



GENERAL LAND USE APPLICATION

OFFICIAL USE ONLY

Case #: 18-2776

Master File #: _____

Date: 7/2/18 JLReceived By: S.LODHOLM

Related Cases: _____

Project Planner: TBD

One or more of the following **Supplements** must be attached to this **General Land Use Application** and submitted **electronically with the application**:

- | | |
|------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Adjacent Property Owner List | <input type="checkbox"/> Large Lot Subdivision |
| <input type="checkbox"/> Annexation Notice of Intent | <input type="checkbox"/> Parking Variance |
| <input type="checkbox"/> Annexation Petition (with BRB Form) | <input type="checkbox"/> Preliminary Long Plat |
| <input type="checkbox"/> Binding Site Plan | <input type="checkbox"/> Preliminary PRD |
| <input type="checkbox"/> Boundary Line Adjustment | <input type="checkbox"/> Reasonable Use Exception (Critical Areas) |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> SEPA Checklist |
| <input type="checkbox"/> Design Review – Concept (Major) | <input type="checkbox"/> Shoreline Development Permit (JARPA Form) |
| <input type="checkbox"/> Design Review – Detail | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Environmental Review (Critical Area) | <input type="checkbox"/> Soil and Vegetation Plan |
| <input type="checkbox"/> Final Long Plat | <input type="checkbox"/> Variance or Unusual Use (Zoning) |
| <input type="checkbox"/> Final PRD | <input checked="" type="checkbox"/> Other <u>Master plan Development Supplement</u> |
| <input type="checkbox"/> Land Use Review (Site Plan) Supplement | |

Project Name: Village At Mill Pond - Master Plan Design Criteria AmendmentsProject Address: 2400 Lilly Road NE, Olympia, WA 98506Applicant: Amos Callender - Thomas Architecture StudioMailing Address: 109 Capitol Way N., Olympia, WA 98501Phone Number(s): 360-915-8775E-mail Address: amos@tasolympia.comOwner (if other than applicant): 2400 Lilly Road, LLCMailing Address: 300 Deschutes Way SW Suite 110. Tumwater, WA. 98501

Phone Number(s): _____

Other Authorized Representative (if any): _____

Mailing Address: _____

Phone Number(s): _____

E-mail Address: _____

Project Description: Amendments to the Design Criteria for the Village At Mill Pond - Master Plan.
See attachment for proposed amendments.

Size of Project Site: 45.6 acAssessor Tax Parcel Number(s): 11808220100Section: 8Township: 18NRange: 1W

Full Legal Description of Subject Property (attached ☐):

Parcel A of boundary line adjustment No. BLA 1303 as recorded August 26, 1993, under Auditor's File No. 9308260152 situated in Thurston County, WA

Zoning: NV

Shoreline Designation (if applicable): N/A

Special Areas on or near Site (show areas on site plan):

☐ Creek or Stream (name): N/A

☐ Lake or Pond (name): N/A

☐ Swamp/Bog/Wetland

☐ Historic Site or Structure

☐ Steep Slopes/Draw/Gully/Ravine

☐ Flood Hazard Area (show on site plan)

☐ Scenic Vistas

☐ None

Water Supply (name of utility if applicable): N/A

Existing: N/A

Proposed: N/A

Sewage Disposal (name of utility if applicable): N/A

Existing: N/A

Proposed: N/A

Access (name of street(s) from which access will be gained): N/A

I affirm that all answers, statements, and information submitted with this application are correct and accurate to the best of my knowledge. I also affirm that I am the owner of the subject site or am duly authorized by the owner to act with respect to this application. Further, I grant permission from the owner to any and all employees and representatives of the City of Olympia and other governmental agencies to enter upon and inspect said property as reasonably necessary to process this application. I agree to pay all fees of the City that apply to this application.

Signature



Date

7/21/17


Examiner

I understand that for the type of application submitted, the applicant is required to pay actual Hearing

Initials

costs, which may be higher or lower than any deposit amount. I hereby agree to pay any such costs.

Applicants may be required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.



GENERAL LAND USE APPLICATION

SUBMITTAL REQUIREMENTS

REQUIRED FOR EVERY LAND USE APPLICATION AND SUPPLEMENTAL APPLICATION(S)

Provide the following:

- All required submittal materials, reports, plans, documents and applications shall be provided in electronic format (Memory stick, USB drive, etc.), and
- 2 complete full size hard copy sets of all required materials, reports, and documents
- 2 full size plan sets with 1 reduced size of all required plans (unless otherwise stated)
- Original signed application(s), accompanied by a scanned electronically submitted copy.
- All applicable fees are due at time of submittal.

The General Land Use Application shall include each of the following:

1. Vicinity map depicting location of project with respect to nearby streets and other major features, and encompassing at least one (1) square mile, and not more than forty (40) square miles.
2. Unless exempt, an environmental checklist with a title-company certified list of property owners of record within 300 feet of the project site. (list requirements below). (See Olympia Municipal Code (OMC) 14.04.060 and WAC 197-11-800 regarding SEPA exemptions.)
3. All supplemental attachments for each and every land use approval required by the City of Olympia for the proposed project.
4. A map to scale depicting all known or suspected critical areas on the site or within 300 feet of the site. (See Chapter 18.32 of the OMC.)
5. An Environmental Review Report if within 300 feet of any critical area (wetland, stream, landslide hazard area or other critical area. (See Chapter 18.32 of the OMC.)

If your project requires a certified property owner list to be submitted:

1. Before ordering a property owner list from a title company, please request from a Planner from Community Planning & Development Department to provide you with a map of the properties to be included. Generally, this will include properties within 300 feet of the project site and possibly additional properties depending on the location of your project.
2. The list of property owners shall be certified by a title company. Certification may be done on a cover sheet included with the list. The certification should include, at minimum: 1) the name of the title company, 2) the date the mailing list was prepared, 3) the name and signature of the person who prepared it, 4) the total number of records, and 5) a map showing the properties of the property data obtained.
3. Submit the list on a flash drive or memory stick in Excel worksheet format. The list shall include the following for each property:
 - Property owner's complete mailing address
 - Property complete mailing address. (Situs Address)
 - Tax parcel number(s) for each property
4. The cover sheet and list shall be submitted to the city in electronic format and hard copy.

USB Drive File Format-

Electronic Files provided on a USB Drive shall have:

- Each plan set, applications and reports required shall be listed individually on the USB Drive
- Document name examples to be used are referenced below:
 - Site Plan, Landscape Plan, Wetland Report, Wetland Survey, Soil and Vegetation Plan, Stormwater Site Plan, Drainage and Erosion Control Plan, Grading Plan, Architectural Plan Set, Civil Plan Set, Geotech Report, Integrated Pest Management Plan, Traffic Impact Analysis, Hydro-geological Report , Certified Property Owners List, Preliminary Plat Map...etc.)

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



MASTER PLANNED DEVELOPMENT SUPPLEMENT

(Urban Village, Neighborhood Village, or Neighborhood Commercial)

OFFICIAL USE ONLY

Case #: 18-2776
Received By: S.LODHOLM

Master File #: _____
Project Planner: TBD

Date: 7/2/18 JL
Related Cases: _____

☐ Urban Village ☒ Neighborhood Village ☐ Neighborhood Center ☐ Community-Oriented Shopping Center

Name of Applicant: Amos Callender - Thomas Architecture Studios

Project Name: The Village at Mill Pond

Date of Presubmission Conference: Occured back in 2010.

A **Master Planned Development (MPD) application** shall be submitted electronically with two hard copies and shall include the following:

1. General Land Use Application **Refer to the General Land Use Application for Submittal requirements**

2. Preliminary development plans and other required reports).

Textual Information:

- The names, addresses, zip codes, and telephone numbers of all property owners.
- A typed and title-company certified names and addresses of all property owners of record within three hundred (300) feet of the site. Submit the list on a flash drive or memory stick in Excel worksheet format.
- The means by which the proposed MPD meets the objectives of: The Comprehensive Plan, the Unified Development Code, and the Shoreline Master Plan (if required).
- Major features of the development, and the rationale behind them, such as:
- Phasing of on and off-site requirements such as sidewalks, bike paths, bus stops, streetlights, traffic signals, utilities or improvement of adjacent streets; and
- Design Concepts (Architectural goals or theme), including a description of the unique or innovative features of the proposed development, information sufficient to indicate how the MPD plans to meet the intent of Section 18.05A (Design Guidelines), and the rationale behind the assumptions and choices made by the applicant.
- A preliminary development schedule indicating the approximate date when construction of the MPD or stages of the MPD can be expected to begin and be completed.
- The applicant's intentions with regard to the proposed ownership of land areas, dwelling units and commercial buildings within the MPD, both during and after construction.
- Identify proposed land uses and densities on the subject property.
- The acreage contained within the proposed MPD; the minimum and maximum number of lots and dwelling units being proposed; and the minimum and maximum number of lots and dwelling units per acre of land.
- The maximum and minimum lot sizes.
- The location and types of dwellings units proposed.
- The acreage of open space (including a separate figure for usable open space) to be contained in the MPD and the percentage it represents of the total area.
- The proposed method of insuring permanent retention and maintenance of parks, open space, or other common private or public facilities.

- The phasing of street improvements, including road lineage, and acreage of road area and percentage it represents of the total land area.
 - The proposed maximum total square footage of non-residential construction.
 - The height, setbacks, building and development coverage.
 - The availability and phasing of water system extensions.
 - The method of sewage disposal, to include the availability and phasing of system extensions.
 - Proposed Design Guidelines.
 - Proposed stormwater management facilities for the entire MPD and schedule for phased facility construction.
 - Soil and Vegetation Protection Areas. A Soil and vegetation plan may be required and must meet all applicable requirements of OMC 16.60.
3. If the project exceeds fifty housing units or 10,000 square feet of new commercial, institutional, industrial, or other building area (or combination comparable thereto), a Traffic Generation and Distribution Report identifying projected daily and peak hour traffic generation to and from the project, and distribution of those trips on the public street network. (See the *Olympia Traffic Impact Analysis Guidelines*.)
 4. Survey of the boundary of the proposed development, together with survey discrepancies or adverse possession claims, if any.
 5. Schematic Maps - listed in Section 18.57.140(4)(b) including the following minimum information:
 - The boundary lines of the subject property; scale and north arrow.
 - Existing site conditions including water courses, critical areas, unique natural features, forest cover, and elevation contours of sufficient intervals to indicate the topography of the entire tract for a sufficient distance beyond the boundaries of the proposed development.
 - Proposed location of land uses and density.
 - The locations and identification of all existing buildings, structures, and other improvements including maximum heights, types of uses, and density.
 - The location and size of all areas to be conveyed, dedicated, or reserved as common open spaces, public parks, recreational areas, school sites, and similar public and semi-public uses.
 - The existing and proposed circulation system of arterial, collector and connecting streets (to include all points of ingress and egress to the development), including off-street parking areas, points of access to public rights-of-way.
 - Existing and proposed sidewalks, trails, bike paths and transit stops.
 - Existing and proposed sanitary sewers, stormwater facilities, and water lines.
 - Enough information on land areas adjacent to the proposed MPD to indicate the relationships between the proposed development and that which is existing and proposed in adjacent areas, including land uses, existing structures, ownership tracts, streets and unique natural features of the landscape.
 - A vicinity map showing the location of the site and its relationship to surrounding areas, including existing streets, driveways, major physiographic features such as railroads, lakes, streams, shorelines, schools, parks or other prominent features.
 - Any additional information as required by the review authority necessary to evaluate the character and impact of the proposed MPD (e.g., trees, soils, geology, hydrology, ground water or school districts).
 - Boundaries of any phases of development.
 - Soil and Vegetation Plan, if applicable, as required by OMC 16.60.
 - Proposed stormwater facilities and erosion control measures.

Applicants are required to post the project site with a sign provided by the City within seven days of this application being deemed complete. Please contact City staff for more information.

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



12/1/2016

Keith Stahley, Director,
Community Planning and Development

Date



The Village At Mill Pond Design Guidelines - Explanations

Single Family Building Design Criteria

Amendment #1:

Location: Elevations and Models (page 22)

Intent

Homes should have significant variations in the floor plans, which allows for variety in the massing of the home, with the exception that townhomes may have the same floorplan within each building.

Detailed Description:

This is a clarifying addition to the design criteria. Currently duplex, triplex & quadruplex style townhomes are part of the master plan development. Each unit within the townhome buildings will be repeated which allows for consistency in exterior appearance, economy in construction, and clarity in design. The goal of providing variety in buildings & units is maintained through compliance with other design guidelines for this development.

See attachment 1-A, 1-B and 1-C for floorplan examples of townhomes with similar floorplans.

Amendment #2:

Location: Elevations and Models (page 22)

Requirements

- No more than two of the same model and elevation will be built within six continuous lots. ~~within eight contiguous lots.~~

Detailed Description:

There are currently 12 different single-family model options to choose from at the Village at Mill Pond. The current 2 per 8 contiguous lot requirements does not provide for flexibility in market demand. Inevitably there are certain models that are more popular among prospective home buyers. Revising the contiguous requirement from 8 to 6 would create more options for development and accommodate pre-selling lots with a desired model type that is contrary to the original layout.

See attachment 2-A site plan example of one model configured in a 2 per 8 contiguous lot layout and another model in 2 per 6 contiguous configurations.

Amendment #3:

Location: Elevations and Models (page 22)

Requirements

- Each model will have ~~at least 2 different massing solutions and~~ a variety of color schemes.

Detailed Description:

The variety of massing solutions is achieved by the 12 different single family home model types throughout the development.

By utilizing a combination of 5 different column types, 4 different railing types, and 11 different exterior paint schemes (with 2-4 sub-schemes) the odds of two homes matching within the development are extremely low

See Attachment 3-A for List Column Type and Railing Type Varieties

See Attachment 3-B for Exterior Paint Scheme and sub-scheme options

Amendment #4:

Location: Building Placement (page 23)

Requirements

- ~~Side windows shall be located so as not to be directly in line with a neighbor's side window.~~

Detailed Description:

The combination of the following design criteria is severely limiting. By removing this specific requirement greater flexibility would be granted for the development while maintaining the other more visually impactful requirements.

- Windows not in line with neighbor's side window
- Minimum and maximum front yard setbacks
- Minimum Rear yard setback
- 3' offset (push forward or step back) from face of adjacent home.

Each of the 12 models of homes has their own unique window layout, which does not match the other model options. When these homes are placed on adjacent lots there is typically 3-6 feet of 'front to back' adjustment to allow for placing the building on the lot. When you couple that with the two sets of windows (1st floor and 2nd floor) the limitation to not allow windows to align severely restricts the ability to comply with all 4 design criteria.

With a typical 5' side yard setback (10' between homes) a 24" offset would still allow a person in one home to look through and see into the window of the other home.

See Attachment 4-A for window placement example.

Amendment #5:

Location: Materials (page 23)

Requirements

To ensure a variety of appropriate materials, the following techniques shall be used:

- Any vertical changes in materials in a vertical wall, such as from brick to wood, shall wrap the corners no less than 24 inches. ~~The material change shall occur at an internal corner or a logical transition such as aligning with a window edge or chimney.~~

Detailed Description:

The term "Logical transition" is subjective and should be removed. The intent of providing nicer materials along the front façade while eliminating awkward outside corner transitions in materials would be achieved as long as materials return at least 24" along each side of the house.

See Attachment 5-A for an example of vertical changes in materials

See Attachment 5-B for an example of corner transition in existing site

Amendment #6:

Location: Materials (page 23)

Requirements

- Any horizontal transition in material on a wall surface, such as shingle to lap siding, shall have a material separation, such as trim band board. **Brick or cultured stone are considered a material separation. Trim band boards are not required at horizontal brick or stone transition.**

Detailed Description:

Brick & stone are materials that further enhance the appearance of the home, their nature and thickness allow them to act as a transition piece without the need for trim board. The 2-3 inches in material thickness provide a variety in depth and provide a break in the surface plane of the exterior elevation eliminating the need for a material change trim board.

See Attachment 6-A for an example of horizontal transition in materials without the trim band board in existing site

Amendment #7:

Location: Entrances to Homes (page 24-25)

Requirements

- Front doors shall be made of vertical grain fir (finished to allow natural wood to show) **or insulated fiberglass with a wood texture and painted finish**; all other doors shall be made of wood, insulated fiberglass, or insulated metal.

Detailed Description:

-Garage doors already include the use of fiberglass in required criteria so this addition would be consistent with the current design criteria for the Village at Mill Pond.

- Garage doors may be wood, insulated fiberglass, or insulated metal.*

-Painted fiberglass doors add to variety and color within the development.

-Fiberglass doors are more durable and have a longer-lasting finish.

-Fiberglass doors provide a similar look and appearance to wood doors.

See Attachment 7-A for an example of solid wood vs painted fiberglass

Amendment #8:

Location: Entrances to Homes (page 24-25)

Requirements

- Townhome entry doors may be located next to each other.

Detailed Description:

There is no minimum separation distance requirement between entry doors at townhomes. With 2-4 unit townhome style buildings the need for entry doors to be located next to each other becomes imperative to maintain symmetry and balance in the elevations.

See Attachment 8-A and 8-B for Example Townhome front elevation with entry doors located adjacent to each other.

Amendment #9:

Location: Entrances to Homes (page 24-25)

Requirements

- Overhead Garage doors shall be paneled, must have inset windows and shall be in style that's consistent with Craftsman Bungalow theme.
- Overhead Garage doors may be wood, insulated fiberglass, or insulated metal.

Detailed Description:

This is a clarifying addition to the design criteria. This requirement is for *overhead* garage doors.

See Attachment 9-A paneled overhead garage door and entry/passage door.

Amendment #10:

Location: Primary Windows (page 25)

Requirements

- *Provide relief, detail, and variation on the façade ~~by utilizing well proportioned openings that are designed to create shade and shadow detail.~~*

Detailed Description:

- The term 'well proportioned' is subjective in nature and needs to be removed for clarity.
- Shade and shadow detail is achieved by the requirement to utilize different materials on the elevation that provide relief in the plane depth and create shadow lines.
-See attachment 12-A Window Trim for example of how this criteria is addressed.
- The terms: relief, detail, and variation address what the second part of the design criteria is indicating and should be removed to eliminate confusion and redundancy.
- Overall window proportions are address in a separate criteria (see amendment #11).

See Attachment 10-A for an example of shade and shadow achieved in existing site

Amendment #11:

Location: Primary Windows (page 25)

Requirements

- Windows that are wider than tall are allowed when the following mullion divides and proportions are used which make the windows look taller than wide:
 - A wide center vertical meeting stile in conjunction with:
 - A wide (2" minimum) horizontal muntin at the mid-point of the window to create an upper and lower portion, and;
 - Narrow grid divides in the upper portion.

Detailed Description:

See support graphic Attachment 11-A & 11-B. This provides greater flexibility and still maintains design intent of the above criteria.

Amendment #12:

Location: Primary Windows (page 25)

Requirements

- Windows shall have trim on all four sides. Trim must be appropriate to the architectural character. ~~Windows shall be either recessed or protruding (such as a bay window).~~ Windows not facing the front or street may be 'picture framed' with same size trim piece around all four sides.

Detailed Description:

- Removal of unclear sentence. This implies all models to get bay window. Windows will be trimmed out on all four sides and installed in plane with wall.
- See attachment 12-A Window Trim for example of how this criteria is addressed in existing site.

Amendment #13:

Location: Architecture Details and Features (page 26)

Requirements

- At least two of the following features will be used at the front of the house and at each street facing or public open space facade: (a) Shutters, (b) Flower Boxes, (c) Knee Braces, (d) Columns

Detailed Description:

- Clarifying extent of architectural detail does not extend to sides or back of house, which have little to no visibility from the street. This addition to the criteria still achieves the cohesive 'feel' of the development and meets the intent.
- Houses on corner lots or adjacent to public open spaces would still need to meet this requirement.

See Attachment 13-A for feature locations along the front of the house and on corner lots.

Amendment #14:

Location: Associated Front and Street-side Landscaping (page 26)

Requirements

- Develop landscape in layers. ~~Low at street level and then~~ **Provide low landscaping near sidewalks**, foundation plantings at foundation, ~~with~~ **and** specimen trees as intermediate layer.

Detailed Description:

This amendment clarifies the location for plantings. The intent is not to require plantings to line the entire length of the street, it is simply a criteria for size of plantings at each specific zone around the lot.

See Attachment 14-A through 14-G for example landscape plans and planting types for typical model houses

See Attachment 14-H for photos of landscaping at the existing site

Amendment #15:

Location: Associated Front and Street-side Landscaping

Requirements

- Rear and side yard fencing (4 to 6 ft in height) shall be of a consistent design throughout. Side yard fencing shall be set back at least 4' ~~20'~~ from front of home.

Detailed Description:

A fence setback of 4' provides a more reasonable side yard, engages the street better, and establishes a tiered level of security from:

Public: Street & sidewalk

Semi public: Front yard

Semi private: Porch & side lawn before fence

Private: Back yard and side yard behind fence

The 20' setback is too deep for proper Crime Prevention Through Environmental Design (CPTED). By reducing the distance between the front of the house and the fence the safety of the property is increased.

See Attachment 15-A for side yard fencing at different setback. Photos of side yard fencing has been provided at the existing site

Amendment #15A:

Location: Roofs page 24)

Requirements

- Secondary roof pitch perpendicular to primary roof pitch that does not face street or public open space can be 5:12 slope.

Detailed Description:

By adding this criterial a secondary roof slopes at rear or side of the single-family homes could be of a lower slope to accommodate variety in massing allow for flexibility to adjust to various floorplan layouts. These slopes would be perpendicular (90 degrees) to the primary slope and would not be allowed to face the street or open public areas.

See Attachment 15A-A for examples conditions.



T H O M A S
architecture studios

The Village At Mill Pond Design Guidelines - Text Amendments

Apartment and Community Building Design Criteria

Amendment #16:

Location: Materials (page 27)

Requirements

- Any vertical changes in materials in a vertical wall, such as from brick to wood, shall wrap the corners no less than 24 inches. ~~The material change shall occur at an internal corner or a logical transition such as aligning with a window edge or chimney.~~

Detailed Description:

The term "Logical transition" is subjective and should be removed. The intent of providing nicer materials along the front façade while eliminating awkward outside corner transitions in materials would be achieved as long as materials return at least 24" along each side of the house.

See Attachment 5-A for an example of vertical changes in materials

See Attachment 5-B for an example of corner transition in existing site

Amendment #17:

Location: Materials (page 27)

Requirements

- Any horizontal transition in material on a wall surface, such as shingle to lap siding, shall have a material separation, such as trim band board. **Brick or cultured stone are considered a material separation. Trim band boards are not required at horizontal brick or stone transition.**

See Attachment 6-A for an example of horizontal transition in materials without the trim band board in existing site

Detailed Description:

Brick & stone are materials that further enhance the appearance of the home, their nature and thickness allow them to act as a transition piece without the need for trim board. The 2-3 inches in material thickness provide a variety in depth and provide a break in the surface plane of the exterior elevation eliminating the need for a material change trim board.

Amendment #18:

Location: Primary Windows (page 29)

Requirements

- ~~Provide relief, detail, and variation on the façade by utilizing well-proportioned openings that are designed to create shade and shadow detail.~~

Detailed Description:

- The term 'well proportioned' is subjective in nature and needs to be removed for clarity.
- Shade and shadow detail is achieved by the requirement to utilize different materials on the elevation that provide relief in the plane depth and create shadow lines.
 - See attachment 12-A Window Trim for example of how this criteria is addressed.
- The terms: relief, detail, and variation address what the second part of the design criteria is indicating and should be removed to eliminate confusion and redundancy.
- Overall window proportions are address in a separate criteria (see amendment #19).

See Attachment 10-A for an example of shade and shadow achieved in existing site

Amendment #19:

Location: Primary Windows (page 29)

Requirements

- Windows that are wider than tall are allowed when the following mullion divides and proportions are used which make the windows look taller than wide:
 - A wide center vertical meeting stile in conjunction with:
 - A wide (2" minimum) horizontal muntin at the mid-point of the window to create an upper and lower portion, and;
 - Narrow grid divides in the upper portion.

Detailed Description:

See support graphic Attachment 11-A & 11-B. This provides greater flexibility and still maintains design intent of criteria.

Amendment #20:

Location: Primary Windows (page 25)

Requirements

- Windows shall have trim on all four sides. Trim must be appropriate to the architectural character. ~~Windows shall be either recessed or protruding (such as a bay window).~~ Windows not facing the front or street may be 'picture framed' with same size trim piece around all four sides.

Detailed Description:

Removal of unclear sentence. This implies all models to get bay window. Windows will be trimmed out on all four sides and installed in plane with wall.

See attachment 12-A Window Trim for example of how this criteria is addressed in existing site.

Amendment #21:

Location: Architecture Details and Features (page 30)

Requirements

- At least two of the following features will be used at the front of the house and at each street facing or public open space facade: (a) Shutters, (b) Flower Boxes, (c) Knee Braces, (d) Columns

Detailed Description:

Clarifying extent of architectural detail does not extend to sides or back of house, which have little to no visibility from the street. This addition to the criteria still achieves the cohesive 'feel' of the development and meets the intent.

Houses on corner lots or adjacent to public open spaces would still need to meet this requirement.

See Attachment 13-A for feature locations along the front of the house and on corner lots.

