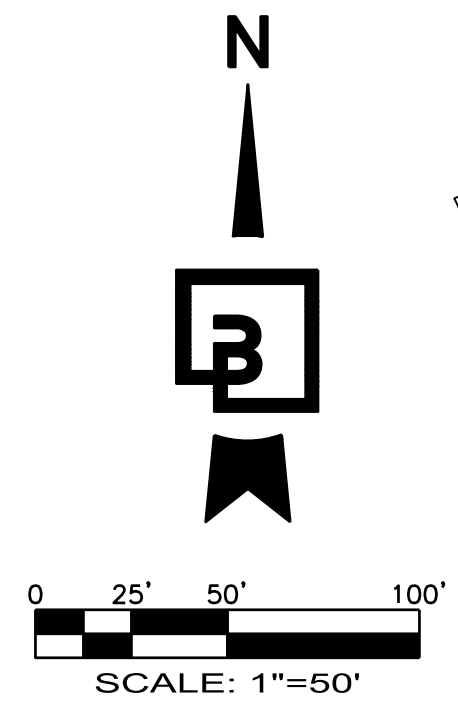


SITE PLAN OF **FOREST SONG**

A PORTION OF SECTION 27, TOWNSHIP 24 N., RANGE 01 E., W.M.
CITY OF PORT ORCHARD, KITSAP COUNTY, WASHINGTON



STEEP SLOPE SETBACK

STEEP SLOPE BSBL BASED UPON A MINIMUM SETBACK DISTANCE OF HEIGHT OF SLOPE DIVIDED BY THREE (3), UP TO A MAXIMUM SETBACK OF 40 FEET FROM THE TOP OF ALL SLOPES STEEPER THAN 33 PERCENT.

NOTES

1. TAX #: 352401-2-023-2005
2. GROSS SITE AREA: 431,732± S.F. (9.91± AC.)
3. SITE ADDRESS: (INTERSECTION OF MELCHER STREET & SHERMAN AVENUE), PORT ORCHARD, WA 98366
4. EXISTING USE: UNDEVELOPED LAND
5. PROPOSED USE: 8 APARTMENT BUILDINGS
6. EXISTING ZONING: R3
7. EXISTING COMPREHENSIVE PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL
8. GROSS DENSITY: REQUIRED MIN. SETBACKS:
PRINCIPAL BUILDING SETBACK
FRONT: 10 FEET
SIDE: 10 FEET (STREET)
SIDE: 5 FEET (INTERIOR)
REAR: 10 FEET
ACCESSORY STRUCTURE SETBACK
PRIMARY STREET 40 FEET
SIDE: 10 FEET (STREET)
SIDE: 5 FEET (INTERIOR)
REAR: 3 FEET
9. MAX BASE HEIGHT OF BUILDINGS: 35 FEET
10. MAX IMPERVIOUS LOT COVERAGE: 80%
11. PROVIDED ON PARKING: 319 TOTAL PARKING
12. SOURCE OF BOUNDARY AND TOPOGRAPHY: FIELD VERIFIED BY BARGHAUSEN CONSULTING ENGINEERS, INC. NOVEMBER 11, 2022

SITE ADA PARKING REQUIREMENT

PER IBC 1106.1. AT LEAST 2 PERCENT, BUT NOT LESS THAN ONE, OF EACH TYPE OF PARKING SPACE PROVIDED SHALL BE ACCESSIBLE

267 STALLS PROVIDED * 2 PERCENT = 6 ADA STALL

UNIT MATRIX - WEST

UNIT MODEL	UNIT BED COUNT	UNIT COUNT	PARKING PER DU	STALLS REQUIRED
UNIT 0.10(S)	0	0	1.25	0
UNIT 1.12(A)	1	3	1.5	5
UNIT 1.12(B)	1	3	1.5	5
UNIT 1.12(S)	1	12	1.5	18
UNIT 2.20(A)	0	5	1.75	9
UNIT 2.20(B)	2	7	1.75	12
UNIT 2.20(S)	2	24	1.75	42
UNIT 3.20(S)	2		2	0
		54		90

