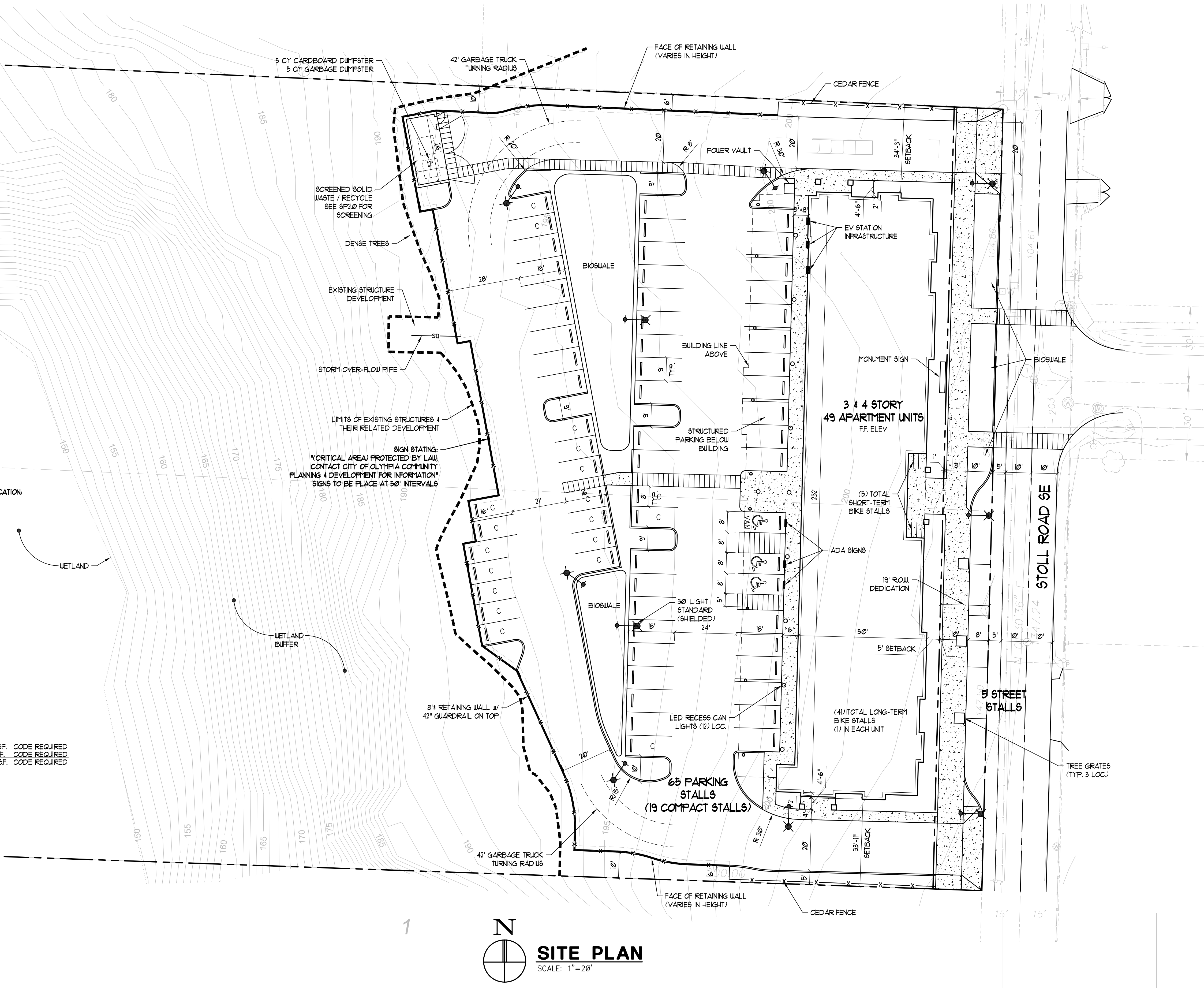


VICINITY MAP
N.T.S.