Amendment #22:

Location: Associated Landscaping (page 30)

Requirements

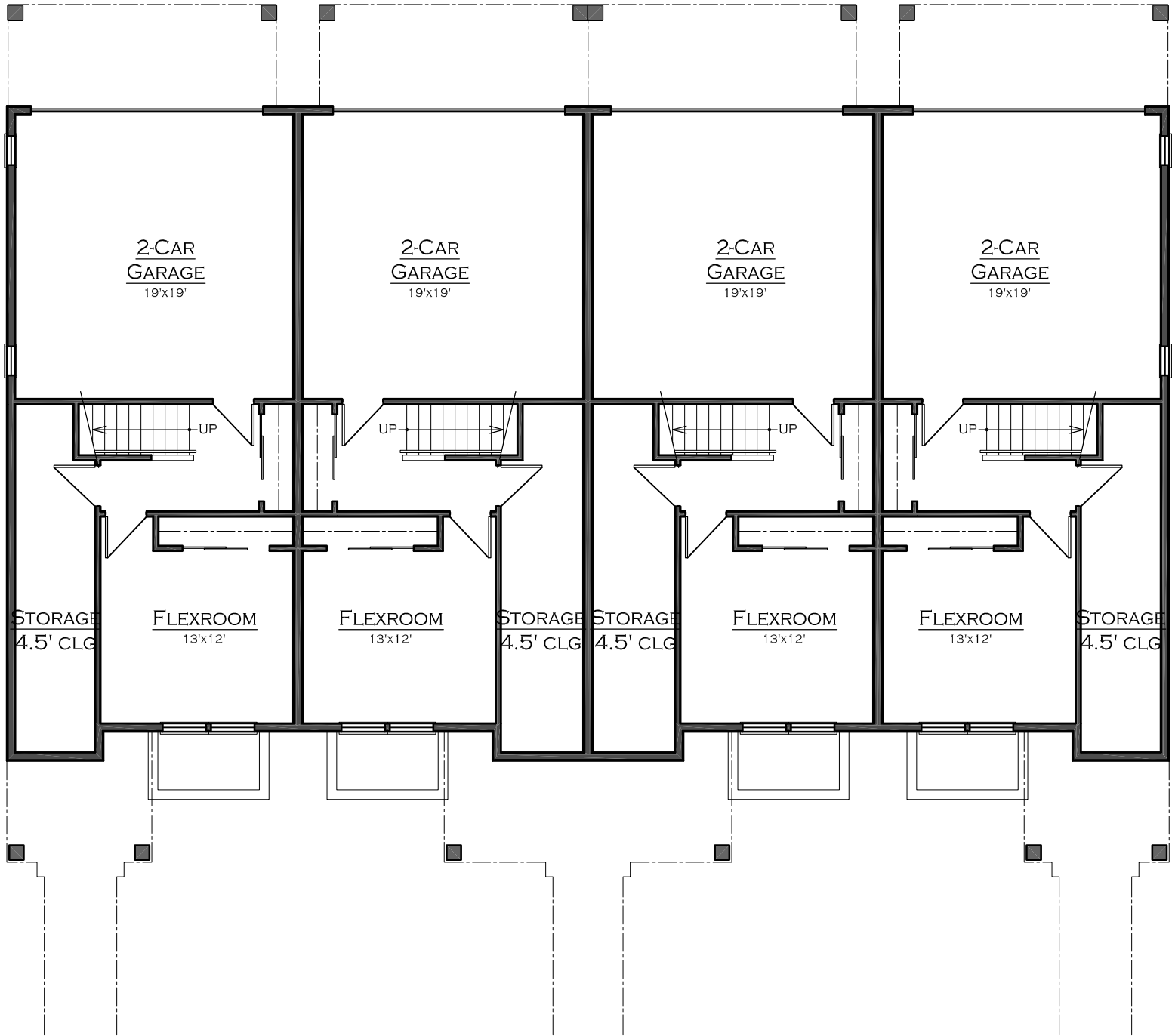
- Develop landscape in layers. ~~Low at street level and then~~ **Provide low landscaping near sidewalks**, foundation plantings at foundation, ~~with~~ **and** specimen trees as intermediate layer.

Detailed Description:

This amendment clarifies the location for plantings. The intent is not to require plantings to line the entire length of the street, it is simply a criteria for size of plantings at each specific zone around the lot.

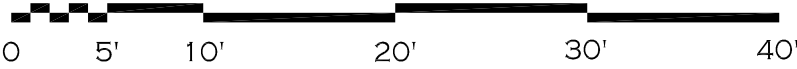
See Attachment 14-A through 14-G for example landscape plans and planting types for typical model houses

See Attachment 14-H for photos of landscaping at the existing site



TOWNHOME WITH SAME FLOOR PLAN IN EACH BUILDING

FIRST FLOOR PLAN
 AREA: 467 SQ. FT. + 406 SQ. FT. GARAGE

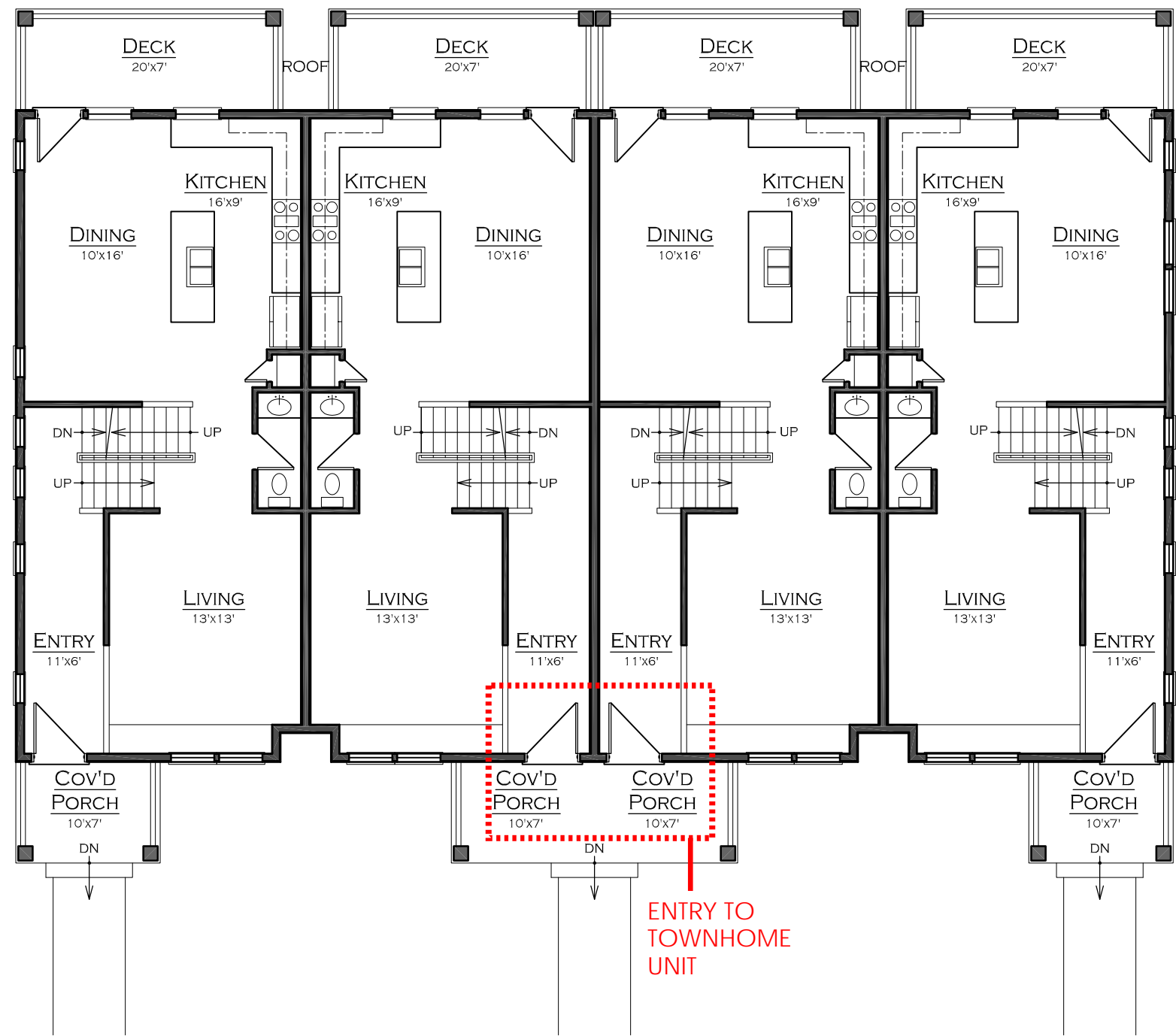


MILL POND LP
MILL POND
 LILLY ROAD AND 26TH AVE - OLYMPIA, WA. 98506

PROJECT NUMBER: 1001
 DESIGN DEVELOPMENT
 07-24-14

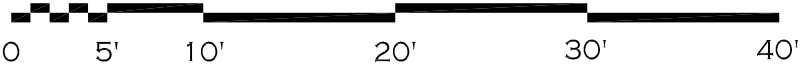
TH10-1

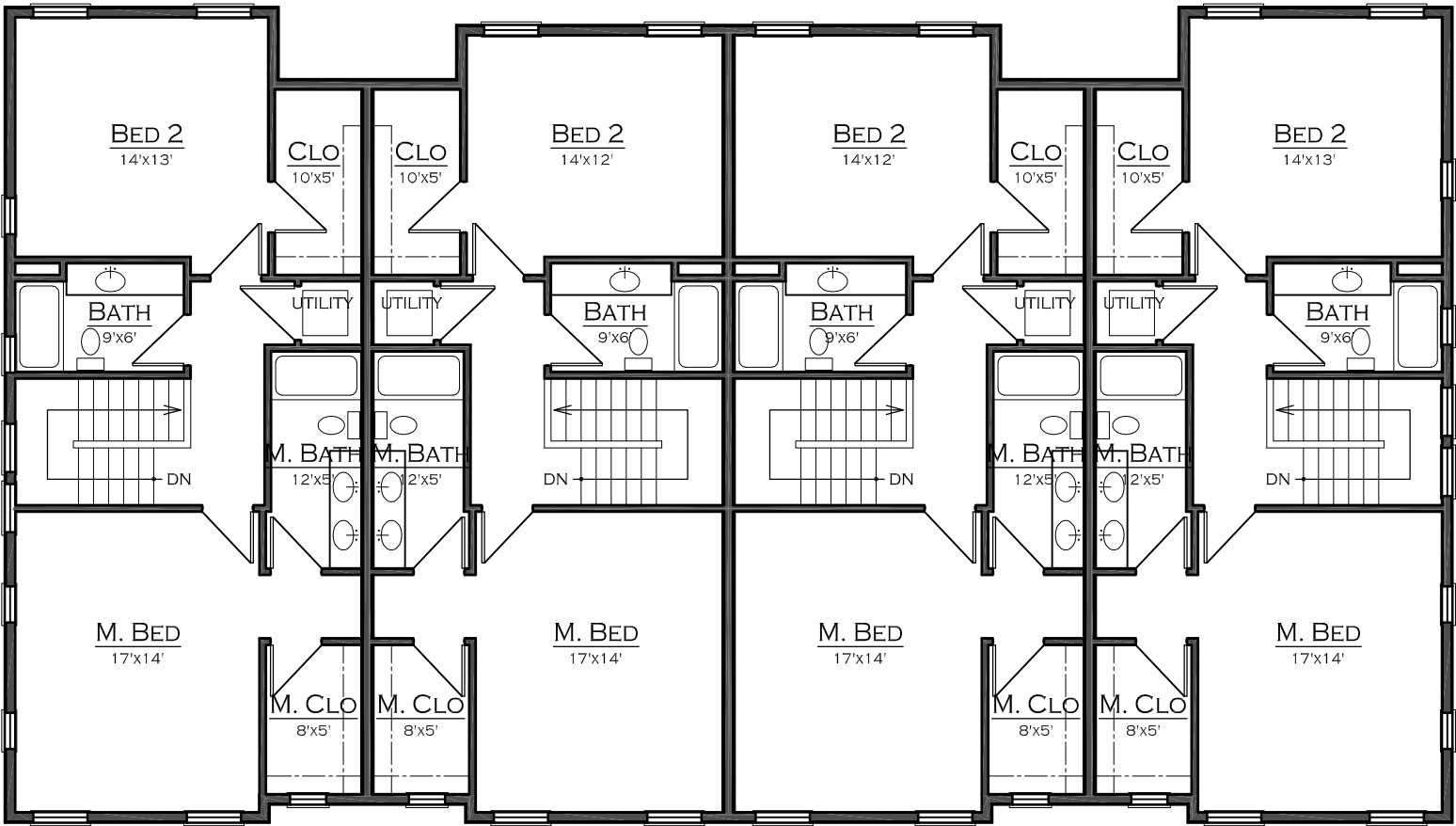
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TOWNHOME WITH SAME FLOOR PLAN IN EACH BUILDING

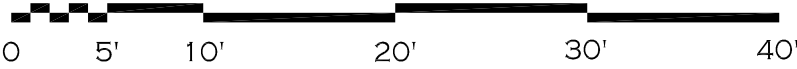
SECOND FLOOR PLAN
AREA: 896 SQ. FT.





TOWNHOME WITH SAME FLOOR PLAN IN EACH BUILDING

THIRD FLOOR PLAN
AREA: 809 SQ. FT.



MILL POND LP
MILL POND
LILLY ROAD AND 26TH AVE - OLYMPIA, WA. 98506

PROJECT NUMBER: 1001
DESIGN DEVELOPMENT
07-24-14

TH10-3

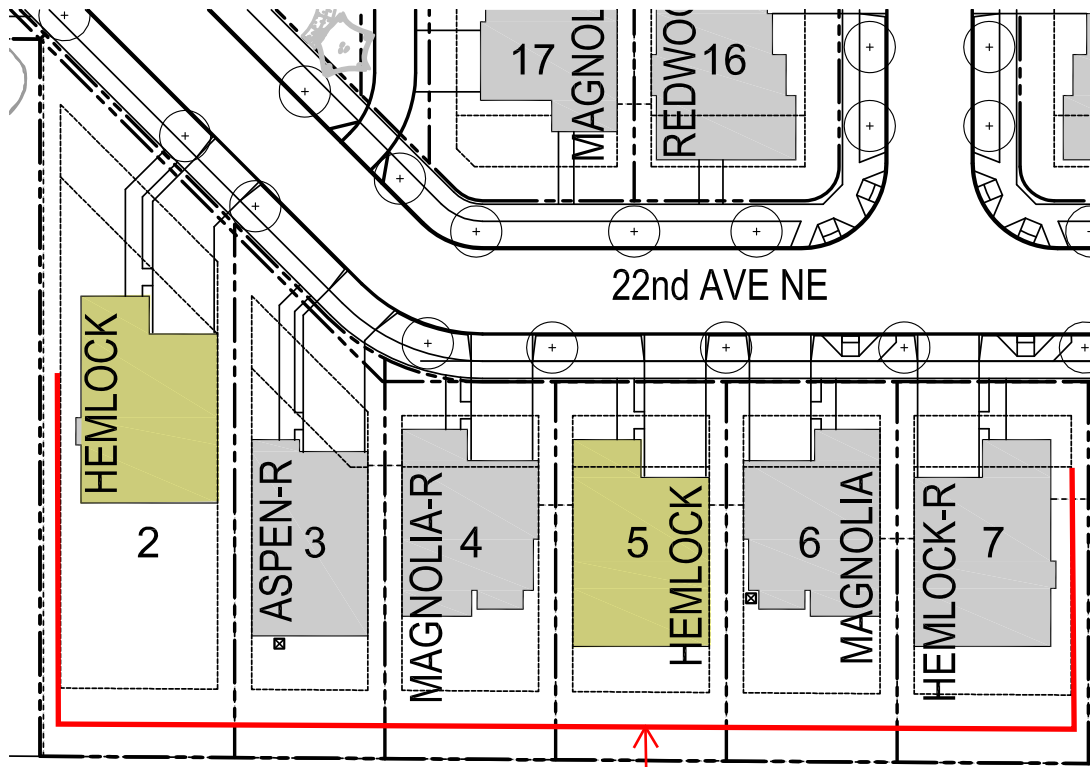


EXISTING DESIGN CRITERIA

8 LOTS

NO MORE THAN 2 MODEL PER 8 CONTINUOUS LOTS

MODEL: ASPEN



PROPOSED DESIGN CRITERIA

6 LOTS

NO MORE THAN 2 MODEL PER 6 CONTINUOUS LOTS

MODEL: HEMLOCK



THOMAS
architecture studios



Project Title
MILL POND
LILLY ROAD AND 26TH AVE NE
OLYMPIA, WA 98506

Project Number
1001

Client
MILL POND LP

Issue & Revision Dates
03.09.2015
PERMIT SET

Sheet Title
DETAILS

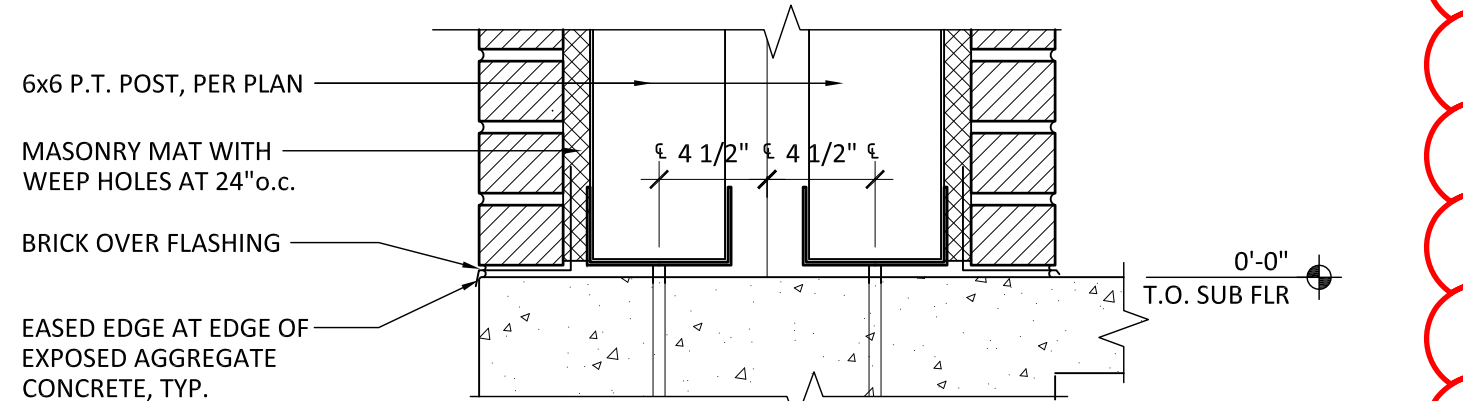
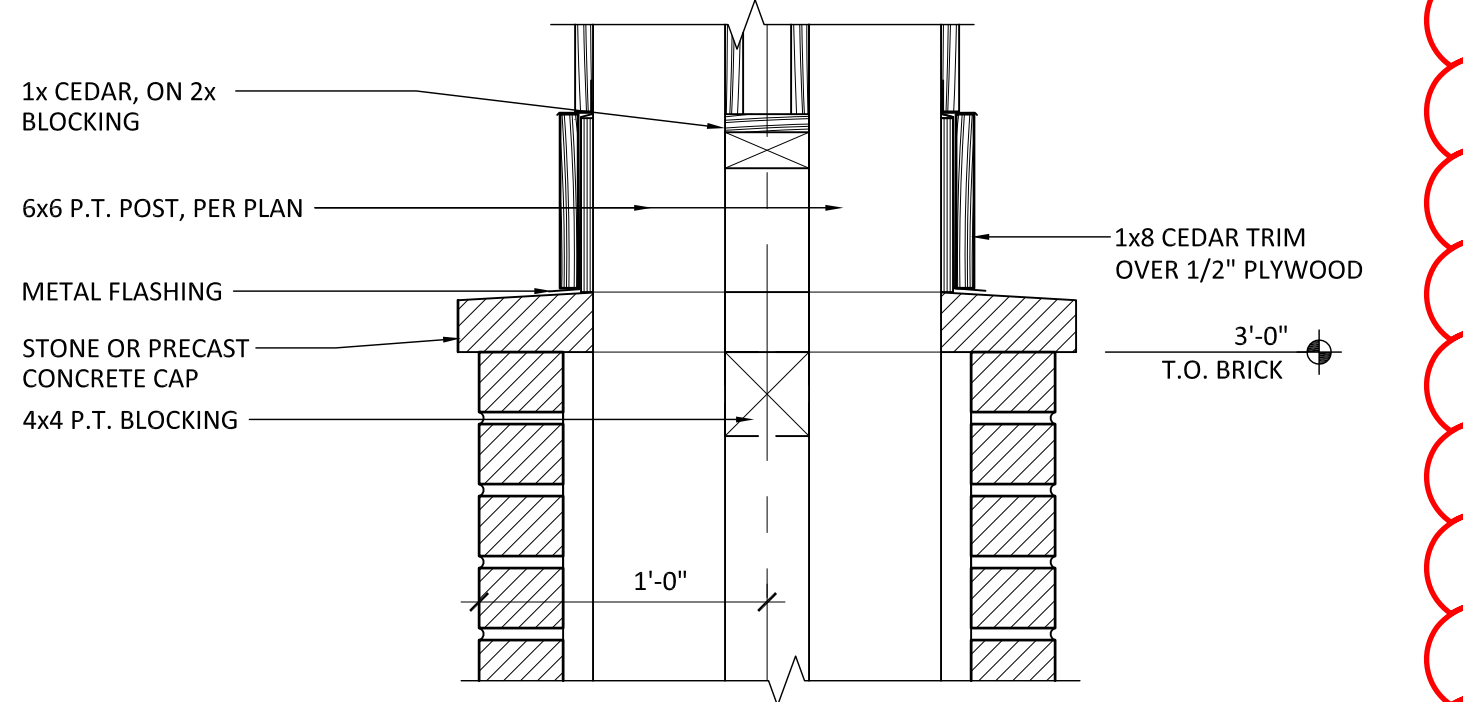
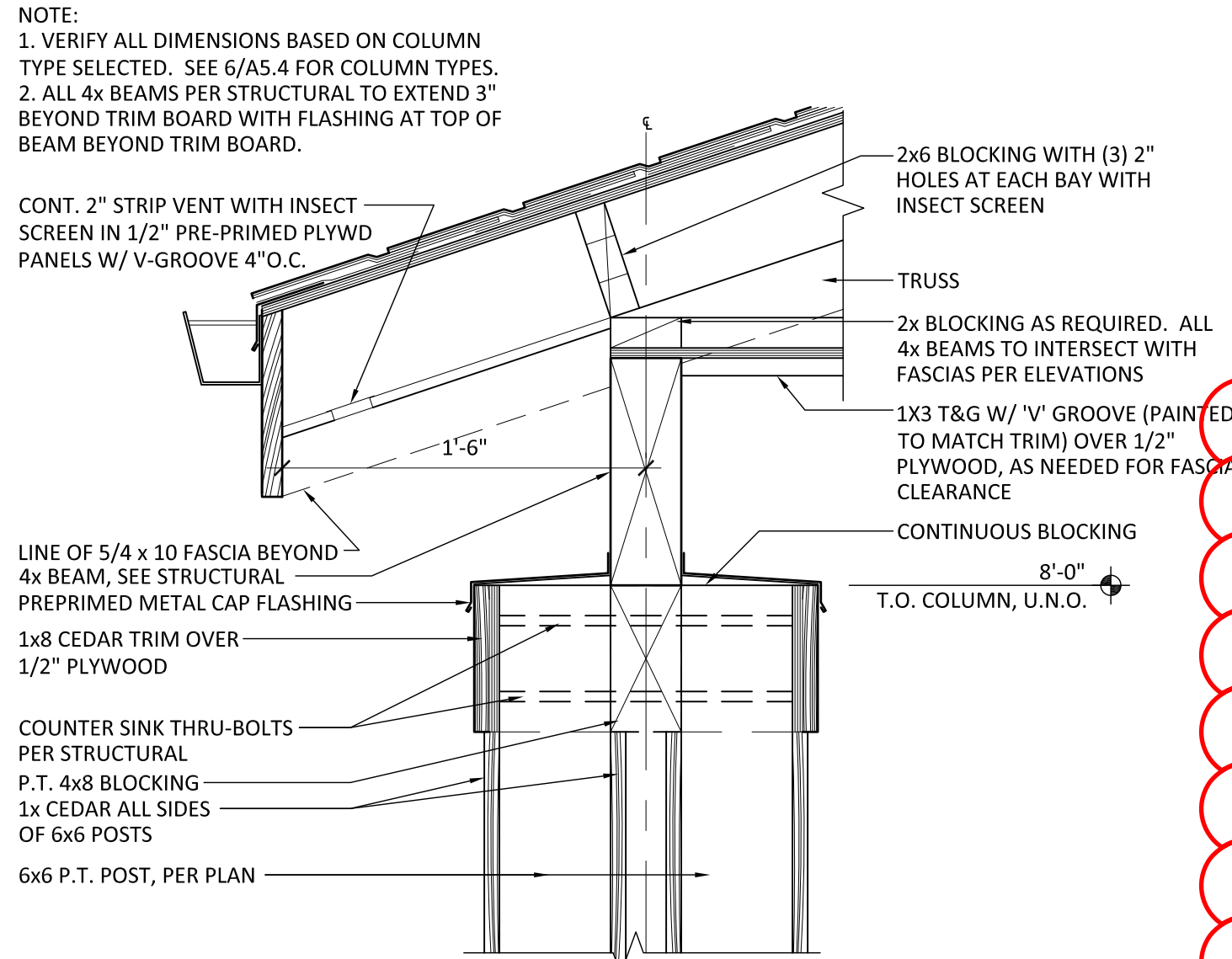
**EXTERIOR
COLUMN &
RAILING TYPES**

Drawn By
S.S.B.
Sheet Number

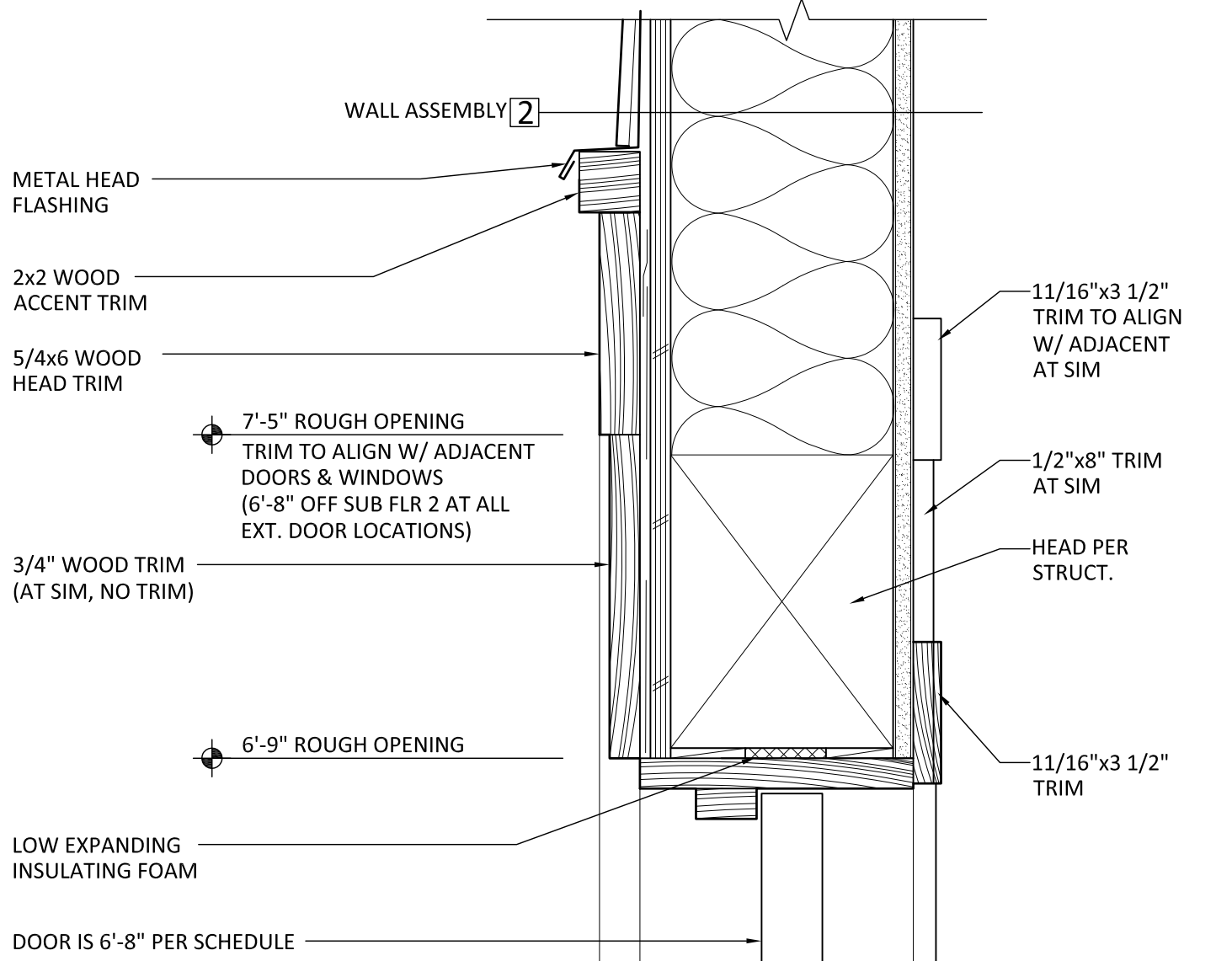
Checked By
R.S.T.

