



DESIGN REVIEW APPLICATION - CONCEPT

OFFICIAL USE ONLY

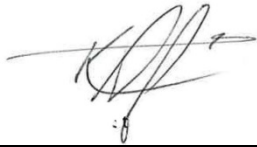
Case #: 18-0709 Master File #: _____ Date: 2/28/18 JL
Received By: N.FLOYD/S.LODHOLM Related Cases: _____ Project Planner: C.MCCOY
Project Name: Stoll Road Apartments
Site Address: 431 Stoll Road
Applicant Name: 4th Street Housing, LLC
Phone Number: 360-352-4553
E-Mail Address: glennwellsarchitect@gmail.com
Description of Project: New 50 unit apartment building, four floors with 68 parking stalls and 5 street stalls.

A Concept Design Review Application shall be submitted electronically with two hard copies and shall include:

1. **General Land Use Application** Refer to the **General Land Use Application for Submittal requirements**
2. Certified list of property owners within 300 feet of project site prepared by a title company. Submit the list on a flash drive or memory stick in Excel worksheet format.
3. Context Plan including plan and elevation views in relation to surrounding properties illustrating:
 - ☐ Footprint(s) of proposed and existing buildings, including those within 100' of the project site on the same side of the street.
 - ☐ Scaled elevations of proposed and existing buildings, including those within 100' of the project site on the same side of the street.
4. Preliminary Site Plan illustrating:
 - ☐ Property lines with distances.
 - ☐ Adjacent public rights-of-way.
 - ☐ Existing and proposed grades at 2-foot contour intervals.
 - ☐ Existing and proposed site features, including stormwater facilities and soil and vegetation protection areas.
 - ☐ Existing and proposed building footprint(s) with dimensioned setbacks from property lines.
 - ☐ Clearly delineated and labeled landscape and hardscape areas.
5. Preliminary Landscape Plan meeting the provisions of OMC 18.36, illustrating features such as, but not limited to:
 - ☐ Location of existing (to remain) and proposed plants.
 - ☐ Type of existing and proposed plants (i.e., groundcover, shrub, tree).
 - ☐ Graphic depiction of the size of proposed tree canopies at maturity on plan.
 - ☐ Clearly delineated and labeled landscape, hardscape, and building areas.

6. Preliminary Building Elevations (fully scale and dimension each elevation) illustrating:
- ☐ Building elevations of all sides of the building(s) labeled as north, south, east or west elevation.
 - ☐ Location of building doors and windows.
 - ☐ Indicate finished floor elevations and location of exterior steps and stairways.
 - ☐ Area(s) on building where signs will be installed.

This form has been approved for use by the Olympia Community Planning and Development (CPD) Department.



Keith Stahley, Director,
Community Planning and Development

12/1/2016

Date

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2 PHOTO



1 PHOTO



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3 PHOTO



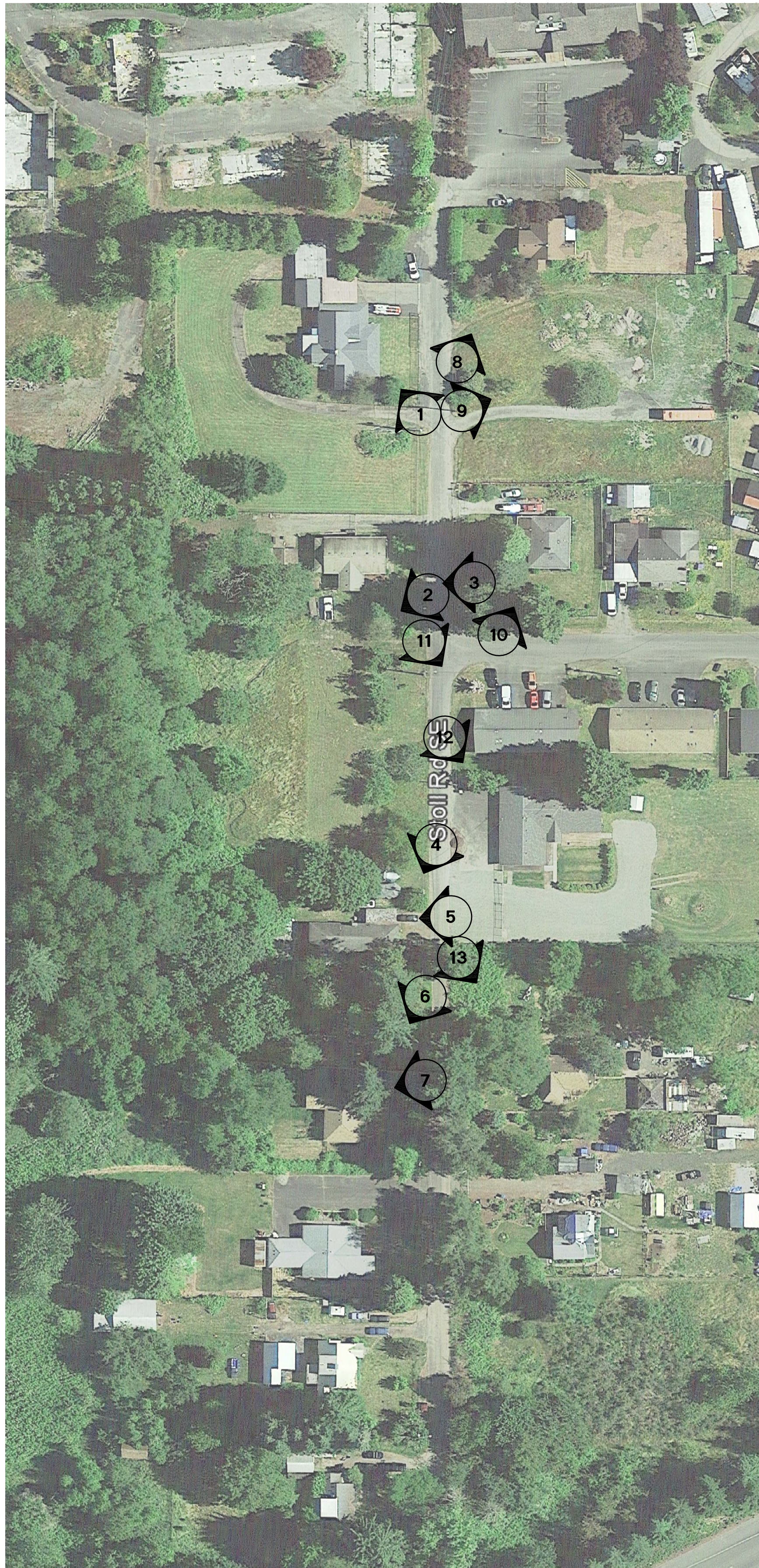
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CONTEXT PLAN
N.T.S.



8 PHOTO



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10 PHOTO



11 PHOTO



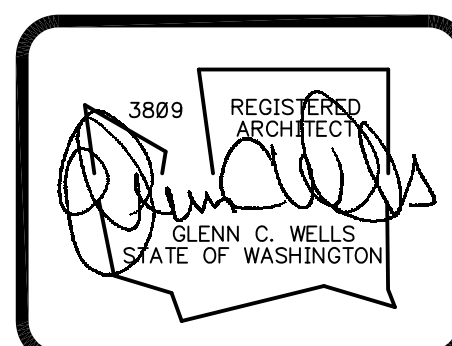
12 PHOTO



13 PHOTO



GLENN C WELLS, A.I.A.
324 WEST BAY DRIVE SUITE 102 OLYMPIA, WA 98502
(360) 352-4553



date: 02-28-17
drawn: R.C.T.
checked: G.C.W.

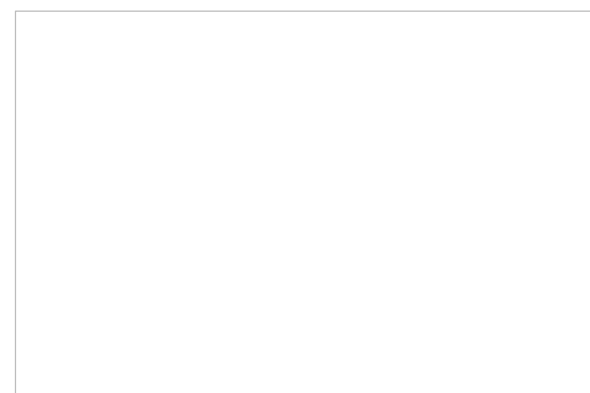
city issue: .
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title:	sheet no.
CONTEXT PHOTOS STOLL ROAD APARTMENTS 431 STOLL ROAD OLYMPIA, WASHINGTON	CONTEXT 1.0

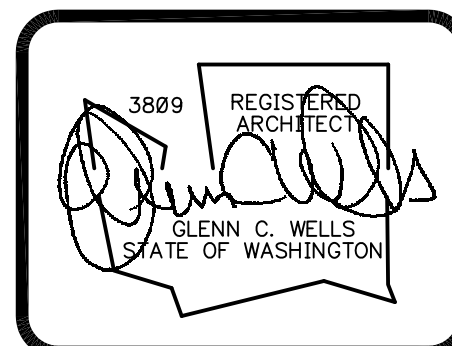
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CONTEXT ELEVATION
SCALE: 1/16"=1'-0"



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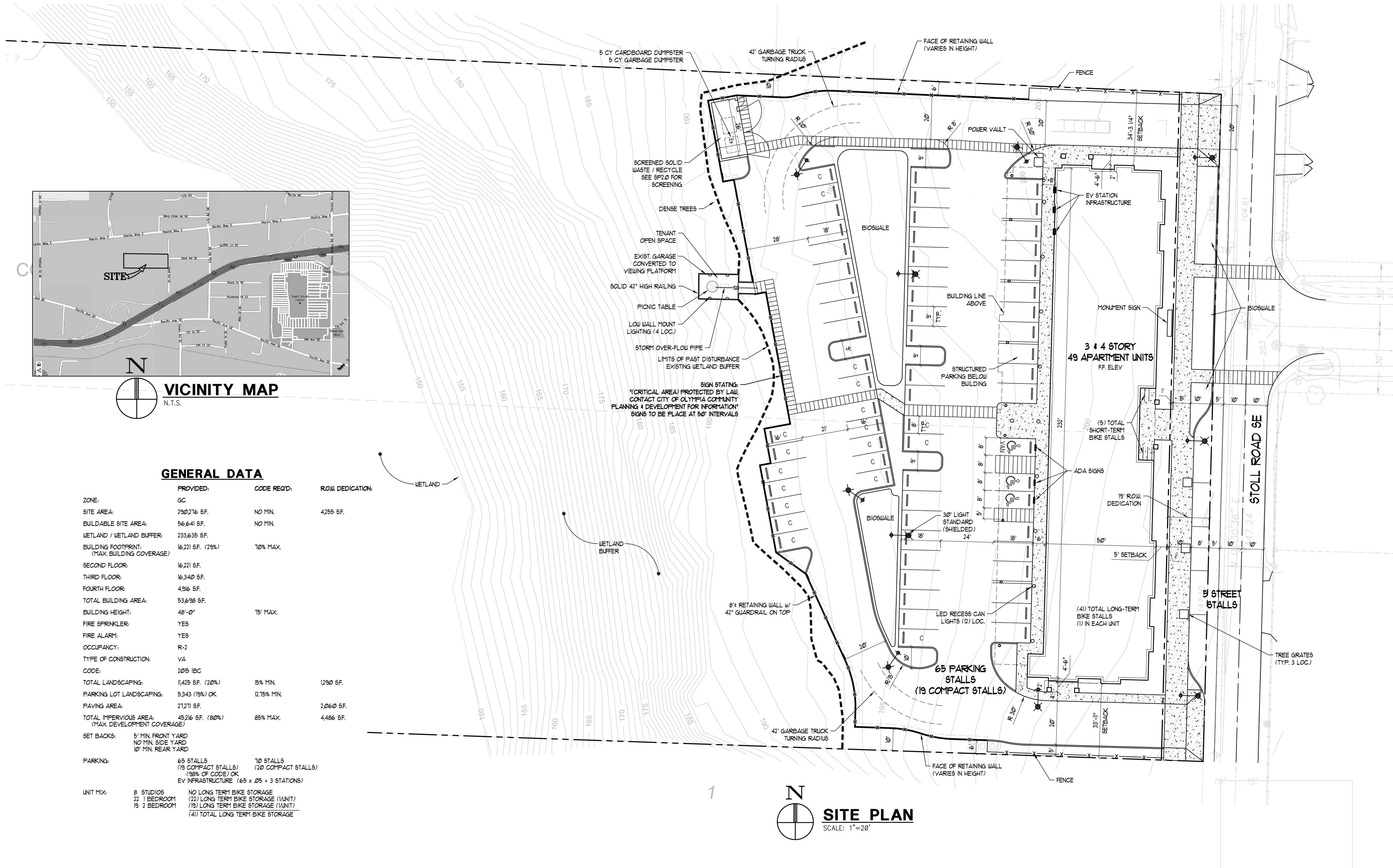
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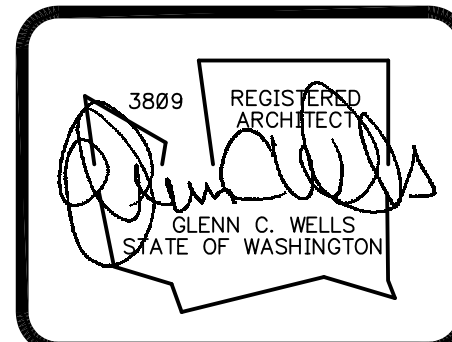
**CONTEXT ELEVATIONS
STOLL ROAD APARTMENTS**
431 STOLL ROAD
OLYMPIA, WASHINGTON

sheet no.

