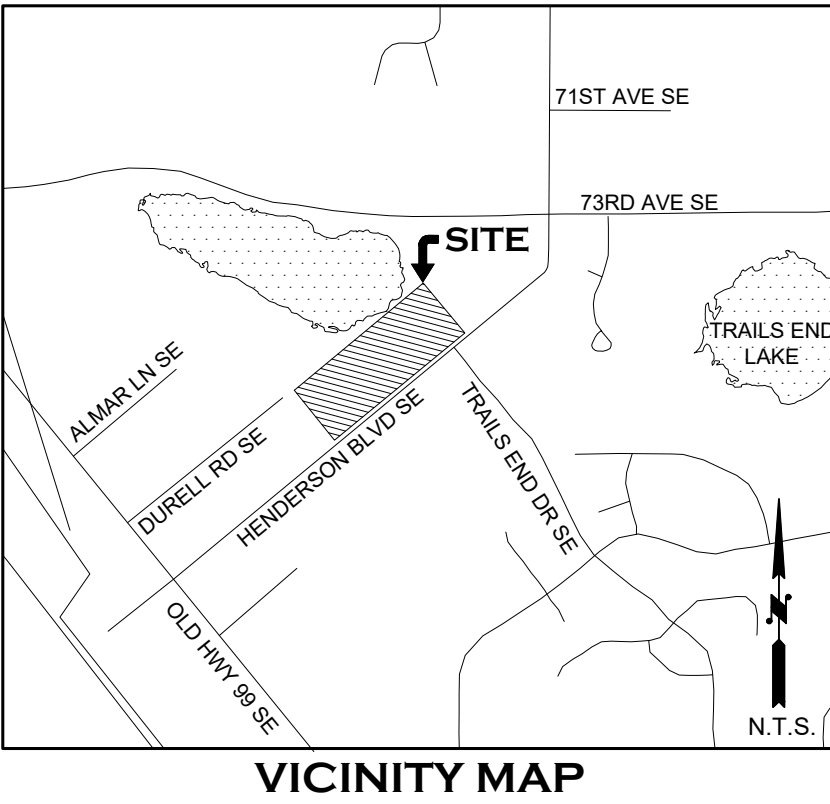
VERTICAL DATUM
NVGD 29

MERIDIAN HORIZONTAL DATUM
THURSTON COUNTY HIGH PRECISION SURVEY
CONTROL NETWORK CONTROL POINTS NO.'S
1106 & NGS-G-259R
THE BEARING BETWEEN SAID POINTS EQUALS
NORTH 37°11'38" WEST

40 20 0 40 80
SCALE: 1" = 40'

PROJECT PROPONENT
ALITO PROPERTIES
PO BOX 26116
FEDERAL WAY, WA 98093
DAVID LITOWITZ
(253) 927-6116

LEGAL DESCRIPTION:
THAT PART OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 17 NORTH,
RANGE 2 WEST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 140 FEET
EAST AND 1,353 FEET SOUTH 39° 09' EAST FROM THE QUARTER CORNER BETWEEN
SECTIONS 2 AND 11; THENCE NORTH 50° 51' EAST 1,044 FEET; THENCE SOUTH 39° 09'
EAST 417 FEET; THENCE SOUTH 50° 51' WEST 1,044 FEET; THENCE NORTH 39° 09'
WEST 417 FEET TO THE POINT OF BEGINNING; EXCEPTING A STRIP OF LAND 20
FEET OF EVEN WIDTH ALONG THE SOUTHEAST BOUNDARY OF SAID TRACT FOR
ROAD PURPOSES.
IN THURSTON COUNTY, WASHINGTON.



LEGEND	
	EX. FIRE HYDRANT
	EX. STREET LIGHT
	EX. JUNCTION BOX
	EX. TV PEDESTAL
	EX. POWER TRANSFORMER
	EX. SIGN
	EX. TELEPHONE PEDESTAL
	EX. TELEPHONE MANHOLE
	EX. POWER VAULT
	EX. WATER VALVE
	EX. CATCH BASIN
	EX. SEWER MANHOLE
	EX. WATERMAIN
	EX. STORMDRAIN
	EX. SEWERMAIN
	PROPERTY LINE
	EX. CONTOUR MAJOR
	EX. CONTOUR MINOR
	NEW WATERMAIN
	NEW STORM DRAINAGE
	NEW ROOF DRAIN LINE
	NEW SANITARY SEWER
	NEW CATCH BASIN
	NEW ROOF DRAIN
	NEW CLEANOUT
	NEW FIRE HYDRANT
	NEW POST INDICATOR VALVE
	NEW FIRE DEPT. CONNECTION
	NEW RPBA
	NEW 1.5" DOMESTIC METER
	NEW STREET LIGHT
	PROPOSED CONCRETE WALK
	NEW ASPHALT

CONSTRUCTION STAKING:
THIS PROJECT MUST BE STAKED PRIOR TO CONSTRUCTION BY
THE DESIGN ENGINEER OR A LICENSED LAND SURVEYOR.

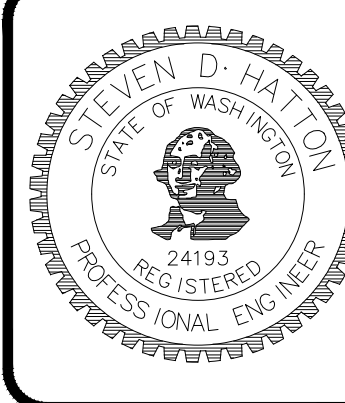
RECORD DOCUMENTS:
THE CONTRACTOR SHALL FURNISH HATTON GODAT PANTIER
WITH A DRAWING(S) SHOWING THE CHANGES MADE TO THE
DESIGN DRAWING(S).

THIS DRAWING DOES NOT REPRESENT A RECORD DOCUMENT,
UNLESS CERTIFIED BY HATTON GODAT PANTIER.

ANY ALTERATIONS TO THE DESIGN SHOWN HEREON MUST BE
REVIEWED AND APPROVED BY HATTON GODAT PANTIER.

NOTE: THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE
LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE
CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO
CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT 811
A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

DESIGNED BY: CC
DRAWN BY: MD
CHECKED BY: SDH
DATE: JUNE 2024
SCALE: 1" = 40'



HATTON GODAT PANTIER
ENGINEERS AND SURVEYORS
3910 MARTIN WAY E, SUITE B
OLYMPIA, WA 98506
TEL: 360.943.1599 FAX: 360.357.6299
hattonpantier.com

DATE: _____
REVISIONS: _____

HENDERSON BLVD APARTMENTS
7501 HENDERSON BLVD SE, TUMWATER, WA 98501

FORMAL SITE PLAN

A PORTION OF THE E. QUARTER OF SECTION 11, TOWNSHIP 17 NORTH, RANGE 2 WEST, W.M.

AGENCY NO. _____
SHEET: 1 OF 1
H:\DCN\16-000\16-036\PRELIMINARY
INDEX: 16-036 pre-sp.dwg
JOB: 16-036