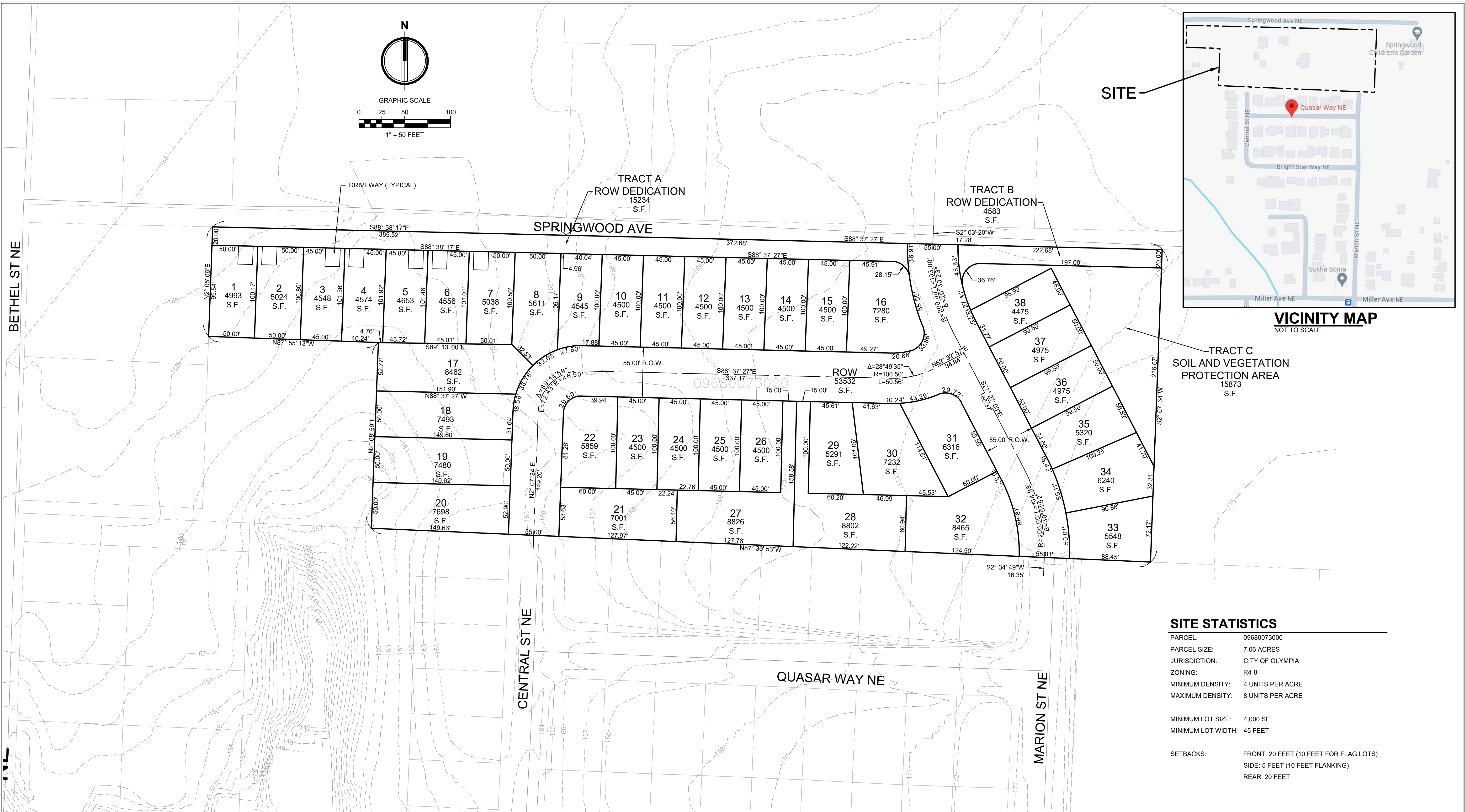


VICINITY MAP
NOT TO SCALE



SITE

TRACT C
SOIL AND VEGETATION
PROTECTION AREA
15873
S.F.

SITE STATISTICS

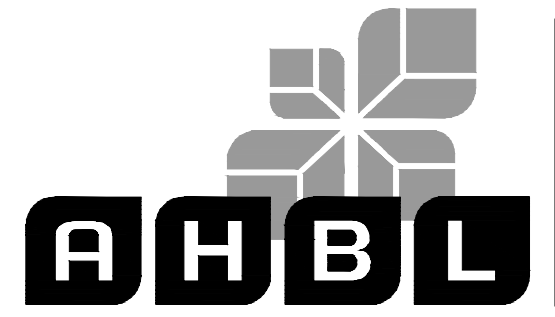
PARCEL:	09680073000
PARCEL SIZE:	7.06 ACRES
JURISDICTION:	CITY OF OLYMPIA
ZONING:	R4-8
MINIMUM DENSITY:	4 UNITS PER ACRE
MAXIMUM DENSITY:	8 UNITS PER ACRE
MINIMUM LOT SIZE:	4,000 SF
MINIMUM LOT WIDTH:	45 FEET
SETBACKS:	FRONT: 20 FEET (10 FEET FOR FLAG LOTS) SIDE: 5 FEET (10 FEET FLANKING) REAR: 20 FEET