**CONTEXT
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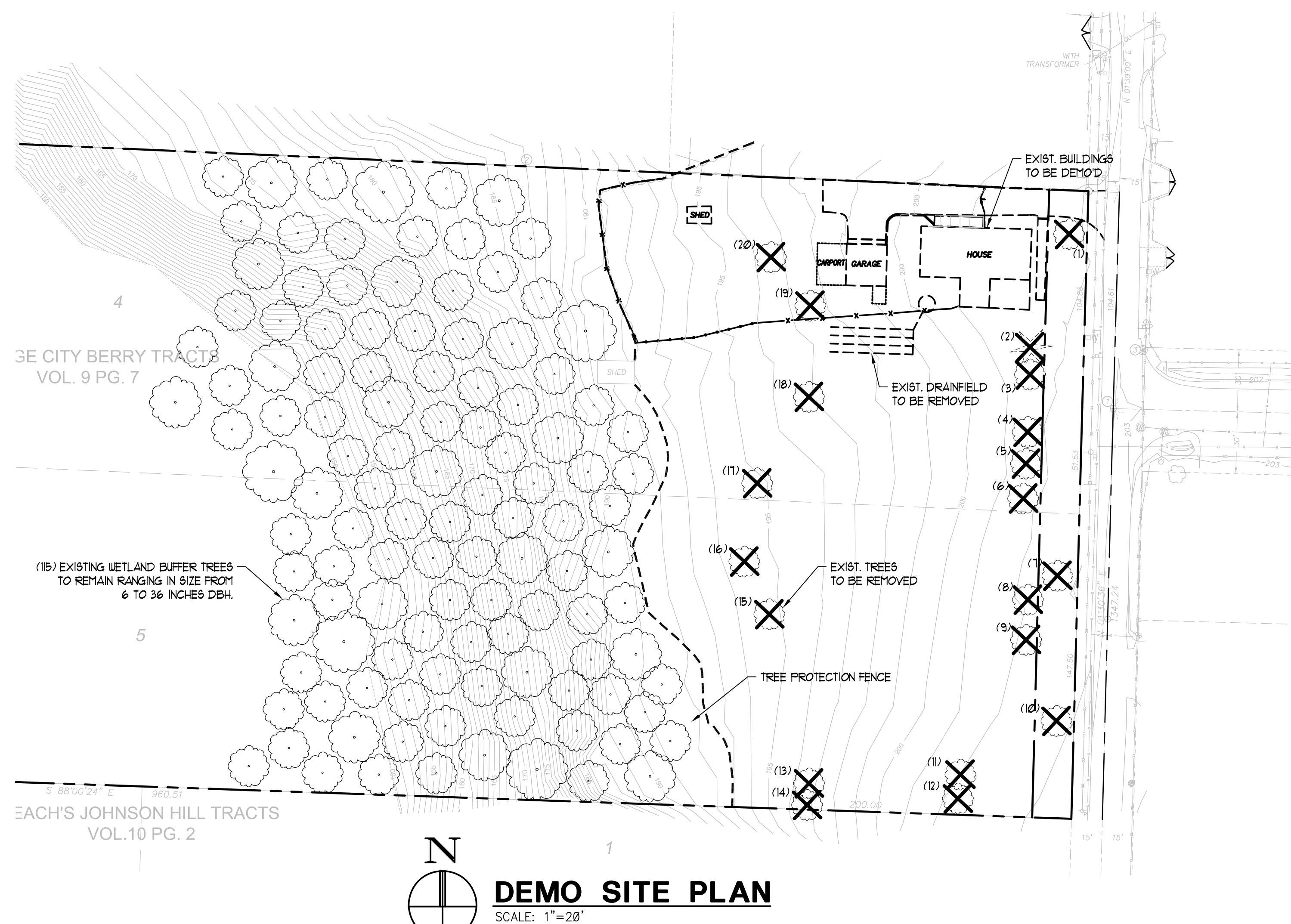
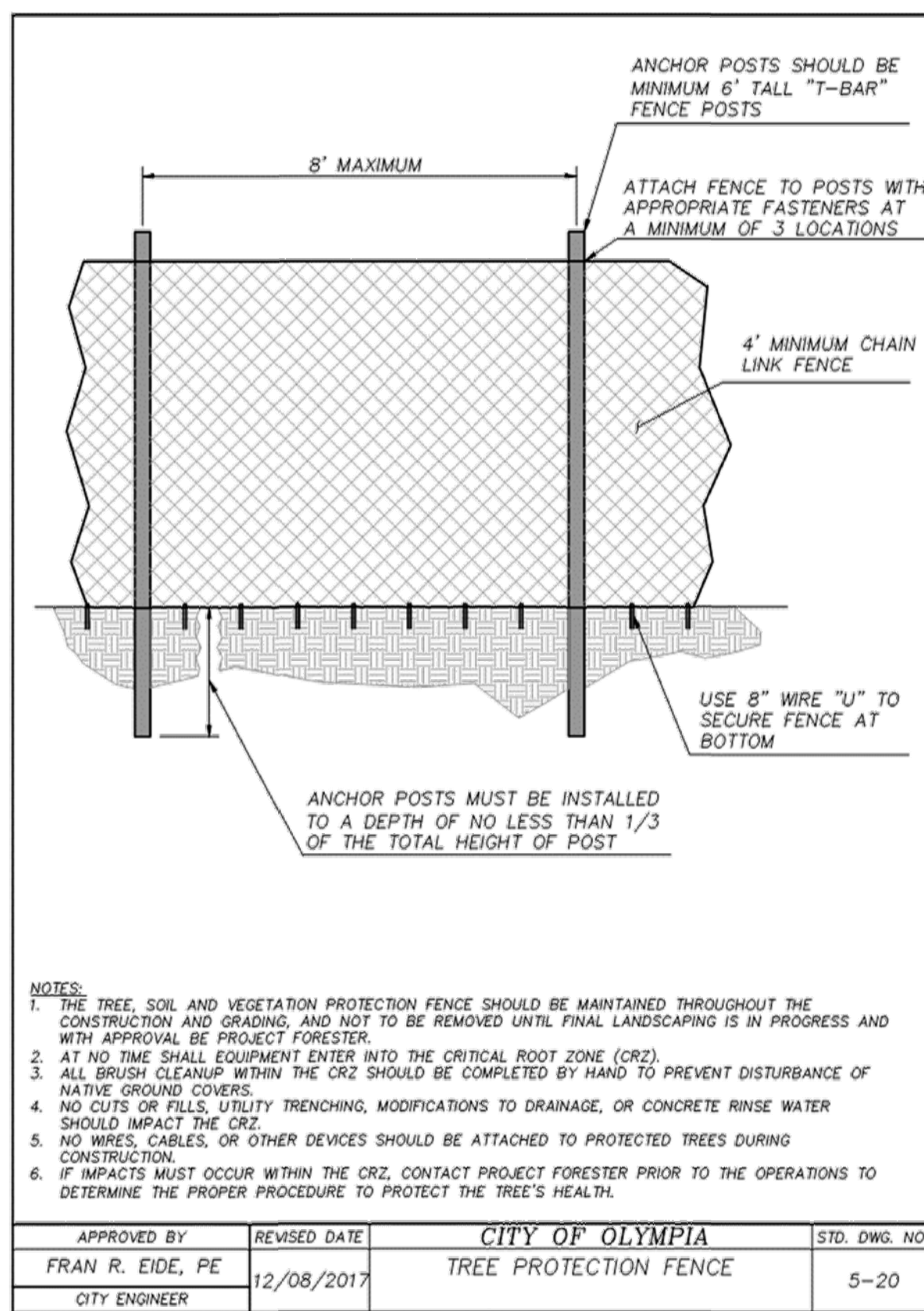
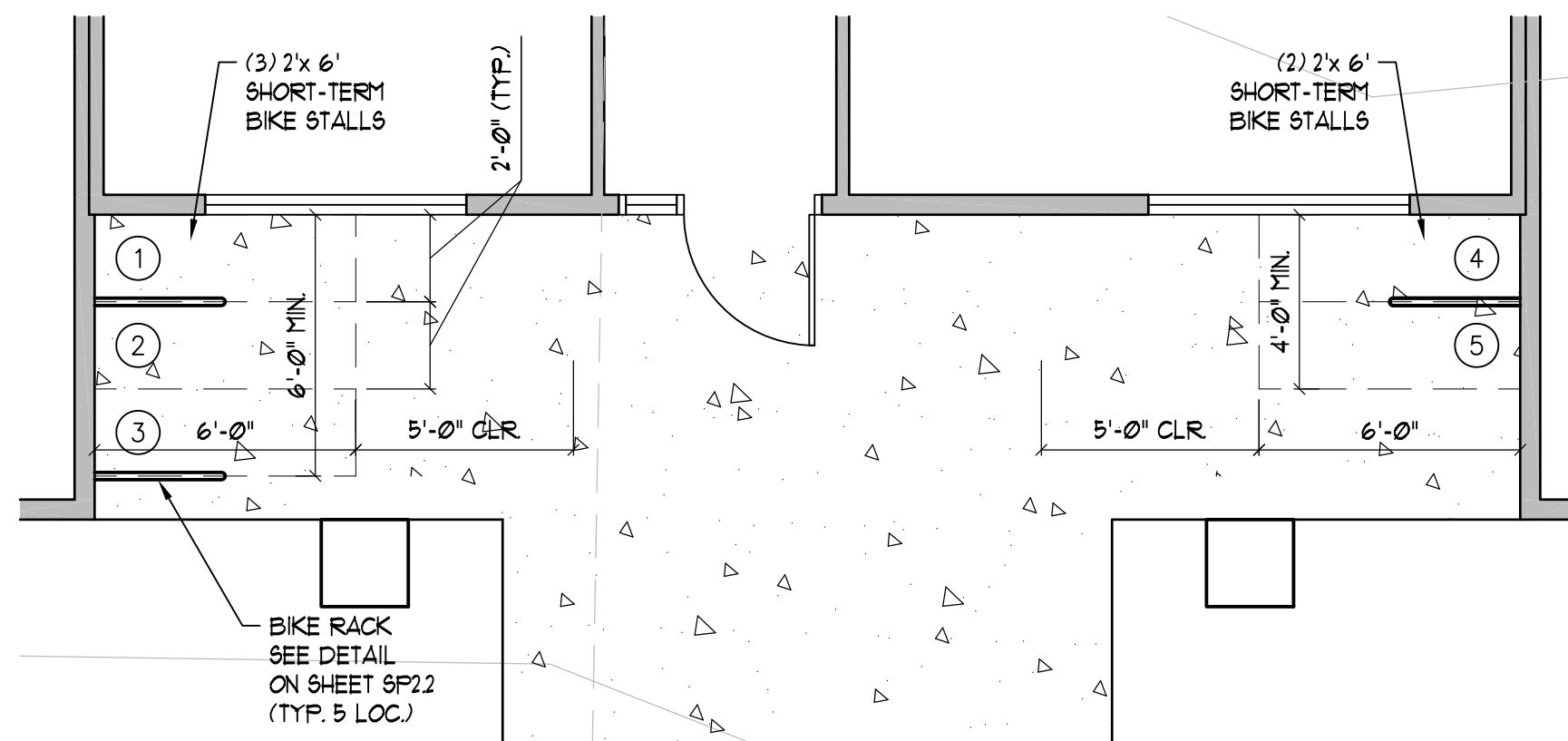
