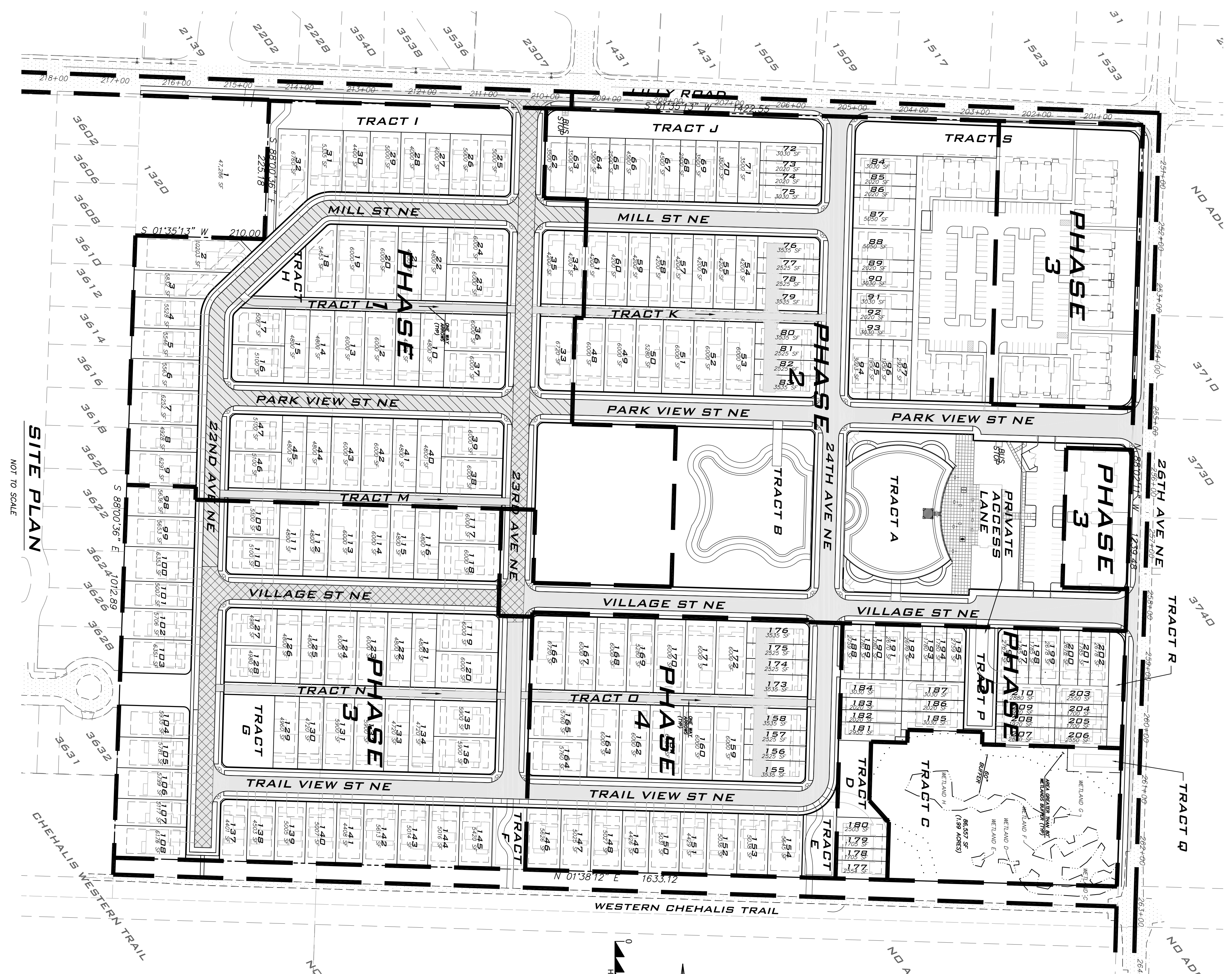


VILLAGE AT MILL POND - PHASE 1

SEC 8, TWP 18N, RGE 1W, W.M., THURSTON COUNTY, WASHINGTON



VILLAGE AT MILL POND DEVELOPMENT REQUIREMENTS

ITEM	REQUIRED	PROPOSED
COMMERCIAL FLOOR SPACE, TABLE 5.02		
MIN.	5,000 SF	10,080 SF
MAX.	20,000 SF	7,288 SF
LOOGE		
MIX HOUSING TYPES, TABLE 5.03A - SINGLE FAMILY		
SINGLE FAMILY MIN.	60%	70%
SINGLE FAMILY MAX.	75%	
MULTI-FAMILY MIN.	25%	
MULTI-FAMILY MAX.	40%	30%
REQUIRED VARIETY, TABLE 5.03A		
71-299, MIN.	3	4
AVERAGE HOUSING DENSITY, TABLE 5.05		
MIN.	7 UNITS PER AC (285 UNITS)	300 UNITS
MAX.	13 UNITS PER AC (573 UNITS)	
OPEN SPACE, TABLE 5.05		
MIN.	45.6-3.85=41.75(54% = (2.09)AC)	15% (6.34 AC)
MULTIFAMILY OPEN SPACE (TABLE 5.05)		
VILLAGE GREEN, 18.05(0.8)X2	15% (0.58 AC)	37% (1.43 AC)
MIN.	1 AC	
MAX.	4 AC	1.0 AC

