

Project Narrative

SERENITY PARKING LOT EXPANSION

April 8, 2024

The proposal is to construct 13 automobile parking stalls between Buildings D and E. This 3,780 sf area currently consists of a geogrid permeable surface in the proposed drive aisle area and grass in the proposed parking stall areas. This overall area is utilized as an outdoor pedestrian plaza and a through block corridor to help achieve density incentives and development coverage bonuses for the Serenity Apartment Homes project.

The following are proposed to mitigate for the partial loss of the pedestrian plaza and through block corridor (see enclosed site plan for reference):

1. The existing sidewalks along Buildings D & E will remain and will provide for a through block corridor/connection between the south and north ends of the Serenity site.
2. Two benches will be added to the paved patio/plaza area fronting the retail/restaurant space in Building B.
3. The existing 4,300 sf of lawn areas between the existing north parking lot and Buildings B, C, and D can be utilized for picnic and play areas. The existing walkways in this area contain pedestrian level lighting.

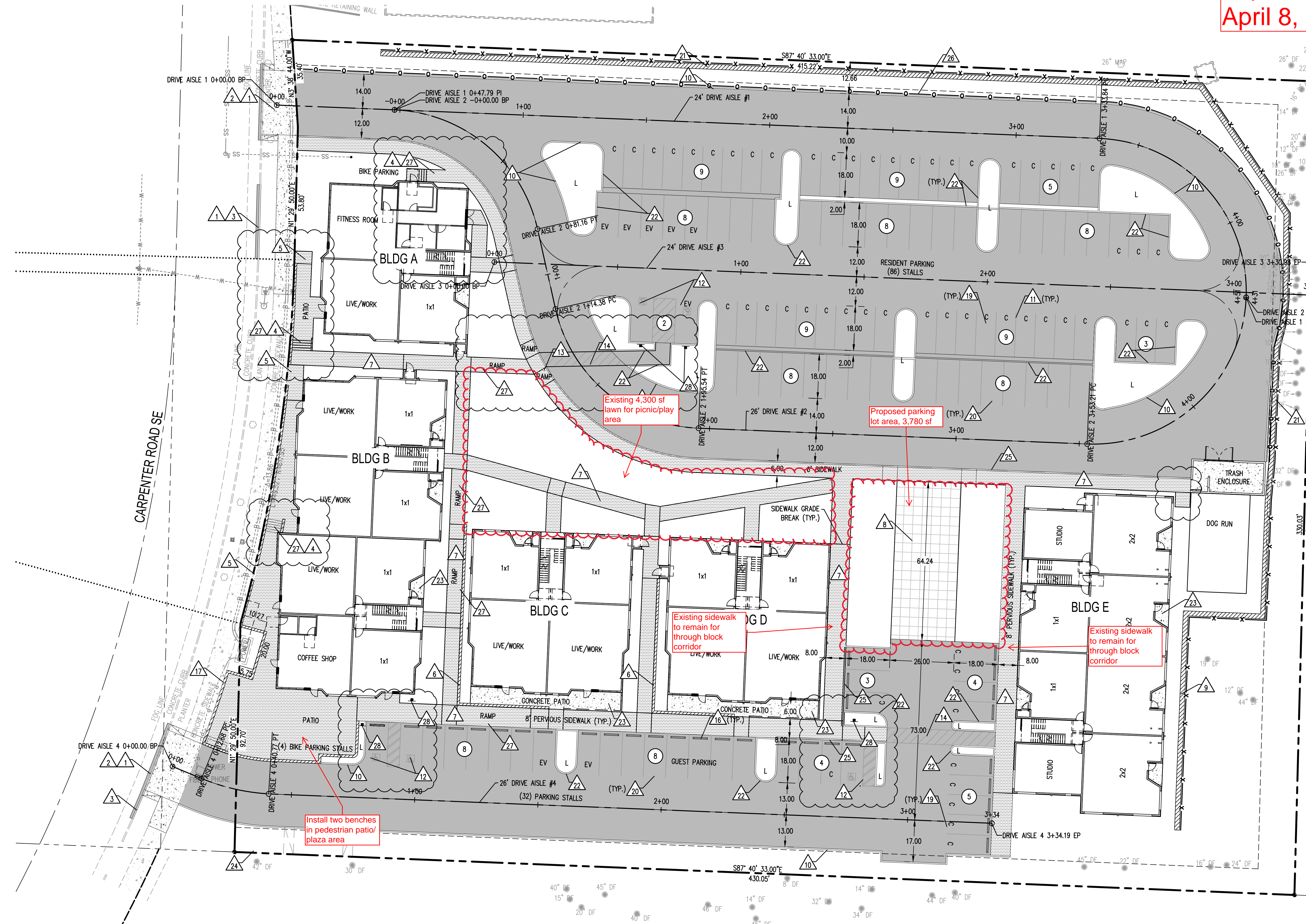
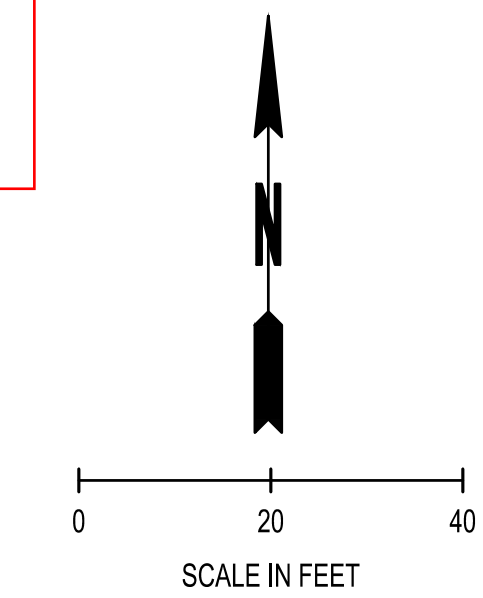
The proposed parking lot area will be constructed of permeable pavement for full detention and infiltration of rainfall. No new stormwater runoff will be routed to existing stormwater facilities.