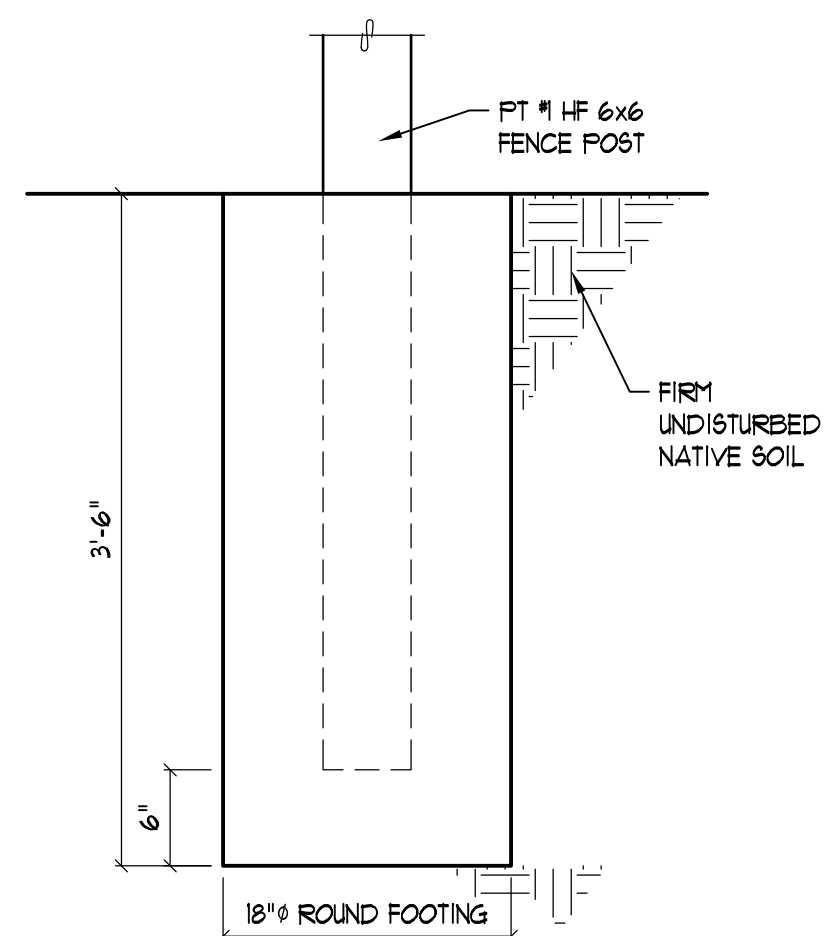
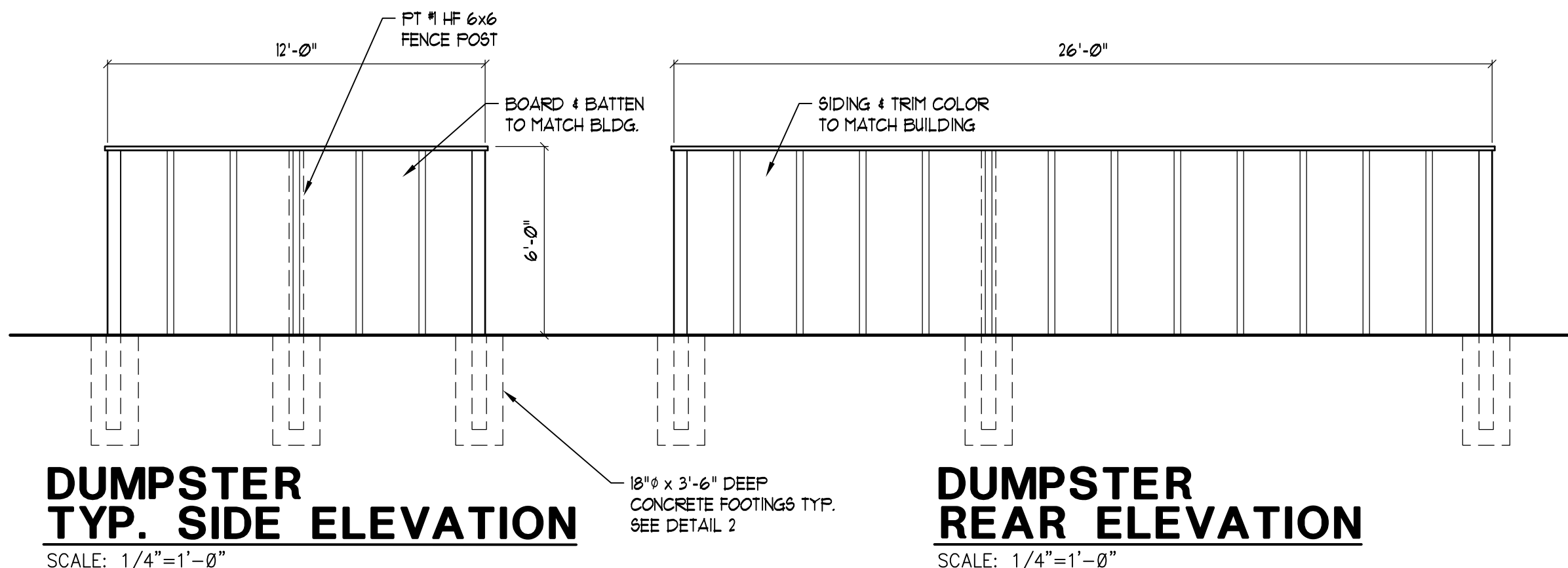
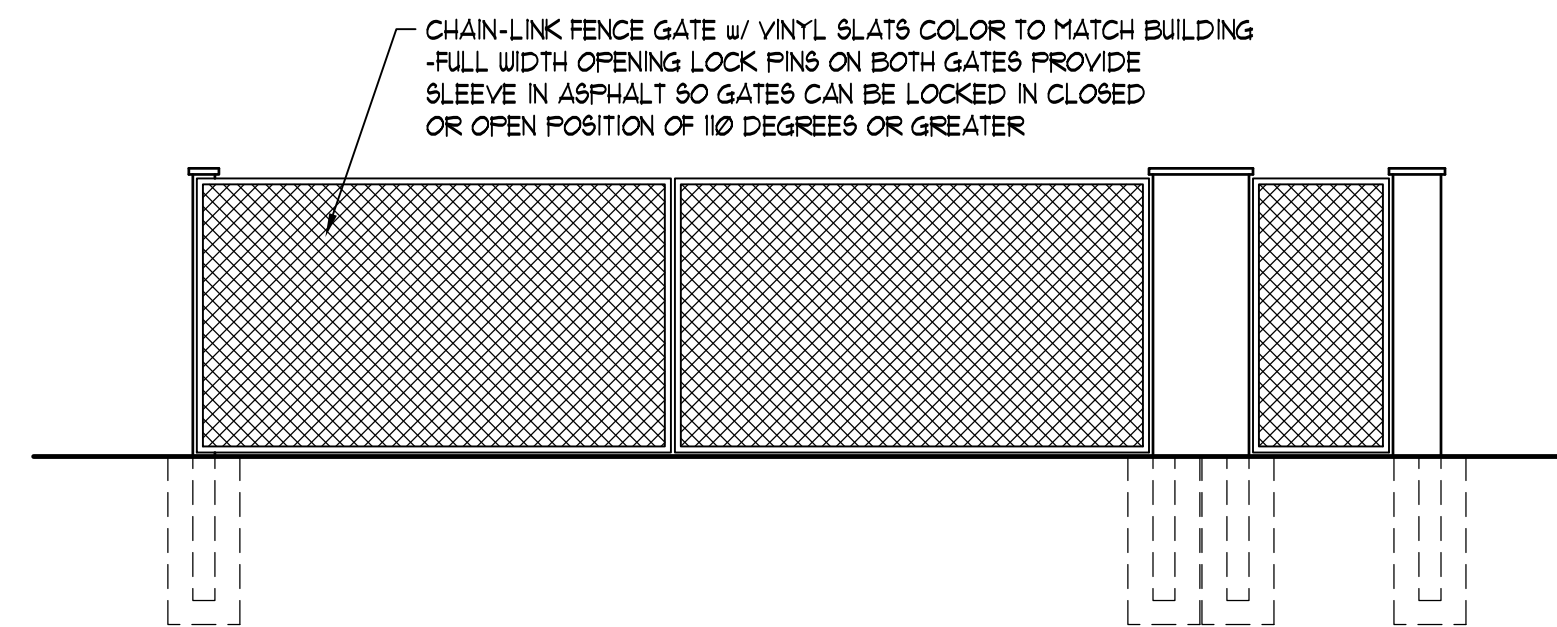
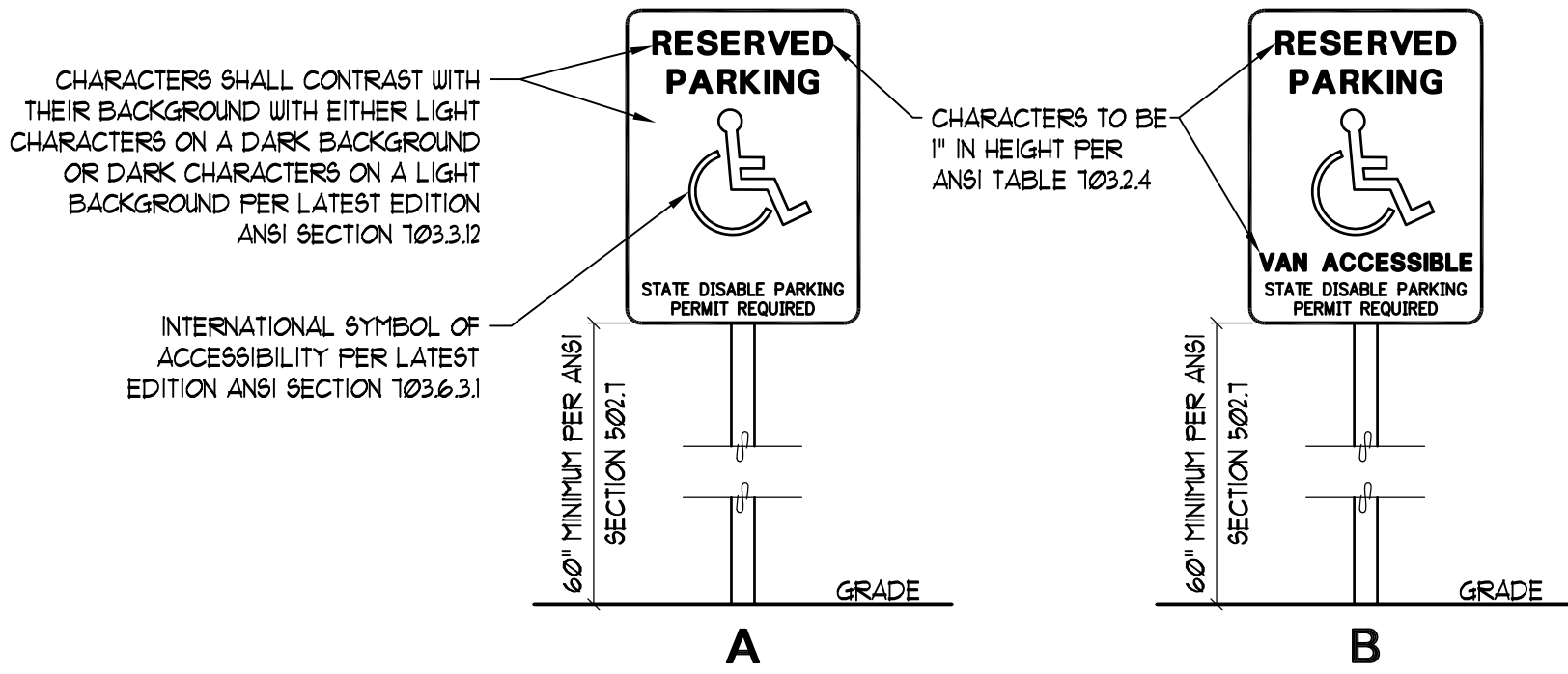


