

BELLATORRE

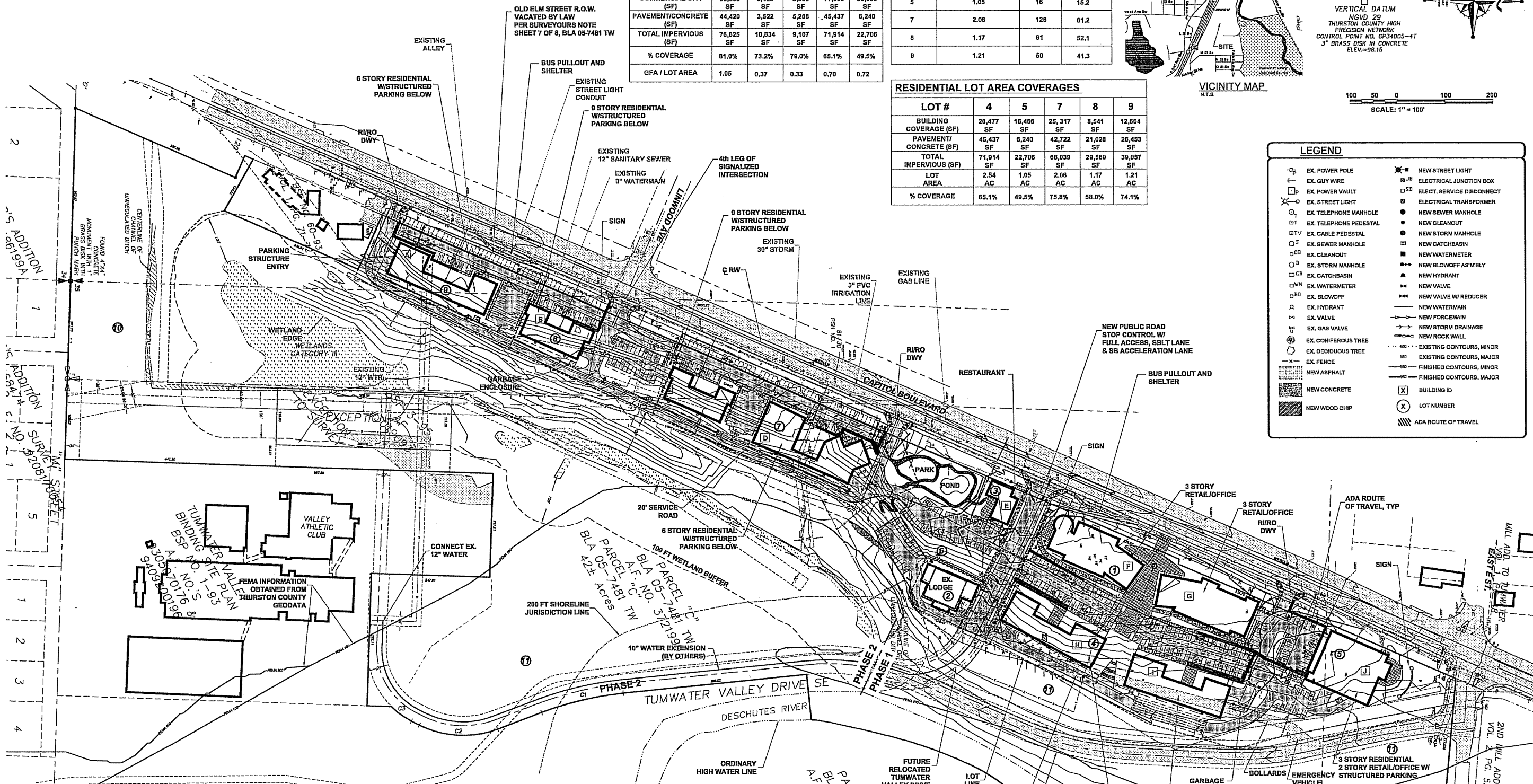
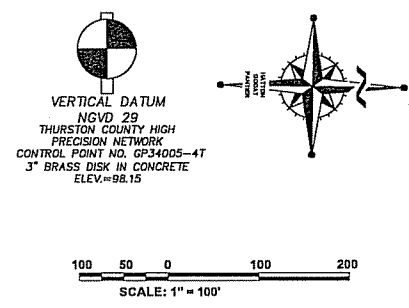
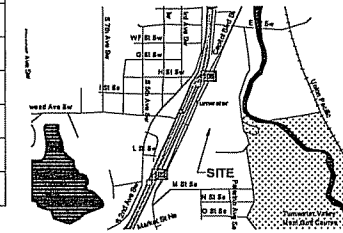
TUMWATER, WA

SECTION 35, TOWNSHIP 18 N., RANGE 2 W.

COMMERCIAL LOT AREA RATIOS					
LOT #	1	2	3	4	5
LOT AREA (SF)	94,896	14,803	11,533	110,513	45,828
COMMERCIAL GFA (SF)	99,800	5,429	3,800	77,000	33,000
PAVEMENT/CONCRETE (SF)	44,420	3,522	5,268	45,437	6,240
TOTAL IMPERVIOUS (SF)	78,825	10,834	9,107	71,914	22,708
% COVERAGE	81.0%	73.2%	79.0%	65.1%	49.5%
GFA / LOT AREA	1.05	0.37	0.33	0.70	0.72

RESIDENTIAL LOT DENSITY			
LOT #	LOT AREA (AC)	# UNITS	DENSITY
4	2.54	82	32.3
5	1.05	16	15.2
7	2.08	128	61.2
8	1.17	61	52.1
9	1.21	50	41.3