The development coverage of 65.4% will increase to 68.1% after the addition of the parking lot area, well below the 95% coverage allowance outlined in the enclosed "Lacey Municipal Code Requirements" snippet from the approved design review plans.

SERENITY APARTMENTS

A PORTION OF THE S.E. 1/4 OF THE N.W. 1/4 OF SEC. 15, T. 18N., R. 1W., W.M.
CITY OF LACEY, THURSTON COUNTY, WASHINGTON

Parking Lot
Expansion
April 8, 2024



LEGEND

- PROPERTY LINE
- - - CENTER LINE AND DRIVEWAY CENTER LINE
- CEMENT CONCRETE TRAFFIC CURB PER WSDOT STD PLAN F-10.12-03
- CEMENT CONCRETE SIDEWALK SEE DETAIL ON SHEET SP-02
- RETAINING WALL PER STRUCTURAL PLANS
- ASPHALT PAVING SEE DETAIL ON SHEET SP-02
- WHEELSTOP SEE DETAIL ON SHEET SP-02
- POROUS CONCRETE SIDEWALK SEE DETAIL ON SHEET SP-02
- PARKING STALL COUNT
- GUARDRAIL PER STRUCTURAL PLANS
- FENCE PER STRUCTURAL PLANS

- CONSTRUCTION NOTES:**
1. SAWCUT EX. CURB AND GUTTER AND 1' PAVEMENT FOR NEW DRIVEWAY
 2. 26" PROPOSED CONCRETE DRIVEWAY PER DETAIL ON SHEET SP-04
 3. PROPOSED CONCRETE CURB AND GUTTER PER DETAIL ON SHEET SP-04
 4. CONCRETE STAIRS W/ RAIL. SEE ARCH DRAWINGS & DETAILS FOR MORE INFORMATION
 5. OPEN TO BLDG ACCESS @ EX. SIDEWALK GRADE
 6. 1'-2.5' CONCRETE CURB WALL (WITH RAILING, AS REQUIRED) TYP. SEE STRUCTURAL PLANS
 7. PERVIOUS CONCRETE SIDEWALK (TYP.)
 8. PERMEABLE PAVERS PER DETAIL ON SHEET SP-05
 9. CONSTRUCT MAXIMUM 3' EXPOSED CONCRETE BLOCK WALL. SEE SHEET CG-01 FOR ELEVATIONS
 10. POUR IN PLACE 16" CONCRETE CURB PER DETAIL ON SHEET SP-02
 11. 90° STRIPING, SEE DETAIL ON SHEET SP-02
 12. ACCESSIBLE PARKING SYMBOL, SEE DETAILS ON SHEET SP-02
 13. ADA RAMP, SEE DETAIL ON SHEET SP-02
 14. PAINTED STRIPING, SEE DETAIL ON SHEET SP-02
 15. HYDRANT BOLLARDS, SEE DETAIL ON SHEET WT-03
 16. CONCRETE WHEEL STOP, SEE DETAIL ON SHEET SP-02
 17. STRUCTURAL CONCRETE RETAINING WALL, SEE GRADING SHEETS & STRUCTURAL DRAWINGS BY OTHERS
 18. ASPHALT PAVING, SEE SHEET SP-02
 19. COMPACT PARKING STALL, 8.5' x 18'
 20. STANDARD PARKING STALL, 9' x 18'
 21. STRUCTURAL CONCRETE RETAINING WALL WITH ATTACHED FENCE, SEE GRADING SHEETS & STRUCTURAL DRAWINGS BY OTHERS
 22. CONCRETE EXTRUDED CURB PER DETAIL ON SHEET SP-02
 23. 6" THICK CONCRETE PATIO TYPICAL 14 PLACES WITH THICKENED EDGE AS NEEDED PER PLAN GRADES
 24. FUTURE 26" COMMERCIAL DRIVEWAY
 25. PERVIOUS SIDEWALK W/ 6" EXPOSED CONCRETE CURB DEPTH ADJACENT TO DRIVE AISLE
 26. GUARDRAIL SEE STRUCTURAL PLANS FOR DETAILS
 27. SEE ARCHITECTURAL DRAWINGS FOR RAILING DETAILS AND SPECIFICATIONS. TYP. OF ALL RAMPS AND STAIRWAYS
 28. ADA SIGNAGE PER DETAIL ON SHEET SP-05

NOTE: UTILITY LOCATIONS ARE APPROXIMATE
CALL UTILITY LOCATE AT 811 BEFORE
PROCEEDING WITH ANY CONSTRUCTION.

