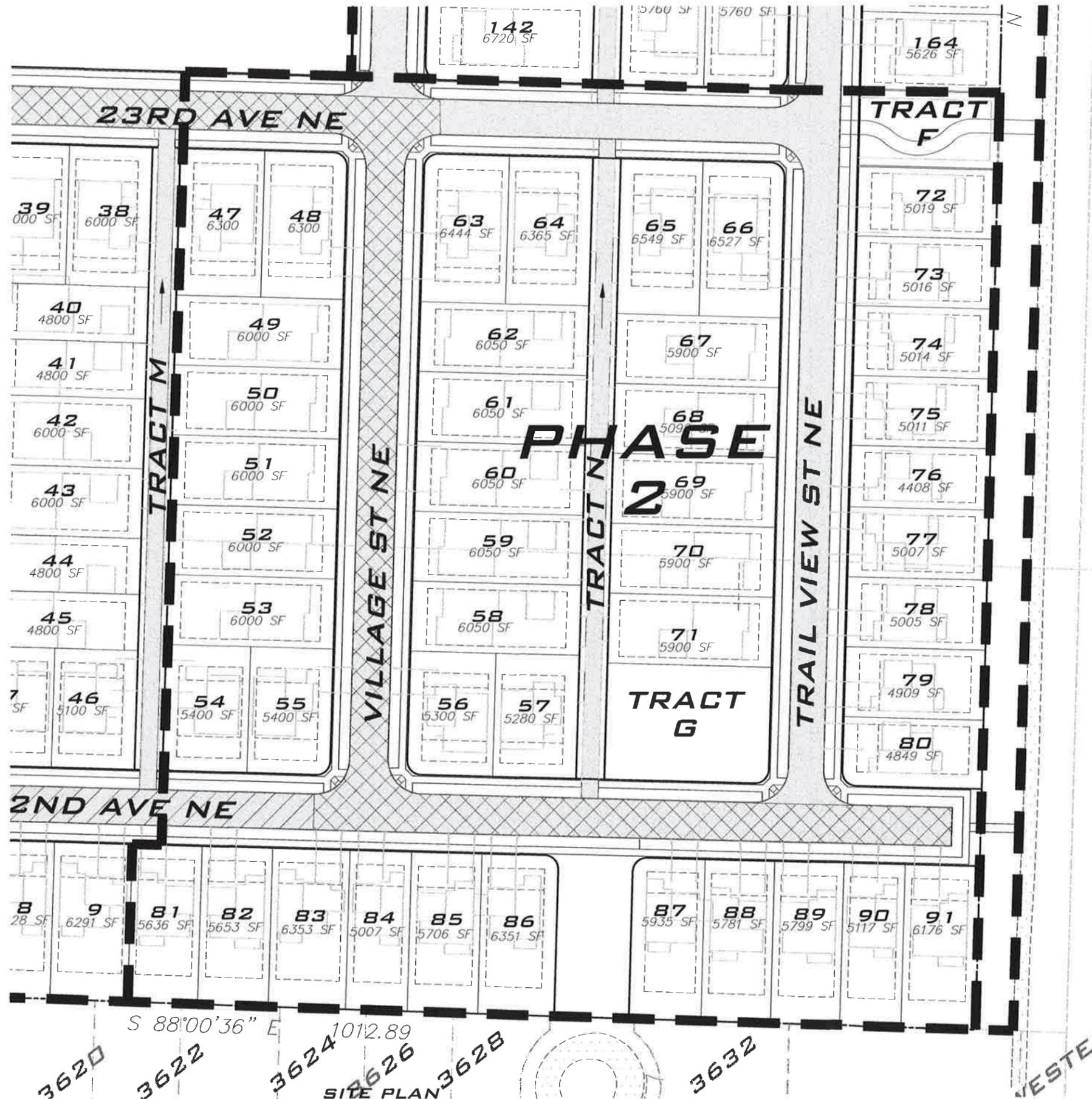


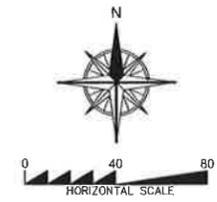
VILLAGE AT MILL POND - PHASE 2

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



SITE PLAN

NOT TO SCALE



ROAD CLASSIFICATIONS:

- NEIGHBORHOOD COLLECTOR (55' ROW)
- LOCAL ACCESS STREET (53' ROW)

CITY OF OLYMPIA COORDINATE SYSTEM

VERTICAL DATUM
CITY OF OLYMPIA MSL

BENCH MARK No. = 228
ELEVATION = 165.19'

RECEIVED
APR 28 2017
COMMUNITY PLANNING AND DEVELOPMENT DEPT.