A5.4

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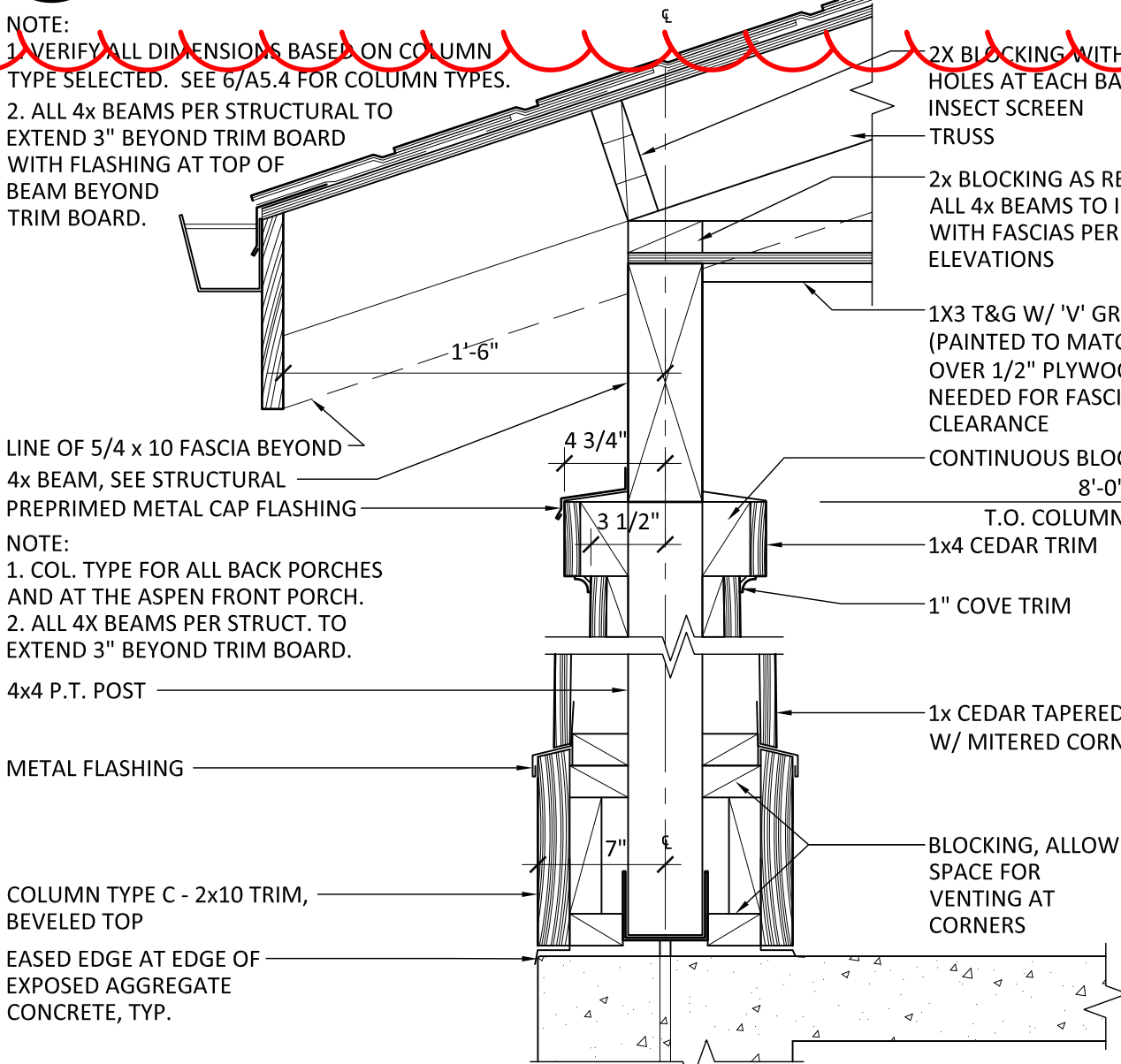
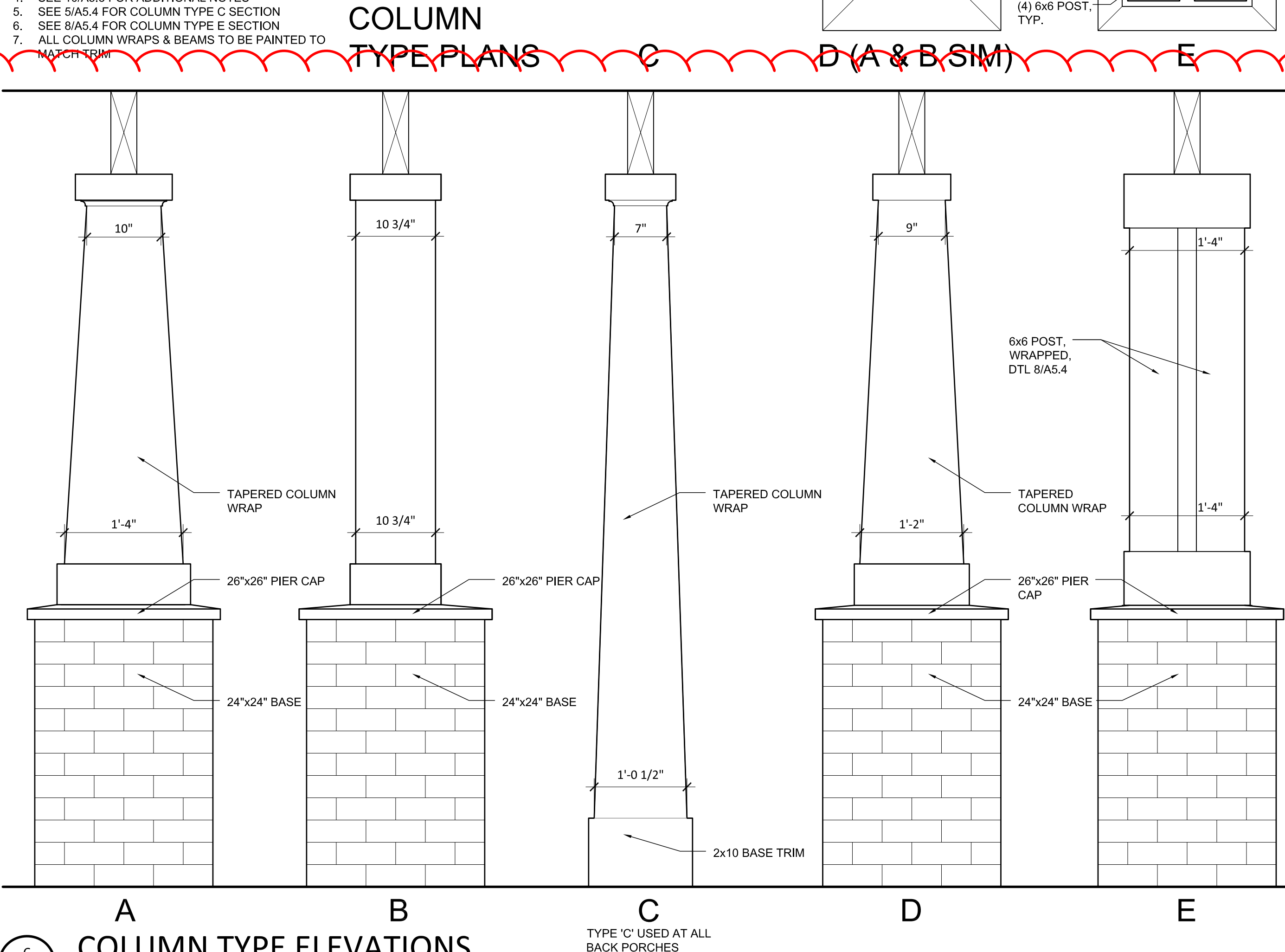


8
A5.4
COLUMN TYPE E SECTION
1 1/2"=1'-0"

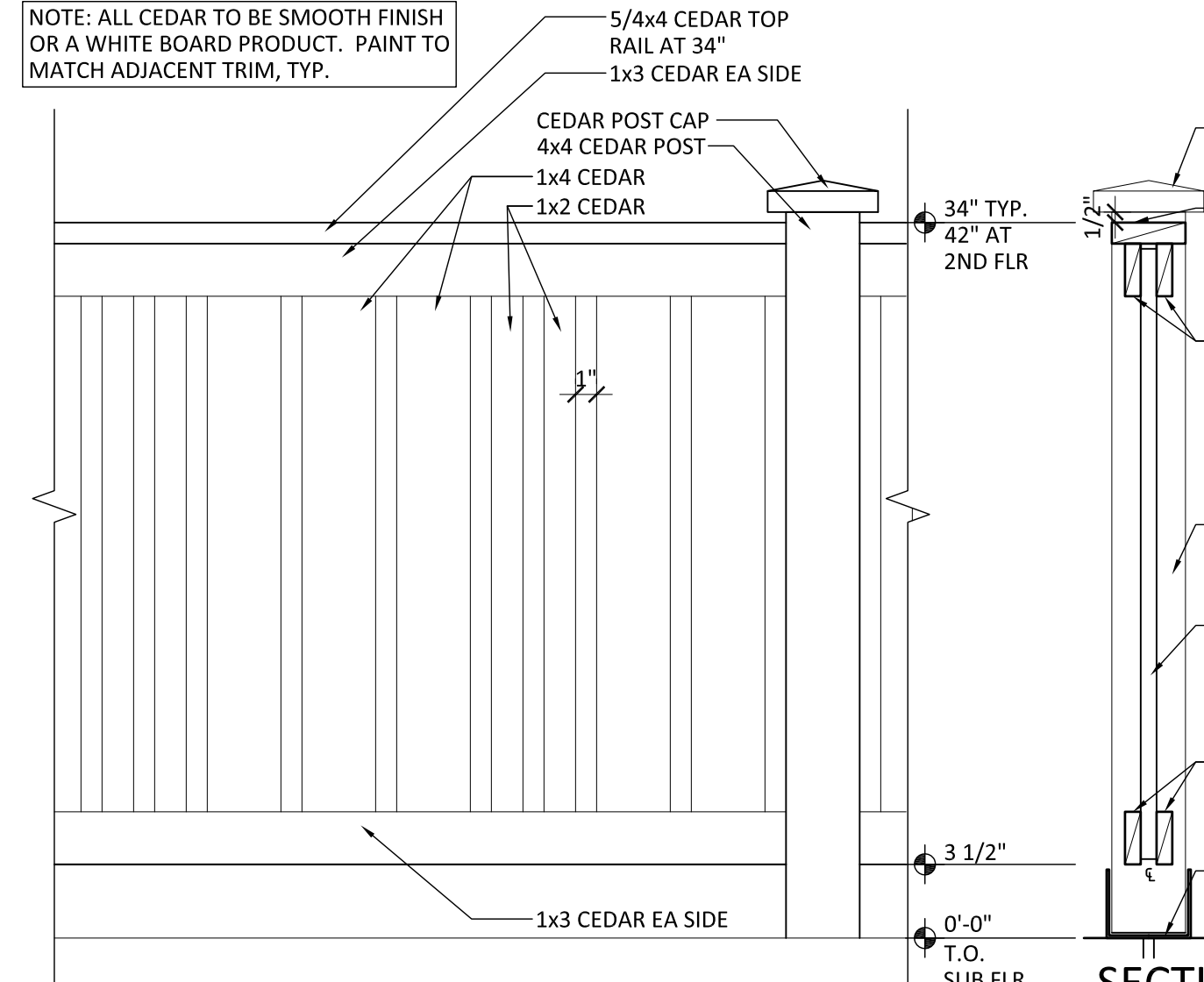


7
A5.4
DOOR - HEAD
3"=1'-0"

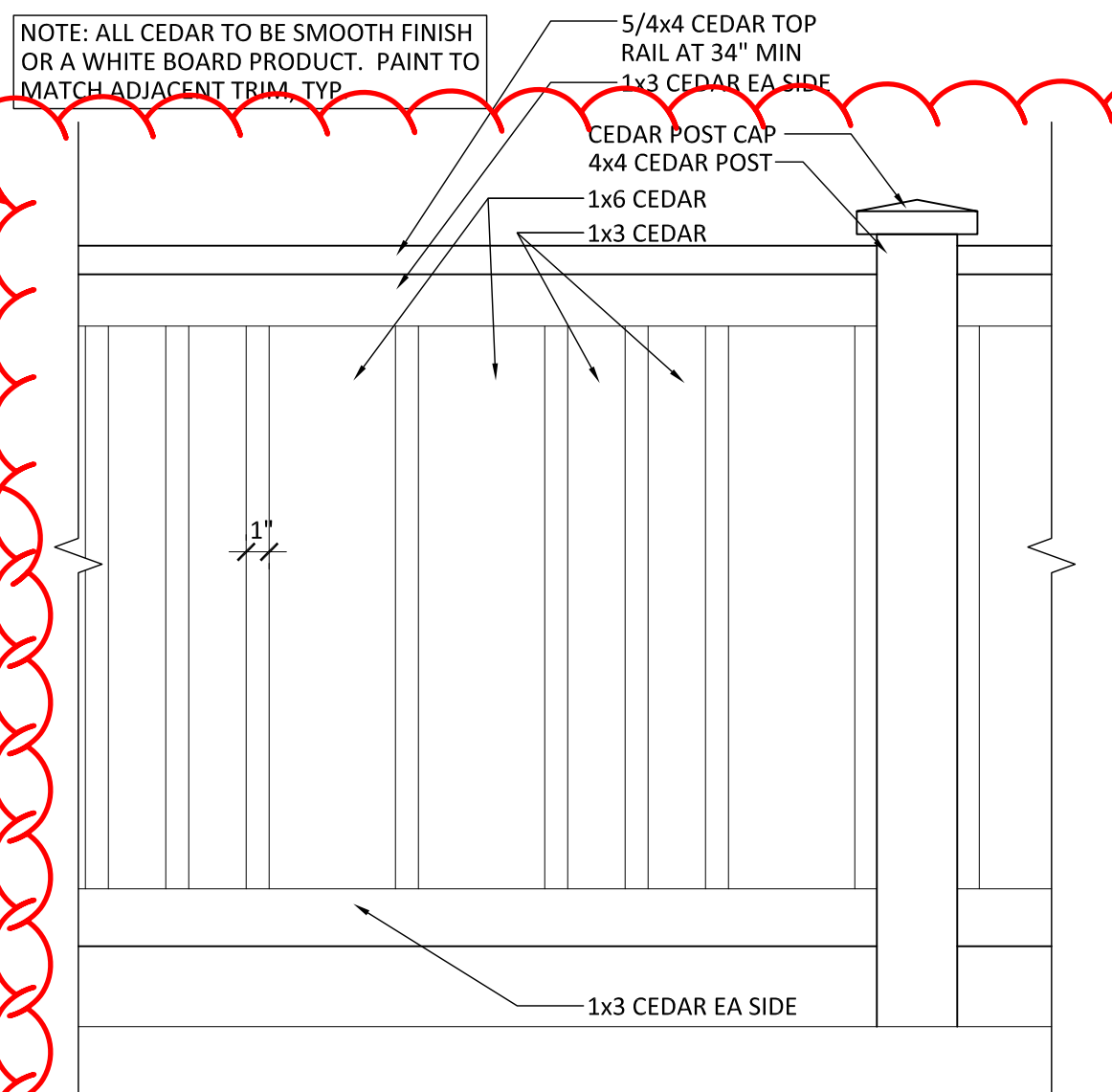
- NOTES:
1. BRICK COLUMN BASES TO BE 24"x24"PER DTL 10/A5.3
 2. PIER CAPS FOR COLUMN TYPES A, B, AND D TO BE CUT IN HALF WITH A 6" SQUARE CUT AT THE CENTER TO ALLOW FOR 4x4 POST. DESIGN BASED ON MUTUAL MATERIALS | KWIK BLOCKS - PIER CAP 1, SMOOTH OR SIMILAR.
 3. PIER CAP FOR COLUMN TYPE E PER PLAN (SIM BLOCK TO NOTE 2)
 4. SEE 10/A5.3 FOR ADDITIONAL NOTES
 5. SEE 5/A5.4 FOR COLUMN TYPE C SECTION
 6. SEE 8/A5.4 FOR COLUMN TYPE E SECTION
 7. ALL COLUMN WRAPS & BEAMS TO BE PAINTED TO MATCH TRIM



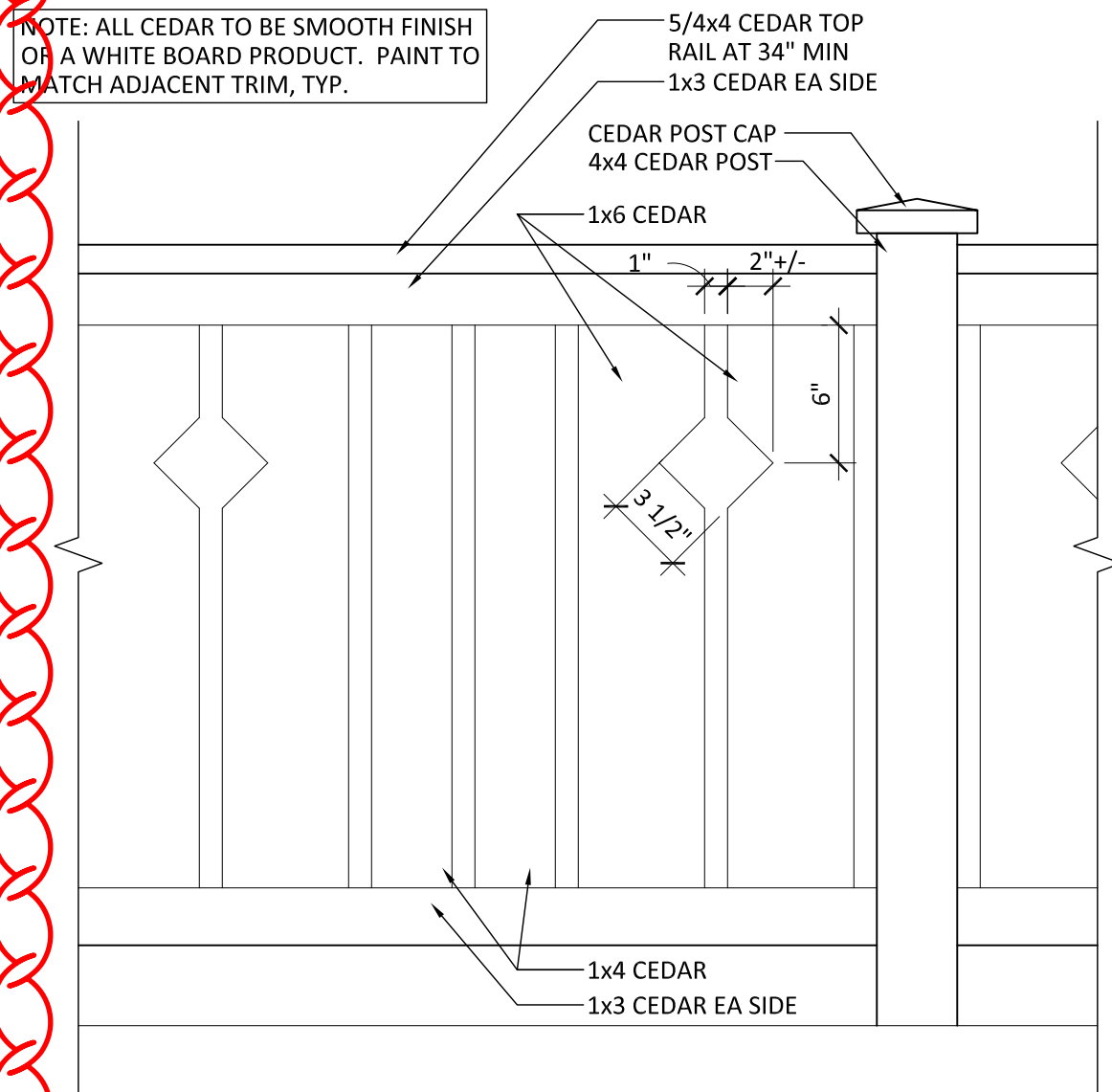
5
A5.4
COLUMN TYPE C SECTION
1 1/2"=1'-0"



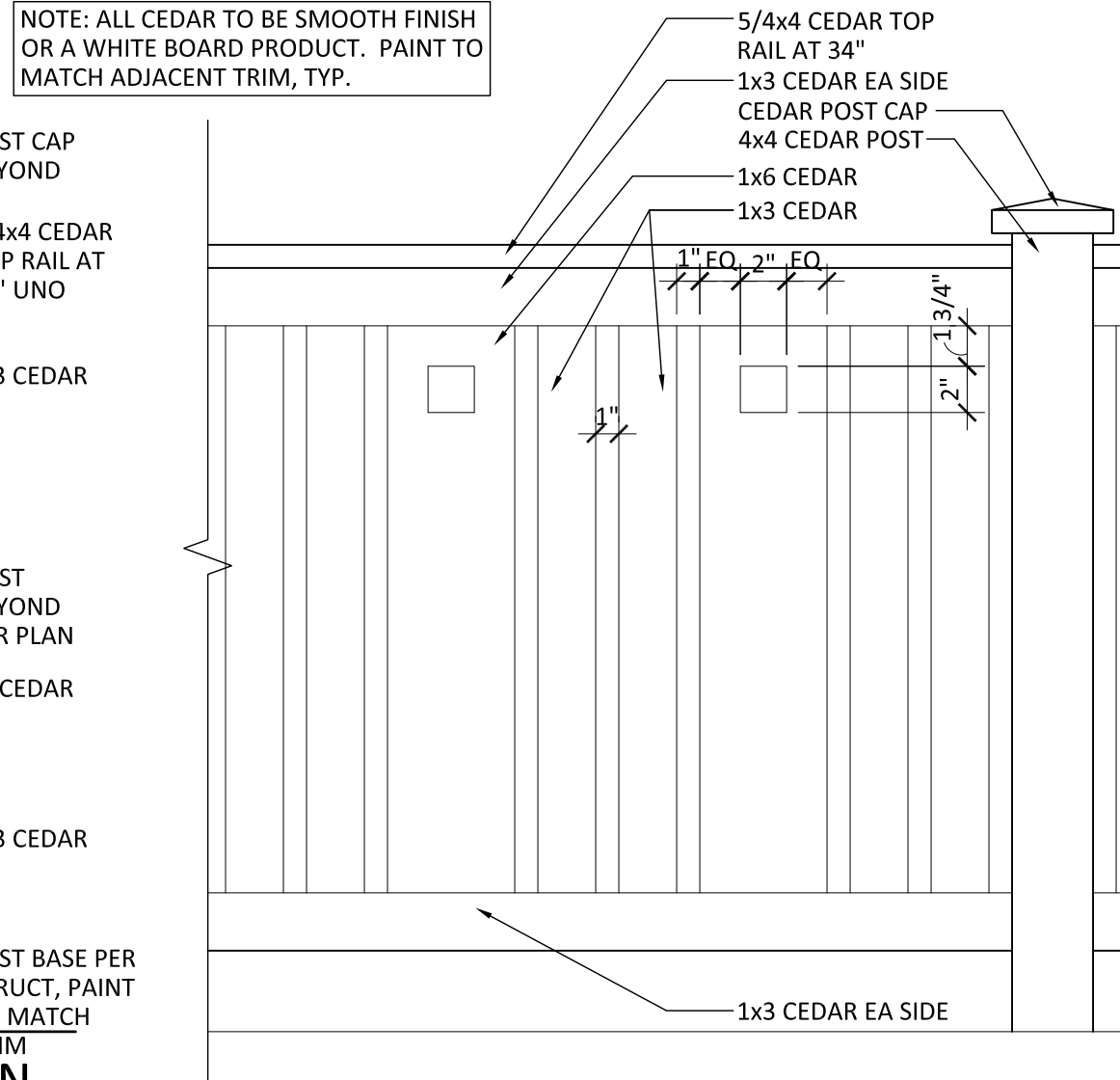
4
A5.4
CEDAR RAILING OPTION - R4
1 1/2"=1'-0"



