

PORTION OF SE 1/4 SEC 10 AND SW 1/4 SEC 11, TWN 26N, RGE 1E, W.M.

SEE SHEET C0.03
FOR SITE DATA



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MonicaR
Oct 22, 2021 - 2:37pm

NO.	DATE	BY	CHD.	APPR.	REVISION

DRAWN BY KSA/TAD	DESIGNED BY JRN
CHECKED BY JRN	APPROVED BY JSF
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SCALE:
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OSLO BAY APARTMENTS
POULSBORO, WASHINGTON

SITE PLAN

SHEET

C0.02

SITE DATA

OVERALL SITE AREA SUMMARY (PER BLA BY TEAM 4)		
PARCEL	SF	AC
I	15,459	0.35
II	15,889	0.36
III	72,585	1.67
IV	170,976	3.93
V	240,239	5.52
VI	1,900,483	43.63
VII	300,341	6.89
TOTAL	2,715,972	62.35

RESIDENTIAL PARKING LOT SUMMARY		
MINIMUM		SPEC.
20% OF THE PROPERTY AREA WILL BE LANDSCAPED		(PMC 18.70.0600.1.a)
5% OF THE PARKING AREA WILL BE LANDSCAPED		(PMC 18.70.0600.4)
PARKING RATIOS	REQUIRED	PROVIDED
MULTI-FAMILY	1.50 STALLS/UNIT	1.75 STALLS/UNIT

WETLAND AND STREAM SYSTEM				
WETLAND AND STREAM SYSTEM	(SF)	(AC)	% PROJECT SITE	% OSLO BAY SITE
WETLAND A & DOGFISH CREEK	272,557	6.26	12.7%	11.2%
WETLAND A DOGFISH CREEK BUFFER*	175,101	4.02	7.6%	7.2%
WETLAND B & WESTERN STREAM*	2,128	0.05	0.0%	0.0%
WETLAND B & WESTERN STREAM BUFFER	128,140	2.94	6.0%	5.2%
TOTAL CRITICAL AREAS	577,926	13.27	23.70%	26.4%

*WETLAND B BUFFER IS CONTROLLING BUFFER & WESTERN STREAM BUFFER IS CONTROLLING BUFFER

BUILDING AND UNIT TYPES AND MIX					
BUILDING A (FIVE 36-UNIT BUILDINGS)					
FLOOR	1B/1BA	2B/1BA	2B/2BA	3B/2BA	TOTAL
3	6	2	4	0	12
2	6	2	4	0	12
1	8	1	3	0	12
UNIT MIX PER BUILDING	20	5	11	0	36
TOTAL BUILDING A UNITS	100	25	55	0	180
BUILDING B (EIGHT 36-UNIT BUILDINGS)					
FLOOR	1B/1BA	2B/1BA	2B/2BA	3B/2BA	TOTAL
3	8	3	3	0	14
2	8	3	3	0	14
1	2	1	3	2	8
UNIT MIX PER BUILDING	18	7	9	2	8
TOTAL BUILDING A UNITS	144	56	72	16	288

BUILDING TYPES	
BUILDING #	BUILDING TYPE
1	TYPE B
2	TYPE B
3	TYPE A
4	TYPE A
5	TYPE B
6	TYPE B
7	TYPE B
8	TYPE B
9	TYPE A
10	TYPE A
11	TYPE B
12	TYPE B
13	TYPE A

LAND USE				
DESCRIPTION	SF	AC	% OSLO BAY SITE (PARCELS V – VII)	% PROJECT SITE (PARCELS V – VI)
APARTMENT FOOTPRINTS	168,672	3.87	6.91%	7.88%
PRIVATE PARKING/ROADS/DRIVEWAY & PEDESTRIAN PATHS	400,909	9.20	16.42%	18.73%
COMMUNITY BUILDING FOOTPRINT	5,770	0.13	0.24%	0.27%
COMMUNITY BUILDING PLAZA & POOL	8,019	0.18	0.33%	0.37%
SITE LANDSCAPING PARCELS V & VI	368,983	8.47	15.12%	17.24%
SITE LANDSCAPING PARCEL VII	33,736	0.77	1.38%	N/A
CRITICAL AREAS & BUFFERS, PARCELS V & VI	564,641	12.96	23.13%	26.38%
CRITICAL AREAS & BUFFERS, PARCEL VII	13,285	0.30	0.54%	N/A
NATIVE VEGETATION, PARCELS V & VI	623,728	14.32	25.55%	29.14%
NATIVE VEGETATION, PARCEL VII	253,320	5.82	10.38%	N/A
TOTAL	2,441,063	56.02	100%	100%

VETTER ROAD ROW LAND USE		
DESCRIPTION	AREA (SF)	AREA (AC)
ROAD/SIDEWALK	49,955	1.15
LANDSCAPING	29,300	0.67
TOTAL	79,255	1.82
ROAD L ROW LAND USE		
DESCRIPTION	AREA (SF)	AREA (AC)
ROAD/SIDEWALK	28,540	0.66
LANDSCAPING	11,913	0.27
TOTAL	40,453	0.93
VIKING WAY ROW LAND USE		
DESCRIPTION	AREA (SF)	AREA (AC)
ROAD/SIDEWALK	5,386	0.12
LANDSCAPING	5,218	0.12
TOTAL	10,604	0.24

PROJECT SURFACE PARKING COUNT			
ROAD NAME	STANDARD STALLS	ADA STALLS	TOTAL STALLS
ROAD B	198	12	210
ROAD C	57	3	60
ROAD D	123	6	129
ROAD E	85	6	91
ROAD F	68	3	71
ROAD G	101	6	107
ROAD H	53	3	56
ROAD I/COMMUNITY CENTER	27	3	30
TOTALS	712	42	754

TOTAL PROJECT PARKING COUNT	
PARKING TYPE	TOTAL STALLS
SURFACE PARKING	754
UNDER BUILDING PARKING	96
TOTAL	850