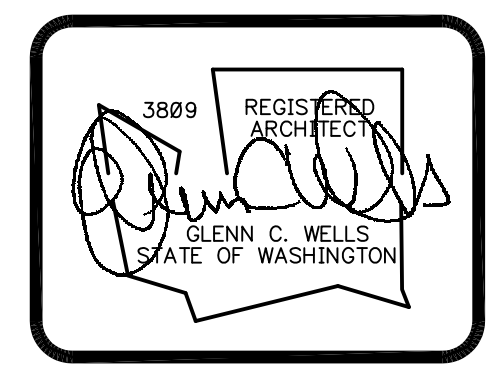
GENERAL DATA

	ACTUAL:	CODE REQ'D:	ROW DEDICATION:
ZONE:	GC		
TOTAL SITE AREA:	296,051 SF.	NO MIN.	5,116 SF.
REMAINING SITE AREA:	290,216 SF.		
BUILDABLE SITE AREA:	56,641 SF.	NO MIN.	
WETLAND / WETLAND BUFFER:	233,635 SF.		
BUILDING FOOTPRINT: (MAX. BUILDING COVERAGE)	16,221 SF. (5.6%)	10% MAX.	
SECOND FLOOR:	16,221 SF.		
THIRD FLOOR:	16,340 SF.		
FOURTH FLOOR:	4,916 SF.		
TOTAL BUILDING AREA:	53,635 SF.		
BUILDING HEIGHT:	40'-0"	15' MAX.	
FIRE SPRINKLER:	YES		
FIRE ALARM:	YES		
OCCUPANCY:	R-2		
TYPE OF CONSTRUCTION:	VA		
CODE:	2015 IBC		
TOTAL LANDSCAPING:	245,060 SF. (84%)	15% MIN.	1290 SF.
PARKING LOT LANDSCAPING: (DOES NOT INCLUDE PERIMETER LANDSCAPING)	5,286 SF. 26 SF. PER COMPACT STALL x 19 = 494 SF. CODE REQUIRED 35 SF. PER STANDARD STALL x 46 = 1610 SF. CODE REQUIRED		
PAVING AREA:	21,211 SF.		2,060 SF.
HARD SURFACE:	45,216 SF.	NA	4,486 SF.
TOTAL IMPERVIOUS AREA: (MAX. DEVELOPMENT COVERAGE)	45,216 SF. (16%)	25% MAX.	4,486 SF.
SET BACKS:	5'-0" 33'-11" 34'-3" 12'-0" TO FAST DISTURBANCE LINE	5' MIN. FRONT YARD NO MIN. SIDE YARD NO MIN. SIDE YARD 10' MIN. REAR YARD	
PARKING:	TOTAL 65 STALLS 46 STANDARD STALLS 19 COMPACT STALLS (29%) EV INFRASTRUCTURE (65 x .25 = 3 STATIONS)	63 STALLS 30% MAX.	
SHORT TERM BIKE STALLS:	49 / 10 = 5 STALLS		
LONG TERM BIKE STALLS:	(SEE CALC BELOW) 41 x 1 = 41 STALLS		
UNIT MIX:	8 STUDIOS 22 1 BEDROOM 19 2 BEDROOM	NO LONG TERM BIKE STORAGE (22) LONG TERM BIKE STORAGE (UNIT) (19) LONG TERM BIKE STORAGE (UNIT) (41) TOTAL LONG TERM BIKE STORAGE	
PARKING CALCULATIONS:	8 STUDIOS 42 OTHERS	8 x 1 = 8 PARKING STALLS 41 x 15 = 615 PARKING STALLS = 10 PARKING STALLS x .9 = 63 PARKING STALLS REQUIRED	



SITE PLAN
SCALE: 1"=20'

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



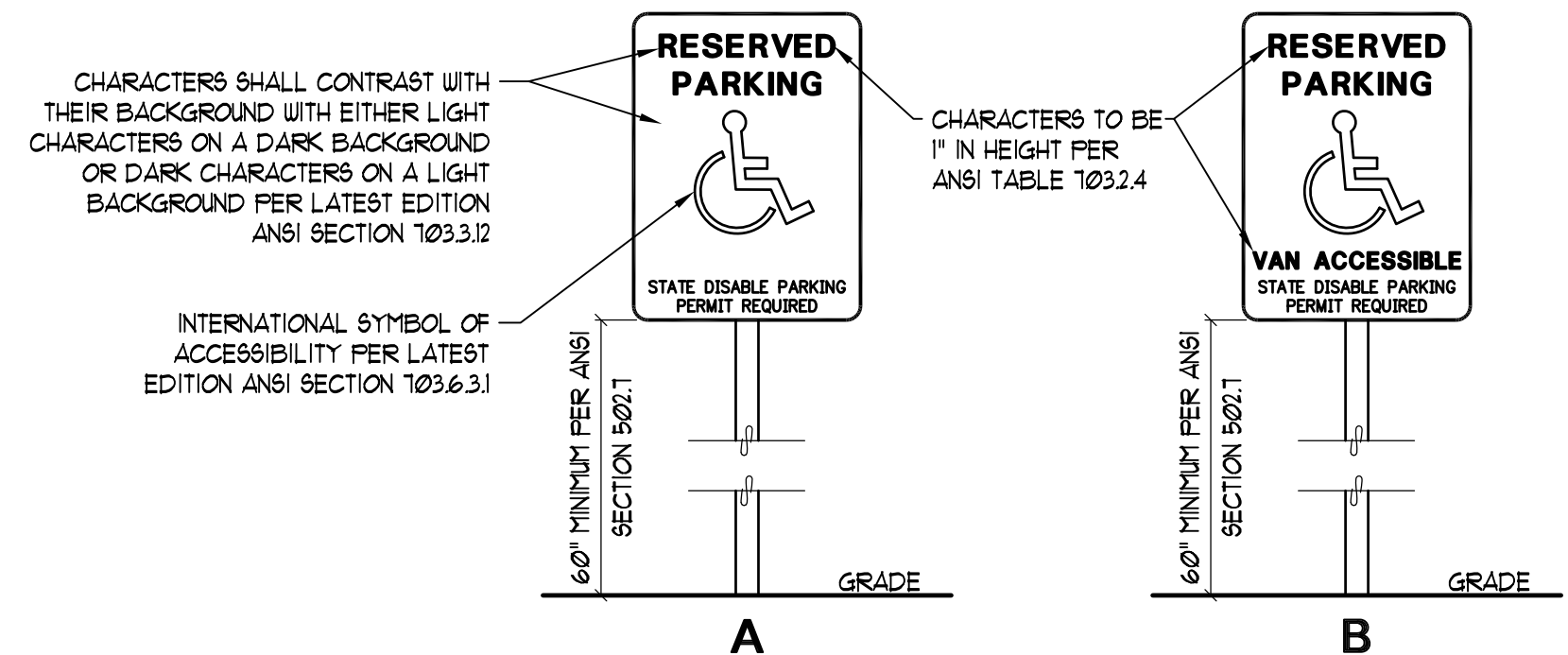
date: 02-28-17
drawn: R.C.T.
checked: G.C.W.