3
A5.4
CEDAR RAILING OPTION - R3
1 1/2"=1'-0"



2
A5.4
CEDAR RAILING OPTION - R2
1 1/2"=1'-0"



1
A5.4
CEDAR RAILING OPTION - R1
1 1/2"=1'-0"

MILL POND - EXTERIOR PAINT
CANYON GREEN SCHEME

OPTION 1

TRIM
SW 7525
TREE BRANCH

OPTION 2

TRIM
SW 7525
TREE BRANCH

OPTION 3

TRIM
SW 7525
TREE BRANCH

ACCENT
SW 7703
EARTHEN JUG

ACCENT
SW 6129
RESTRAINED GOLD

ACCENT
SW 6129
RESTRAINED GOLD

GABLES/SHINGLES
SW 7736
GARDEN SAGE

GABLES/SHINGLES
SW 7736
GARDEN SAGE

GABLES/SHINGLES
SW 7740
MESSENGER BAG

BODY
SW 7740
MESSENGER BAG

BODY
SW 7740
MESSENGER BAG

BODY
SW 7736
GARDEN SAGE

MILL POND - EXTERIOR PAINT
FORESTWOOD SCHEME

OPTION 1

TRIM
SW 7565
OYSTER BAR

OPTION 2

TRIM
SW 7565
OYSTER BAR

OPTION 3

TRIM
SW 7565
OYSTER BAR

OPTION 4

TRIM
SW 7565
OYSTER BAR

ACCENT
SW 7734
OLIVE

ACCENT
SW 7734
OLIVE

ACCENT
SW 7702
SPICED CIDER

ACCENT
SW 7702
SPICED CIDER

GABLES/SHINGLES
SW 7514
FOOTHILLS

GABLES/SHINGLES
SW 7504
KEYSTONE GREY

GABLES/SHINGLES
SW 7514
FOOTHILLS

GABLES/SHINGLES
SW 7504
KEYSTONE GREY

BODY
SW 7504
KEYSTONE GREY

BODY
SW 7514
FOOTHILLS

BODY
SW 7504
KEYSTONE GREY

BODY
SW 7514
FOOTHILLS

MILL POND - EXTERIOR PAINT
EVERGREEN SCHEME

OPTION 1

TRIM
SW 7525
TREE BRANCH

OPTION 2

TRIM
SW 7525
TREE BRANCH

OPTION 3

TRIM
SW 7502
DRY DOCK

OPTION 4

TRIM
SW 7525
TREE BRANCH

ACCENT
SW 7730
FOREST WOOD

ACCENT
SW 7730
FOREST WOOD

ACCENT
SW 7730
FOREST WOOD

ACCENT
SW 7730
FOREST WOOD

GABLES/SHINGLES
SW 7726
LEMON VERBENA

GABLES/SHINGLES
SW 7502
DRY DOCK

GABLES/SHINGLES
SW 7680
LANYARD

GABLES/SHINGLES
SW 7502
DRY DOCK

BODY
SW 7502
DRY DOCK

BODY
SW 7680
LANYARD

BODY
SW 7525
TREE BRANCH

BODY
SW 7726
LEMON VERBENA

MILL POND - EXTERIOR PAINT
GOLDEN BAMBOO SCHEME

OPTION 1

TRIM
SW 7505
MANOR HOUSE

OPTION 2

TRIM
SW 7505
MANOR HOUSE

OPTION 3

TRIM
SW 7525
TREE BRANCH

OPTION 4

TRIM
SW 7525
TREE BRANCH

ACCENT
SW 6367
VIVA GOLD

ACCENT
SW 6367
VIVA GOLD

ACCENT
SW 6367
VIVA GOLD

ACCENT
SW 6367
VIVA GOLD

GABLES/SHINGLES
SW 7734
OLIVE GROVE

GABLES/SHINGLES
SW 7733
BAMBOO SHOOT

GABLES/SHINGLES
SW 7734
OLIVE GROVE

GABLES/SHINGLES
SW 7733
BAMBOO SHOOT



BODY
SW 7733
BAMBOO SHOOT

BODY
SW 7734
OLIVE GROVE









BODY
SW 7733
BAMBOO SHOOT

BODY
SW 7734
OLIVE GROVE

MILL POND - EXTERIOR PAINT
GOLDEN WHEAT SCHEME

OPTION 1		OPTION 2		OPTION 3		OPTION 4	
	TRIM SW 7722 TRAVERTINE		TRIM SW 7722 TRAVERTINE		TRIM SW 7722 TRAVERTINE		TRIM SW 7722 TRAVERTINE
	ACCENT SW 7619 LABRABORITE		ACCENT SW 7619 LABRABORITE		ACCENT SW 7593 RUSTIC RED		ACCENT SW 7593 RUSTIC RED
	GABLES/SHINGLES SW 7679 GOLDEN GATE		GABLES/SHINGLES SW 7519 MEXICAN SAND		GABLES/SHINGLES SW 7679 GOLDEN GATE		GABLES/SHINGLES SW 7519 MEXICAN SAND
	BODY SW 7519 MEXICAN SAND		BODY SW 7679 GOLDEN GATE		BODY SW 7519 MEXICAN SAND		BODY SW 7679 GOLDEN GATE

MILL POND - EXTERIOR PAINT
GREENFIELD SCHEME

OPTION 1		OPTION 2	
	TRIM SW 7565 OYSTER BAR		TRIM SW 7565 OYSTER BAR
	ACCENT SW 7702 SPICED CIDER		ACCENT SW 7702 SPICED CIDER
	GABLES/SHINGLES SW 7740 MESSENGER BAG		GABLES/SHINGLES SW 7736 GARDEN SAGE
	BODY SW 7736 GARDEN SAGE		BODY SW 7740 MESSENGER BAG

MILL POND - EXTERIOR PAINT
HONEYCOMB SCHEME

OPTION 1		OPTION 2		OPTION 3		OPTION 4	
	TRIM SW 6378 CRISP LINEN		TRIM SW 6378 CRISP LINEN		TRIM SW 6378 CRISP LINEN		TRIM SW 6378 CRISP LINEN
	ACCENT SW 7664 STEELY GRAY		ACCENT SW 7593 RUSTIC RED		ACCENT SW 7664 STEELY GRAY		ACCENT SW 7593 RUSTIC RED
	GABLES/SHINGLES SW 6373 HARVESTER		GABLES/SHINGLES SW 7680 LANYARD		GABLES/SHINGLES SW 6373 HARVESTER		GABLES/SHINGLES SW 7680 LANYARD
	BODY SW 7680 LANYARD		BODY SW 6373 HARVESTER		BODY SW 7680 LANYARD		BODY SW 6373 HARVESTER

MILL POND - EXTERIOR PAINT
OCEAN BEACH SCHEME

OPTION 1		OPTION 2	
	TRIM SW 7012 CREAMY		TRIM SW 7012 CREAMY
	ACCENT SW 7602 INDIGO BATIK		ACCENT SW 7602 INDIGO BATIK
	GABLES/SHINGLES SW 7532 URBAN PUTTY		GABLES/SHINGLES SW 7664 STEELY GRAY
	BODY SW 7664 STEELY GRAY		BODY SW 7532 URBAN PUTTY



MILL POND - EXTERIOR PAINT
RIVERBED SCHEME

OPTION 1		OPTION 2		OPTION 3		OPTION 4	
	TRIM SW 7012 CREAMY		TRIM SW 7012 CREAMY		TRIM SW 7012 CREAMY		TRIM SW 7012 CREAMY
	ACCENT SW 7624 SLATE TILE		ACCENT SW 7624 SLATE TILE		ACCENT SW 6244 NAVAL		ACCENT SW 6244 NAVAL
	GABLES/SHINGLES SW 7715 POTTERY URN		GABLES/SHINGLES SW 7713 TAWNY TAN		GABLES/SHINGLES SW 7715 POTTERY URN		GABLES/SHINGLES SW 7713 TAWNY TAN
	BODY SW 7713 TAWNY TAN		BODY SW 7715 POTTERY URN		BODY SW 7713 TAWNY TAN		BODY SW 7715 POTTERY URN

MILL POND - EXTERIOR PAINT
STONECREEK SCHEME

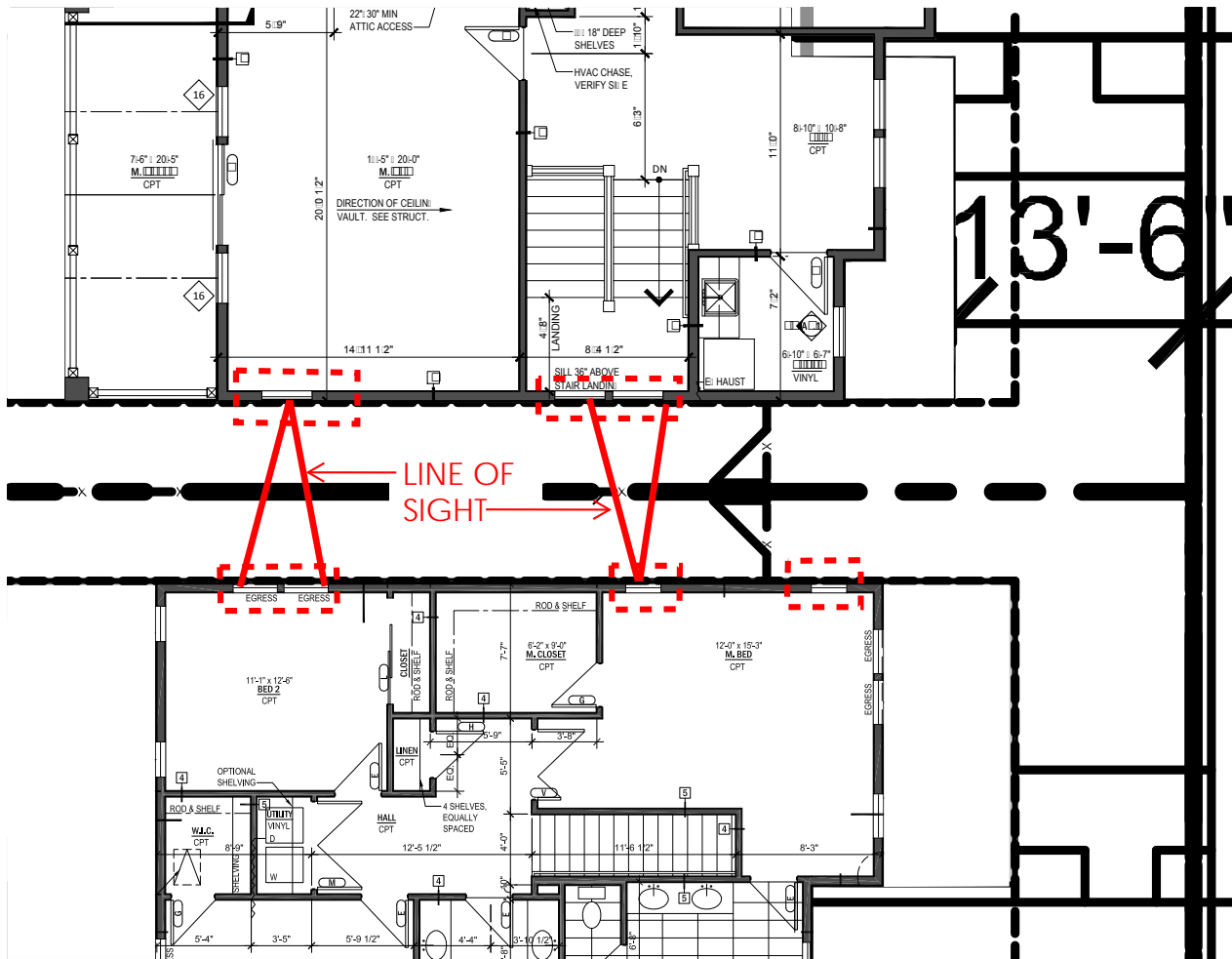
OPTION 1		OPTION 2	
	TRIM SW 7514 FOOTHILLS		TRIM SW 7514 FOOTHILLS
	ACCENT SW 7604 SMOKEY BLUE		ACCENT SW 7702 SPICED CIDER
	GABLES/SHINGLES SW 7503 STICKS & STONES		GABLES/SHINGLES SW 7503 STICKS & STONES
	BODY SW 7702 SPICED CIDER		BODY SW 7604 SMOKEY BLUE

MILL POND - EXTERIOR PAINT
TREEBARK SCHEME

OPTION 1		OPTION 2		OPTION 3		OPTION 4	
	TRIM SW 7565 OYSTER BAR		TRIM SW 7565 OYSTER BAR		TRIM SW 7565 OYSTER BAR		TRIM SW 7565 OYSTER BAR
	ACCENT SW 7591 RED BARN		ACCENT SW 7591 RED BARN		ACCENT SW 7624 SLATE TILE		ACCENT SW 7624 SLATE TILE
	GABLES/SHINGLES SW 7515 HOMESTEAD BRWN		GABLES/SHINGLES SW 7521 DORMER BRWN		GABLES/SHINGLES SW 7515 HOMESTEAD BRWN		GABLES/SHINGLES SW 7521 DORMER BRWN
	BODY SW 7521 DORMER BRWN		BODY SW 7515 HOMESTEAD BRWN		BODY SW 7521 DORMER BRWN		BODY SW 7515 HOMESTEAD BRWN



EXISTING SITE SHOWING VARIETY OF MASSING ACHEIVED THROUGH
DIFFERENT COLUMN TYPES, RAILING DETAILS AND EXTERIOR PAINT SCHEMES



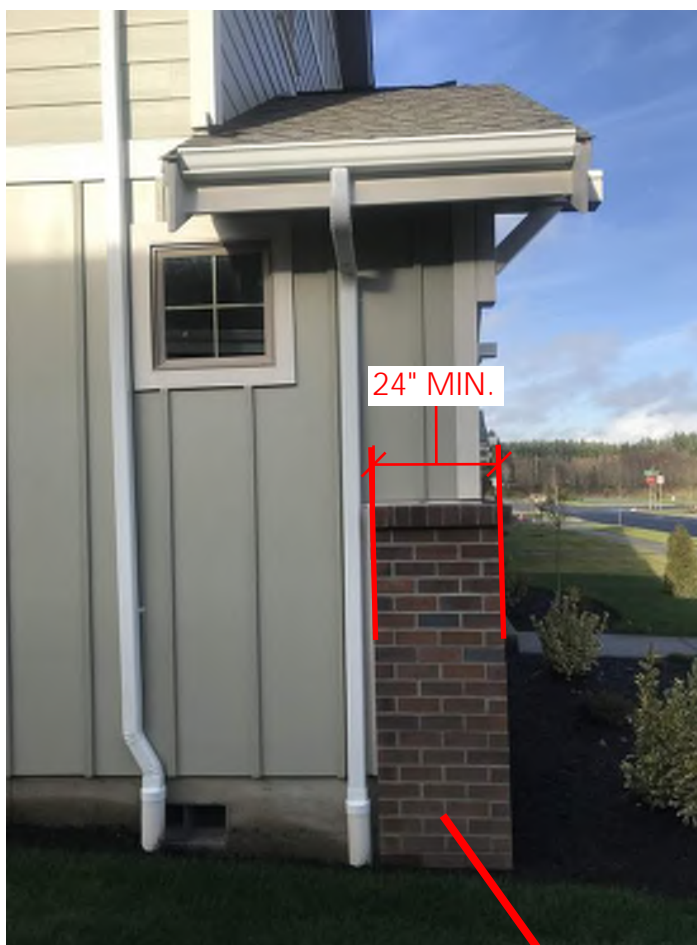
DIAGRAMS OF WINDOWS ADJACENT TO EACH OTHER AND OFFSET WITH LINE-OF SIGHT GRAPHICS





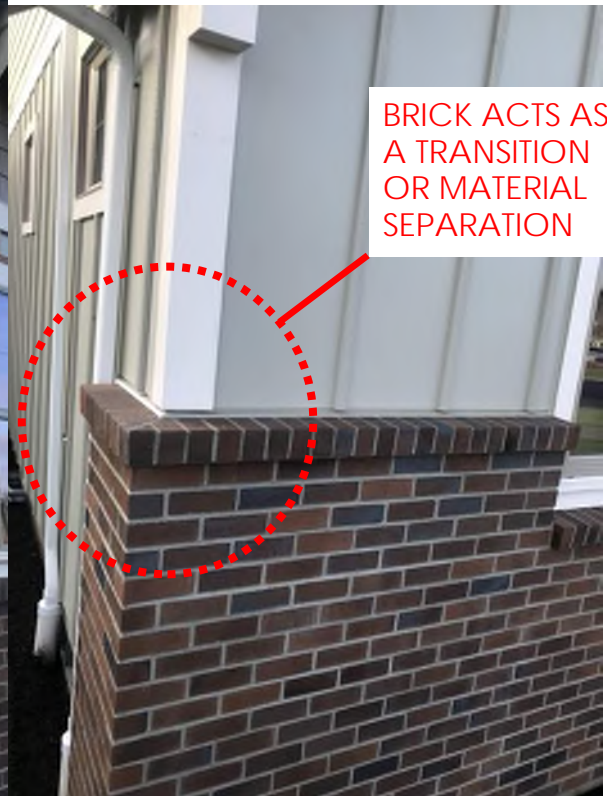
MATERIALS RETURN AT LEAST 24" ALONG EACH SIDE OF THE HOUSE





24" Side Return on
building material

EXISTING CONDITIONS WHERE MATERIALS RETURN AT LEAST 24" ALONG EACH SIDE OF THE HOUSE



TRANSITION FROM BRICK TO HARDIE PLANK. NO TRIM BAND BOARDS ARE REQUIRED.



SOLID WOOD DOOR



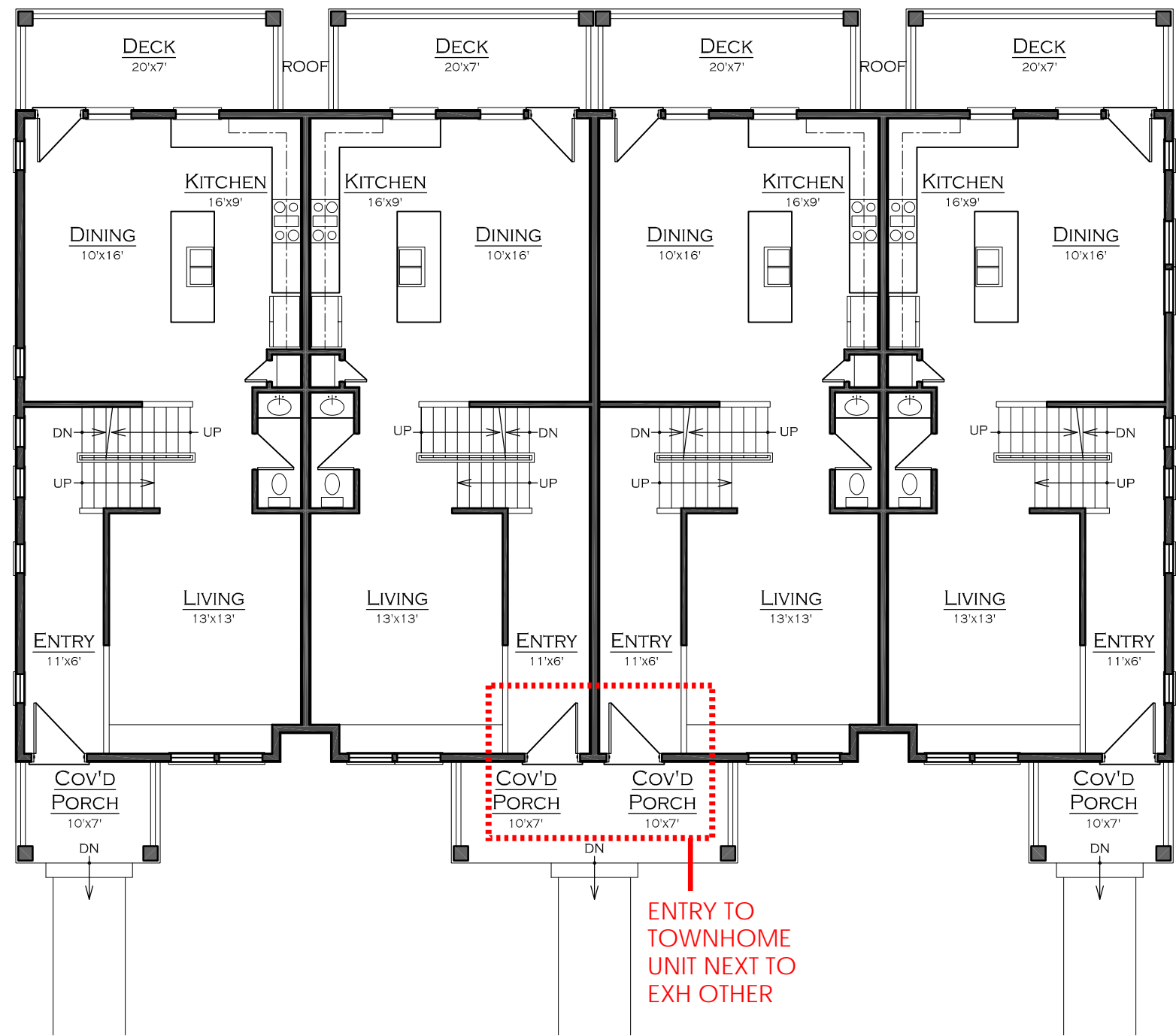
PAINTED FIBERGLASS DOOR



EXISTING WOOD DOOR

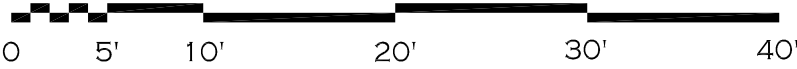


PAINTED FIBERGLASS DOOR



TOWNHOME ENTRY DOORS LOCATED NEXT TO EACH OTHER

SECOND FLOOR PLAN
AREA: 896 SQ. FT.





REAR ELEVATION

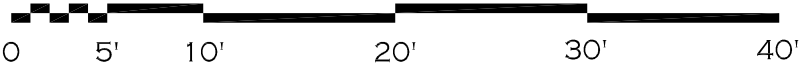
SQ. FOOTAGE	2,131
GARAGE SF	446
COVR'D PORCH	170
BEDROOMS	3+
BATHS	3

LOT TYPE:	TH10
GARAGE ACCESS:	AL
PARK VIEW:	N
FRONT DOOR ORIENTATION:	E
BUILDABLE WIDTH:	30'
MAX. FOOTPRINT	
SAMPLE LOT:	43-44



ROOF PLAN

ELEVATIONS SHOWING UNIT
ENTRY DOOR SIDE BY SIDE



31-Oct-11

LOTS 43-44, 92-93
DESIGN DEVELOPMENT
07-24-14

TH10-5

MILL POND LP
MILL POND
LILLY ROAD AND 26TH AVE - OLYMPIA, WA. 98506

PROJECT NUMBER: 1001
DESIGN DEVELOPMENT
07-24-14

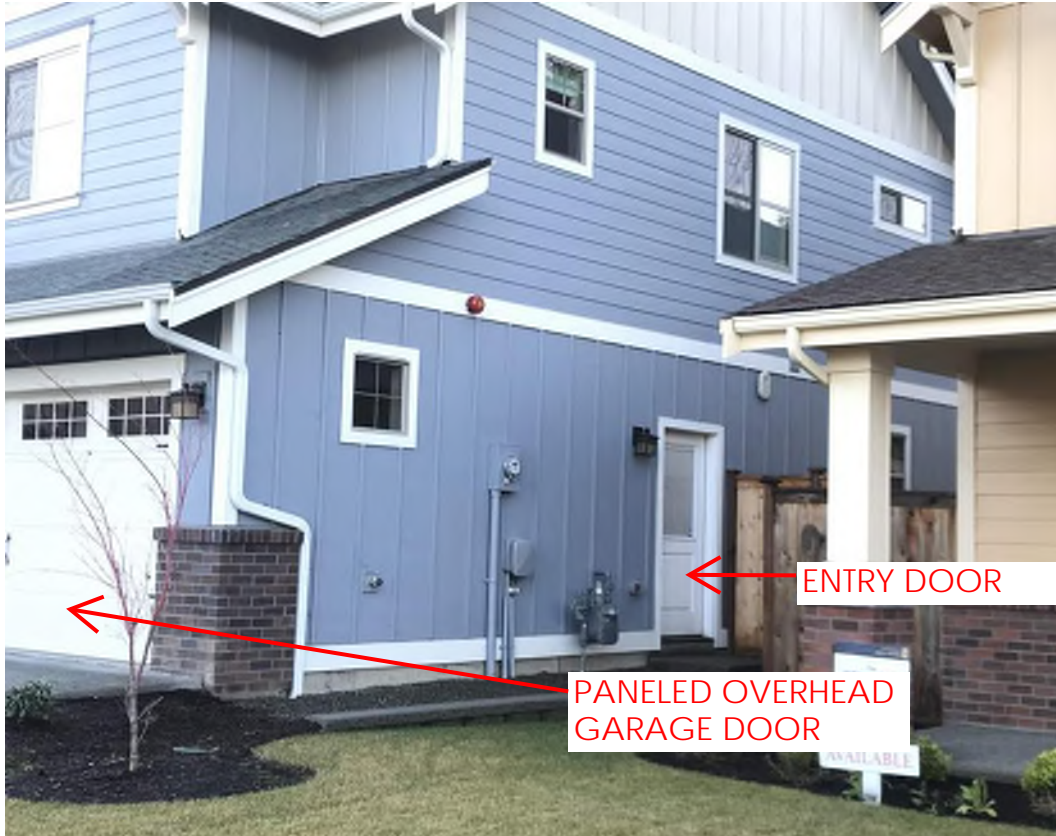
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ATTACHMENT 9-A