RESIDENTIAL LOT AREA COVERAGES					
LOT #	4	5	7	8	9
BUILDING COVERAGE (SF)	28,477	16,468	25,317	8,541	12,804
PAVEMENT/CONCRETE (SF)	45,437	6,240	42,722	21,028	28,453
TOTAL IMPERVIOUS (SF)	71,914	22,708	68,039	29,569	39,057
LOT AREA	2.54	1.05	2.08	1.17	1.21
% COVERAGE	65.1%	49.5%	75.8%	58.0%	74.1%



LEGEND	
EX. POWER POLE	NEW STREET LIGHT
EX. GUY WIRE	ELECTRICAL JUNCTION BOX
EX. POWER VAULT	ELECT. SERVICE DISCONNECT
EX. STREET LIGHT	ELECTRICAL TRANSFORMER
EX. TELEPHONE MANHOLE	NEW SEWER MANHOLE
EX. TELEPHONE PEDESTAL	NEW CLEANOUT
EX. CABLE PEDESTAL	NEW STORM MANHOLE
EX. SEWER MANHOLE	NEW CATCHBASIN
EX. CLEANOUT	NEW WATERMETER
EX. STORM MANHOLE	NEW BLOWOFF AS'MBLY
EX. CATCHBASIN	NEW HYDRANT
EX. WATERMETER	NEW VALVE
EX. BLOWOFF	NEW VALVE W/ REDUCER
EX. HYDRANT	NEW WATERMAN
EX. VALVE	NEW FORCEMAIN
EX. GAS VALVE	NEW STORM DRAINAGE
EX. CONFEROUS TREE	NEW ROCK WALL
EX. DECIDUOUS TREE	EXISTING CONTOURS, MINOR
EX. FENCE	EXISTING CONTOURS, MAJOR
NEW ASPHALT	FINISHED CONTOURS, MINOR
NEW CONCRETE	FINISHED CONTOURS, MAJOR
NEW WOOD CHIP	BUILDING ID
	LOT NUMBER
	ADA ROUTE OF TRAVEL

SITE INFORMATION			
LEGAL DESCRIPTION:	PARCEL "C" OF BLA #057481TW TP #09470053000	ZONE:	MIXED USE
PROJECT PROPONENT:	TRWAY ENTERPRISES 1600 78TH AVENUE SE, SUITE B OLYMPIA, WA 98501	CONSTRUCTION TYPE:	TYPE II - 1 HR
CONSULTANT:	HATTON GODAT PANTIER 1840 BARNES BLVD SW TUMWATER, WA 98512 (360) 943-1599	SITE AREA:	42.4 AC
ARCHITECT:	BCRA 2106 PACIFIC AVE, STE 300 TACOMA, WA 98402	LOTS 1-9 TOTAL AREA:	10.81 AC
		BUILDING:	3.05 AC
		PAVEMENT + SIDEWALKS:	5.21 AC
		TOTAL IMPERVIOUS COVERAGE:	76.4 %
		LOTS 10-11 TOTAL AREA:	31.59 AC
		BUILDING:	0.00 AC
		PAVEMENT + SIDEWALKS:	2.39 AC
		TOTAL IMPERVIOUS COVERAGE:	7.56 %

PARKING INFORMATION	
OFFICE: 134,900 SF	CALCULATION = 2.5 (134.9) + 3.5(69.9)
RETAIL: 68,900 SF	+ 10(8.8) + 1.5(335) + 335/10
RESTAURANT: 8,600 SF	+ 6(5429)
RESIDENTIAL: 395 UNITS	TOTAL REQUIRED = 1,237 STALLS
LODGE: 5,429 SF	PARKING PROVIDED:
	276 SURFACE STALLS
	963 UNDERGROUND PARKING
	1,239 TOTAL STALLS PROVIDED
	(23 BARRIER FREE SURFACE)
	(17 BARRIER FREE STRUCTURED)
	+88 SUPPLEMENTAL RIGHT OF WAY PARKING STALLS
REQUIRED RATIOS:	
OFFICE - 2.5/1,000 SF	
RETAIL - 3.5/1,000 SF	
RESTAURANT - 10/1,000 SF	
RESIDENTIAL - 1.5 /DU	
LODGE - 6/1,000 SF	

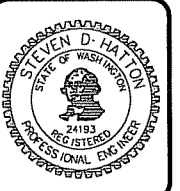
- SHEET INDEX**
- OVERALL SITE PLAN
 - GRADING AND DRAINAGE I
 - GRADING AND DRAINAGE II
 - GRADING AND DRAINAGE III
 - UTILITY PLAN
 - LIGHTING PLAN
 - TUMWATER VALLEY DRIVE EXTENSION EXHIBIT

EXISTING UTILITY NOTE:
EXISTING UTILITY LOCATIONS SHOWN ARE FROM VARIOUS RECORDS. CONTRACTOR TO FIELD VERIFY ALL UTILITIES PRIOR TO CONSTRUCTION. "CALL BEFORE YOU DIG" 1-800-424-6555.

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.

DESIGNED BY: SDH
DRAWN BY: MAM
CHECKED BY: []
DATE: APRIL 2008
SCALE: H 1" = 100'
V



HATTON GODAT PANTIER
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hattonpantier.com

DATE: 06/07
REVISIONS:
F.S.P.R.

BELLATORRE
TUMWATER, WA
OVERALL SITE PLAN

AGENCY NO. DRC 040069
SHEET: 1 OF 7
INDEX: 04-195cov.dwg
JOB: 04-195