city issue: 09-05-18 LAND-USE REVISION
revisions: 02-20-19 LAND-USE REVISION

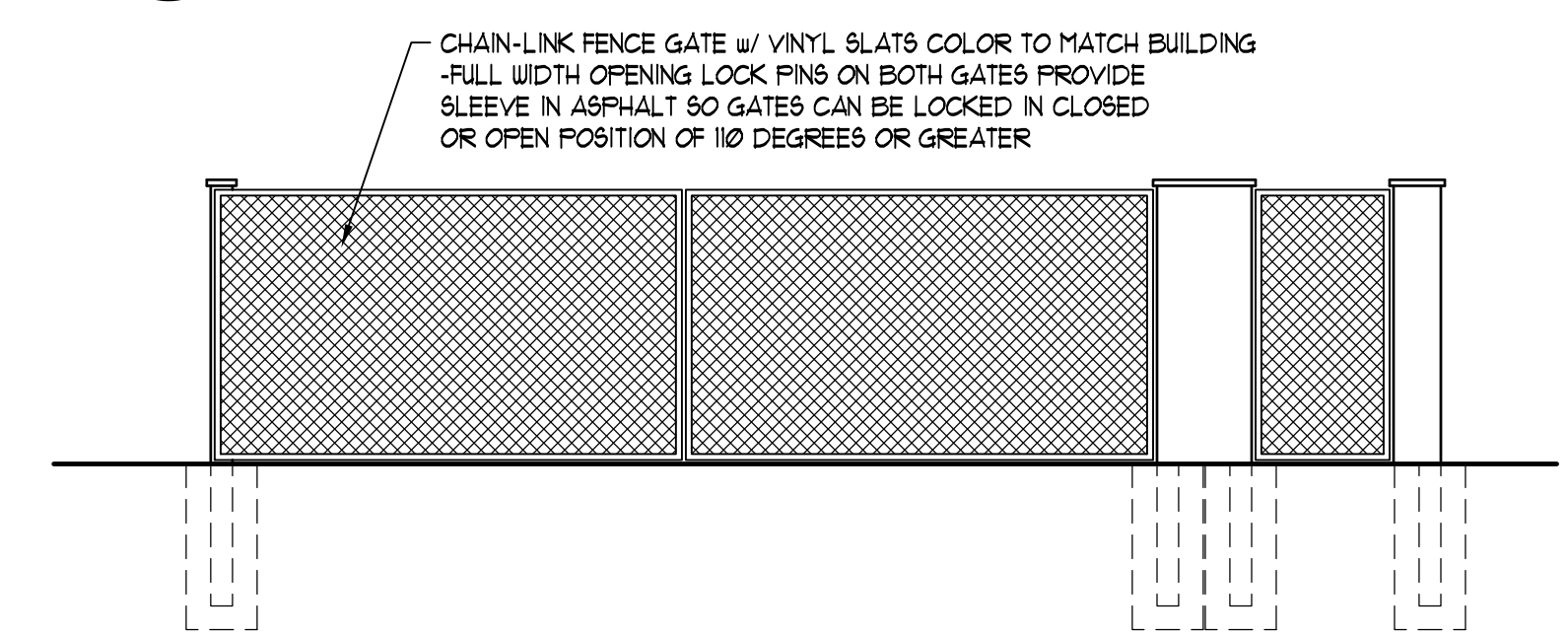
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STOLL ROAD APARTMENTS
501 STOLL ROAD
OLYMPIA, WASHINGTON