PROVIDED	STALLS	PERCENTAGE
TOTAL STANDARD:	48	51%
TOTAL COMPACT:	32	34% ⁽²⁾
TOTAL ADA:	6	
STD	3	
*EV:	1	
VAN:	2	
TOTAL ELECTRICAL VEHICLE:	10	10% ⁽¹⁾
FUTURE EXPANSION:	(10) ⁽⁴⁾	
*ADA:	1	
TOTAL PROVIDED PARKING:	95	
TOTAL PROVIDED ADA PARKING:	6 ⁽³⁾	

UNIT MATRIX - EAST

UNIT MODEL	UNIT BED COUNT	UNIT COUNT	PARKING PER DU	STALLS REQUIRED
UNIT 0.10(S)	0	12	1.25	15
UNIT 1.12(A)	1	1	1.5	2
UNIT 1.12(B)	1	1	1.5	2
UNIT 1.12(S)	1	34	1.5	51
UNIT 2.20(A)	0	0	1.75	0
UNIT 2.20(B)	2	2	1.75	4
UNIT 2.20(S)	2	46	1.75	81
UNIT 3.20(S)	2	12	2	24
		108		177

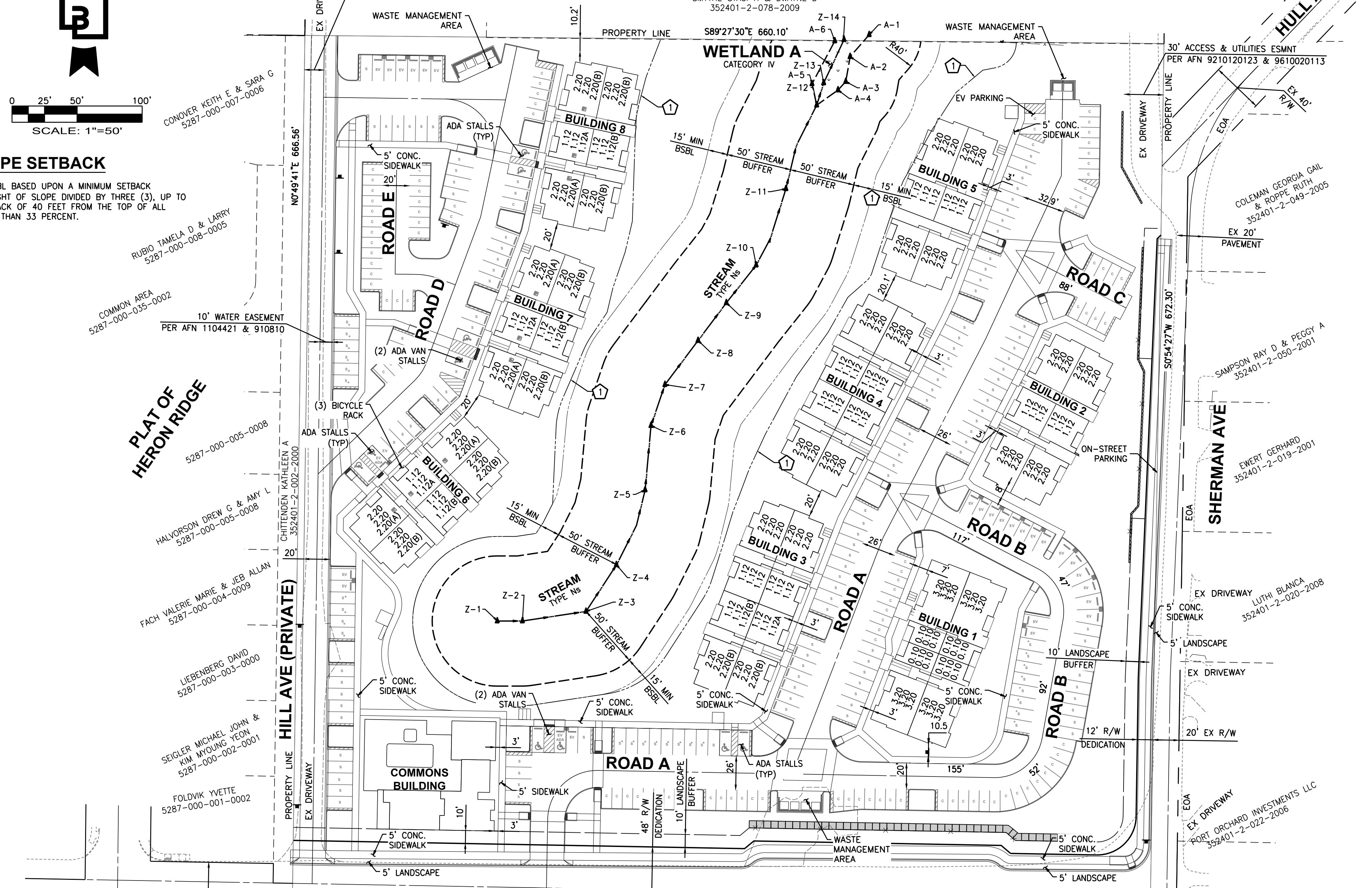
PROVIDED	STALLS	PERCENTAGE
TOTAL STANDARD:	94	53%
TOTAL COMPACT:	64	36% ⁽²⁾
TOTAL ADA:	4	
STD	1	
*EV:	1	
VAN:2	1	
TOTAL ELECTRICAL VEHICLE:	18	10% ⁽¹⁾
FUTURE EXPANSION:	(18) ⁽⁴⁾	
ADA:	1	
TOTAL PROVIDED PARKING:	179	
TOTAL PROVIDED ADA PARKING:	4 ⁽³⁾	