date: 02-28-17
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city issue: 09-05-18 LAND-USE REVISION

revisions:

title:	sheet no.
SITE PLAN STOLL ROAD APARTMENTS 501 STOLL ROAD OLYMPIA, WASHINGTON	SP1.0



Chapter 7 Tree Protection Measures

7.1 Placing Materials near Trees

No person may conduct any activity within the protected area of any tree designated to remain including but not limited to parking equipment, placing solvents, storing building material and soil deposits, dumping concrete washout and locating burn holes

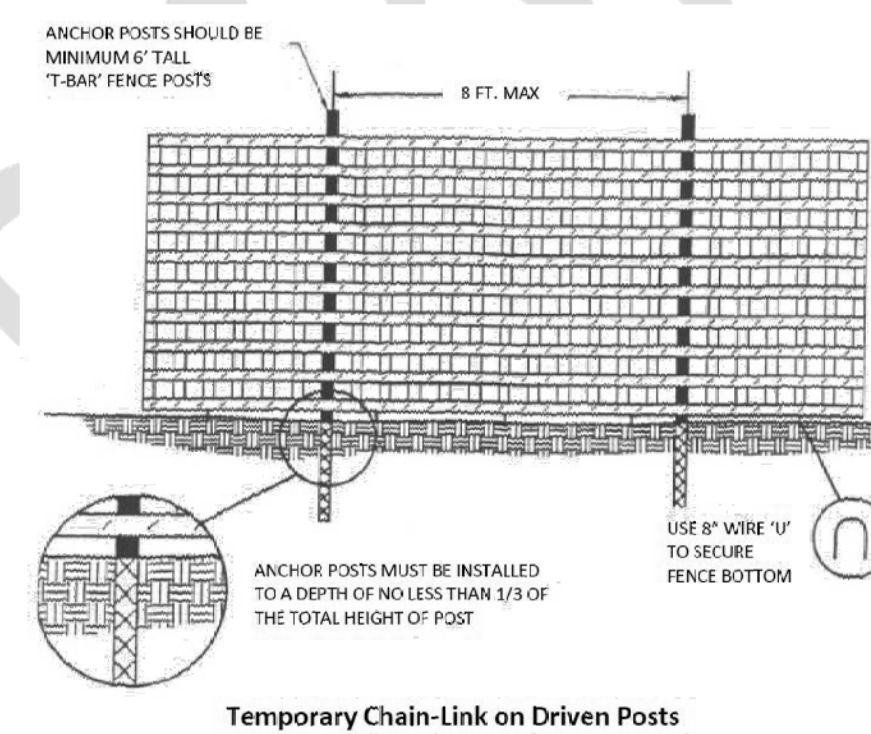
7.2 Attachments to Trees

During construction no person shall attach any object to any tree designated for protection

7.3 Protective Barrier

Before development, land clearing, filling or any land alteration for which a Tree Removal Permit is required, the applicant:

- Shall erect and maintain readily visible protective tree fencing along the outer edge and completely surrounding the protected area of all protected trees or groups of trees. Fences shall be constructed of chain link and at least four feet high, unless other type of fencing is authorized by the Urban Forester



- May be required to cover with mulch to a depth of at least six (6) inches or with plywood or similar material the areas adjoining the critical root zone of a tree in order to protect roots from damage caused by heavy equipment
- Shall prohibit excavation or compaction of earth or other potentially damaging activities within the barriers
- May be required to minimize root damage by excavating a two (2) foot deep trench to cleanly sever the roots of trees to be retained
- Shall maintain the protective barriers in place until the Urban Forester authorizes their removal or a final Certificate of Occupancy is issued, whichever occurs first
- Shall ensure that any landscaping done in the protected zone subsequent to the removal of the barriers shall be accomplished with light machinery or hand labor

7.4 Grade

- The grade shall not be elevated or reduced within the critical root zone of trees to be preserved without the Urban Forester's authorization. The Urban Forester may allow coverage of up to one-half of the area of the Tree's critical root zone with light soils (no clay) to the minimum depth necessary to carry out grading or landscaping plans, if it will not imperil the survival of the tree. Aeration devices may be required to ensure the tree's survival

- If the grade adjacent to a preserved tree is raised such that it could slough or erode the tree's critical root zone, it shall be permanently stabilized to prevent suffocation of the roots

- The applicant shall not install an impervious surface within the critical root zone of any tree to be retained without the authorization of the Urban Forester. The Urban Forester may require specific construction methods and/or use of aeration devices to ensure the tree's survival and to minimize the potential for root induced damage to the impervious surface

- To the greatest extent practical, utility trenches shall be located outside of the critical root zone of trees to be retained. The Urban Forester may require that utilities be tunneled under the roots of trees to be retained if the Urban Forester determines that trenching would significantly reduce the chances of the trees survival

- Trees and other vegetation to be retained shall be protected from erosion and sedimentation

7.5 Directional Felling

Directional felling of trees shall be used to avoid damage to trees designated for retention

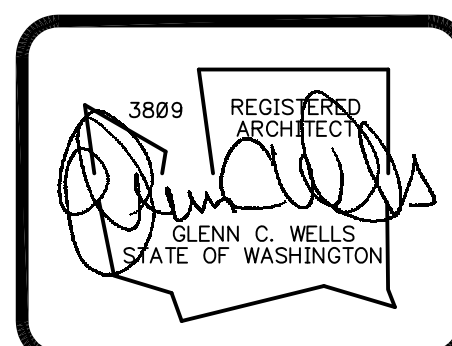
7.6 Additional Requirements

The Urban Forester may require additional tree protection measures which are consistent with accepted urban forestry practices



GLENN C WELLS, A.I.A.

324 WEST BAY DRIVE SUITE 102 OLYMPIA, WA 98502
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checked: G.C.W.

city issue: 09-05-18 LAND-USE REVISION

revisions:

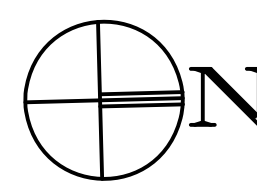
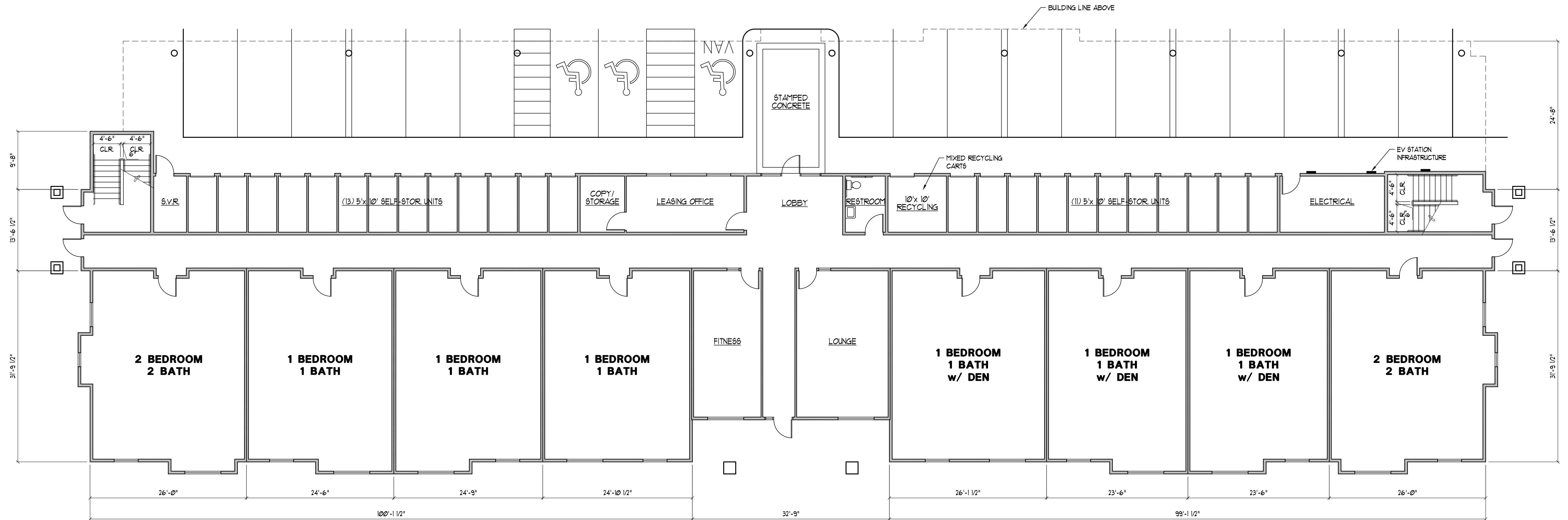
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DEMO SITE PLAN AND DETAILS
STOLL ROAD APARTMENTS
501 STOLL ROAD
OLYMPIA, WASHINGTON

sheet no.

SP2.0

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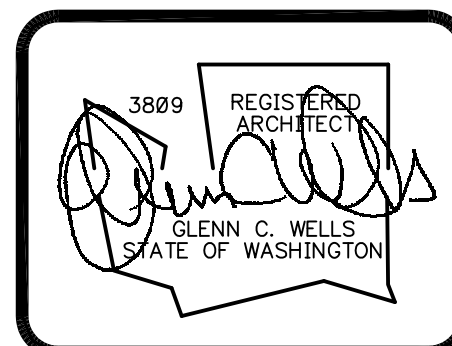
FIRST FLOOR PLAN

SCALE: 1/8"=1'-0"



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324 WEST BAY DRIVE SUITE 102 OLYMPIA, WA 98502
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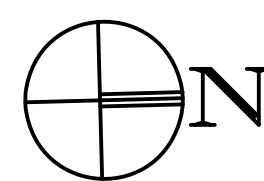
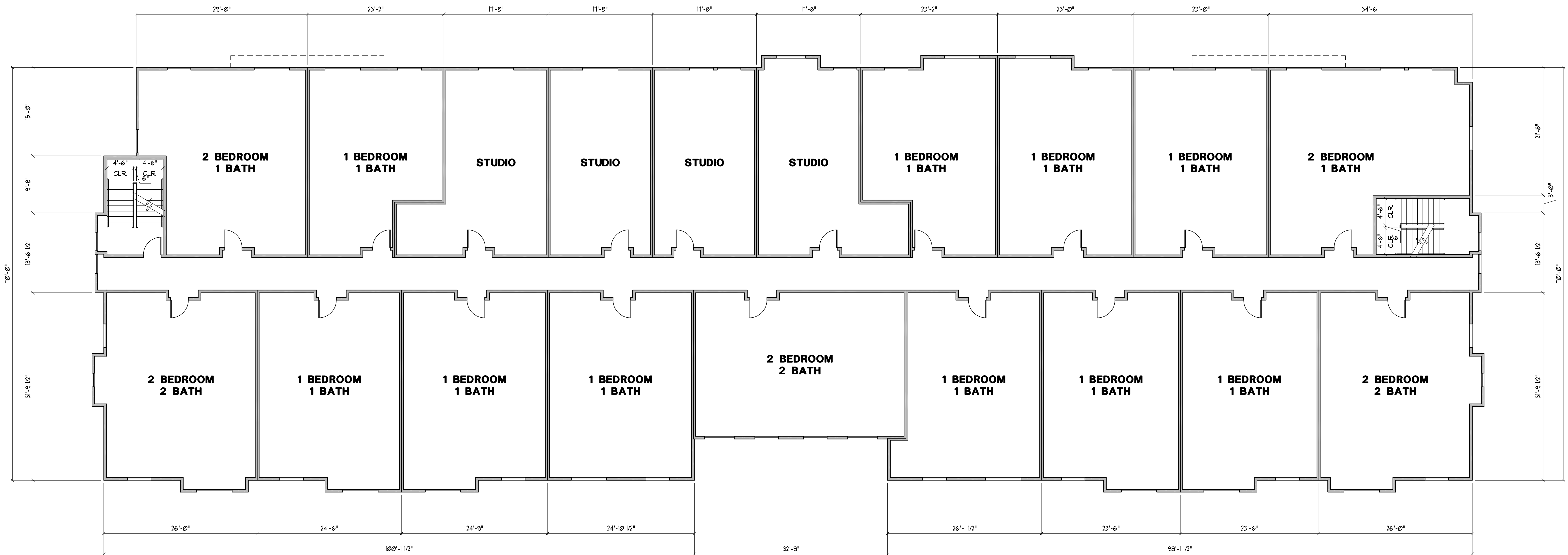
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**FIRST FLOOR PLAN
STOLL ROAD APARTMENTS**
501 STOLL ROAD
OLYMPIA, WASHINGTON

sheet no.