sheet no. **SP1.0**

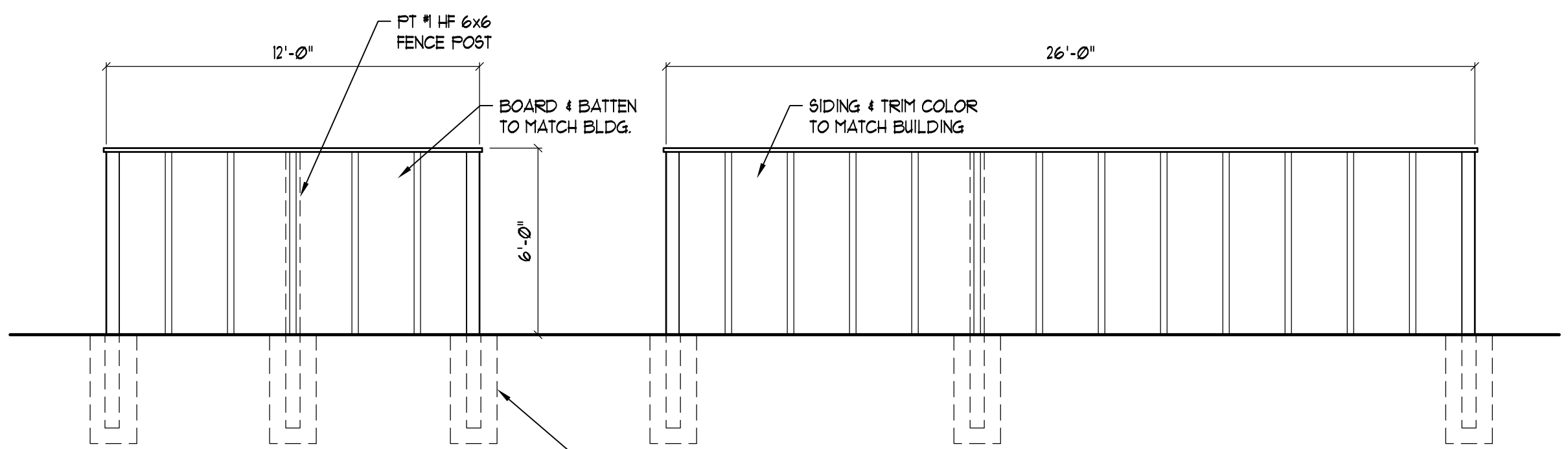
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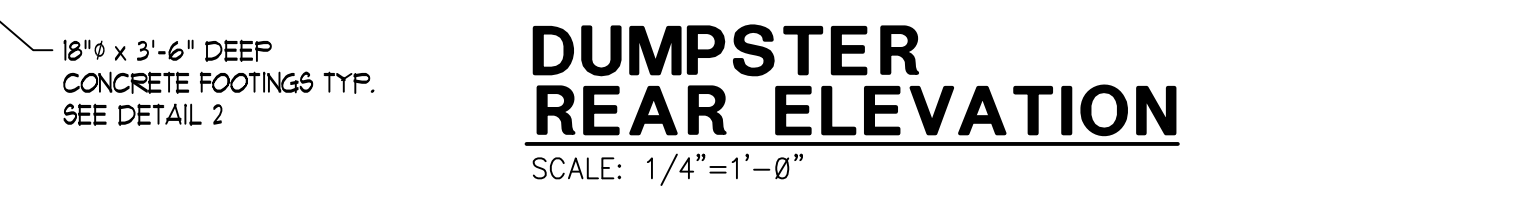
1 DISABLE PERSON PARKING SIGNAGE
SCALE: 3/4"=1'-0"