UTILITY NOTE:
CONTRACTOR TO EXPOSE CONNECTION POINTS FOR UTILITIES AND VERIFY
FITTINGS 48 HOURS PRIOR TO DISTRIBUTING SHUTDOWN NOTICES.

- BUILDING NOTES:**
1. CONTRACTOR SHALL PROVIDE ALL WEATHER DRIVING SURFACE FOR FIRE DEPARTMENT ACCESS TO WITHIN 150 FEET OF BUILDING CONSTRUCTION.
 2. AN ACTIVE FIRE HYDRANT IS REQUIRED PRIOR TO VERTICAL PERMIT ISSUANCE.

DESIGNED: JPS	SCALE	JOB NUMBER
DRAWN: MD	HORIZ.: 1" = 20'	XX-XXX
CHECKED: JPS	VERT.: N/A	DATE
APPROVED:	FIELD BOOK	XX/XX/XXXX

OWNER/APPLICANT:
SERENITY APARTMENT HOMES, LLC.
7943 OLD HWY. 99 SE #M-5
TUMWATER, WASHINGTON 98561
ATTN: JEFF POWELL PHONE: (360) 888-5333

JPS ENGINEERING, LLC
JAMES P. SCHWEICKERT, P.E.
7411 PRIME DR. S.W. OLYMPIA, WA 98512 (253) 377-1054

SITE IMPROVEMENT PLAN

11/12/2021
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LACEY MUNICIPAL CODE REQUIREMENTS

ADDRESS: 612 CARPENTER ROAD, LACEY, WA 98503
SITE: 3.16 ACRES (137,650 SF)
ZONING: MIXED-USE HIGH DENSITY CORRIDOR
PROPOSED USE: MULTIFAMILY RESIDENTIAL (W/ LIVE WORK UNITS) + RETAIL [ALLOWABLE USE]

DEVELOPMENT STANDARDS:

DENSITY: 20 DU PER ACRE @ 3.16 ACRES = 64 DWELLING UNITS ALLOWABLE. PROJECT PROPOSES 81 DWELLING UNITS. THE PROJECT IS PROVIDING ELEMENTS THAT WOULD BE CONSIDERED IN THE BEST INTEREST FOR THE COMMUNITY. THESE ITEMS ELEMENTS INCLUDE (9) LIVE / WORK UNITS AND 900 SF OF RESTAURANT SPACE, ACTIVATING THE FRONTAGE ALONG CARPENTER ROAD. THE PROJECT IS ALSO PROVIDING INFRASTRUCTURE ABOVE CODE-MINIMUM FOR ELECTRICAL VEHICLE PARKING STALLS. IN ADDITION, THE PROJECT IS PROVIDING SEVERAL BONUS INCENTIVES FOR SITE COVERAGE BONUSES SUCH AS 3-STORY BUILDINGS, OUTDOOR PEDESTRIAN PLAZA SPACE AND THROUGH BLOCK CORRIDORS TO BREAK UP BUILDING MASSING.

SETBACKS:

FRONT: NO MINIMUM / 15'-0" (MAXIMUM) [SEE PLANS]

SIDE: 10'-0" MINIMUM [SEE PLANS]

REAR: 15'-0" MINIMUM [SEE PLANS]

HEIGHT:

NO MAXIMUM HEIGHT REQUIREMENTS [SEE PLANS]

MAX BUILDING COVERAGE:

80% (INCLUDES 45% BONUS FOR PLAZA, 3-STORY BUILDINGS, MIXED USES AND THROUGH BLOCK CORRIDORS) [20% COVERAGE PROVIDED]

MAX DEVELOPMENT COVERAGE:

95% (INCLUDES 35% BONUS FOR PLAZA + THROUGH BLOCK CORRIDORS) [SEE CIVIL]

VEHICLE PARKING:

1:1 RATIO USED FOR STUDIO & 1 BEDROOM UNITS (49 DU X 1.0 = 49 STALLS REQ'D)

1.5:1 RATIO USED FOR 2 BEDROOM & 3 BEDROOM UNITS (32 DU X 1.5 = 48 STALLS REQ'D)

1 PER 100 SF OF RESTAURANT; (4 MAX)

1 PER 2,000 SF OF AMENITY SPACE; (2 REQ'D)

PROJECT PARKING REQUIREMENTS = 103 PARKING STALLS REQUIRED [113 PARKING STALLS PROVIDED]

2 PER RESIDENTIAL BUILDING (5 BUILDINGS X 2 = 10 STALLS)

1:20 PARKING STALLS OR 2 MINIMUM

BICYCLE PARKING:

12 BICYCLE PARKING STALLS REQUIRED [12 BICYCLE PARKING STALLS PROVIDED]