PROJECT INFORMATION

SITE ADDRESS: 2400 LILLY RD. NE
OLYMPIA, WA 98506
PARCEL NUMBER: 11809220100
ZONING: NY
SITE AREA: 45.6 AC
WATER SERVICE: CITY OF OLYMPIA
SEWER SERVICE: CITY OF OLYMPIA
SOILS: KAPROWSKI SUT LOAM, FRENCH SANDY LOAM, SANDY LOAM, MORGANVILLE SANDY LOAM, ALDENWOOD GRAVELLY SANDY LOAM
99 SINGLE-FAMILY DETACHED 5,678 SF LOTS
23 SINGLE-FAMILY DETACHED 3,223 SF LOTS
88 TOWNHOME 3,148 SF AVERAGE LOTS
90 MULTI-FAMILY APARTMENTS
300 TOTAL UNITS (INCLUDES ONE EX RESIDENCE)
10,080 SF COMMERCIAL
7,288 SF COMMUNITY BUILDING
2.63 AC COMMUNITY GREEN

LEGAL DESCRIPTION

PARCELS 1, 2 OF BOUNDARY LINE ADJUSTMENT NO. B4-1303 AS RECORDED AUGUST 26, 1933, UNDER AUDITOR'S FILE NO. 92062820152, SITUATED IN THURSTON COUNTY, WASHINGTON.
BOUNDARY NOTE
THIS DRAWING DOES NOT REPRESENT A BOUNDARY SURVEY. THE AREA SHOWN IS BASED ON RECORD DATA.
DENSITY CALCULATIONS PER: 18.05(0.8)X2 (L) & (C)
MAXIMUM ALLOWABLE AVERAGE DENSITY = 13 UNITS PER AC
GROSS AREA = 45.6 AC - 0.5 AC
LESS MIN. VILLAGE = 1.0 AC
CENTER OPEN SPACE
NET AREA = 44.1 AC
441 AC *13 = 573 MAX. ALLOWABLE UNITS
MINIMUM ALLOWABLE AVERAGE DENSITY = 7 UNITS PER AC

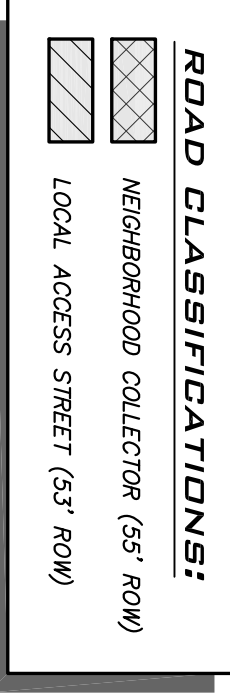
NOTE:

- ONE WAY IN "PRIVATE ALLEY" FROM SOUTH TO NORTH
- "NO PARKING" SIGNS IN ALLEYS
- CARBONAGE PICKUP PADS TO BE ON THE EAST SIDE OF ALLEYS

HOUSING & AREA DISTRIBUTION SUMMARY

TRACT	DESCRIPTION	AREA
TRACT A	STORMWATER/OPEN SPACE	65,585 SF
TRACT B	STORMWATER/VILLAGE GREEN	1,177,000 SF
TRACT C	WETLAND/OPEN SPACE	86,691 SF
TRACT D	COMMUNITY GARDEN	6,899 SF
TRACT E	PARK WITH TRAIL CONNECTION	5,446 SF
TRACT F	PARK WITH TRAIL CONNECTION	9,523 SF
TRACT G	PARK	9,779 SF
TRACT H	PARK	3,777 SF
TRACT I	TREE TRACT	21,268 SF
TRACT J	TREE TRACT	19,418 SF
TRACT K	STORMWATER/PRIVATE ALLEY	9,020 SF
TRACT L	STORMWATER/PRIVATE ALLEY	8,478 SF
TRACT M	STORMWATER/PRIVATE ALLEY	8,900 SF
TRACT N	STORMWATER/PRIVATE ALLEY	8,880 SF
TRACT O	STORMWATER/PRIVATE ALLEY	9,040 SF
TRACT P	STORM WATER/PRIVATE ACCESS LANE	9,524 SF
TRACT Q	SEWER LIFT STATION	2,528 SF
TRACT R	TREE TRACT	5,732 SF
TRACT S	TREE TRACT	6,166 SF

PHASE	COMMERCIAL	COMMUNITY	S.F. LOTS	ZERO LOTS	T.H. LOTS	APT./FLAT UNITS	PHASE TOTALS	TOTALS/TYPE
1A	0	0	28	8	14	0	50	138
1B	0	0	21	8	32	27	88	97
2A	10,080	0	27	7	0	63	97	128
2B	0	7,288	0	0	34	0	31	34
3	0	0	0	0	0	0	0	34
UNIT TYPE TOTALS			99	23	88	90	90	300
UNIT TOTALS								70,076
AREA TOTALS	10,080	7,288						30,006



Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(DMT/INDORWA)

APPROVED FOR CONSTRUCTION

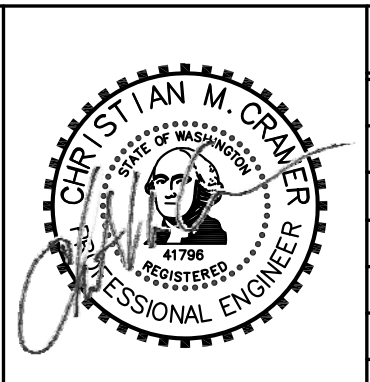
BY: _____ DATE: _____
Engineering Plans Examiner
APPROVAL EXPIRES: _____



VILLAGE AT MILL POND
(ZERO LOT LINE DEVELOPMENT)
2400 LILLY ROAD, LLC
2400 LILLY RD
OLYMPIA, WA 98506



PHASE 1 - CONSTRUCTION
PLAT MAP (OVER ALL)



R#	DATE	DESCRIPTION	BY
1	3/17/14	SANITARY SEWER REVISIONS	DAW

DRAWING NO. **C2.0**
PROJECT # 09516
DATE 9/14
SHEET NO. SH 2 OF 52