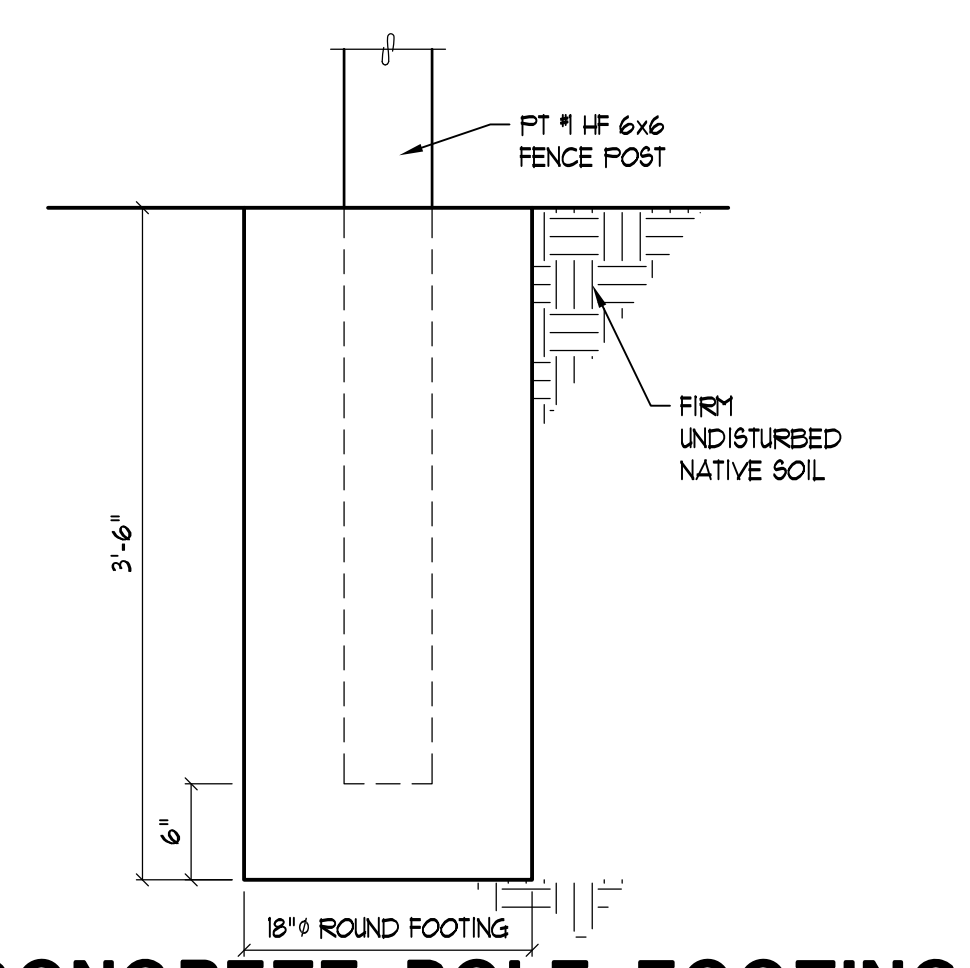
DUMPSTER FRONT ELEVATION
SCALE: 1/4"=1'-0"



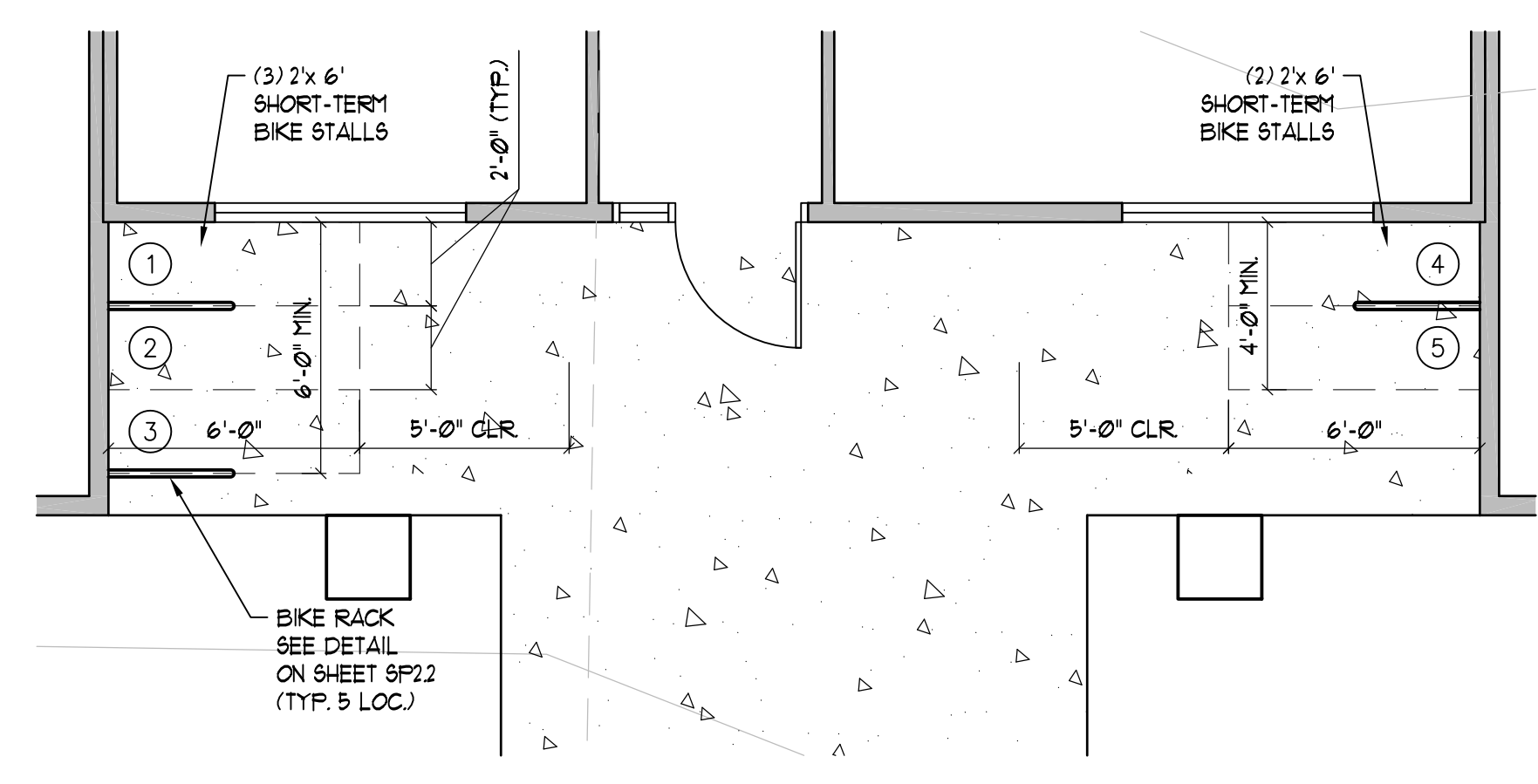
DUMPSTER TYP. SIDE ELEVATION
SCALE: 1/4"=1'-0"