A1.0

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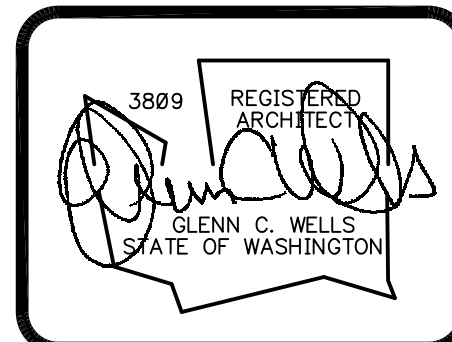
SECOND FLOOR PLAN

SCALE: 1/8"=1'-0"



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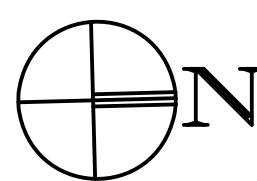
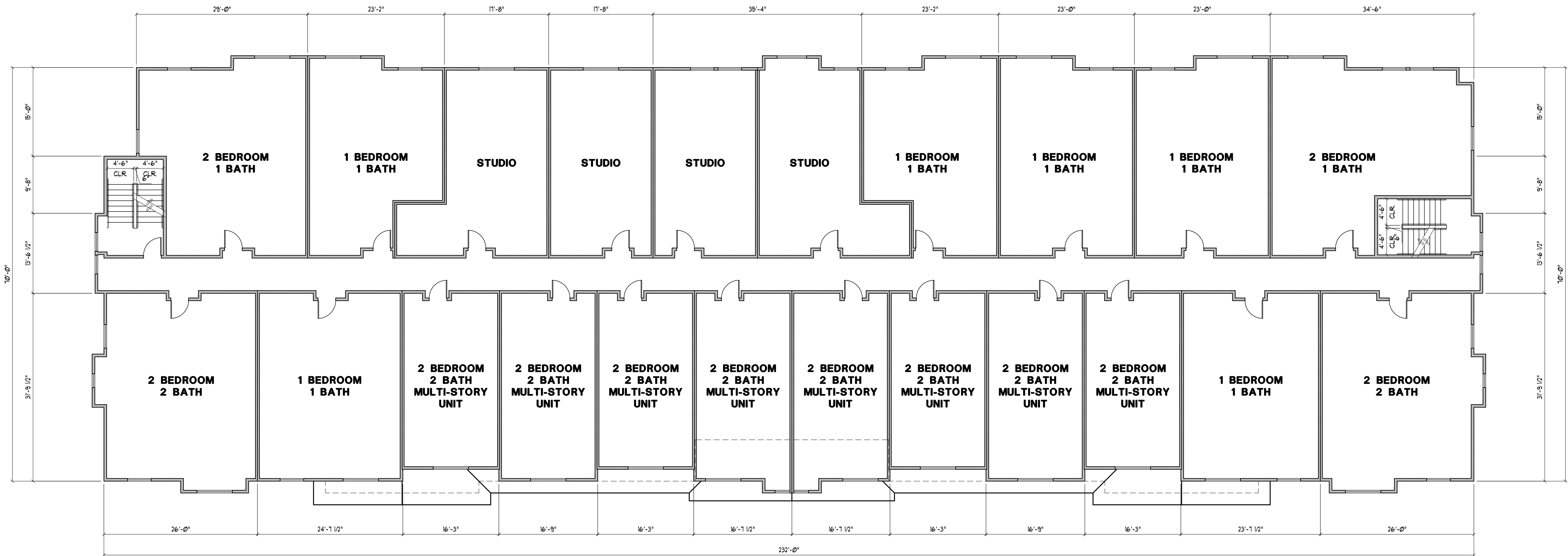
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SECOND FLOOR PLAN
STOLL ROAD APARTMENTS
501 STOLL ROAD
OLYMPIA, WASHINGTON

sheet no.

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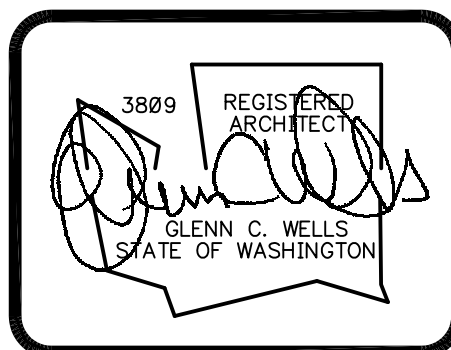
THIRD FLOOR PLAN

SCALE: 1/8"=1'-0"



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324 WEST BAY DRIVE SUITE 102 OLYMPIA, WA 98502
(360) 352-4553



date: 02-28-17

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checked: G.C.W.

city issue: 09-05-18 LAND-USE REVISION

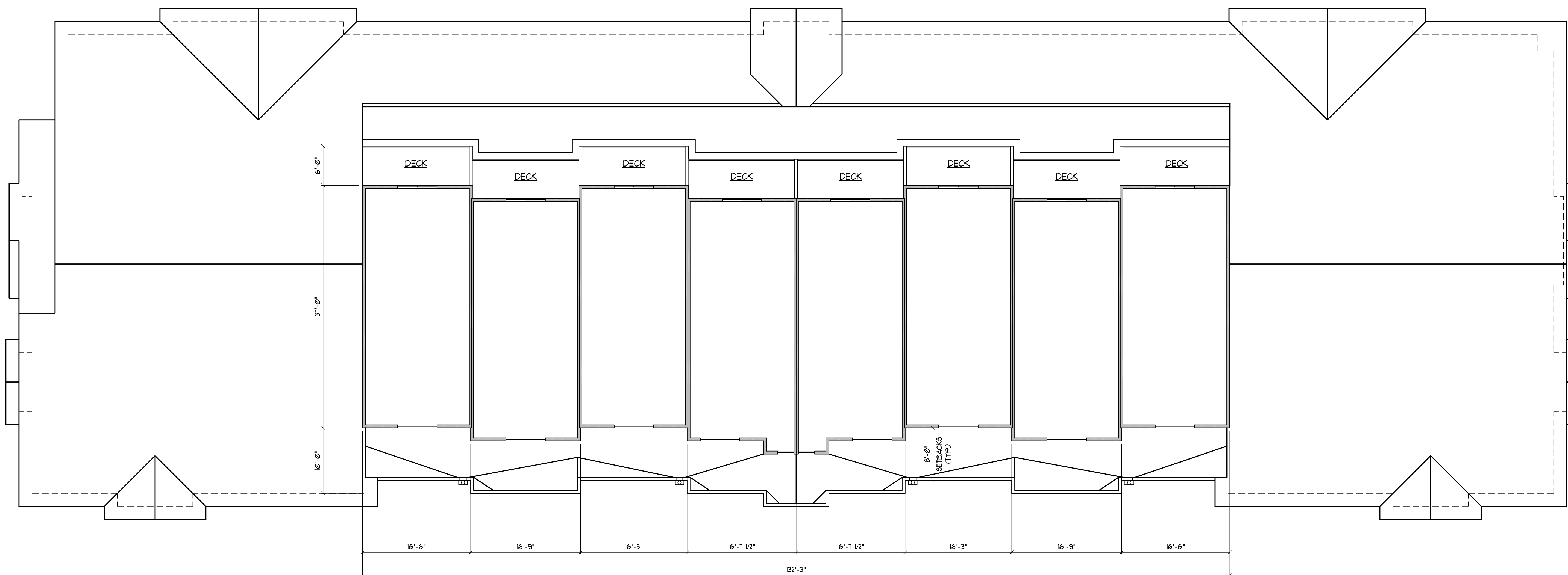
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THIRD FLOOR PLAN
STOLL ROAD APARTMENTS
501 STOLL ROAD
OLYMPIA, WASHINGTON

sheet no.

A3.0



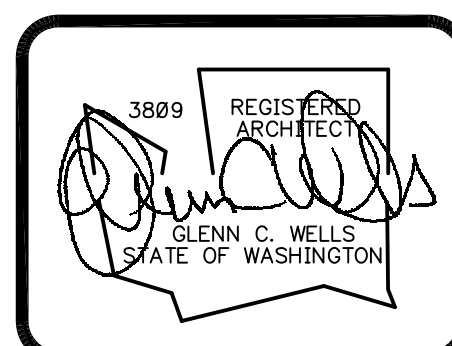
FOURTH FLOOR PLAN

SCALE: 1/8"=1'-0"



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324 WEST BAY DRIVE SUITE 102 OLYMPIA, WA 98502
(360) 352-4553



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revisions:

title:	sheet no.
FOURTH FLOOR PLAN STOLL ROAD APARTMENTS 501 STOLL ROAD OLYMPIA, WASHINGTON	A4.0



WEST ELEVATION

SCALE: 1/8"=1'-0"



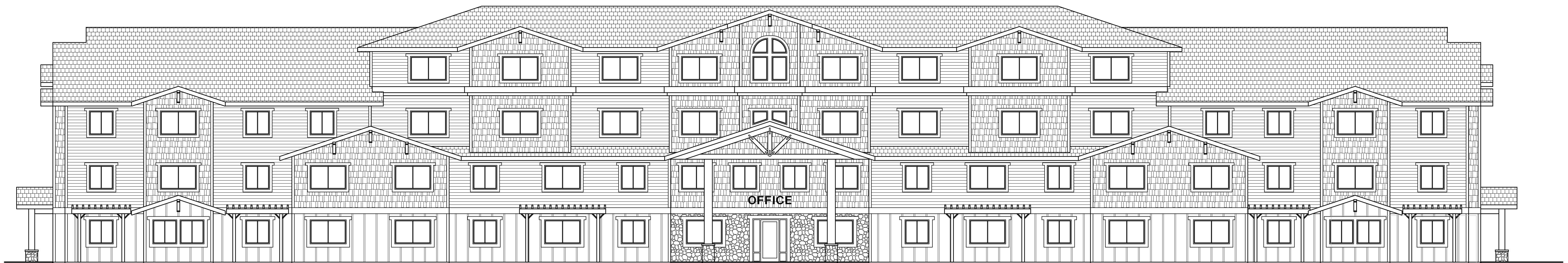
NORTH ELEVATION

SCALE: 1/8"=1'-0"



SOUTH ELEVATION

SCALE: 1/8"=1'-0"