⁽¹⁾ 10 PERCENT OF TOTAL REQUIRED PARKING STALL FOR MULTIFAMILY RESIDENTIAL SHALL BE ELECTRICAL VEHICLE PER T20.124.05.
⁽²⁾ UP TO 40 PERCENT OF TOTAL NUMBER OF STALLS PROVIDED CAN BE COMPACT PER 20.124.110.
⁽³⁾ PER 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN
⁽⁴⁾ 10 PERCENT OF STD STALLS DESIGNATED FOR FUTURE EXPANSION PER POMC 20.124.05(3)

MINIMUM PARKING STALL DIMENSIONS (20.124.150)

STALLS	WIDTH	DEPTH
COMPACT	8.0'	16'
STANDARD	9.0'	20'

CALL BEFORE YOU DIG:
1-800-424-5555



BICYCLE PARKING

TOTAL REQUIRED:	24 SPACES ⁽¹⁾
TOTAL PROVIDED:	30 SPACES

⁽¹⁾ MAXIMUM OF 24 BICYCLE PARKING SPACES PER 20.124.140(2)

OPEN SPACE PROVIDED

WEST APARTMENT BALCONIES (50%)	1,782 SF
SHARED OPEN SPACE	3,750 SF
WEST PROVIDED OPEN SPACE:	5,532 SF
EAST APARTMENT BALCONIES (50%)	3,564 SF
SHARED OPEN SPACE	21,870 SF
EAST PROVIDED OPEN SPACE:	25,434 SF
COMMON BUILDING AND PATIO	8,000 SF
TOTAL PROVIDED OPEN SPACE:	38,966 SF

OPEN SPACE REQUIREMENTS

REQUIRED	UNITS	PER UNIT (20.127.350)	Total
WEST	108		4,200 SF
STUDIO	12	100 SF/UNIT	1,200 SF
1 TO 3 BEDROOMS	96	150 SF/UNIT	3,000 SF
EAST	54		8,100 SF
STUDIO	0	100 SF/UNIT	0 SF
1 TO 3 BEDROOMS	54	150 SF/UNIT	8,100 SF
TOTAL:	162		12,300 SF

ABBREVIATIONS

- EV ELECTRICAL VEHICLE STALL
- EV ADA ELECTRICAL VEHICLE AMERICAN DISABILITY ACT STALL
- C COMPACT STALL
- S STANDARD STALL
- S* STANDARD STALL CONVERTED TO ELECTRICAL VEHICLE STALL PER 20.124.050(3)

Revision
1 1/20/23 RK TJS Ckt. App. City COMMENTS DATED 8/30/2023

COUNTER COMPLETE
Permit Center
NOV 30, 2023
City of Port Orchard
Community Development

Title:

SITE PLAN FOR FOREST SONG

For:

OAKRIDGE HOMES
5401 32ND AVE N.W. SUITE 100
GIG HARBOR, WA 98335

Scale: Horizontal 1"=50', Vertical N/A

TJS RK TJS TJS TJS
Designed Drawn Checked Approved Date 11/21/23

Job Number 22537

Sheet 1

Barchausen Consulting Engineers, Inc.
18215 72nd Avenue South
Kent, WA 98032
425.251.6222 barchausen.com

TSKODA
11/17/2023 12:39 PM

LU23-Var Admin-03