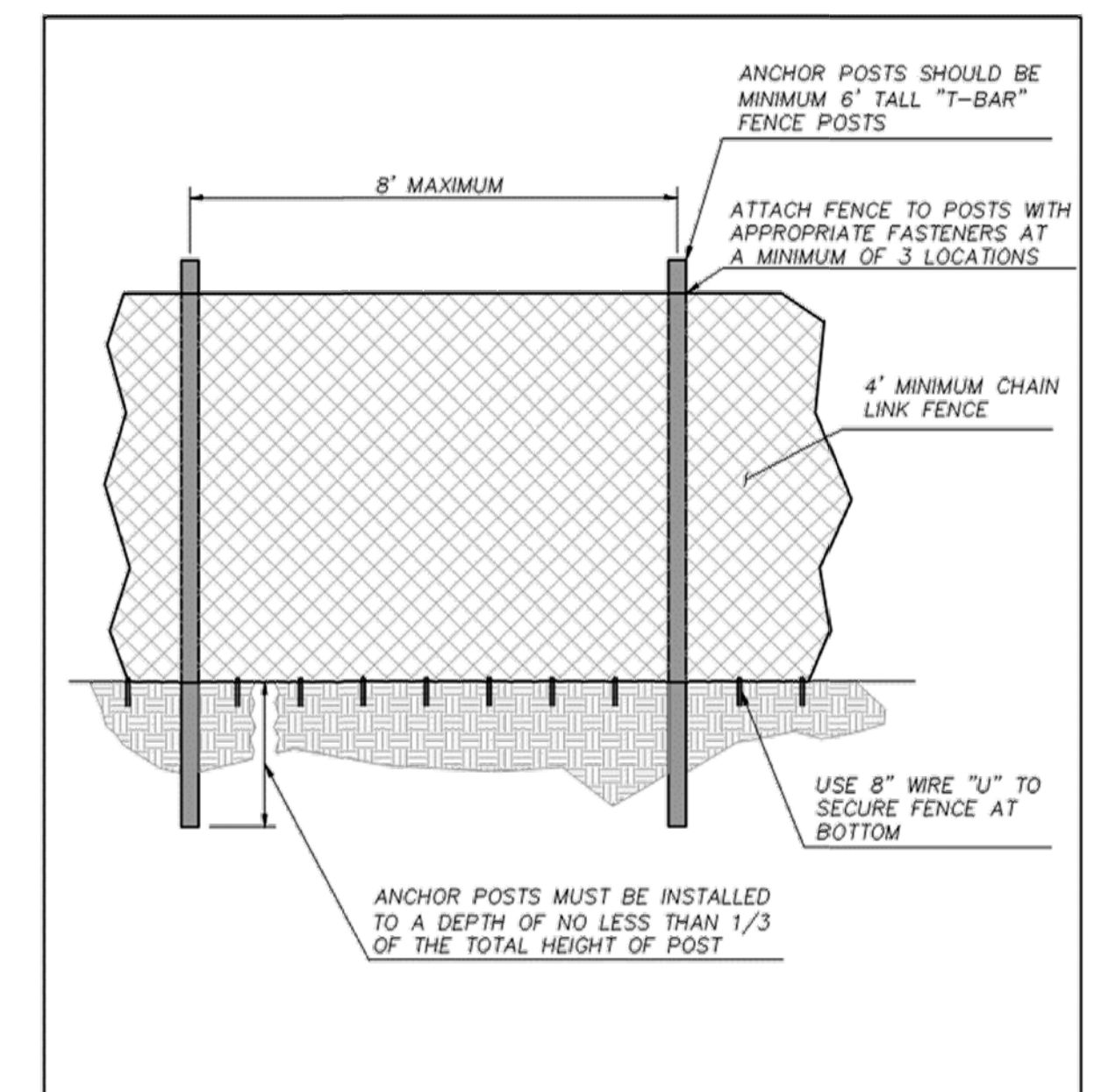
DUMPSTER REAR ELEVATION
SCALE: 1/4"=1'-0"