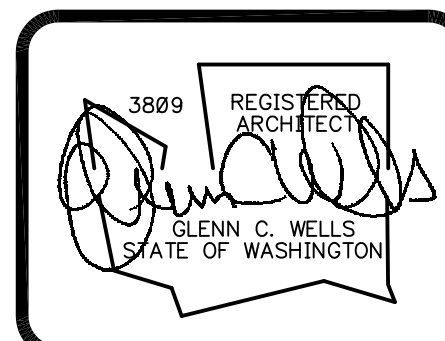
EAST ELEVATION

SCALE: 1/8"=1'-0"



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ELEVATIONS STOLL ROAD APARTMENTS 501 STOLL ROAD OLYMPIA, WASHINGTON	A5.0

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PLANT LIST									
SYMBOL	BOTANICAL NAME	COMMON NAME	QUANTITY	INSTALLED SIZE	MATURE HEIGHT	MATURE DIA.			TYPE OF PLANT
	BETULA JACQUEMONTII 'CLUMPING'	CLUMPING BIRCH	5	2 1/2" CALIPER	25'	8"	DT NN		D
	BETULA NIGRA	RIVER BIRCH	8	2 1/2" CALIPER	—	—	DT NN		D
	PYRUS CALLERYANA 'CAPITAL'	CAPITAL PEAR	6	2 1/2" CALIPER	25'	25'	DT NN		D
	ACER PALMATUM	—	8	2 1/2" CALIPER	—	—	—		—
	SANGO KAKU MAPLE	CORAL BARK MAPLE	6	2 1/2" CALIPER	15'	15'	DT NN		D
	ACER PALMATUM 'DISSECTUM 'RED DRAGON'	RED DRAGON JAPANESE MAPLE	2	2 1/2" CALIPER	20'	6"	DT NN		D
	PICEA OMORIKA 'BURNS'	BRUNS SERBIAN SPRUCE	9	2 1/2" CALIPER	30'	10'	DT NN		EG
	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	11	6" TALL	100'	25'	DT N		EG
	ABIES GRANDIS	GRAND FIR	9	6" TALL	100'	25'	DT N		EG
	PRUNUS EMARGINATA	BITTER CHERRY	8	6" TALL	25'	13'	DT N		D
	CORNUS SERICEA & CORNUS STOLONIFERA	RED & YELLOW TWIG DOGWOOD	51	1 GALLON	6'	6'	—		—
	SARCOCOCCA HIMALAYAN	SWEET BOX	375	1 GALLON	2'	2'	DT NN		EG
	NANDINA DOMESTICA 'FIRE POWER'	HEAVENLY BAMBOO	35	2 GALLON	2'	2'	DT NN		EG
	NANDINA DOMESTICA	HEAVENLY BAMBOO	6	5 GALLON	6'	4'	DT NN		EG
	CAREX OSHINENSIS 'EVERGOLD'	VARIEGATED JAPANESE SEDGE	31	1 GALLON	1'	2'	DT NN		D
	ARCTOSTAPHYLYS UVA-URSI 'MASSACHUSETTS'	KINNINNICK (SPACE 18" O.C.)	—	1 GALLON	—	—	—		—
	JUNCUS ENSOFLIUS	DAGGER-LEAVED RUSH (SPACE 18" O.C.)	—	1 GALLON	—	—	—		—

DT NN DROUGHT TOLERANT NON NATIVE
DT N DROUGHT TOLERANT NATIVE
D DECIDUOUS
EG EVERGREEN

Minimum Density Calculations

The City of Olympia's *Tree Protection and Replacement Ordinance* requires that 30 units per acre of existing trees be retained in the buildable area of the site. The buildable area excludes public rights-of-ways. If suitable trees are not retained in tree protection areas, then trees must be planted to achieve the minimum density requirement.

The following is a summary of the estimated tree density planned for retention:

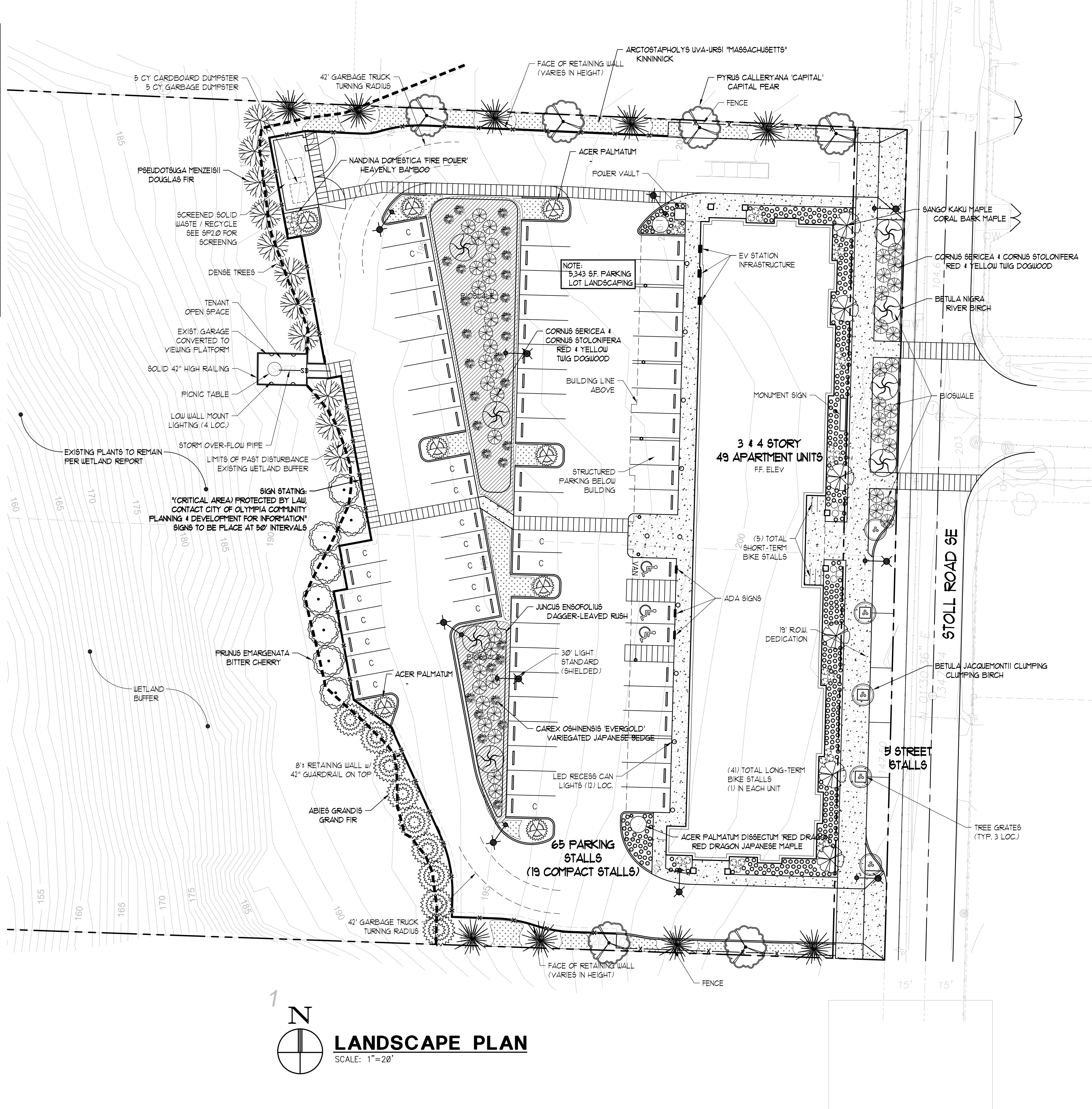
Total acreage	6.53 acres
Wetland area and buffer	<u>5.14 acres</u>
Buildable area	1.39 acres
Minimum Density Required:	
(30 units/acre x 1.39 acres)	41.7 Tree Units

Planned Tree Retention:	
Buffer (50% of required tree units)	<u>20.8 Tree Units</u>
Total Tree Units-To be Saved	20.8 Tree Units

Shortfall of Tree Units **20.9 Tree Units**

Planned tree retention is short of the minimum density requirement by 20.9 tree units. Twenty-one trees will need to be planted to meet the minimum density requirement. Trees need to be 2 in. caliper if broadleaved, or 6 ft. tall if coniferous at the time of planting. For areas with wet soils, we recommend planting green ash (*Fraxinus pennsylvanica* 'Patmore or Summit'), black tupelo (*Nyssa sylvatica*), and/or bald cypress (*Taxodium distichum*).

23 TREES ADDED
+20.8 = 44 TREE UNITS > 41.7 OK



**BARK & GARDEN
CENTER**

4004 HARRISON AVE NW
OLYMPIA, WA 98502



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drawn: R.C.T.
checked: K.R.

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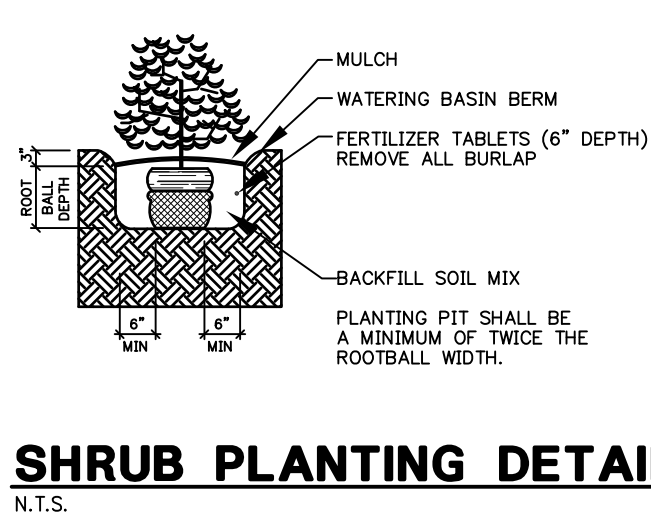
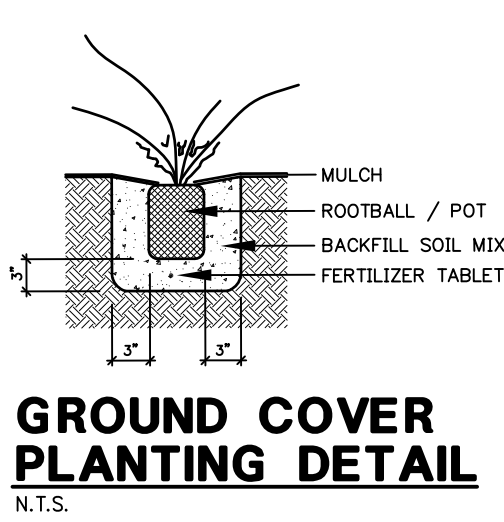
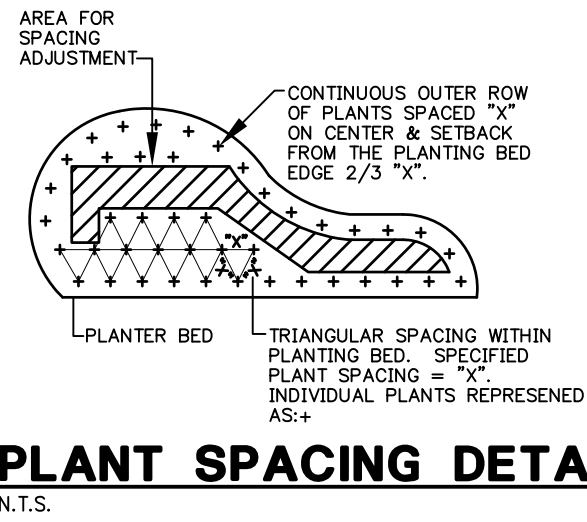
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**LANDSCAPE PLAN
STOLL ROAD APARTMENTS**
501 STOLL ROAD
OLYMPIA, WASHINGTON

sheet no.