ENTRY DOOR

PANELED OVERHEAD
GARAGE DOOR

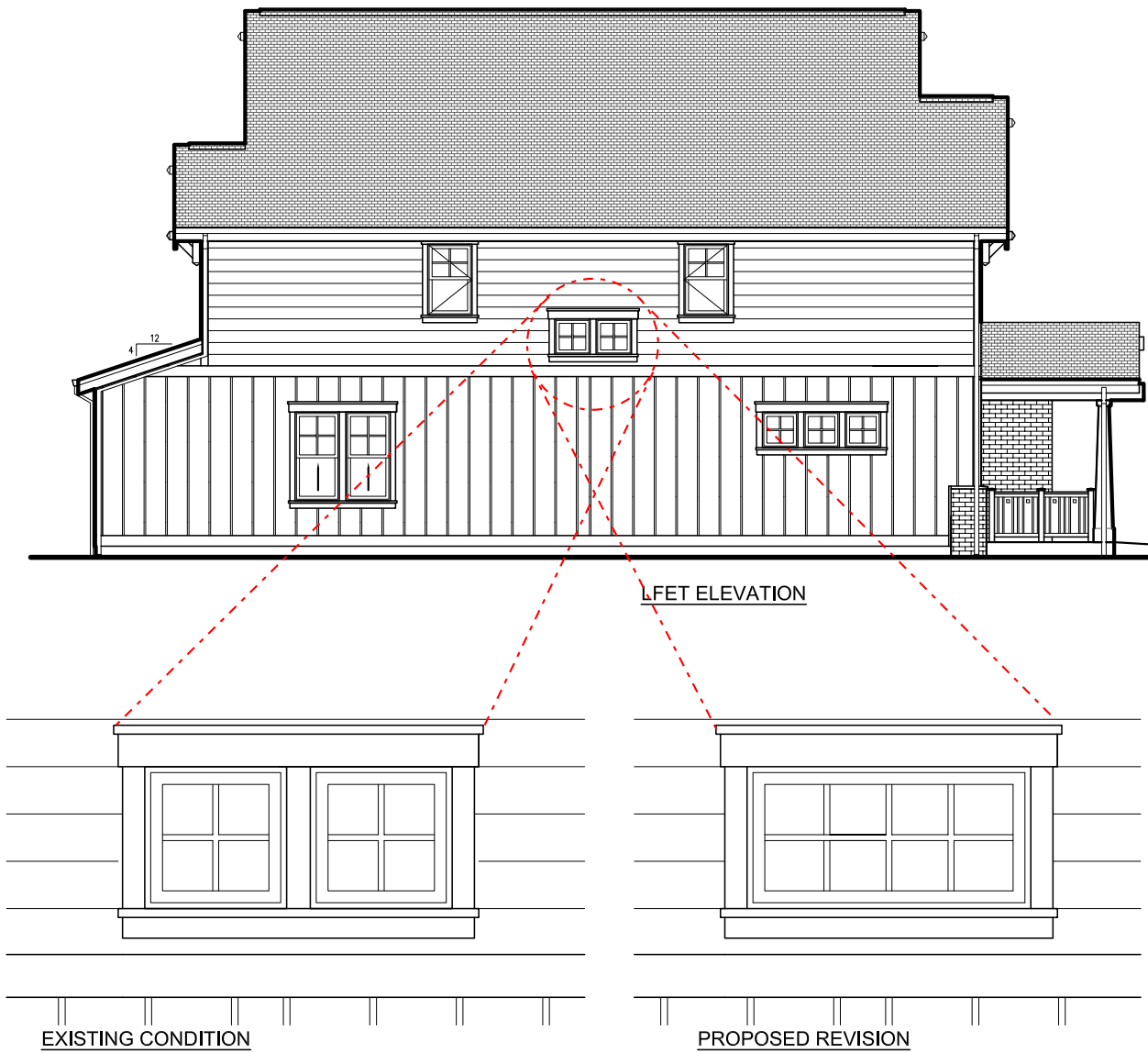


ENTRY DOOR

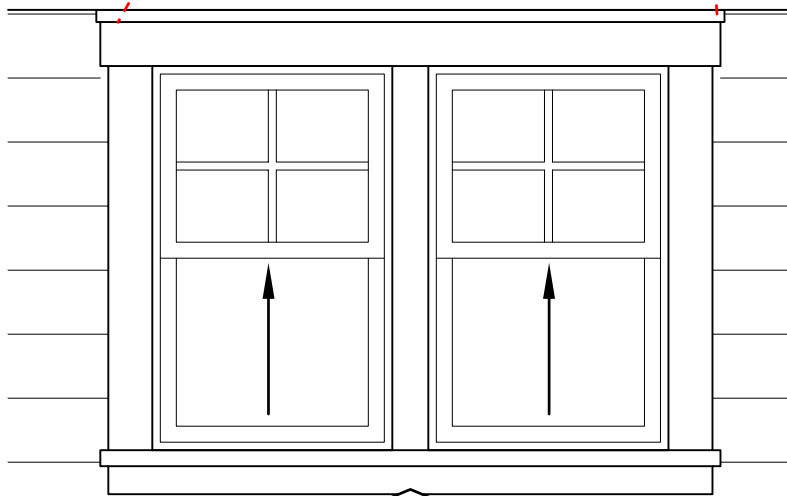
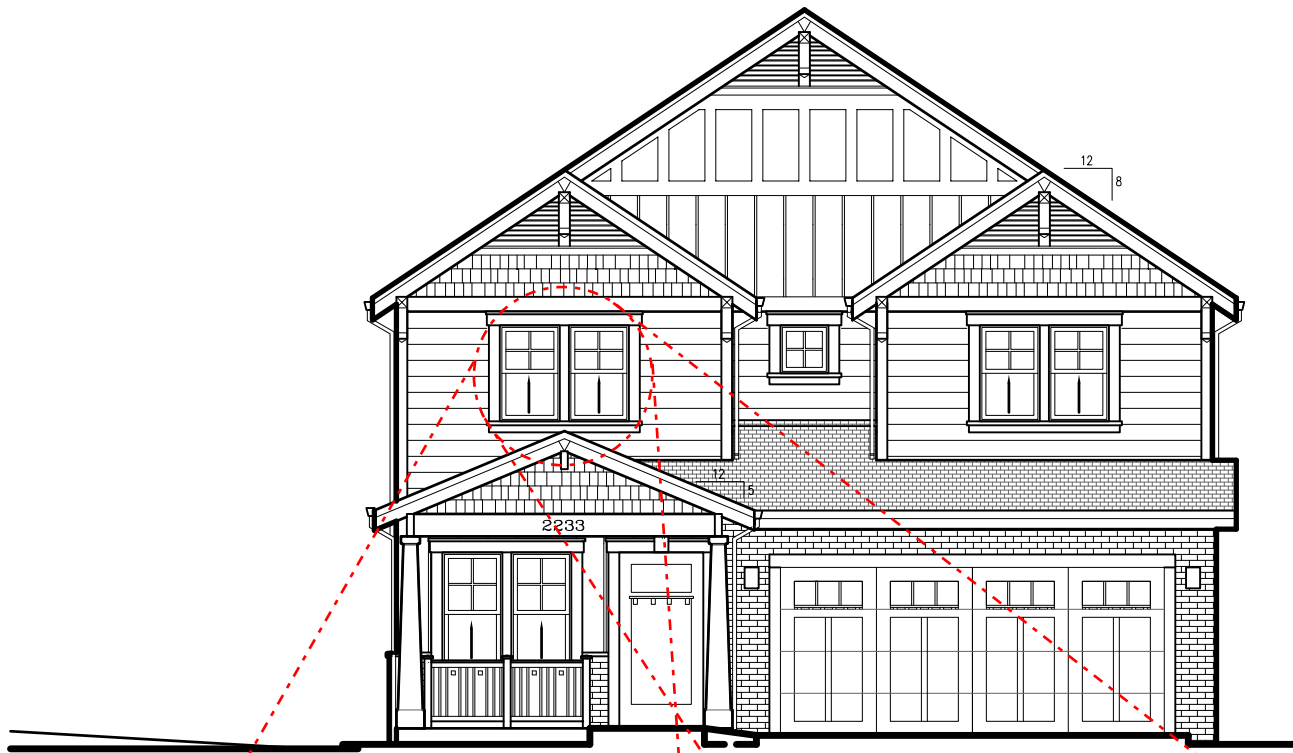
PANELED OVERHEAD
GARAGE DOOR



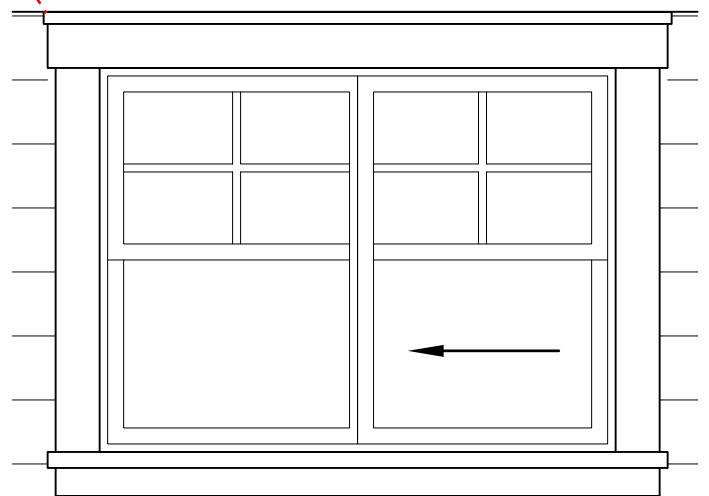
PICTURE IS SHOWING SHADE AND SHADOW DETAIL CREATED BY VARIATION



EXAMPLE OF WINDOW THAT ARE WIDER THAN TALLER

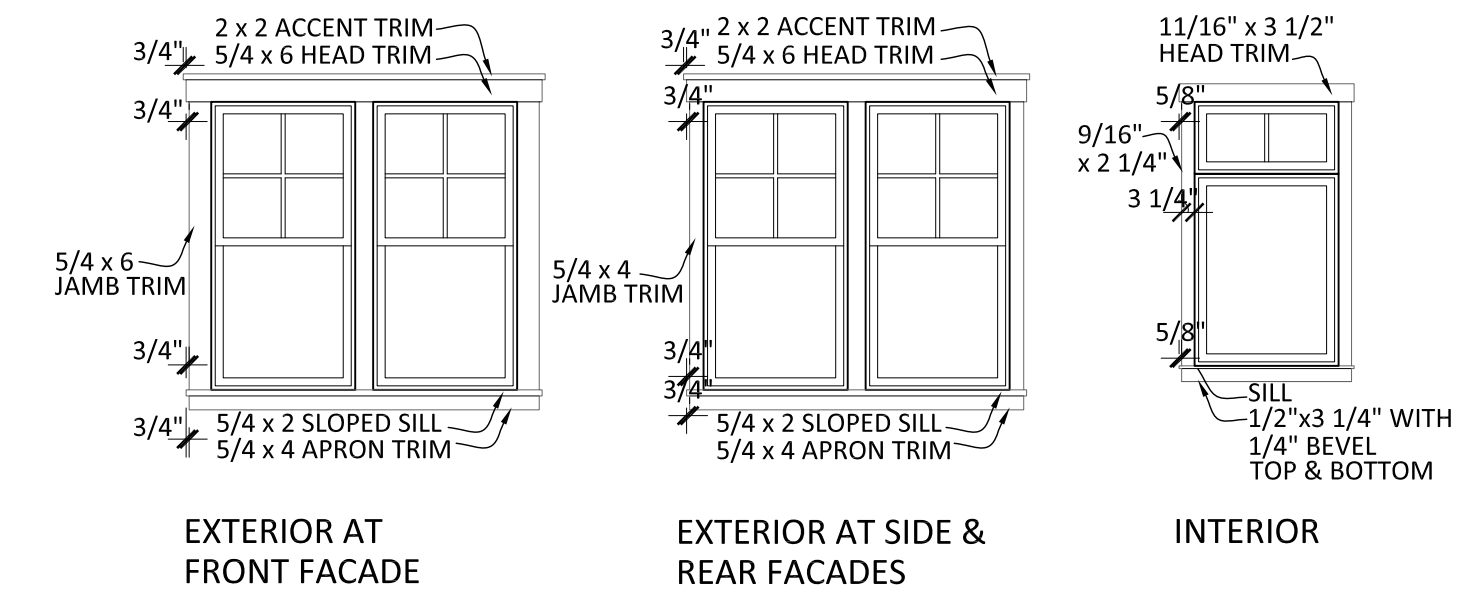


EXISTING CONDITION



PROPOSED REVISION

WINDOW TRIM:



EXISTING WINDOW TRIM CONDITIONS



EXTERIOR AT FRONT FACADE

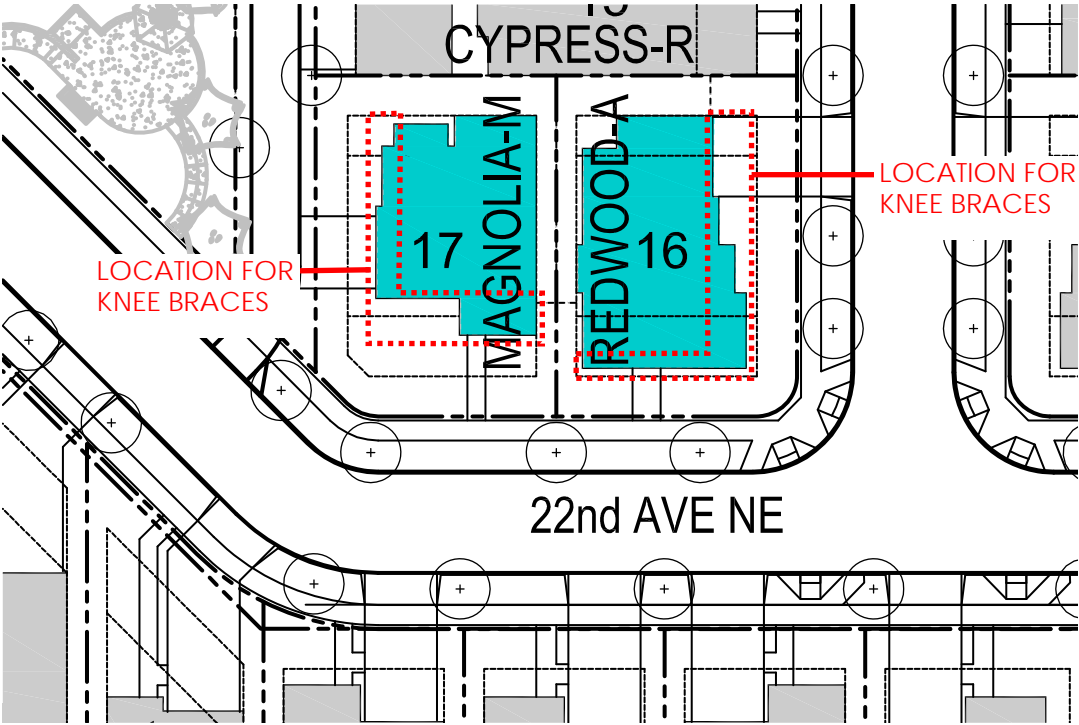


EXTERIOR AT SIDE FACADE



BACK ELEVATION
SHOWING PICTURE
WINDOW WITH
TRIM ALL AROUND

PICTURE FRAMED WINDOW WITH SAME SIZE TRIM PIECE ALL AROUND FOUR
SIDES, WHEN WINDOWS ARE NOT FACING FRONT OR STREET



FEATURE LOCATIONS ON CORNER LOTS



KNEE BRACES ALONG THE FRONT

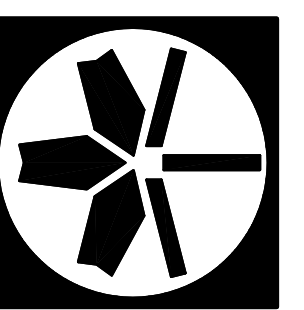


KNEE BRACES ON CORNER LOT (FRONT AND SIDE ELEVATION FACING STREET)



NO KNEE BRACES ALONG THE SIDE ELEVATION, NOT FACING STREET

OLYMPIA, WA



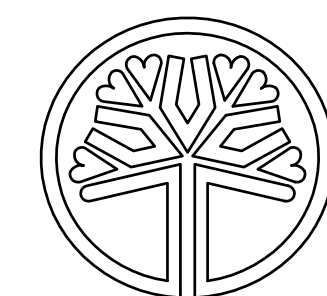
www.graniteresources.com

sheet
L-1
of 7



SINGLE FAMILY		
<u>RESIDENCE STYLE NAME</u>	<u>SHEET NO.</u>	<u>LOT NOS.</u>
MAGNOLIA	L-2	4, 6, 9, 26, 29, 32
MAPLE	L-2	18, 27
ASPEN	L-2	3, 8, 25, 28, 30
CEDAR	L-3	10, 14, 21, 41
DOUGLAS FIR	L-3	13, 20, 42
HEMLOCK	L-4	2, 5, 7, 31
PINE	L-4	22, 40, 45
REDWOOD	L-5	16, 24, 36, 39, 47
OAK	L-5	23, 37, 38
CYPRESS	L-6	11, 15, 44
LINDEN	L-6	12, 19, 33, 43

1. PROTOTYPICAL LANDSCAPE PLANS ARE PROVIDED FOR EACH OF THE 11 DIFFERENT RESIDENCE STYLES. SOLAR EXPOSURES VARY DEPENDING UPON LOT LOCATION.
2. SUN PLANTS SHALL BE SELECTED FOR SOUTH AND WEST EXPOSURES. SHADE PLANTS SHALL BE SELECTED FOR NORTH AND EAST EXPOSURES.



JEFFREY B. GLANDER
LICENSE NO. 405
EXPIRES ON 02-06-2015

PLANTING PALETTE

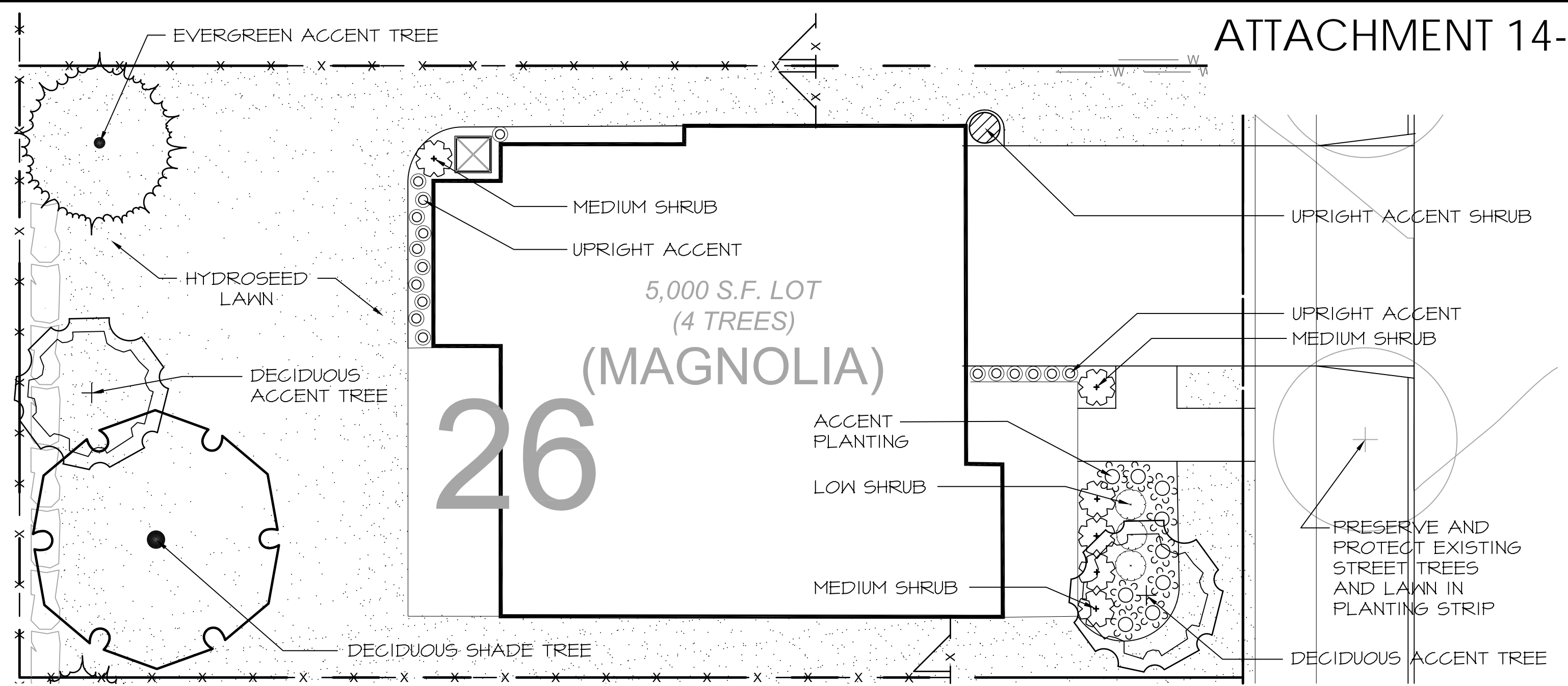
PLANT TYPE / COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING	SOLAR EXPOSURE
DECIDUOUS SHADE TREE - SUGAR MAPLE - JACQUEMONTII BIRCH - KATSURA TREE - 'AUTUMN PURPLE' ASH - HONEYLOCUST - JAPANESE ZELKOVA	ACER SACCHARUM BETULA JACQUEMONTII CERCIDIPHYLLUM JAPONICUM FRAXINUS AMERICANA 'AUTUMN PURPLE' GLEDITSIA TRIACANTHOS INERMIS ZELKOVA SERRATA	2" CAL., 12-15' HT., B&B 2" CAL., 12-15' HT., B&B 2" CAL., 12-15' HT., B&B 2" CAL., 12-15' HT., B&B 2" CAL., 12-15' HT., B&B 2" CAL., 12-15' HT., B&B	SUN - PART SHADE SUN SUN SUN SUN SUN
DECIDUOUS ACCENT TREE - JAPANESE MAPLE (GREEN) - 'OSHIO BENI' JAPANESE MAPLE - SERVICEBERRY - 'SATOMI PINK' DOGWOOD - GOLDEN CHAIN TREE - 'GALAXY' MAGNOLIA - 'ROYAL BURGUNDY' FLG. CHERRY	ACER PALMATUM ACER PALMATUM 'OSHIO BENI' AMELANCHIER ALNIFOLIA 'AUTUMN BRILLIANCE' CORNUS KOUSA 'SATOMI PINK' LABURNUM X WATERERI MAGNOLIA 'GALAXY' PRUNUS SERRULATA 'ROYAL BURGUNDY'	10' MIN HT., B&B/CONT. 10' MIN HT., B&B/CONT. 10' MIN HT., B&B/CONT. 1 1/2" CAL., 10' MIN HT., B&B/CONT. 10' MIN HT., B&B/CONT. 10' MIN HT., B&B/CONT. 1 1/2" CAL., 10' MIN HT., B&B/CONT.	SUN - SHADE SUN - PART SHADE SUN - PART SHADE SUN - PART SHADE SUN SUN SUN
EVERGREEN ACCENT TREE - KEEPING ALASKA CEDAR - SLENDER HINOKI CYPRESS - KEEPING WHITE SPRUCE - 'VANDERWOLF'S KEEPING' PINE	CHAMAECYPARIS NOOTKA 'PENDULA' CHAMAECYPARIS OBTUSA 'GRACILIS' PICEA GLAUCA 'PENDULA' PINUS 'VANDERWOLF'S KEEPING'	5' MIN HT., B&B/CONT. 5' MIN HT., B&B/CONT. 5' MIN HT., B&B/CONT. 5' MIN HT., B&B/CONT.	SUN - PART SHADE SUN - PART SHADE SUN SUN
UPRIGHT ACCENT SHRUB - 'KARL FOERSTER' REED GRASS - HEAVENLY BAMBOO - IRISH YEW - 'EMERALD GREEN' ARBORVITAE	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' NANDINA DOMESTICA TAXUS CUSPIDATA THUJA OCCIDENTALIS	5 GAL. CONT. 5 GAL. CONT. 4' MIN HT., B&B/CONT. 4' MIN HT., B&B/CONT.	SUN SUN - SHADE SUN - SHADE SUN - PART SHADE
LARGE SHRUB - LACELEAF JAPANESE MAPLE - 'VICTORIA' CEANOTHUS - ROSE OF SHARON - 'ANNABELLE' HYDRANGEA - RHODODENDRON - DOUBLEFILE VIBURNUM	ACER PALMATUM 'DISSECTUM' 'CEANOTHUS VICTORIA' HIBISCUS SYTRACIFLUA HYDRANGEA ARBORESCENS 'ANNABELLE' RHODODENDRON SPP. (5' MATURE HT.) VIBURNUM PLICATUM TOMENTOSUM	30" MIN. HT. & SPR. 5 GAL. CONT. 5 GAL. CONT. 5 GAL. CONT. 24" MIN. HT. & SPR. B&B/CONT. 5 GAL. CONT.	SUN - PART SHADE SUN SUN SUN - SHADE SUN - SHADE SUN - PART SHADE
MEDIUM SHRUB - 'GREEN BEAUTY' BOXWOOD - 'AZTEC PEARL' MEXICAN ORANGE - RHODODENDRON - 'KNOCKOUT' ROSE - 'REEVE'S DWARF' SKIMMIA - 'GOLDMOUND' SPIREA	BUXUS MICROPHYLLA J. 'GREEN BEAUTY' CHOISYA TERNATA 'AZTEC PEARL' RHODODENDRON SPP. (3' MATURE HT.) ROSA 'KNOCKOUT' SKIMMIA JAPONICA 'REEVE'S DWARF' SPIRAEA JAPONICA 'GOLDMOUND'	2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C.	SUN - SHADE SUN SUN - SHADE SUN PART SHADE - SHADE SUN
LOW SHRUB - AZALEA - 'CRIMSON PYGMY' BARBERRY - 'HELLER' JAPANESE HOLLY - 'BLUE STAR' JUNIPER - 'PRELUDE' PIERIS - 'MT. VERNON' LAUREL	AZALEA SPP. BERBERIS THUNBERGII 'CRIMSON PYGMY' ILEX CRENATA 'HELLER' JUNIPERUS SQUMATA 'BLUE STAR' PIERIS JAPONICA 'PRELUDE' PRUNUS LAUROCERASUS 'MT. VERNON'	2 GAL. CONT. @ 3' O.C. 2 GAL. CONT. @ 2 1/2' O.C. 2 GAL. CONT. @ 3' O.C. 2 GAL. CONT. @ 2 1/2' O.C. 2 GAL. CONT. @ 2 1/2' O.C. 2 GAL. CONT. @ 2 1/2' O.C.	SUN - SHADE SUN - PART SHADE SUN - PART SHADE SUN PART SHADE - SHADE SUN
ACCENT PLANTING - BLUE OAT GRASS - BACHELOR'S BUTTONS - DAYLILY - SHASTA DAISY - HOSTA - 'AUTUMN JOY' SEDUM	HELIOTOTRICHON SEMPERVIRENS CENTAUREA CYANUS HEMEROCALIS SPP. LEUCANTHEMUM X SUPERBUM HOSTA SPP. SEDUM 'AUTUMN JOY'	1 GAL. CONT. @ 3' O.C. 1 GAL. CONT. @ 2 1/2' O.C. 1 GAL. CONT. @ 2 1/2' O.C. 1 GAL. CONT. @ 3' O.C. 1 GAL. CONT. @ 3' O.C. 1 GAL. CONT. @ 3' O.C.	SUN SUN - PART SHADE SUN - SHADE SUN PART SHADE - SHADE SUN
UPRIGHT ACCENTS - ASTILBE - BLUEBELLS - JAPANESE IRIS - LIATRIS - BLACK-EYED SUSAN	ASTILBE CAMPANULA IRIS JAPONICA LIATRIS SPICATA RUDBECKIA	1 GAL. CONT. @ 2' O.C. 1 GAL. CONT. @ 2' O.C. 1 GAL. CONT. @ 2' O.C. 1 GAL. CONT. @ 2' O.C. 1 GAL. CONT. @ 2' O.C.	SUN - SHADE SUN - SHADE SUN - PART SHADE SUN SUN