Call 2 Working Days Before You Dig
1-800-424-5555
Utilities Underground Location Center
(ID, MT, ND, OR, WA)

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____
Engineering Plans Examiner

APPROVAL EXPIRES: _____

BY	DESCRIPTION
R#	DATE



PHASE 2
PLAT MAP
PHASE 2

PATRICK HARRON & ASSOCIATES, LLC
Civil Engineering & Planning
8270 28th Court NE, Suite 201, Lacey, WA 98516
Phone: 360.459.1102 / Fax: 360.459.1013
Web: patrickharron.com

PROJ. NO:	09516	EDGE BY:	SC
DWN. BY:	DAW	CHK. BY:	CMC

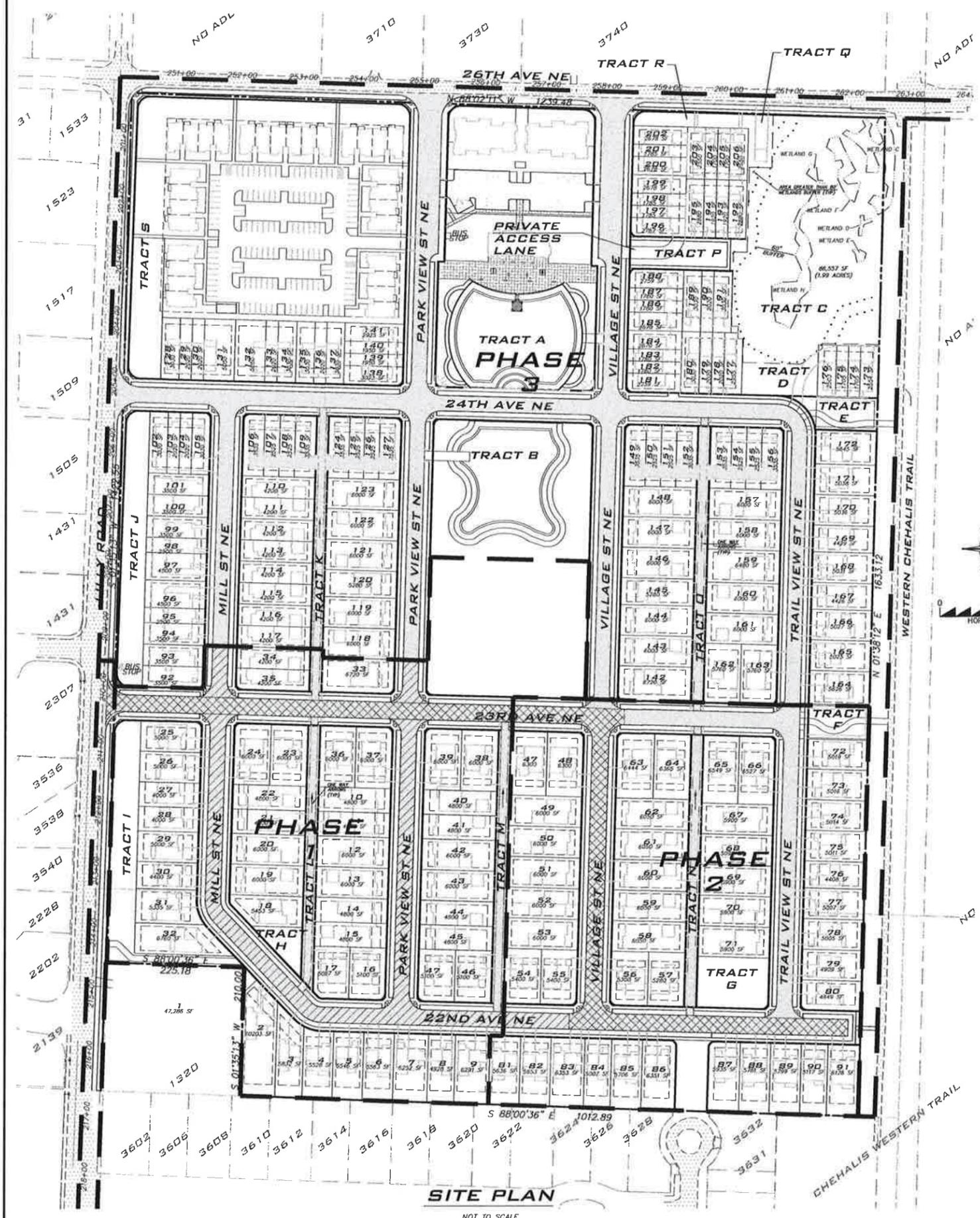
VILLAGE AT MILL POND
(ZERO LOT LINE DEVELOPMENT)