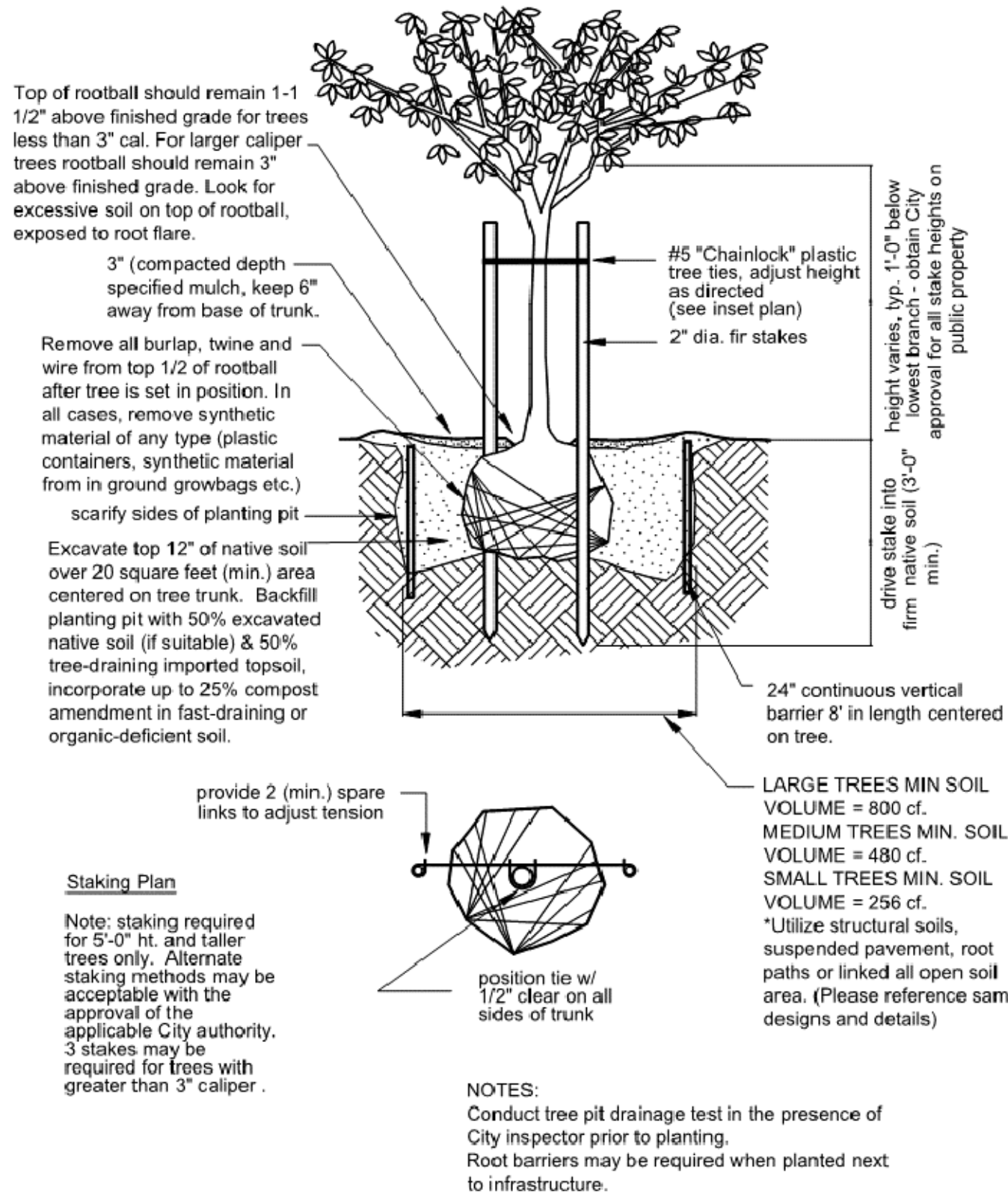
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PLANT SPACING DETAIL
N.T.S.

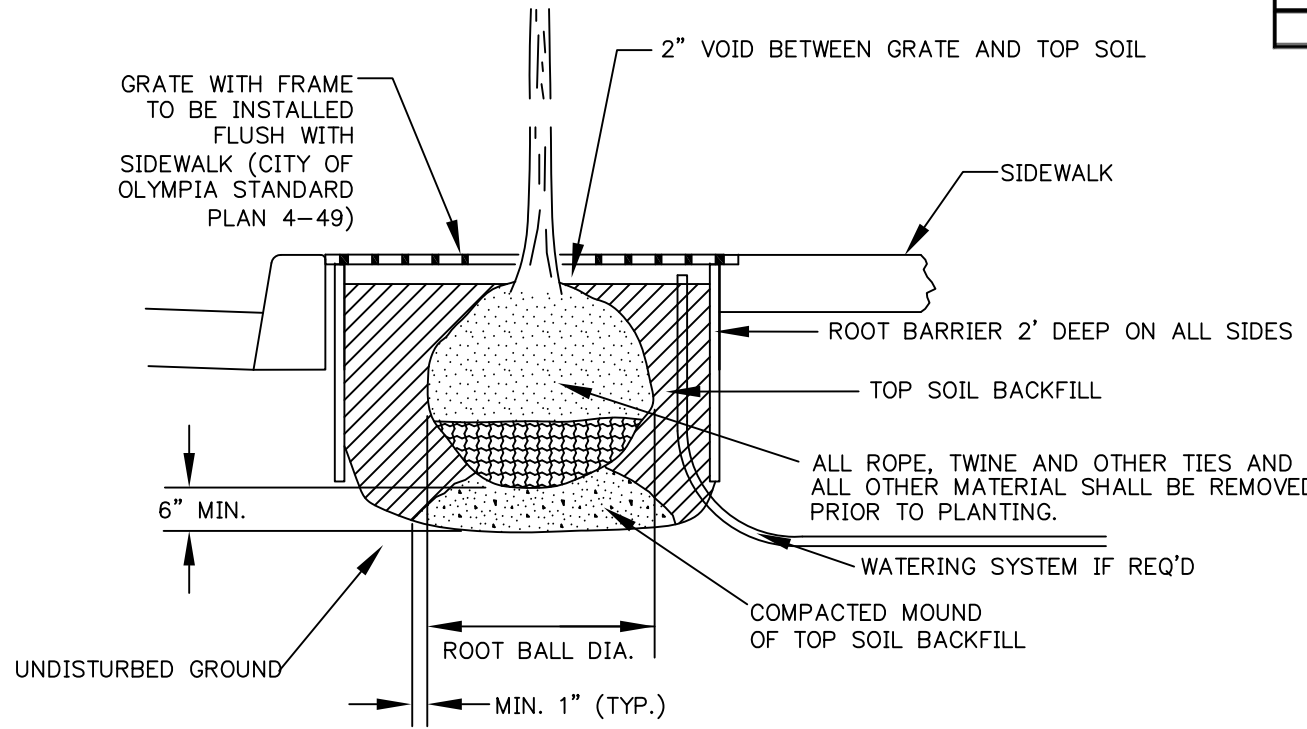
GROUND COVER PLANTING DETAIL
N.T.S.

SHRUB PLANTING DETAIL
N.T.S.

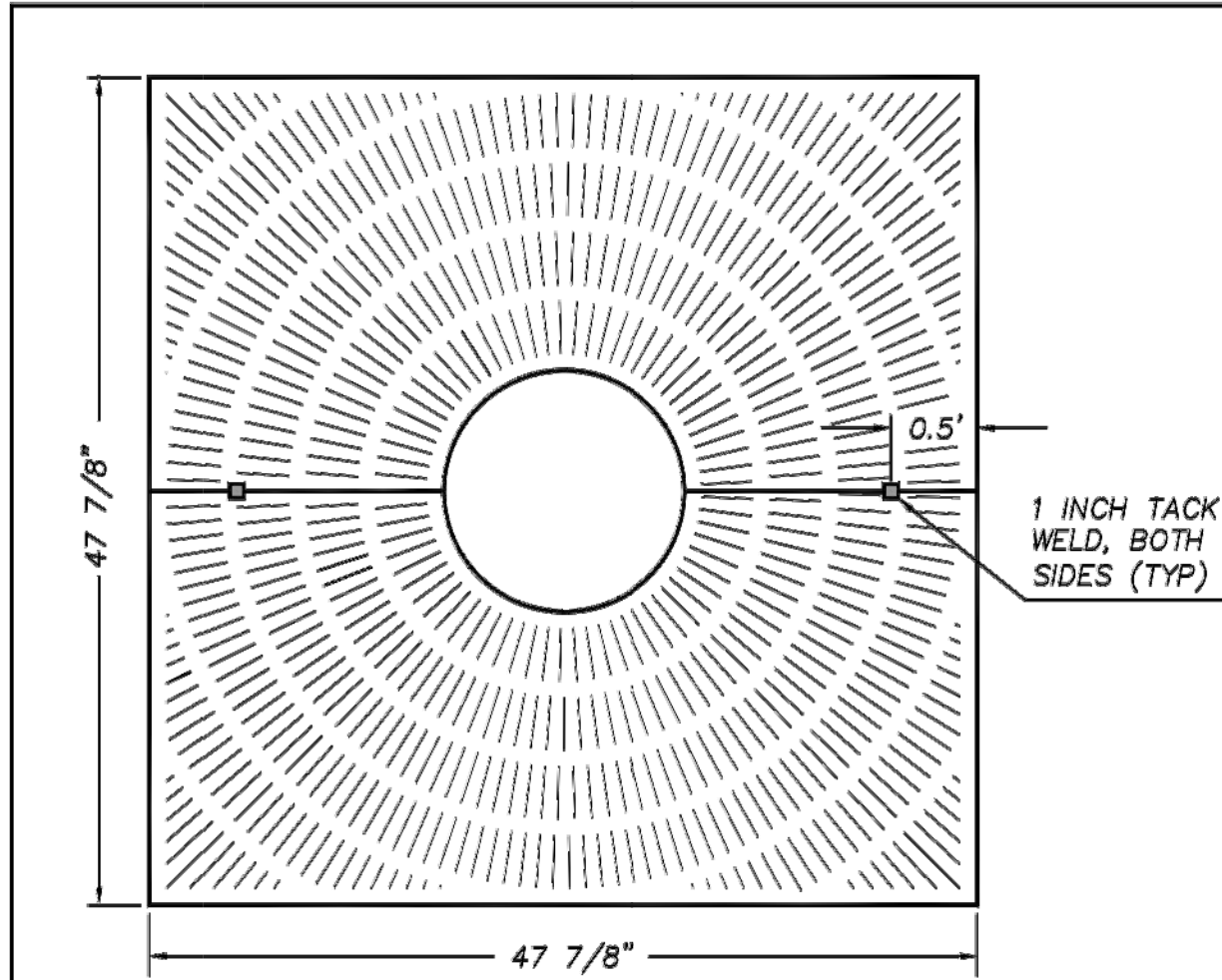


TREE PLANTING & STAKING DETAIL
N.T.S.

STANDARDS:
SIZE: TREES SHALL BE A MINIMUM OF 2" CALIPER.
GRADE: UNLESS OTHERWISE SPECIFIED BY THE URBAN FORESTER, ALL TREES SHALL HAVE COMPARATIVELY STRAIGHT TRUNKS, WELL-DEVELOPED LEADERS AND CROWNS, SHALL EXHIBIT EVIDENCE OF PROPER NURSERY PRUNING PRACTICES, AND SHALL HAVE A BRANCH HEIGHT OF AT LEAST 6 FEET. AT THE TIME OF PLANTING, ALL TREES MUST BE FREE OF MECHANICAL INJURIES AND OTHER OBJECTIONABLE FEATURES THAT AFFECT THE FUTURE FORM AND BEAUTY OF THE PLANT.



TREE & WELL GRATE
N.T.S.