NOTE

FOR RESIDENTIAL SUBDIVISIONS OF FIVE (5) UNITS OR MORE, AT LEAST 75 PERCENT OF THE REQUIRED MINIMUM TREE DENSITY SHALL BE LOCATED WITHIN SEPARATE DEEDED SOIL AND VEGETATION PROTECTION AREA(S) HELD IN COMMON OWNERSHIP BY THE HOMEOWNER'S ASSOCIATION, OR COMPARABLE ENTITY. A LEVEL 4 OR 5 SOIL AND VEGETATION REPORT, AS DETERMINED BY THE CITY OF OLYMPIA URBAN FORESTER, IS REQUIRED TO BE PREPARED BY A CONSULTING FORESTER. (OMC 16.60.050, TABLE A, UF MANUAL-6.1, PG. 6-2).

NOTE

MINIMUM TREE DENSITY = 30 UNITS PER ACRE



2215 North 30th Street,
Suite 300,
Tacoma, WA 98403
253.383.2422 TEL
253.383.2572 FAX

1609 SPRINGWOOD AVE NE

CONCEPTUAL SITE PLAN

JOB NO. 2240545.10

DATE: 6/17/2024

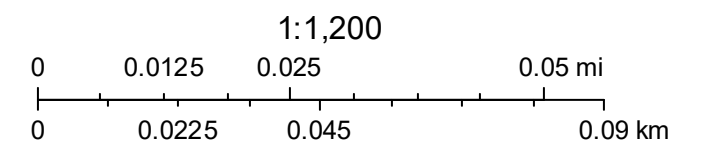
EX-1

City of Olympia



9/6/2024, 1:18:41 PM

Address Points	ssNoteArrow	Blowoff	STEPLine	ssTreatmentPlant	ssGravityMain (Other Ownership)
Parcel Fabric Polygons	ssManhole	BackflowControl	STEPTank	ssSTEPAlarm	Active Main
Parcel num not in Assessors	Combined Storm/Sewer MH	Ball	ssSTEPSystemTank	ssScada	Combined Main
Parcel_Lines	Combined MH (Prior Cross Connection)	Butterfly	ssFitting (caps/plugs)	ssGravityMain (City Owned)	Pre-Asbuilt
Road Frontage	ssCleanOut	Check	Plug	Active Main	Dry Line
Standard Boundary	ssValve	Gate	Cap	Combined Main	
Assessor Line (approximate)	Plug	PigPort	ssPumpStation	Pre-Asbuilt	
ssNote	AirRelease	PressureSustainingDevice	ssGrinderSystem	Dry Line	



The City of Olympia and its personnel cannot assure the accuracy, completeness, reliability or suitability of this information for any particular purpose. The parcels, right-of-ways, utilities and structures depicted hereon are based on record information and aerial photos only. It is recommended the recipient and/or user field verify all information prior to use. The use of this data for purposes other than those for which they were created may yield inaccurate or misleading results. The recipient may not assert any proprietary right to this information. The City of Olympia and its personnel neither accept or assume any liability or responsibility, whatsoever, for any activity involving this information with respect to lost profits, lost savings or any other consequential damages.

Transportation 2030 Westside and Downtown

October 31, 2017

Ordinance #7104

- Add Signal or Roundabout
- Add Turn Lanes Only
- Add Roundabout
- Level of Service (LOS) F*
- Existing Arterial
- Widening of Existing Arterial
- - - Future Arterial
- Existing Major Collector
- Widening of Existing Major Collector
- - - Future Major Collector
- Existing Neighborhood Collector
- - - Future Neighborhood Collector
- Strategy Corridor
- Urban Corridor
- Downtown
- Urban Growth Area
- City Limits

* LOS will be allowed to fall below adopted levels of service at these sites. Some types of improvements are appropriate.

Notes:

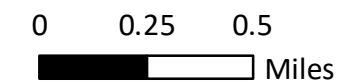
On Strategy Corridors, level of service may fall below adopted standards. Widening may not be a solution to congestion on these streets. Other improvements are needed for mobility.

In the downtown and along Urban Corridors LOS E will be acceptable on arterials and major collectors. In the rest of the City and Urban Growth Area LOS D is acceptable.

Future development will provide a street network and connections to adjacent streets and parcels consistent with the City of Olympia Engineering Design and Development Standards.

The specific alignment of the future streets shown will be determined based on more detailed analysis during development review or City alignment studies.

All widening projects will be built to current street standards.



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