NOTES

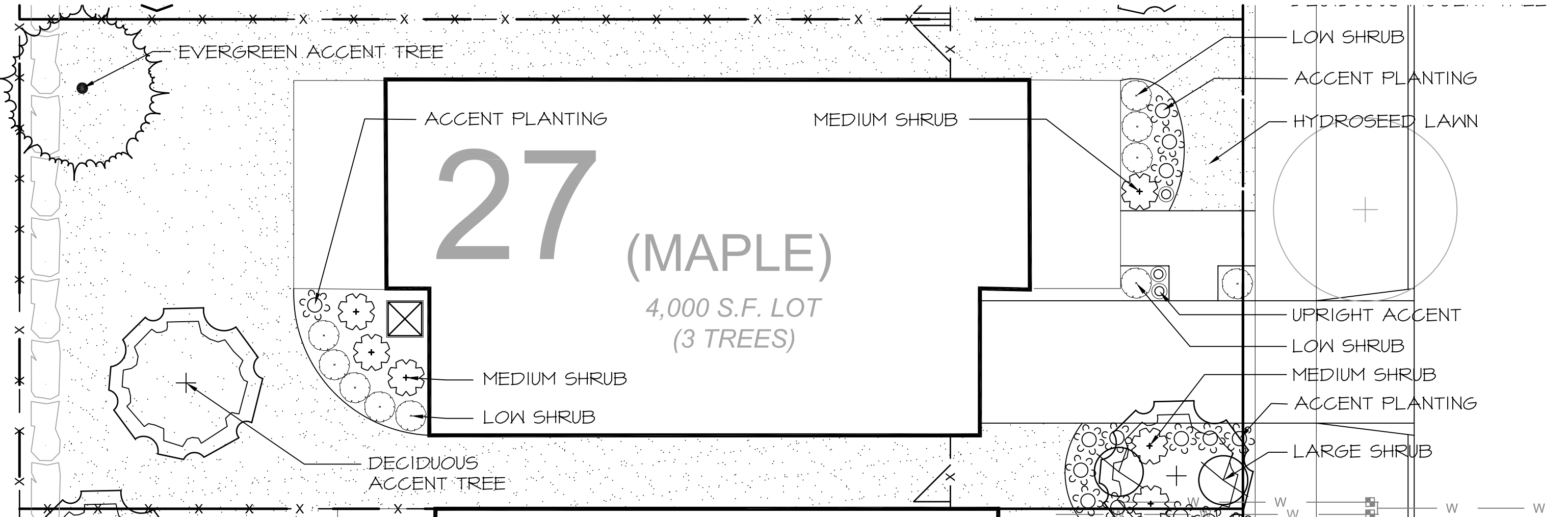
- CONTRACTOR SHALL SELECT SHRUBS/ACCENTS (AS INDICATED ON PLAN) FROM ABOVE LIST BASED ON SOLAR EXPOSURE OF EACH PLANTING LOCATION.
- SUN PLANTS SHALL BE SELECTED FOR SOUTH AND WEST EXPOSURES. SHADE PLANTS SHALL BE SELECTED FOR NORTH AND EAST EXPOSURES.
- FOR EACH LOT, CHOOSE 1 SHRUB/ACCENT (AS INDICATED ON PLAN) PER PLANT SYMBOL FOR EACH LANDSCAPE BED AREA.
- REFER TO DETAILS AND SPECIFICATIONS ON SHEET L-T FOR ADDITIONAL INFORMATION.
- CONTRACTOR SHALL NOT REPEAT THE SAME PLANT SPECIES ON ADJACENT PROPERTIES.

NOTES: PER CITY OF OLYMPIA REQUIREMENTS, IT IS NOTED A MINIMUM NUMBER OF REQUIRED PLANTED TREES BE PROVIDED BASED UPON LOT SQUARE FOOTAGES (SEE URBAN FORESTRY TABLE).

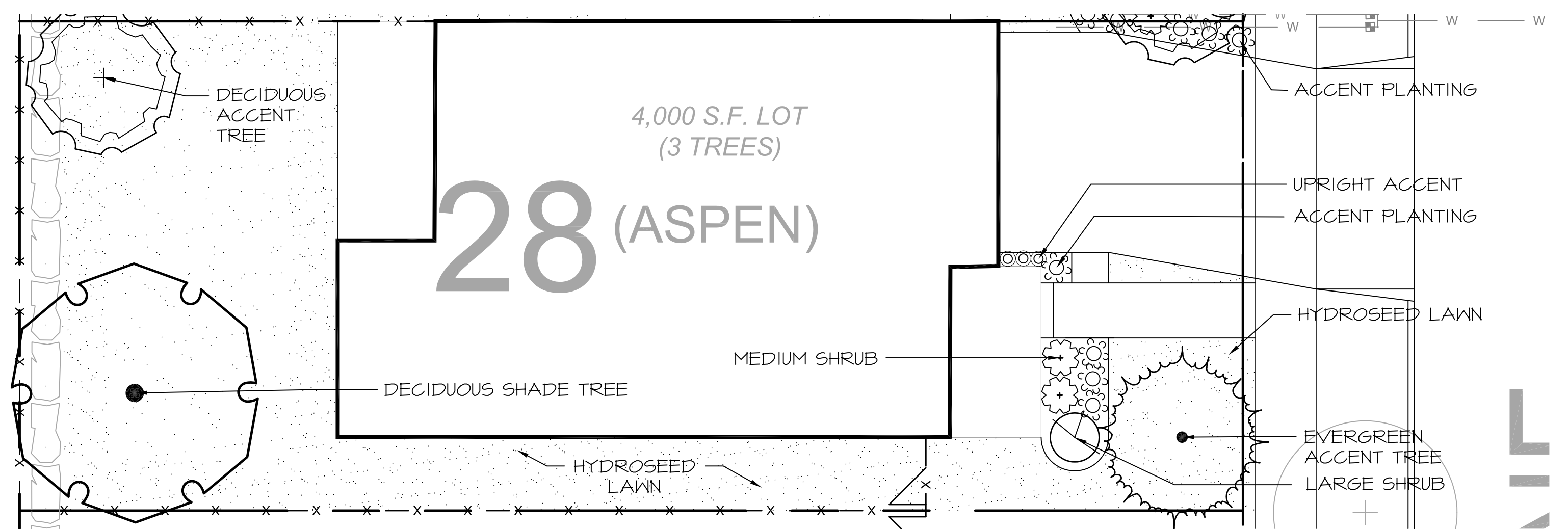
TREES PLANTED SHALL MEET OR EXCEED THE AMERICAN STANDARD FOR NURSEY STOCK GRADE #1 (EVERGREEN - 4' TALL MINIMUM, DECIDUOUS - 1.25 IN., 3 BRANCH MINIMUM)



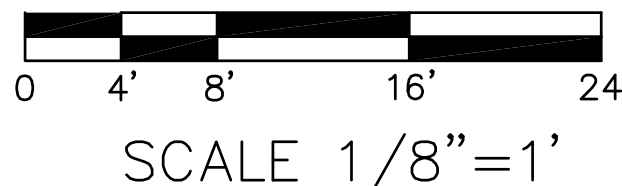
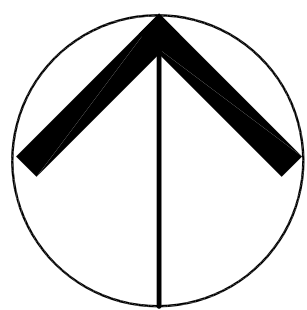
THE MAGNOLIA (LOT 26)



THE MAPLE (LOT 27)



THE ASPEN (LOT 28)



STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT

JEFFREY B. GLANDER
LICENSE NO. 405
EXPIRES ON 02-06-2015

LANDSCAPE PLANS

JEFFREY B. GLANDER & ASSOCIATES, PLLC
Site Planning
Landscape Architecture
1821 4th Avenue E. Olympia, WA 98506
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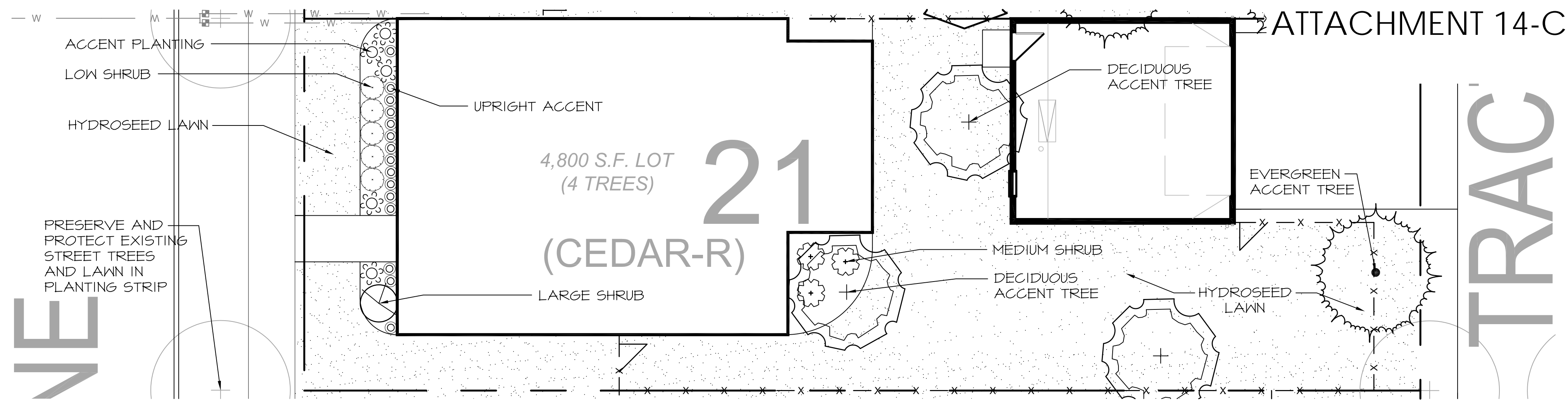
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of 7

THE VILLAGE AT MILL POND
OLYMPIA, WA

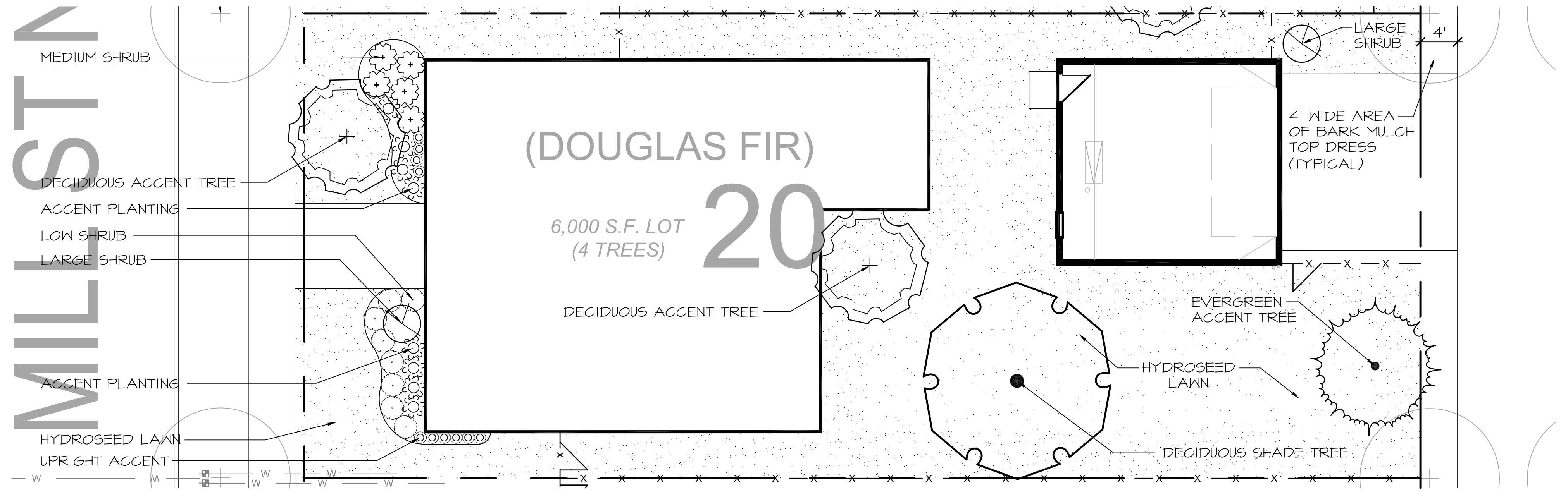
15-0802
job no.
AMV
drawn
JBG
checked
8/07/15
date

12/09/15
Revised tree per City comments

no.
revision
date



THE CEDAR
(LOT 21)

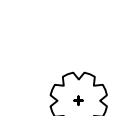




THE DOUGLAS FIR
(LOT 20)

PLANTING PALETTE

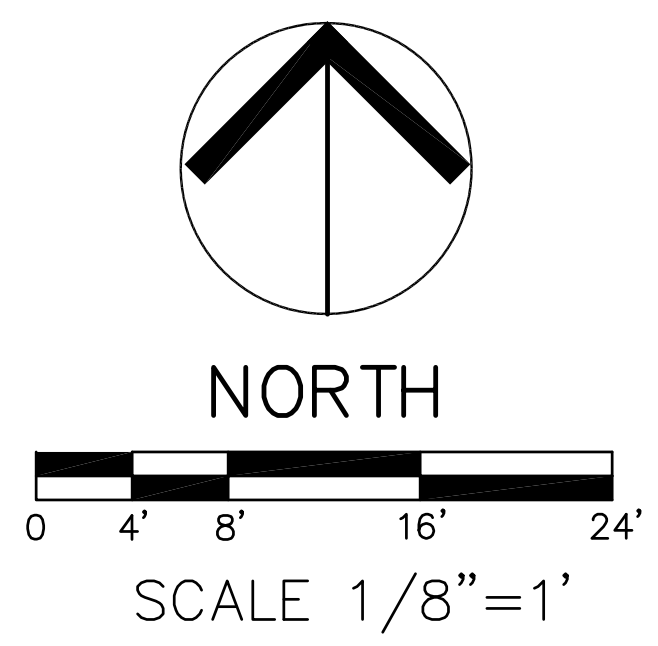
PLANT TYPE / COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING	SOLAR EXPOSURE
 DECIDUOUS SHADE TREE - SUGAR MAPLE - JACQUEMONTII BIRCH - KATSURA TREE - 'AUTUMN PURPLE' ASH - HONEYLOCUST - JAPANESE ZELKOVA	AGER SACCHARUM BETULA JACQUEMONTII CERCIDIPHYLLUM JAPONICUM FRAXINUS AMERICANA 'AUTUMN PURPLE' GLEDITSIA TRIACANTHOS INERMIS ZELKOVA SERRATA	2" GAL., 12-15' HT., B&B 2" GAL., 12-15' HT., B&B 2" GAL., 12-15' HT., B&B 2" GAL., 12-15' HT., B&B 2" GAL., 12-15' HT., B&B 2" GAL., 12-15' HT., B&B	SUN - PART SHADE SUN SUN SUN SUN SUN
 DECIDUOUS ACCENT TREE - JAPANESE MAPLE (GREEN) - 'OSHIO BENI' JAPANESE MAPLE - SERVICEBERRY - 'SATOMI PINK' DOGWOOD - GOLDEN CHAIN TREE - 'GALAXY' MAGNOLIA - 'ROYAL BURGUNDY' FLG. CHERRY	ACER PALMATUM ACER PALMATUM 'OSHIO BENI' AMELANCHIER ALNIIFOLIA 'AUTUMN BRILLIANCE' CORNUS KOUSA 'SATOMI PINK' LABURNUM X WATERERI MAGNOLIA 'GALAXY' PRUNUS SERRULATA 'ROYAL BURGUNDY'	10' MIN HT., B&B/CONT. 10' MIN HT., B&B/CONT. 10' MIN HT., B&B/CONT. 1 1/2" GAL., 10' MIN HT., B&B/CONT. 10' MIN HT., B&B/CONT. 10' MIN HT., B&B/CONT. 1 1/2" GAL., 10' MIN HT., B&B/CONT.	SUN - SHADE SUN - PART SHADE SUN - PART SHADE SUN - PART SHADE SUN SUN SUN
 EVERGREEN ACCENT TREE - WEeping ALASKA CEDAR - SLENDER HINOKI CYPRESS - WEeping WHITE SPRUCE - 'VANDERWOLF'S WEeping' PINE	CHAMAECYPARIS NOOTKA 'PENDULA' CHAMAECYPARIS OBUSA 'GRACILIS' PICEA GLAUCA 'PENDULA' PINUS VANDERWOLF'S WEeping'	5' MIN HT., B&B/CONT. 5' MIN HT., B&B/CONT. 5' MIN HT., B&B/CONT. 5' MIN HT., B&B/CONT.	SUN - PART SHADE SUN - PART SHADE SUN SUN
 UPRIGHT ACCENT SHRUB - 'KARL FOERSTER' REED GRASS - HEAVENLY BAMBOO - IRISH YEW - 'EMERALD GREEN' ARBORVITAE	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' NANDINA DOMESTICA TAXUS CUSPIDATA THUJA OCCIDENTALIS	5 GAL. CONT. 5 GAL. CONT. 4' MIN HT., B&B/CONT. 4' MIN HT., B&B/CONT.	SUN SUN - SHADE SUN - SHADE SUN - PART SHADE
 LARGE SHRUB - LACELEAF JAPANESE MAPLE - 'VICTORIA' CEANOTHUS - ROSE OF SHARON - 'ANNABELLE' HYDRANGEA - RHODODENDRON - DOUBLEFILE VIBURNUM	ACER PALMATUM 'DISSECTUM' CEANOTHUS VICTORIA HIBISCUS SYRIACIFLUA HYDRANGEA ARBORESCENS 'ANNABELLE' RHODODENDRON SPP. (5' MATURE HT.) VIBURNUM PLICATUM TOMENTOSUM	30" MIN. HT. & SPR. 5 GAL. CONT. 5 GAL. CONT. 5 GAL. CONT. 24" MIN. HT. & SPR. B&B/CONT. 5 GAL. CONT.	SUN - PART SHADE SUN SUN SUN SUN - SHADE SUN - SHADE SUN - PART SHADE
 MEDIUM SHRUB - 'GREEN BEAUTY' BOXWOOD - 'AZTEC PEARL' MEXICAN ORANGE - RHODODENDRON - 'KNOCKOUT' ROSE - 'REEVE'S DWARF' SKIMMIA - 'GOLDMOUND' SPIREA	BUXUS MICROPHYLLA J. 'GREEN BEAUTY' CHOISYA TERNATA 'AZTEC PEARL' RHODODENDRON SPP. (3' MATURE HT.) ROSA 'KNOCKOUT' SKIMMIA JAPONICA 'REEVE'S DWARF' SPIRAEA JAPONICA 'GOLDMOUND'	2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C.	SUN - SHADE SUN SUN - SHADE SUN PART SHADE - SHADE SUN

PLANTING PALETTE

PLANT TYPE / COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING	SOLAR EXPOSURE
 MEDIUM SHRUB - 'GREEN BEAUTY' BOXWOOD - 'AZTEC PEARL' MEXICAN ORANGE - RHODODENDRON - 'KNOCKOUT' ROSE - 'REEVE'S DWARF' SKIMMIA - 'GOLDMOUND' SPIREA	BUXUS MICROPHYLLA J. 'GREEN BEAUTY' CHOISYA TERNATA 'AZTEC PEARL' RHODODENDRON SPP. (3' MATURE HT.) ROSA 'KNOCKOUT' SKIMMIA JAPONICA 'REEVE'S DWARF' SPIRAEA JAPONICA 'GOLDMOUND'	2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C.	SUN - SHADE SUN SUN - SHADE SUN PART SHADE - SHADE SUN
 LOW SHRUB - AZALEA - 'GRIMSON PYGMY' BARBERRY - 'HELLER' JAPANESE HOLLY - 'BLUE STAR' JUNIPER - 'PRELUDE' PIERIS - 'MT. VERNON' LAUREL	AZALEA SPP. BERBERIS THUNBERGII 'GRIMSON PYGMY' ILEX GRENATA 'HELLER' JUNIPERUS SQAMATA 'BLUE STAR' PIERIS JAPONICA 'PRELUDE' PRUNUS LAUROCERASUS 'MT. VERNON'	2 GAL. CONT. @ 3' O.C. 2 GAL. CONT. @ 2 1/2' O.C. 2 GAL. CONT. @ 3' O.C. 2 GAL. CONT. @ 2 1/2' O.C. 2 GAL. CONT. @ 2 1/2' O.C. 2 GAL. CONT. @ 2 1/2' O.C.	SUN - SHADE SUN - PART SHADE SUN - PART SHADE SUN PART SHADE - SHADE SUN
 ACCENT PLANTING - BLUA OAT GRASS - BACHELOR'S BUTTONS - DAYLILY - SHASTA DAISY - HOSTA - 'AUTUMN JOY' SEDUM	HELIOTRICHON SEMPERVIRENS CENTAUREA CYANUS HEMEROCALIS SPP. LEUCANTHEMUM X SUPERBUM HOSTA SPP. SEDUM 'AUTUMN JOY'	1 GAL. CONT. @ 3' O.C. 1 GAL. CONT. @ 2 1/2' O.C. 1 GAL. CONT. @ 2 1/2' O.C. 1 GAL. CONT. @ 3' O.C. 1 GAL. CONT. @ 3' O.C. 1 GAL. CONT. @ 3' O.C.	SUN SUN - PART SHADE SUN - SHADE SUN PART SHADE - SHADE SUN
 UPRIGHT ACCENTS - ASTILBE - BLUEBELLS - JAPANESE IRIS - LIATRIS - BLACK-EYED SUSAN	ASTILBE CAMPANULA IRIS JAPONICA LIATRIS SPICATA RUDBECKIA	1 GAL. CONT. @ 2' O.C. 1 GAL. CONT. @ 2' O.C. 1 GAL. CONT. @ 2' O.C. 1 GAL. CONT. @ 2' O.C. 1 GAL. CONT. @ 2' O.C.	SUN - SHADE SUN - SHADE SUN - PART SHADE SUN SUN

NOTES

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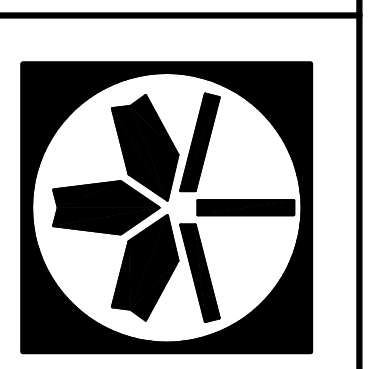
STATE OF WASHINGTON
LICENSED
LANDSCAPE ARCHITECT

JEFFREY B. GLANDER
LICENSE NO. 405
EXPIRES ON 02-06-2015

15-0602 no.	job drawn	AMV	UBG	checked	date	8/07/15	no.	revision	date

THE VILLAGE AT MILL POND

OLYMPIA, WA

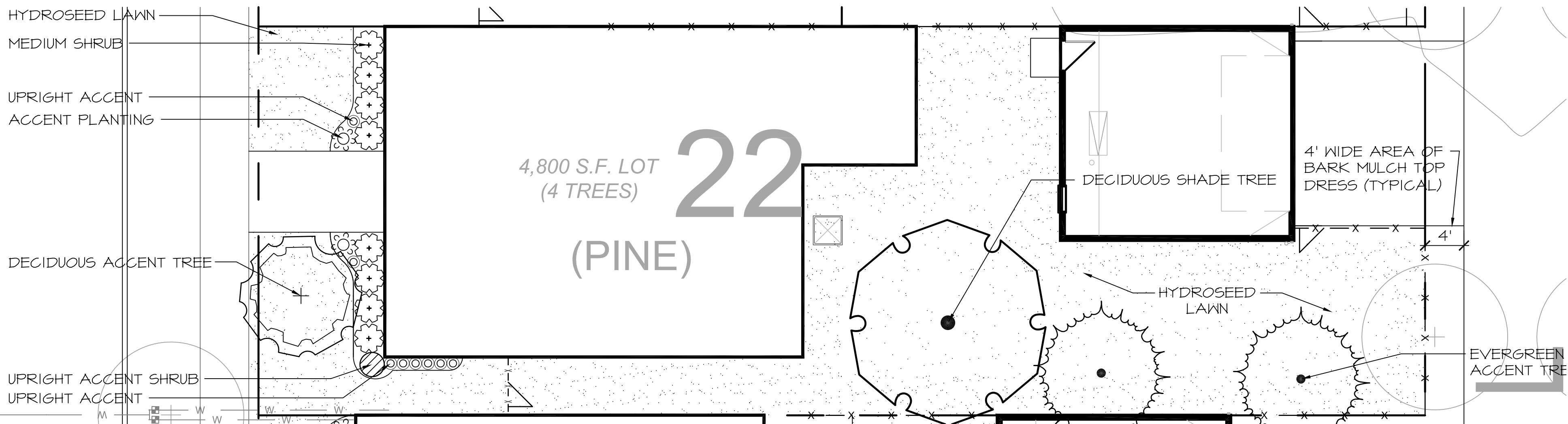


LANDSCAPE PLANS

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1-3
of 7



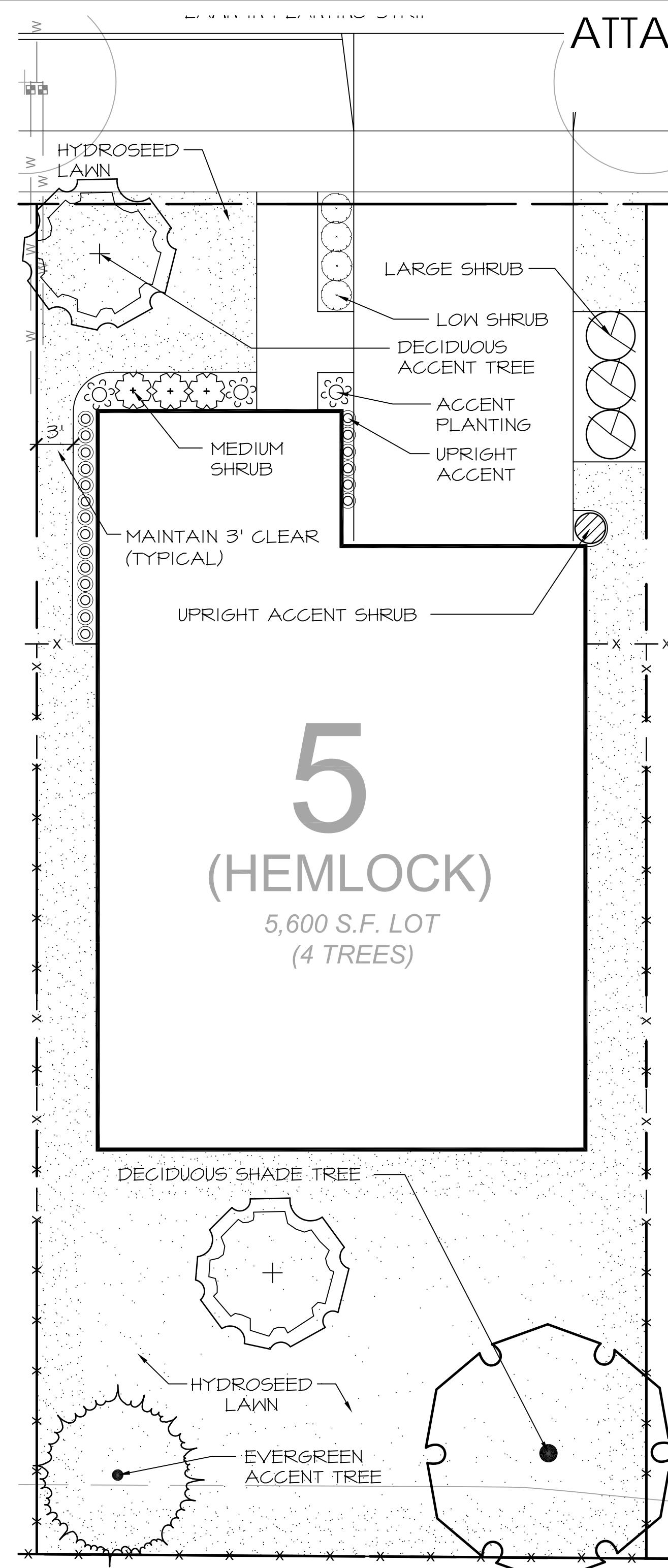
THE PINE
(LOT 22)