2 CONCRETE POLE FOOTING FOR TIMBER FENCE POST
SCALE: 1"=1'-0"



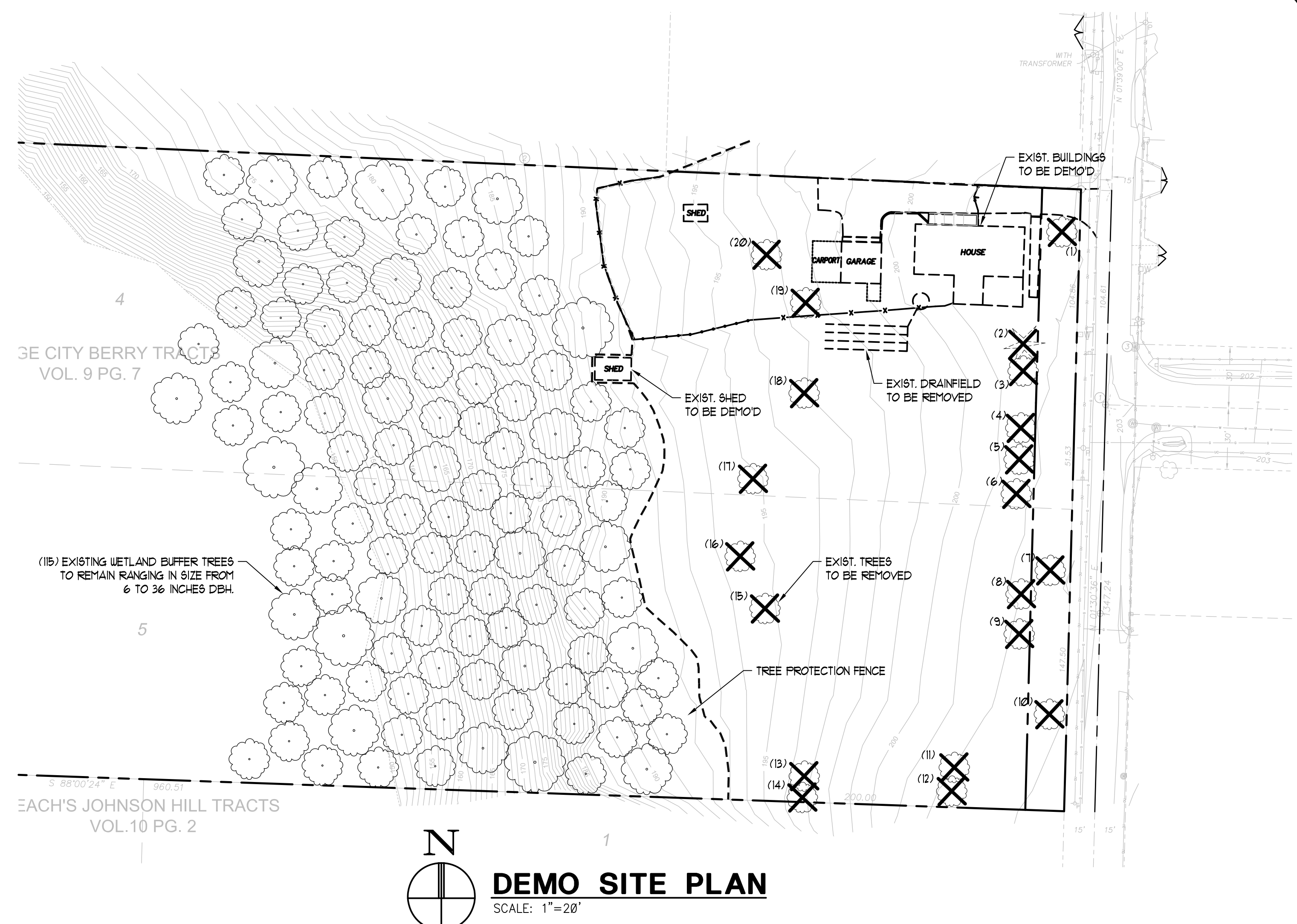
3 TYPICAL SHORT TERM BIKE STALLS
SCALE: 1/4"=1'-0"



