

516 Stoll Road Apartments

July 26, 2018

Written Description:

The existing site has a small single family home with a driveway, and shop. The proposal is to demo the existing house and shop and construct a new 3 story, 54 residential unit building with 68 surface parking stalls and 6 structured parking stalls. The building will also have tenant amenities, such as fitness room, lounge area, leasing office, waiting room, public restroom as well as others. The exact unit mix has not yet been determined, however there will be a mix of 2 bedroom, 1 bedroom and studio units.

It is the initial intent to design the parking areas to have pervious asphalt surfaces. We are also anticipating that additional Right-of-way will need to be dedicated and frontage improvements will need to be provided. As part of this project, we intent to extend sanitary sewer to the south property line and connect to the new building.

In walking the site, we do not anticipate there to be any critical areas.

Once we receive the city comments, if we choose to proceed, we would anticipate ordering a soils report, level V tree plan, and a TIA, along with a full survey and civil engineering documents and studies.