PLANTING PALETTE

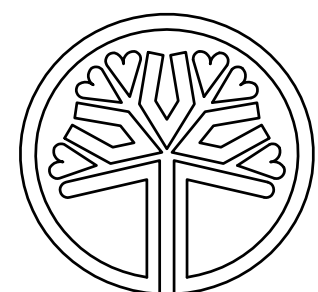
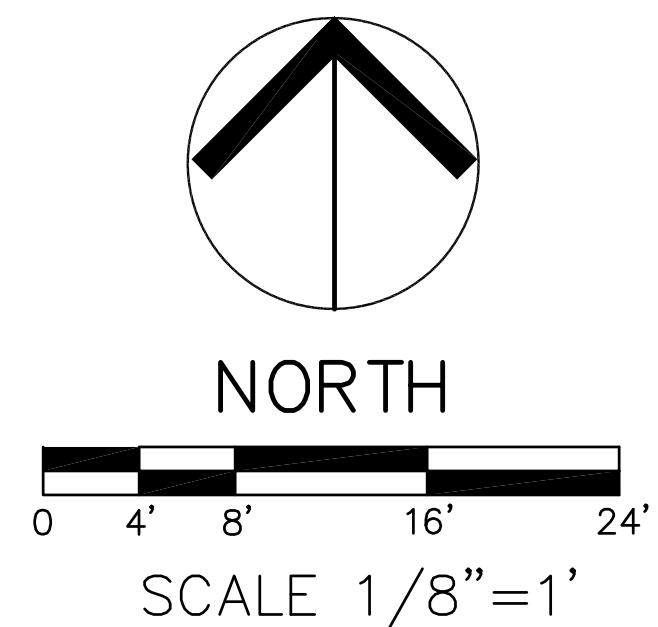
PLANT TYPE / COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING	SOLAR EXPOSURE
DECIDUOUS SHADE TREE - SUGAR MAPLE - JACQUEMONTII BIRCH - KATSURA TREE - 'AUTUMN PURPLE' ASH - HONEYLOCUST - JAPANESE ZELKOVA	ACER SACCHARUM BETULA JACQUEMONTII CERCIDIPHYLLUM JAPONICUM FRAXINUS AMERICANA 'AUTUMN PURPLE' GLEDITSIA TRIACANTHOS INERMIS ZELKOVA SERRATA	2" GAL., 12-15' HT., B&B 2" GAL., 12-15' HT., B&B 2" GAL., 12-15' HT., B&B 2" GAL., 12-15' HT., B&B 2" GAL., 12-15' HT., B&B 2" GAL., 12-15' HT., B&B	SUN - PART SHADE SUN SUN SUN SUN SUN
DECIDUOUS ACCENT TREE - JAPANESE MAPLE (GREEN) - 'OSHIO BENI' JAPANESE MAPLE - SERVICEBERRY - 'SATOMI PINK' DOGWOOD - GOLDEN CHAIN TREE - 'GALAXY' MAGNOLIA - 'ROYAL BURGUNDY' FLG. CHERRY	ACER PALMATUM ACER PALMATUM 'OSHIO BENI' AMELANCHIER ALNIIFOLIA 'AUTUMN BRILLIANCE' CORNUS KOUSA 'SATOMI PINK' LABURNUM X WATERERI MAGNOLIA 'GALAXY' PRUNUS SERRULATA 'ROYAL BURGUNDY'	10' MIN HT., B&B/CONT. 10' MIN HT., B&B/CONT. 10' MIN HT., B&B/CONT. 1 1/2" GAL., 10' MIN HT., B&B/CONT. 10' MIN HT., B&B/CONT. 10' MIN HT., B&B/CONT. 1 1/2" GAL., 10' MIN HT., B&B/CONT.	SUN - SHADE SUN - PART SHADE SUN - PART SHADE SUN - PART SHADE SUN SUN SUN
EVERGREEN ACCENT TREE - WEEPING ALASKA CEDAR - SLENDER HINOKI CYPRESS - WEEPING WHITE SPRUCE - 'VANDERWOLF'S WEEPING' PINE	CHAMAECYPARIS NOOTKA 'PENDULA' CHAMAECYPARIS OBTUSA 'GRACILIS' PICEA GLAUCA 'PENDULA' PINUS VANDERWOLF'S WEEPING'	5' MIN HT., B&B/CONT. 5' MIN HT., B&B/CONT. 5' MIN HT., B&B/CONT. 5' MIN HT., B&B/CONT.	SUN - PART SHADE SUN - PART SHADE SUN SUN
UPRIGHT ACCENT SHRUB - 'KARL FOERSTER' REED GRASS - HEAVENLY BAMBOO - IRISH YEW - 'EMERALD GREEN' ARBORVITAE	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' NANDINA DOMESTICA TAXUS CUSPIDATA THUJA OCCIDENTALIS	5 GAL. CONT. 5 GAL. CONT. 4' MIN HT., B&B/CONT. 4' MIN HT., B&B/CONT.	SUN SUN - SHADE SUN - SHADE SUN - PART SHADE
LARGE SHRUB - LACELEAF JAPANESE MAPLE - 'VICTORIA' CEANOTHUS - ROSE OF SHARON - 'ANNABELLE' HYDRANGEA - RHODODENDRON - DOUBLEFILE VIBURNUM	ACER PALMATUM 'DISSECTUM' 'CEANOTHUS VICTORIA' HIBISCUS STRACIFLUA HYDRANGEA ARBORESCENS 'ANNABELLE' RHODODENDRON SPP. (5' MATURE HT.) VIBURNUM PLICATUM TOMENTOSUM	30" MIN. HT. & 5PR. 5 GAL. CONT. 5 GAL. CONT. 5 GAL. CONT. 24" MIN. HT. & 5PR. B&B/CONT. 5 GAL. CONT.	SUN - PART SHADE SUN SUN SUN SUN - SHADE SUN - PART SHADE
MEDIUM SHRUB - 'GREEN BEAUTY' BOXWOOD - 'AZTEC PEARL' MEXICAN ORANGE - RHODODENDRON - 'KNOCKOUT' ROSE - 'REEVE'S DWARF' SKIMMIA - 'GOLDMOUND' SPIREA	BUXUS MICROPHYLLA J. 'GREEN BEAUTY' CHOISYA TERNATA 'AZTEC PEARL' RHODODENDRON SPP. (3' MATURE HT.) ROSA 'KNOCKOUT' SKIMMIA JAPONICA 'REEVE'S DWARF' SPIRAEA JAPONICA 'GOLDMOUND'	2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C.	SUN - SHADE SUN SUN - SHADE SUN PART SHADE - SHADE SUN
LOW SHRUB - AZALEA - 'CRIMSON PYGMY' BARBERRY - 'HELLER' JAPANESE HOLLY - 'BLUE STAR' JUNIPER - 'PRELUDE' PIERIS - 'MT. VERNON' LAUREL	AZALEA SPP. BERBERIS THUNBERGII 'CRIMSON PYGMY' ILEX CRENATA 'HELLER' JUNIPERUS SQUAMATA 'BLUE STAR' PIERIS JAPONICA 'PRELUDE' PRUNUS LAUROCERASUS 'MT. VERNON'	2 GAL. CONT. @ 3' O.C. 2 GAL. CONT. @ 2 1/2' O.C. 2 GAL. CONT. @ 3' O.C. 2 GAL. CONT. @ 2 1/2' O.C. 2 GAL. CONT. @ 2 1/2' O.C. 2 GAL. CONT. @ 2 1/2' O.C.	SUN - SHADE SUN - PART SHADE SUN - PART SHADE SUN PART SHADE - SHADE SUN
ACCENT PLANTING - BLUE OAT GRASS - BACHELOR'S BUTTONS - DAYLILY - SHASTA DAISY - HOSTA - 'AUTUMN JOY' SEDUM	HELIOTRICHON SEMPERVIRENS CENTAUREA CYANUS HEMEROCALLIS SPP. LEUCANTHEMUM X SUPERBUM HOSTA SPP. SEDUM 'AUTUMN JOY'	1 GAL. CONT. @ 3' O.C. 1 GAL. CONT. @ 2 1/2' O.C. 1 GAL. CONT. @ 2 1/2' O.C. 1 GAL. CONT. @ 3' O.C. 1 GAL. CONT. @ 3' O.C. 1 GAL. CONT. @ 3' O.C.	SUN SUN - PART SHADE SUN - SHADE SUN PART SHADE - SHADE SUN
UPRIGHT ACCENTS - ASTILBE - BLUEBELLS - JAPANESE IRIS - LIATRIS - BLACK-EYED SUSAN	ASTILBE CAMPANULA IRIS JAPONICA LIATRIS SPICATA RUDBECKIA	1 GAL. CONT. @ 2' O.C. 1 GAL. CONT. @ 2' O.C. 1 GAL. CONT. @ 2' O.C. 1 GAL. CONT. @ 2' O.C. 1 GAL. CONT. @ 2' O.C.	SUN - SHADE SUN - SHADE SUN - PART SHADE SUN SUN

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THE HEMLOCK
(LOT 5)



STATE OF
WASHINGTON
LICENSED
LANDSCAPE ARCHITECT

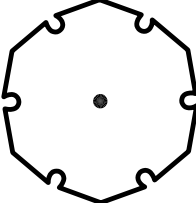
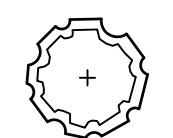
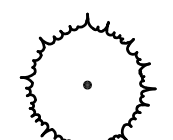


JEFFREY B. GLANDER
LICENSE NO. 405
EXPIRES ON 02-06-2015

12/09/15		Revised Tree per City comments		date	
15-0602	job no.	AMV	drawn	UBG	checked
8/07/15	date	revision		no.	
THE VILLAGE AT MILL POND					
OLYMPIA, WA					
LANDSCAPE PLANS					
JEFFREY B. GLANDER & ASSOCIATES, PLLC					
Site Planning					
Landscape Architecture					
1821 4th Avenue E. Olympia, WA 98506					
ph. (360) 357-6972					
fx. (360) 788-8973					
www.glandersite.com					
sheet					
L-4 of 7					

NOTES

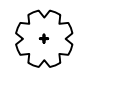
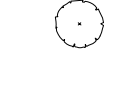


1. CONTRACTOR SHALL SELECT SHRUBS/ACCENTS (AS INDICATED ON PLAN) FROM LIST BELOW BASED ON SOLAR EXPOSURE OF EACH PLANTING LOCATION.
2. SUN PLANTS SHALL BE SELECTED FOR SOUTH AND WEST EXPOSURES. SHADE PLANTS SHALL BE SELECTED FOR NORTH AND EAST EXPOSURES.
3. FOR EACH LOT, CHOOSE 1 SHRUB/ACCENT (AS INDICATED ON PLAN) PER PLANT SYMBOL FOR EACH LANDSCAPE BED AREA.
4. REFER TO DETAILS AND SPECIFICATIONS ON SHEET L-T FOR ADDITIONAL INFORMATION.
5. CONTRACTOR SHALL NOT REPEAT THE SAME PLANT SPECIES ON ADJACENT PROPERTIES.

PLANTING PALETTE

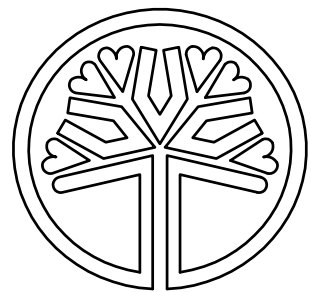
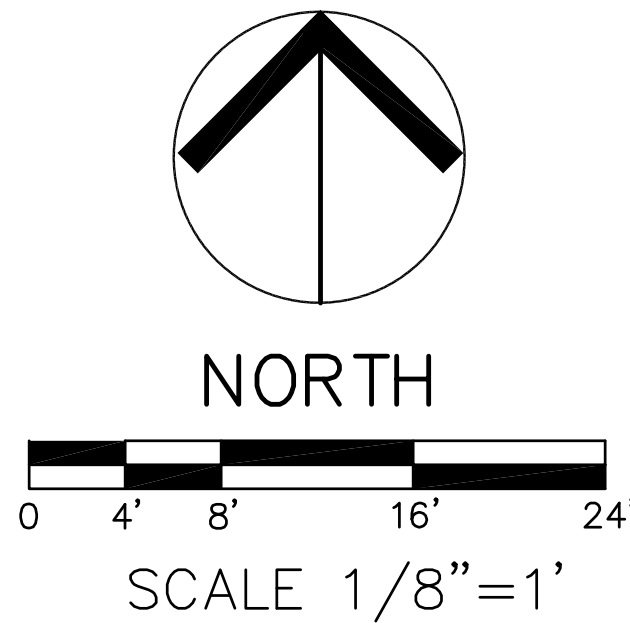
PLANT TYPE / COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING	SOLAR EXPOSURE
 DECIDUOUS SHADE TREE <ul style="list-style-type: none">- SUGAR MAPLE- JACQUEMONTII BIRCH- KATSURA TREE- 'AUTUMN PURPLE' ASH- HONEYLOCUST- JAPANESE ZELKOVA	ACER SACCHARUM BETULA JACQUEMONTII CERCIDIPHYLLUM JAPONICUM FRAXINUS AMERICANA 'AUTUMN PURPLE' GLEDITSIA TRIACANTHOS INERMIS ZELKOVA SERRATA	2" CAL., 12-15' HT., B&B 2" CAL., 12-15' HT., B&B 2" CAL., 12-15' HT., B&B 2" CAL., 12-15' HT., B&B 2" CAL., 12-15' HT., B&B 2" CAL., 12-15' HT., B&B	SUN - PART SHADE SUN SUN SUN SUN SUN
 DECIDUOUS ACCENT TREE <ul style="list-style-type: none">- JAPANESE MAPLE (GREEN)- 'OSHIO BENI' JAPANESE MAPLE- SERVICEBERRY- 'SATOMI PINK' DOGWOOD- GOLDEN CHAIN TREE- 'GALAXY' MAGNOLIA- 'ROYAL BURGUNDY' FLG. CHERRY	ACER PALMATUM ACER PALMATUM 'OSHIO BENI' AMELANCHIER ALNIIFOLIA 'AUTUMN BRILLIANCE' CORNUS KOUSA 'SATOMI PINK' LABURNUM X WATERERI MAGNOLIA 'GALAXY' PRUNUS SERRULATA 'ROYAL BURGUNDY'	10' MIN HT., B&B/CONT. 10' MIN HT., B&B/CONT. 10' MIN HT., B&B/CONT. 1 1/2" CAL., 10' MIN HT., B&B/CONT. 10' MIN HT., B&B/CONT. 10' MIN HT., B&B/CONT. 1 1/2" CAL., 10' MIN HT., B&B/CONT.	SUN - SHADE SUN - PART SHADE SUN - PART SHADE SUN - PART SHADE SUN SUN SUN
 EVERGREEN ACCENT TREE <ul style="list-style-type: none">- 'KARL FOERSTER' REED GRASS- 'HEAVENLY' BAMBOO- IRISH YEW- 'EMERALD GREEN' ARBORVITAE	CHAMAECYPARIS NOOTKA 'PENDULA' CHAMAECYPARIS OBTUSA 'GRACILIS' PICEA GLAUCA 'PENDULA' PINUS 'VANDERWOLF'S KEEPING'	5' MIN HT., B&B/CONT. 5' MIN HT., B&B/CONT. 5' MIN HT., B&B/CONT. 5' MIN HT., B&B/CONT.	SUN - PART SHADE SUN - PART SHADE SUN SUN
 UPRIGHT ACCENT SHRUB <ul style="list-style-type: none">- 'KARL FOERSTER' REED GRASS- 'HEAVENLY' BAMBOO- IRISH YEW- 'EMERALD GREEN' ARBORVITAE	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' NANDINA DOMESTICA TAXUS CUSPIDATA THUJA OCCIDENTALIS	5 GAL. CONT. 5 GAL. CONT. 4' MIN HT., B&B/CONT. 4' MIN HT., B&B/CONT.	SUN SUN - SHADE SUN - SHADE SUN - PART SHADE
 LARGE SHRUB <ul style="list-style-type: none">- LACELEAF JAPANESE MAPLE- 'VICTORIA' CEANOTHUS- ROSE OF SHARON- 'ANNABELLE' HYDRANGEA- RHODODENDRON- DOUBLEFILE VIBURNUM	ACER PALMATUM 'DISSECTUM' CEANOTHUS 'VICTORIA' HIBUSCUS STYRACIFLUA HYDRANGEA ARBORESCENS 'ANNABELLE' RHODODENDRON SPP. (5' MATURE HT.) VIBURNUM PLICATUM TOMENTOSUM	30" MIN. HT. & SPR. 5 GAL. CONT. 5 GAL. CONT. 5 GAL. CONT. 24" MIN. HT. & SPR. B&B/CONT. 5 GAL. CONT.	SUN - PART SHADE SUN SUN SUN - SHADE SUN - SHADE SUN - PART SHADE

THE REDWOOD
(LOT 36)

PLANTING PALETTE

PLANT TYPE / COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING	SOLAR EXPOSURE
 MEDIUM SHRUB <ul style="list-style-type: none">- 'GREEN BEAUTY' BOXWOOD- 'AZTEC PEARL' MEXICAN ORANGE- RHODODENDRON- 'KNOCKOUT' ROSE- 'REEVE'S DWARF' SKIMMIA- 'GOLDMOUND' SPIREA	BUXUS MICROPHYLLA J. 'GREEN BEAUTY' CHOISYA TERNATA 'AZTEC PEARL' RHODODENDRON SPP. (3' MATURE HT.) ROSA 'KNOCKOUT' SKIMMIA JAPONICA 'REEVE'S DWARF' SPIRAEA JAPONICA 'GOLDMOUND'	2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C. 2 GAL. CONT. @ 4' O.C.	SUN - SHADE SUN SUN - SHADE SUN PART SHADE - SHADE SUN
 LOW SHRUB <ul style="list-style-type: none">- AZALEA- 'GRIMSON PYGMY' BARBERRY- 'HELLER!' JAPANESE HOLLY- 'BLUE STAR' JUNIPER- 'PRELUDE' PIERIS- 'MT. VERNON' LAUREL	AZALEA SPP. BERBERIS THUNBERGII 'GRIMSON PYGMY' ILEX CRENATA 'HELLER!' JUNIPERUS SQUAMATA 'BLUE STAR' PIERIS JAPONICA 'PRELUDE' PRUNUS LAUROCERASUS 'MT. VERNON'	2 GAL. CONT. @ 3' O.C. 2 GAL. CONT. @ 2 1/2' O.C. 2 GAL. CONT. @ 3' O.C. 2 GAL. CONT. @ 2 1/2' O.C. 2 GAL. CONT. @ 2 1/2' O.C. 2 GAL. CONT. @ 2 1/2' O.C.	SUN - SHADE SUN - PART SHADE SUN - PART SHADE SUN PART SHADE - SHADE SUN
 ACCENT PLANTING <ul style="list-style-type: none">- BLUE OAT GRASS- BACHELOR'S BUTTONS- DAYLILY- GHASTA DAISY- HOSTA- 'AUTUMN JOY' SEDUM	HELIOTRICHON SEMPERVIRENS CENTAUREA CYANUS HEMEROCALIS SPP. LEUCANTHEMUM X SUPERBUM HOSTA SPP. SEDUM 'AUTUMN JOY'	1 GAL. CONT. @ 3' O.C. 1 GAL. CONT. @ 2 1/2' O.C. 1 GAL. CONT. @ 2 1/2' O.C. 1 GAL. CONT. @ 3' O.C. 1 GAL. CONT. @ 3' O.C. 1 GAL. CONT. @ 3' O.C.	SUN SUN - PART SHADE SUN - SHADE SUN PART SHADE - SHADE SUN
 UPRIGHT ACCENTS <ul style="list-style-type: none">- ASTILBE- BLUEBELLS- JAPANESE IRIS- LIATRIS- BLACK-EYED SUSAN	ASTILBE CAMPANULA IRIS JAPONICA LIATRIS SPICATA RUDBECKIA	1 GAL. CONT. @ 2' O.C. 1 GAL. CONT. @ 2' O.C. 1 GAL. CONT. @ 2' O.C. 1 GAL. CONT. @ 2' O.C. 1 GAL. CONT. @ 2' O.C.	SUN - SHADE SUN - SHADE SUN - PART SHADE SUN SUN

THE OAK
(LOT 37)



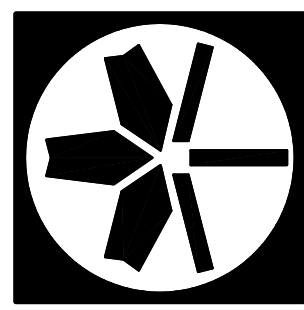
STATE OF
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LICENSED
LANDSCAPE ARCHITECT

JEFFREY B. GLANDER
LICENSE NO. 405
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job no.	AMV drawn	JBG checked	date	revision	date
15-0802			8/07/15		
1					
Revised Tree per City comments					
12/09/15					

THE VILLAGE AT MILL POND

OLYMPIA, WA



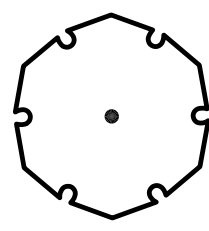
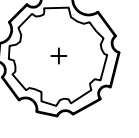
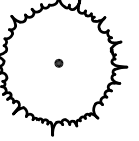

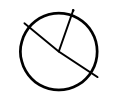




LANDSCAPE PLANS

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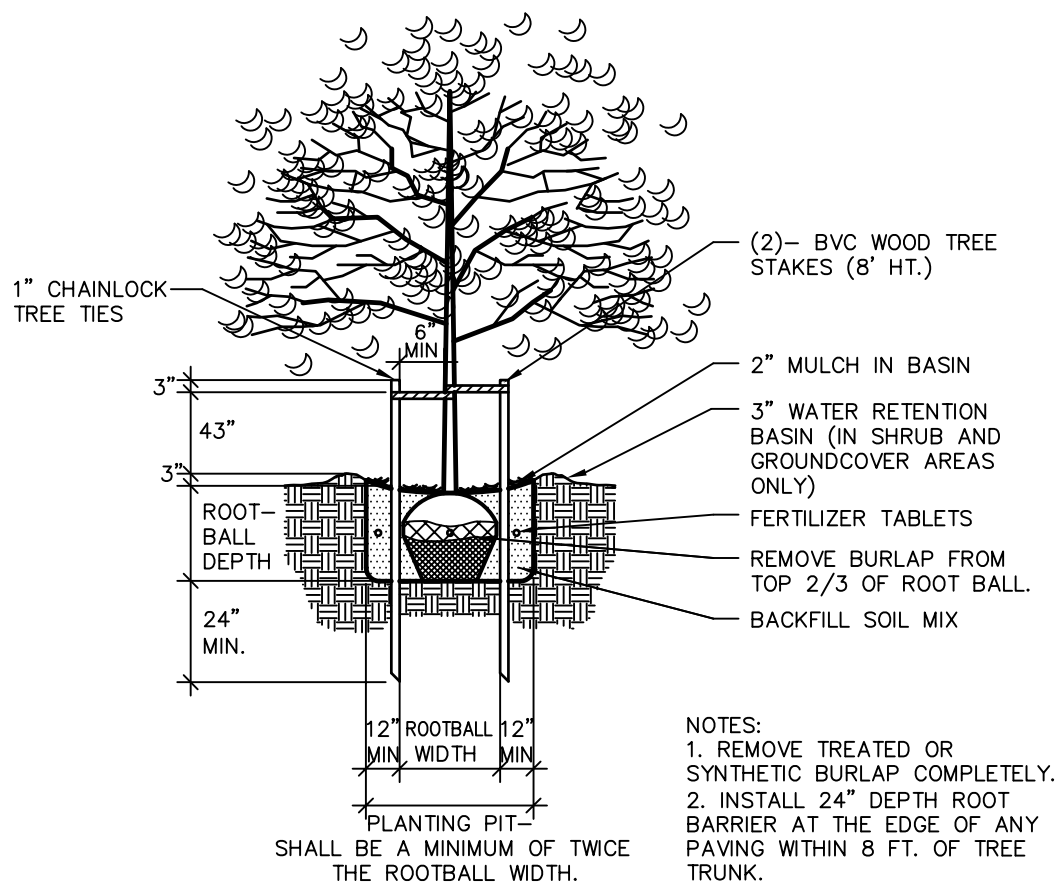
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1-5
of 7