NOTES:

- THE TREE SOIL AND VEGETATION PROTECTION FENCE SHOULD BE MAINTAINED THROUGHOUT THE CONSTRUCTION AND GRADING, AND NOT TO BE REMOVED UNTIL FINAL LANDSCAPING IS IN PROGRESS AND WITH APPROVAL, BE PROJECT FORESTER.
- AT NO TIME SHALL EQUIPMENT ENTER INTO THE CRITICAL ROOT ZONE (CRZ).
- ALL BRUSH CLEANUP WITHIN THE CRZ SHOULD BE COMPLETED BY HAND TO PREVENT DISTURBANCE OF NATIVE GROUND COVERS.
- NO CUTS OR FILLS, UTILITY TRENCHING, MODIFICATIONS TO DRAINAGE, OR CONCRETE RUNOFF WATER SHOULD IMPACT THE CRZ.
- NO WIRES, CABLES, OR OTHER DEVICES SHOULD BE ATTACHED TO PROTECTED TREES DURING CONSTRUCTION.
- IF IMPACTS MUST OCCUR WITHIN THE CRZ, CONTACT PROJECT FORESTER PRIOR TO THE OPERATIONS TO DETERMINE THE PROPER PROCEDURE TO PROTECT THE TREE'S HEALTH.

APPROVED BY	REVISED DATE	CITY OF OLYMPIA	STD. DWG. NO.
FRAN R. EIDE, PE	12/08/2017	TREE PROTECTION FENCE	5-20
CITY ENGINEER			



DEMO SITE PLAN
SCALE: 1"=20'

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

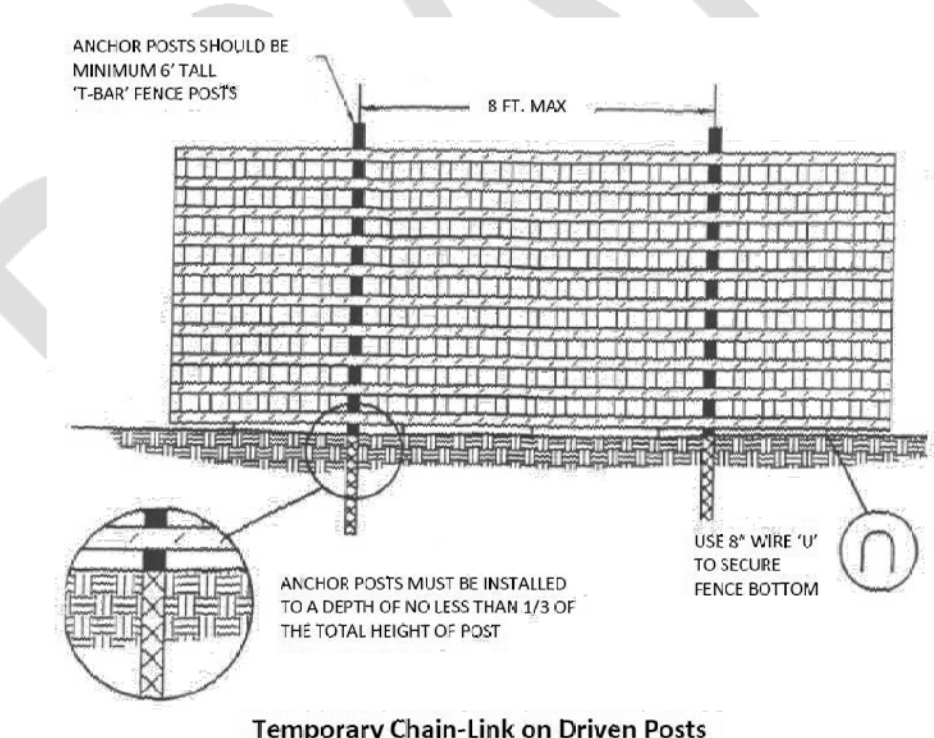
7.2 Attachments to Trees

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

3809 REGISTERED ARCHITECT
GLENN C. WELLS
STATE OF WASHINGTON

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checked: G.C.W.

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sheet no. SP2.0