2400 LILLY ROAD, LLC
2400 LILLY RD
OLYMPIA, WA 98506

SHEET NAME:	NA
DATE:	4/17
PROJECT NO.:	09516
DRAWING NO.:	C2.0
SH	2 OF 2

VILLAGE AT MILL POND - PHASE 2

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



SITE PLAN

NOT TO SCALE

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	
LODGE		7,288 SF
MIX HOUSING TYPES, TABLE 5.03A - SINGLE FAMILY		
SINGLE FAMILY MIN.	60%	70%
SINGLE FAMILY MAX.	75%	
MULTI-FAMILY MIN.	25%	30%
MULTI-FAMILY MAX.	40%	
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.	45.8-3.85=41.75x5% = (2.09AC)	15% (8.34 AC)
MULTIFAMILY OPEN SPACE (TABLE 5.05)	15% (0.58 AC)	37% (1.43 AC)
VILLAGE GREEN, 18.05.080.N.2		
MIN.	1 AC	1.0 AC
MAX.	4 AC	

TRACT	DESCRIPTION	AREA
TRACT A	STORMWATER/OPEN SPACE	65,585 SF
TRACT B	STORMWATER/VILLAGE GREEN	117,000 SF
TRACT C	WETLAND/OPEN SPACE	86,691 SF
TRACT D	COMMUNITY GARDEN	6,889 SF
TRACT E	PARK WITH TRAIL CONNECTION	5,446 SF
TRACT F	PARK WITH TRAIL CONNECTION	5,523 SF
TRACT G	PARK	9,794 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	8,4789 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 BUFFER	5,732 SF
TRACT S	TREE TRACT	6,166 SF

PROJECT INFORMATION

SITE ADDRESS: 2400 LILLY RD. NE
OLYMPIA, WA 98506
PARCEL NUMBER: 11808220100
ZONING: NV
SITE AREA: 45.6 AC
WATER SERVICE: CITY OF OLYMPIA
SEWER SERVICE: CITY OF OLYMPIA
SOILS: KAPOWSIN SILT LOAM
YELM FINE SANDY LOAM
MCKENNA GRAVELLY SILT LOAM
EVERETT VERY GRAVELLY SANDY LOAM
INDIANOLA LOAMY SAND
ALDERWOOD 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

PARCEL "A" OF BOUNDARY LINE ADJUSTMENT NO. BLA-1303 AS RECORDED AUGUST 26, 1993, UNDER AUDITOR'S FILE NO. 9308260152. 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 18.05.080 (B) & (C)

MAXIMUM ALLOWABLE AVERAGE DENSITY = 13 UNITS PER AC

GROSS AREA = 45.6 AC
LESS CRITICAL AREA = -0.5 AC
LESS MIN. VILLAGE = -1.0 AC
CENTER OPEN SPACE

NET AREA = 44.1 AC

44.1 AC *13 = 573 MAX. ALLOWABLE UNITS

MINIMUM ALLOWABLE AVERAGE DENSITY = 7 UNITS PER AC

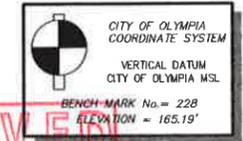
GROSS AREA = 45.6 AC
LESS CRITICAL AREA & BUFFERS = 1.99 AC
LESS STORM TRACTS = 2.94 AC
LESS EXISTING RIGHT-OF-WAY = 0.0 AC
LESS PUBLIC DEDICATIONS = 0.0 AC

NET AREA = 40.67 AC

40.67 AC *7 = 285 MIN. ALLOWABLE UNITS.

NOTE:

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



ROAD CLASSIFICATIONS:

- NEIGHBORHOOD COLLECTOR (55' ROW)
- LOCAL ACCESS STREET (53' ROW)



APPROVED FOR CONSTRUCTION
BY: _____ DATE: _____
Engineering Plans Examiner
APPROVAL EXPIRES: _____

PHASE 2
PLAT MAP
(OVER ALL)

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PROJECT NO: 09516
SHEET NO: SC
DATE: 4/17
PROJECT NAME: VILLAGE AT MILL POND (ZERO LOT LINE DEVELOPMENT)
DRAWING NO: C2.0
SHEET 1 OF 2