- NOTES:**
1. STANDARD 16 INCH OPENING.
 2. CAST IN TWO PIECES.
 3. NO OPENING GREATER THAN 3/8 INCH.
 4. GRATE IS 1 INCH THICK WITH 1 1/4 INCH THICK SUPPORT RIBS.
 5. KNOCKOUTS AT 22 INCHES AND 33 INCHES.
 6. 1 INCH "TACK" OR "SPOT" WELD, BOTH SIDES.
 7. ALTERNATE SIZES AND PATTERNS ARE ACCEPTABLE IF ABOVE CRITERIA IS MET AND APPROVED BY THE CITY URBAN FORESTER.
 8. GRATES SHALL BE INSTALLED WITH BRACKETS AND/OR FRAMES PER THE MANUFACTURE'S RECOMMENDATION.
 9. GRATE WITH FRAME TO BE INSTALLED FLUSH WITH SIDEWALK.
 10. ALL GRATES SHALL MEET ADA STANDARDS.
 11. TREE GRATE SHALL BE PLACED ADJACENT TO CURB, WITHIN THE SIDEWALK.

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE	9/1/2015	STREET TREE FRAME AND GRATE DETAILS	4-49
CITY ENGINEER			

LANDSCAPE SPECIFICATIONS

1. WEED REMOVAL – CONTRACTOR SHALL MECHANICALLY PULL ANY NOXIOUS WEED SPECIES AND DISPOSE OF IN AN OFF-SITE DUMP, TAKING CARE TO REMOVE AS MUCH AS THE ROOT SYSTEM AS POSSIBLE OF THE WEEDS. CHEMICAL WEED CONTROL IS NOT PERMITTED DUE TO THE CLOSE PROXIMITY OF THE WATERWAY.
2. SOIL MIX FOR SOIL PREPARATION SHALL BE A 3-WAY MIX CONSISTING OF COMPOST, CLEAN SAND AND LOAMY TOPSOIL.
3. ALL LANDSCAPED AREAS SHALL BE EXCAVATED TO A DEPTH OF 12 INCHES BELOW FINISH GRADE IN SHRUB AREAS AND 6 INCHES BELOW IN LAWN AREAS AND REPLACE WITH SPECIFIED TOPSOIL.
4. FINE GRADE ALL LANDSCAPE BEDS PRIOR TO PLANTING OPERATIONS.
5. ALL PLANT SUBSTITUTIONS REQUIRE APPROVAL BY APPLICANTS FORESTER.
6. ALL PLANTS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK GRADE 1 OR BETTER.
7. ALL PLANT MATERIAL AND LOCATION SHALL BE APPROVED BY PROJECT FORESTER PRIOR TO INSTALLATION. ALL PLANT MATERIAL SHALL BE THOROUGHLY WATERED AFTER PLANTING.
8. PLANTING AREAS SHALL BE TOP-DRESSED WITH MULCH TO A DEPTH OF 4".
9. ALL WORK SHALL BE PERFORMED TO THE SATISFACTION OF THE PROJECT FORESTER AND CITY OF OLYMPIA LANDSCAPE INSPECTOR.
10. ALL PLANTS SHALL BE GUARANTEED FOR ONE FULL YEAR FROM DATE OF PROJECT ACCEPTANCE BY INSTALLER AND ALL REPLACED PLANTS SHALL BE RE-GUARANTEED.
11. SEE BONDING STATEMENT.
12. GROUNDCOVER SHALL BE PLANTED AND SPACED IN A TRIANGULAR PATTERN WHICH RESULTS IN EIGHTY (80%) COVERAGE IN THREE YEARS.
13. CONTRACTOR SHALL PROVIDE A WATERING SCHEDULE FOR ALL TREES AND SHRUBS OR ALTERNATIVE WATERING DEVICES TO INSURE ADEQUATE WATER THROUGH THE MONTHS OF MAY – OCTOBER
14. PROVIDE A THREE-YEAR MAINTENANCE SCHEDULE FOR ALL TREES AND SHRUBS

TIMELINE FOR SITE PREPARATION AND INSTALLATION OF PLANT MATERIALS – SPRING 2020
INVASIVE PLANT REMOVAL – SUMMER 2019

VEGETATION MAINTENANCE BOND (3 YEARS)
OMC 18.36.200, 18.36.220, & 16.60.100; EDDS 2.030; DDECM VOLUME I – 2.6.1
THIS BOND IS TO GUARANTEE ALL PLANT MAINTENANCE (INCLUDING STREET TREES), VEGETATION MAINTENANCE, IRRIGATION, AND HARDSCAPE ASSOCIATED WITH THE PROJECT ARE MAINTAINED IN AN ACCEPTABLE CONDITION FOR A PERIOD OF THREE YEARS. THIS BOND IS REQUIRED TO BE SUBMITTED AND ACCEPTED BY THE CITY PRIOR TO THE ISSUING OF ANY CERTIFICATE OF OCCUPANCY AND ENGINEERING PERMIT CLOSE OUT. THE CITY WILL PERFORM YEARLY INSPECTIONS OF THE PROJECT TO ASSURE THE MAINTENANCE IS IN AN ACCEPTABLE CONDITION. THE AMOUNT OF THIS BOND IS 125% OF THE COST OF PURCHASE, SITE PREPARATION, INSTALLATION AND MAINTENANCE OF ALL OF THE LANDSCAPING, AND IRRIGATION. THIS IS DETERMINED BY THE COSTS SUBMITTED PER THE LANDSCAPE PLAN REQUIREMENTS AND APPROVED BY THE CITY. IF ALL ELEMENTS OF THE MAINTENANCE ARE IN AN ACCEPTABLE CONDITION AT THE END OF THE THREE-YEAR PERIOD, THE BOND WILL BE RELEASED.

LANDSCAPING COST ESTIMATE–
PURCHASE OF PLANT MATERIAL– \$ 20,000
PURCHASE OF IRRIGATION PARTS \$ 5,000
SITE PREPARATION \$ 5,000
LABOR \$ 10,000
3 YEARS MAINTENANCE \$ 5,000 PER YEAR = \$ 15,000
TOTAL \$ 55,000

SOIL TYPE

THE SOIL COMPOSITION IS DARK BROWN FINE TO COARSE SAND WITH SILT, ABUNDANT ROOTS, LOOSE MOIST IN THE FIRST 3 FEET AND BROWN FINE TO COARSE SAND, MEDIUM DENSE, MOIST IN THE NEXT 5 FEET.

**BARK & GARDEN
CENTER**

4004 HARRISON AVE NW
OLYMPIA, WA 98502



date: 02-28-17
drawn: R.C.T.
checked: K.R.

city issue: 09-05-18 LAND-USE REVISION

revisions:

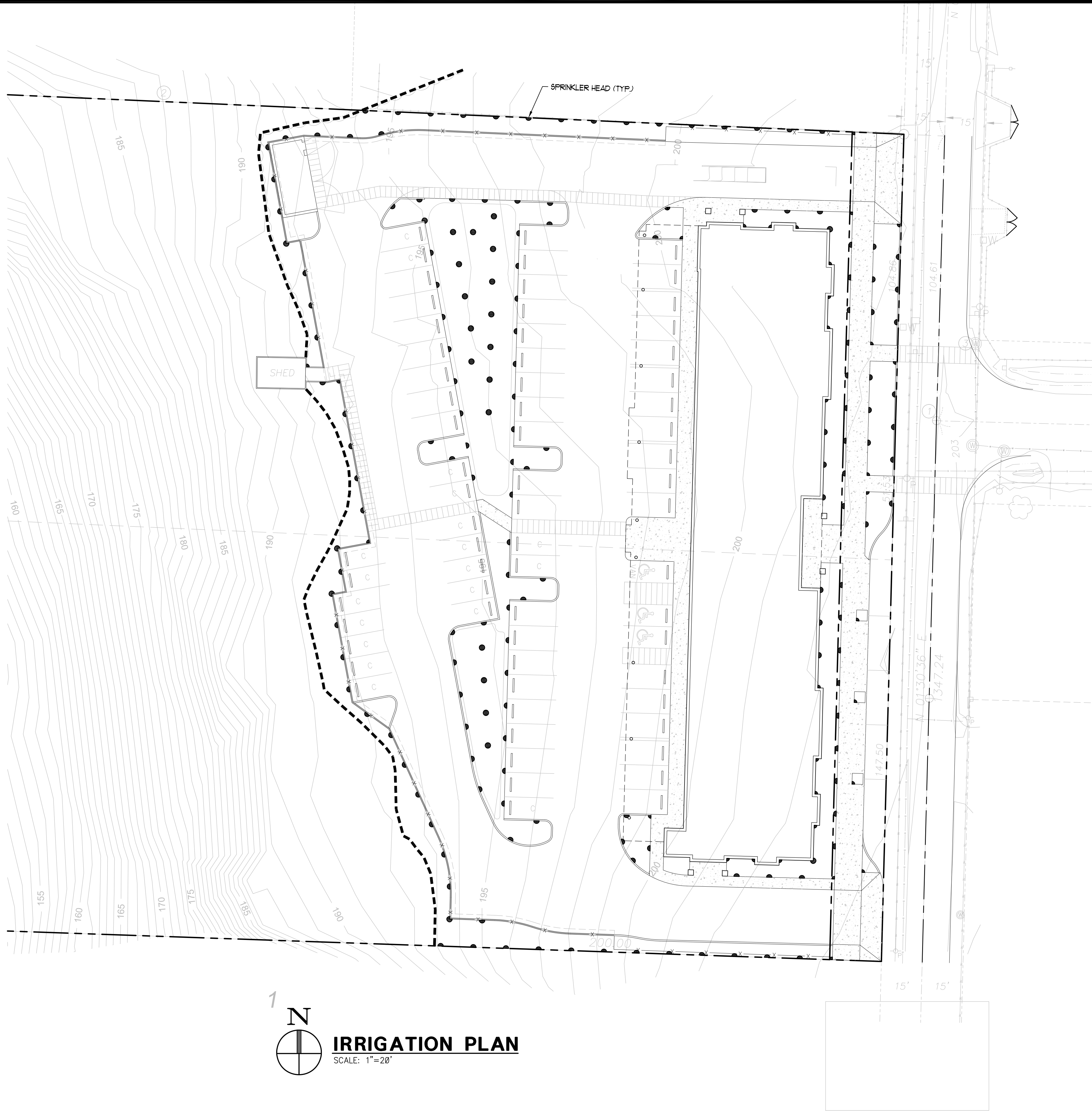
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**LANDSCAPE DETAILS
STOLL ROAD APARTMENTS**
501 STOLL ROAD
OLYMPIA, WASHINGTON

sheet no.

L2.0

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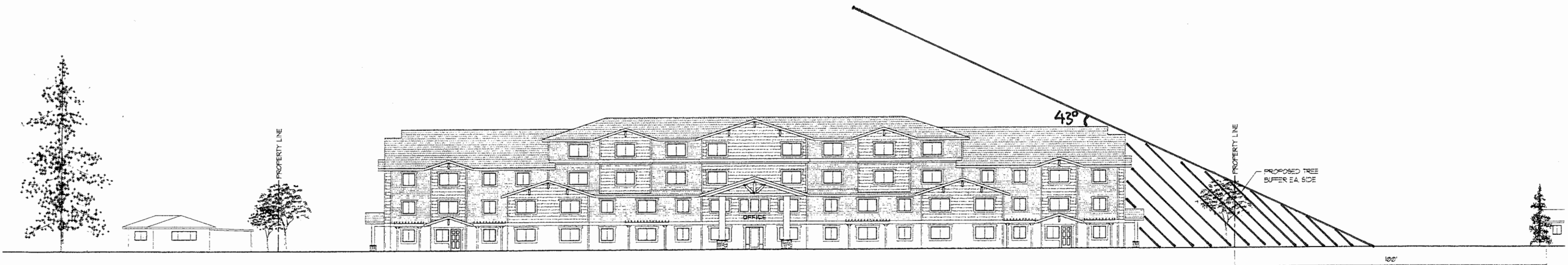
**IRRIGATION PLAN
STOLL ROAD APARTMENTS**
501 STOLL ROAD
OLYMPIA, WASHINGTON

sheet no.

L3.0



SOLAR STUDY
12:00 DECEMBER 21



SOLAR STUDY
12:00 MARCH 21
12:00 September 21



SOLAR STUDY
12:00 JUNE 21