PLANTING PALETTE

PLANT TYPE / COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING	SOLAR EXPOSURE
 DECIDUOUS SHADE TREE - SUGAR MAPLE - JACQUEMONTII BIRCH - KATSURA TREE - 'AUTUMN PURPLE' ASH - HONEYLOCUST - JAPANESE ZELKOVA	ACER SACCHARUM BETULA JACQUEMONTII CERCIDIPHYLLUM JAPONICUM FRAXINUS AMERICANA 'AUTUMN PURPLE' GLEDITSIA TRIACANTHOS INERMIS ZELKOVA SERRATA	2" CAL., 12-15' HT., B4B 2" CAL., 12-15' HT., B4B 2" CAL., 12-15' HT., B4B 2" CAL., 12-15' HT., B4B 2" CAL., 12-15' HT., B4B 2" CAL., 12-15' HT., B4B	SUN - PART SHADE SUN SUN SUN SUN SUN
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 EVERGREEN ACCENT TREE - WEeping ALASKA CEDAR - SLENDER HINOKI CYPRESS - WEeping WHITE SPRUCE - 'VANDERWOLF'S WEeping' PINE	CHAMAECYPARIS NOOTKA 'PENDULA' CHAMAECYPARIS OBTUSA 'GRACILIS' PICEA GLAUCA 'PENDULA' PINUS 'VANDERWOLF'S WEeping'	5' MIN HT., B4B/CONT. 5' MIN HT., B4B/CONT. 5' MIN HT., B4B/CONT. 5' MIN HT., B4B/CONT.	SUN - PART SHADE SUN - PART SHADE SUN SUN
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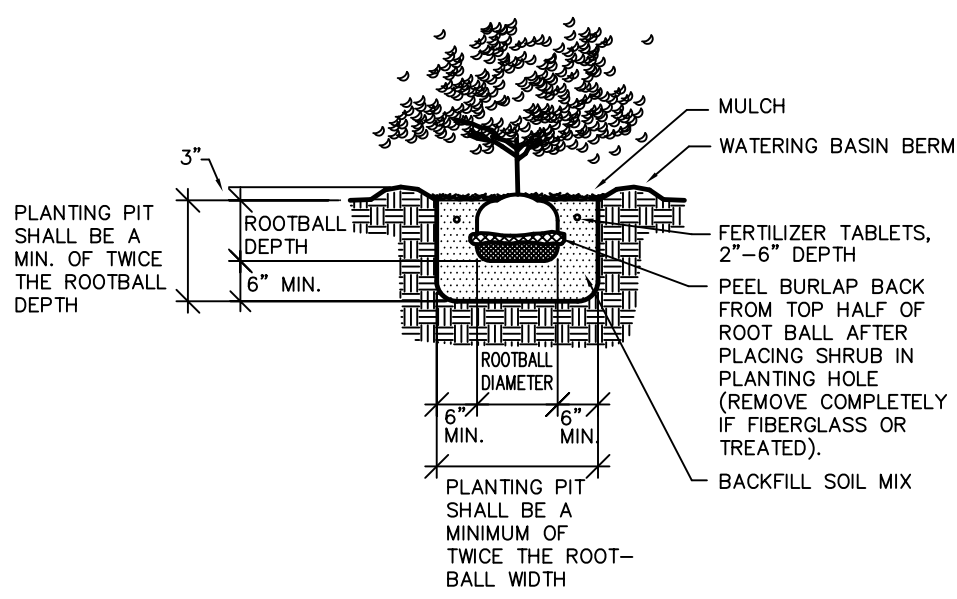
NOTES

- CONTRACTOR SHALL SELECT SHRUBS/ACCENTS (AS INDICATED ON PLAN) FROM ABOVE LIST BASED ON SOLAR EXPOSURE OF EACH PLANTING LOCATION.
- SUN PLANTS SHALL BE SELECTED FOR SOUTH AND WEST EXPOSURES. SHADE PLANTS SHALL BE SELECTED FOR NORTH AND EAST EXPOSURES.
- FOR EACH LOT, CHOOSE 1 SHRUB/ACCENT (AS INDICATED ON PLAN) PER PLANT SYMBOL FOR EACH LANDSCAPE BED AREA.
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TREE PLANTING AND STAKING DETAIL

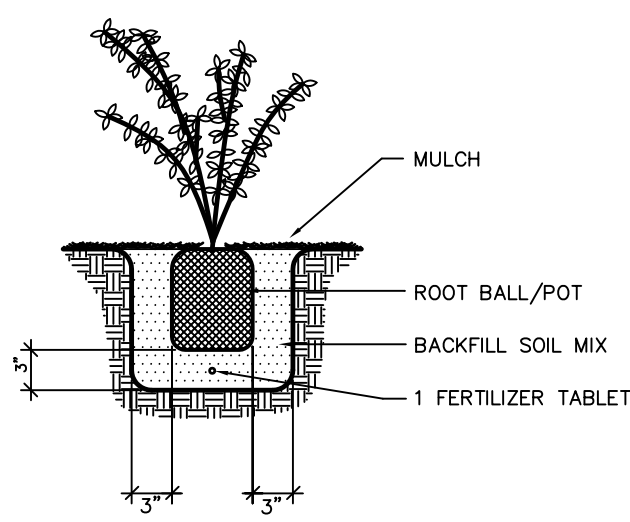
NTS



SHRUB PLANTING DETAIL

(CONT., B & B)

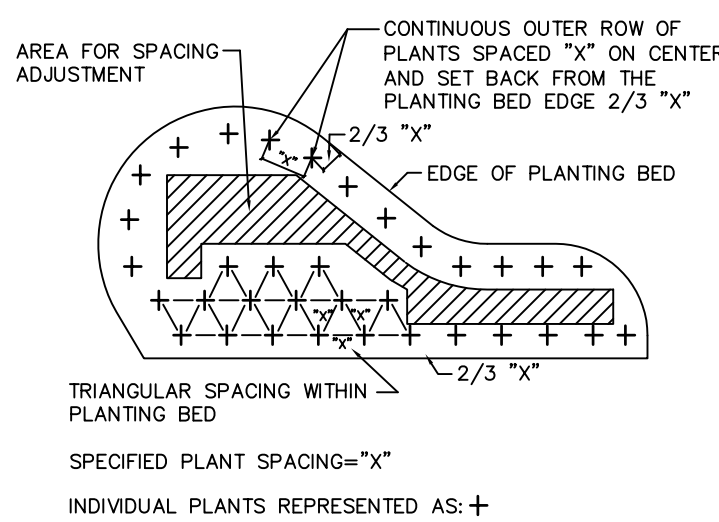
NTS



GROUNDCOVER PLANTING DETAIL

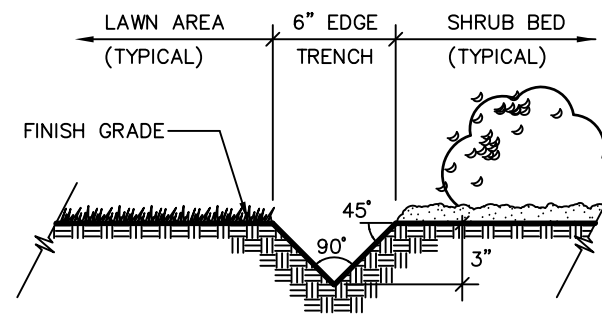
(2" & 4" POTS)

NTS



PLANT SPACING DETAIL

NTS



LAWN EDGE DETAIL

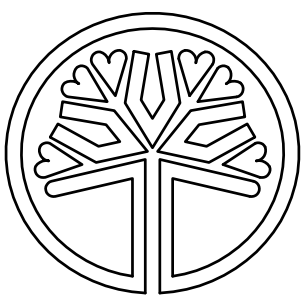
NTS

LANDSCAPE SPECIFICATIONS

- Refer to details for additional information.
- Chemically kill and remove from site all existing weeds and vegetation not shown to remain on plans.
- Distribute imported sandy loam topsoil (approved by the Landscape Architect) in areas shown and at depths indicated for crowning and berming of landscape areas, and backfill of retaining walls (if required). Dotted lines indicate 1' contour intervals. All landscape areas shall receive topsoil, whether indicated on plans or not, so that finish grades of all shrub beds shall be 2" below tops of adjacent curbs and pavement, and lawn areas shall be 1/2" below tops of adjacent curbs and pavement. Structural fill areas. Any landscape areas occurring within structural fill zones shall have said structural fill materials excavated to a depth of 12" below finish grades in shrub areas and 6" below grade in lawn areas, and replaced with specified topsoil. Dispose of excavated material off site.
- Fine grade all landscape beds prior to planting operations.
- No plant substitutions shall be permitted without prior approval of Landscape Architect/Owner.
- All plants shall conform to the latest edition of the American Standard for Nursery Stock.
- All plant materials and plant locations shall be approved by the Landscape Architect prior to installation. All plants shall be thoroughly watered immediately after planting with Alaska Fish Fertilizer solution.
- Root barrier shall be incorporated adjacent and parallel to paving, curb and sidewalk, a minimum of 15 linear feet (7.5' on either side of trunk), 24" deep, where any tree is within 8' of paving, curb or sidewalk. Root barrier shall be DeepRoot UB-24 as available from Ewing Irrigation Products, 2901 S Tacoma Way, Tacoma, WA 98409 (253) 476-9530 or approved equal.
- Soil amendment for soil preparation and planting backfill shall be a screened 5/8" minus nitrified wood residual compost equal to:
 - "Silver Springs Top Grade Compost" brand compost as available from Corliss Resources Lake Tapps, WA (253) 279-9102.
 - "Cedar Grove Compost" brand compost as available from Cedar Grove Compost, Maple Valley, WA (877) 764-5748.
 - PREP/LRI compost as available from Randles Sand and Gravel, Inc., Puyallup, WA (253) 537-6828.
- Soil Preparation - (all landscape areas). Spread 9 c.y. of specified soil amendment per 1000 s.f. (approx. 3" depth) of area. Spread 100 lbs./1000 s.f. of dolomite lime (in lawn areas only), 150 lbs./1000 s.f. of Agricultural Gypsum and 15 lbs./1000 s.f. of 16-8-8 commercial fertilizer over soil amendment. Roto-till all of the above to a 6"-8" depth and grade smooth, compacting as required and removing all rocks, clods and debris.
- Lawn areas (seed or sod refer to plans) shall consist of one of the following turf types:

60% Turf-Type Perennial Rye Grass Varieties	60% Turf-Type Perennial Rye Grass Varieties
20% Bluegrass	40% Turf-Type Fescue
20% Hard Fescue	
- Seed and sod shall be equal to that as grown by Country Green Turf Farms; Olympia, WA or JB Instant Lawn, Redmond, WA. Seed shall be applied at 7 lbs/1000 s.f. and include 10 lbs./1000 s.f. of United Horticulture 15-5-10 fertilizer in all lawn areas.
- All trees in lawn areas shall be planted in a 3' diameter circle of bed mulch.
- Backfill mix for all plants (except Rhododendrons & Azaleas) shall be a blend of 1/3 existing site soil, 1/3 coarse sand, and 1/3 soil amendment specified in No. 9. Backfill mix for Rhododendrons and Azaleas shall consist of 2/3 above specified backfill mix and 1/3 fine grind hem-fir bark mulch.
- Apply Osmocote 18-6-12, 9 month slow release fertilizer over the surface of all plant pits at the following rates:

Trees Over 10' Height	2 Cups	Trees Under 10' Height:	1 Cup
All Shrubs Except 1 Gallons:	1/2 Cup	1 Gallon Plants:	1/4 Cup
Ground Covers:	1/4 Cup		
- Fertilizer tablets for all plants shall be Agriform (20-10-5) 21 gram or 10 gram tablets distributed as follows: All trees: 4-21 gram tablets, all shrubs (except 1 gallons): 3-21 gram tablets, all 1 gallons: 1-21 gram tablet, all 2-1/4" and 4" pot ground covers: 1-10 gram tablet each. Set tablets directly next to rootball.
- All shrub and ground cover beds shall receive a 2" depth (6 c.y. per 1000 s.f.) of "Fine Grind" hem/fir bark mulch as top dressing.
- Apply a granular pre-emergent herbicide to all shrub and groundcover beds at the conclusion of the maintenance period. Do not use Cosaron or Norasac Brands.
- All work shall be performed to the satisfaction of the Landscape Architect/Owner.
- All plants shall be guaranteed for one full year from date of project acceptance. All replaced plants shall be re-guaranteed. All replacements shall be made within 21 days of receiving written notice from the Owner. Contractor shall not be responsible for plants dying due to Owner neglect or vandalism, after the maintenance period.
- Plant list quantities are shown for reference only. Contractor is responsible for verifying all quantities in list with actual plan call-outs, and installing plantings per the landscape plan. Groundcover and/or mass shrub quantities shall be adjusted as required for field conditions at the specified spacing.
- Final inspection shall occur at the conclusion of a 60-day maintenance period. Maintenance period shall commence upon completion of all landscape installation activities and shall include the following:
 - Mow lawns once per week.
 - Remove all weeds over 1" in height.
 - Replace dead or unhealthy plants.
 - Ensure proper function of irrigation system.
 - Ensure adequate moisture is delivered to all landscape beds including non-irrigated areas.
 - Fertilize all lawns at conclusion of maintenance period.



STATE OF
WASHINGTON
LICENSED
LANDSCAPE ARCHITECT

JEFFREY B. GLANDER
LICENSE NO. 405
EXPIRES ON 02-06-2015

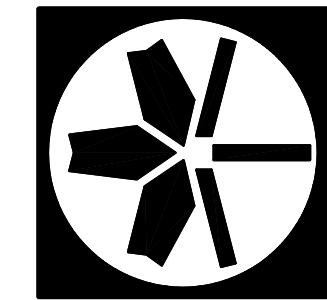
LANDSCAPE PLAN

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of 7

THE VILLAGE AT MILL POND
OLYMPIA, WA



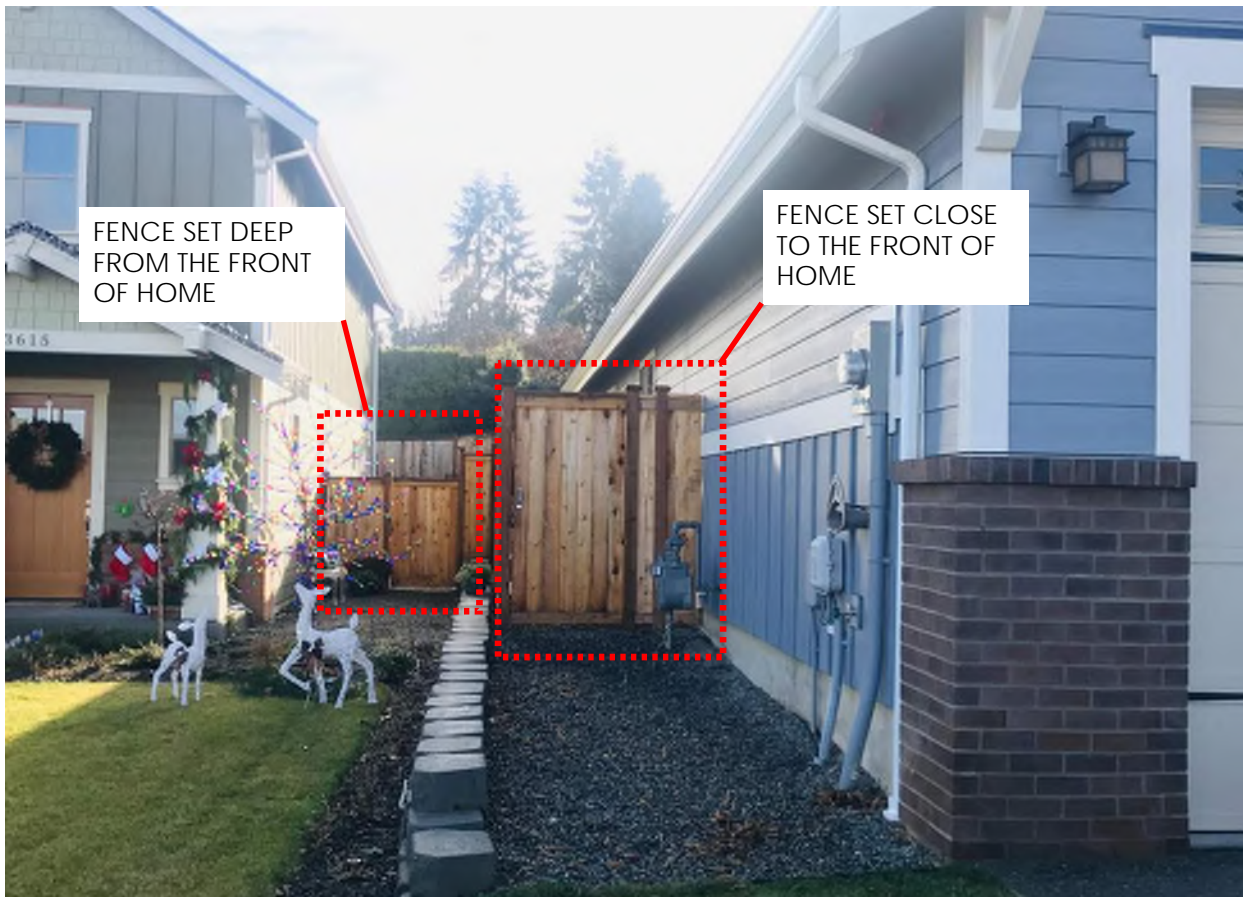
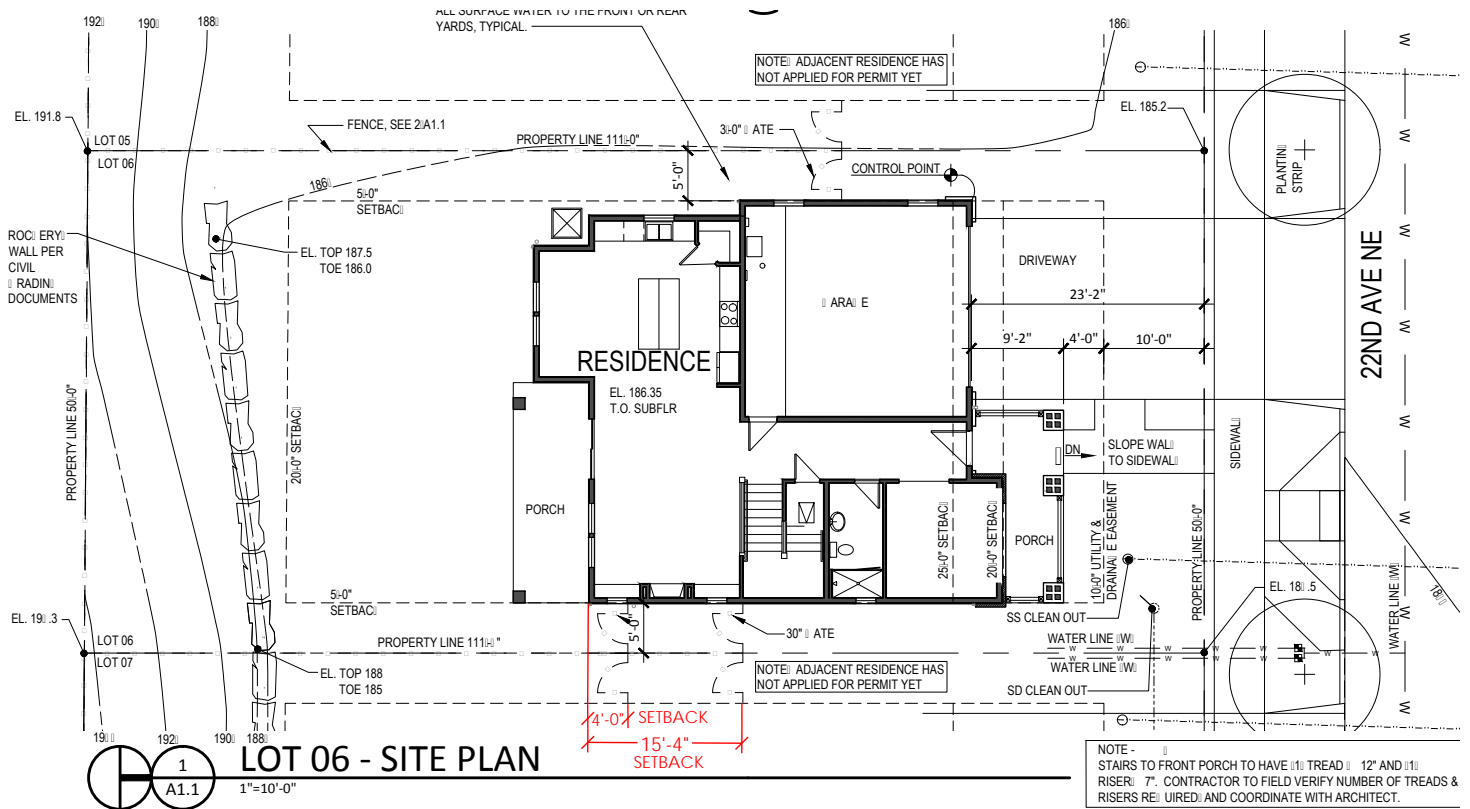
15-0602 job no.	AMV drawn	JBG checked	8/07/15 date	no.	revision	date
1						

12/09/15
Revised tree per City comments



LANDSCAPING PHOTOS FROM EXISTING SITE

ATTACHMENT 15-A



SHOWING SIDE YARD FENCING 4 FEET FROM FRONT OF HOME vs 20 FEET



Example of 6:12 slope roof that could benefit to be a 5:12 roof slope. By lowering the slope the overall mass of the garage is reduced and becomes less dominating on the rear facade.

- Reduce gable at rear entrance (off alley) from 6:12 to 5:12.
- Reduce scale of rear facade
 - provide greater flexibility in floor plan layout
 - Provide greater variety in massing along vehicular drive access.



Example of 5:12 slope roof below with a 6:12 slope roof above

THE VILLAGE AT
MILL POND
SINGLE FAMILY RESIDENCE

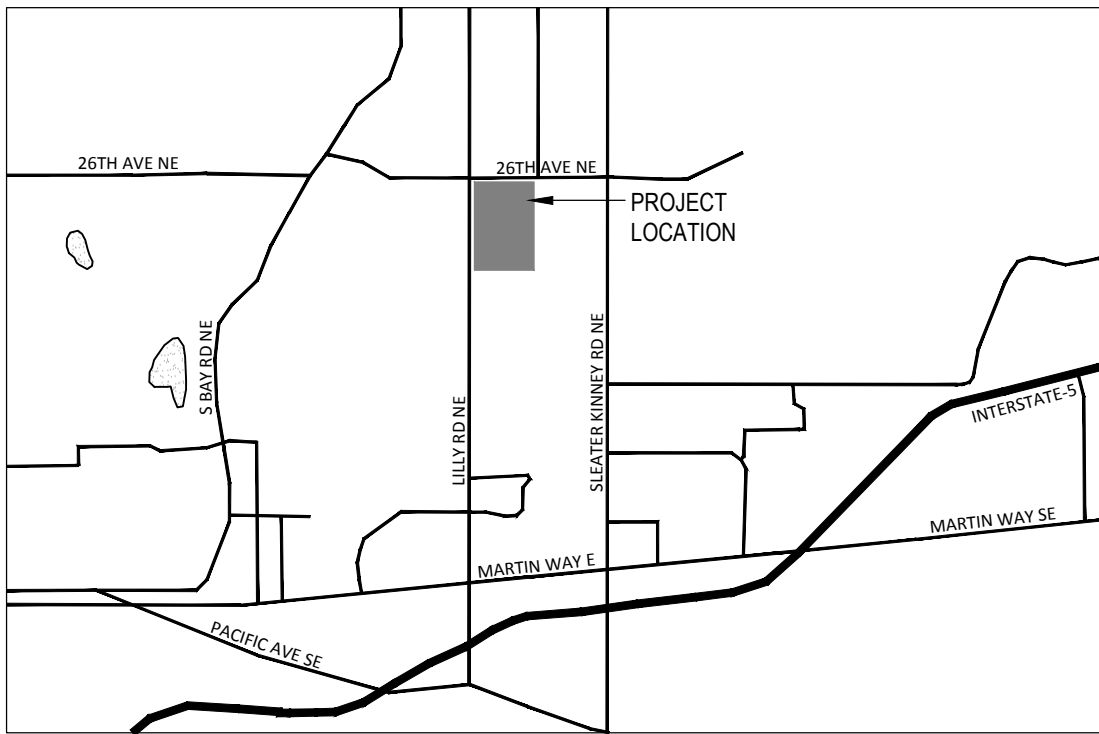
CPD RECEIVED 7/2/18 JL

SITE INFORMATION

SITE ADDRESS: LILLY ROAD & 26TH AVENUE, OLYMPIA, WA 98501
PARCEL #: 11808220100
SECTION 8, TOWNSHIP 18, RANGE 1W, QUARTER NW NW
SITE SIZE: 1,986,336 SF / 45.6 ACRES

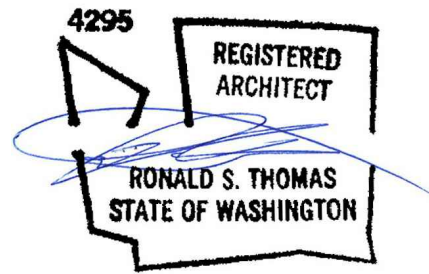
JURISDICTION: CITY OF OLYMPIA
MASTER FILE # XX-XXX - SITE PLAN APPROVAL PREVIOUSLY GRANTED
DRB, DETAILED DESIGN REVIEW APPROVAL GIVEN XX-XX-2011
ZONING: NV - NEIGHBORHOOD VILLAGE

VICINITY MAP



www.tasolympia.com
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525 COLUMBIA ST. SW
OLYMPIA, WA 98501



Project Title
MILL POND
LILLY ROAD AND 26TH AVE NE
OLYMPIA, WA 98506

Project Number
1001

Client
MILL POND LP

Issue & Revision Dates

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STRUCTURAL ENGINEER:

CONTACT:
PHONE:
EMAIL:

Sheet Title
SITE PLAN

Drawn By A.D.C. Checked By R.S.T.
Sheet Number

A1.1

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