



LAND USE REVIEW (SITE PLAN) SUPPLEMENT

OFFICIAL USE ONLY

Case #: _____ Master File #: _____ Date: _____

Received By: _____ Related Cases: _____ Project Planner: _____

Project Name: _____

Project Address: _____

Name of Applicant: _____

| | EXISTING | TO BE ADDED | TOTAL |
|--|---------------|---------------|---------|
| Parcel Area | sq. ft. | sq. ft. | sq. ft. |
| Number of Lots | | | |
| IBC Building Type | | | |
| Occupancy Type | | | |
| Number of Buildings | | | |
| Height | ft. | ft. | ft. |
| Number of Stories (<i>including basement</i>) | | | |
| Basement | sq. ft. | sq. ft. | sq. ft. |
| Ground Floor | sq. ft. | sq. ft. | sq. ft. |
| Second Floor | sq. ft. | sq. ft. | sq. ft. |
| Remaining Floors (number _____) | sq. ft. | sq. ft. | sq. ft. |
| Gross Floor Area of Building | sq. ft. | sq. ft. | sq. ft. |
| Landscape Area | sq. ft. | sq. ft. | sq. ft. |
| Number of Vehicular Parking Spaces | | | |
| Number of Long Term Bike Spaces | | | |
| Number of Short Term Bike Spaces | | | |
| Total Amount of Hard Surfaces (<i>pavement, green roofs, pervious pavement etc.</i>) | sq. ft. | sq. ft. | sq. ft. |
| Total Impervious Surface Coverage (<i>new and proposed</i>) | sq. ft. | sq. ft. | sq. ft. |
| Sewer (<i>circle one</i>) | City / Septic | City / Septic | |
| Water (<i>circle one</i>) | City / Well | City / Well | |

PROJECT DESCRIPTION: Please provide a separate, typed, detailed description.

Each request for **Land Use Review** shall accompany a **General Land Use Application**. (Refer to the General Land use Application for submittal requirements.) The submittal must include:

1. Site plans, including all information required below which can be illustrated on such a plan. All other required information shall be submitted in narrative or other form.
2. Locations, sizes, and uses for existing structures and proposed structures.
3. Proposed internal circulation plan drawn to a scale, illustrating new and existing access points to streets, the size and location of all driveways, fire lane if applicable, streets and roads, with widths and outside turning radii for emergency and solid waste vehicles.
4. Parking area layout, including dimensions of the spaces and back-up aisles, barrier-free parking stalls, and loading areas; including location, form, and the number and location of both long term and short term bicycle parking facilities.
5. Existing and proposed street frontage improvements, such as curbs, sidewalks, trees, and nearby driveways both on-site and off-site.
6. Form and site plan of existing and proposed overhead and underground private and public utilities both on and abutting the site, including hydrant locations, waterlines, sanitary sewer lines and stormwater lines, streetlights, wells, septic tanks and drainfields.
7. Drainage Control Plan for the project including site development drawings, Drainage Design Report, Construction Stormwater Pollution Prevention Plan, and Stormwater Site Management Plan as required. (See Volume I, Chapter 3 of the *Olympia Drainage Design and Erosion Control Manual – DDECM.*)
8. Existing and proposed contour lines.
9. Location of critical areas such as wetlands, streams, hillsides, and lakes with associated wetlands and buffers as outlined in OMC 18.32.
10. Conceptual landscape plan showing areas to be landscaped, existing trees to remain and to be removed and total square footage of landscaped areas as required in OMC 18.36.
11. Proposed locations of light standards, and any utility boxes exceeding a height of thirty inches (30”) or a volume of twenty (20) cubic feet.
12. Soil and Vegetation Plan as outlined in OMC 16.60.
13. If the project exceeds fifty (50) housing units or eight thousand (8,000) square feet of new commercial building area, 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.*)
14. WATER, SANITARY SEWER, STORMWATER, STREET, LIGHTING, SOLID WASTE AND SIGNALS Plans, including:
 - Legend (APWA Standard Symbols or approved alternatives).
 - North arrow with current City of Olympia meridian.
 - Scale bar.
 - Current City of Olympia vertical datum (NAVD88) – benchmark #, elevation (SML), and location.
 - Title block.
 - Engineer’s/Land Surveyor’s stamp, signed and dated.
 - Plans submitted on 22” x 34”, 24” x 36” sheet size.
 - Rights-of-way lines labeled.
 - Edge of pavement, width, and pavement type.
 - Adjacent property lines and addresses.
 - Easements – existing, proposed, type, and dimensioning (if applicable).
 - Street names with quadrant suffix.

15. SANITARY SEWER / SEWER MAIN Plan to include:
 - Plan View with rim and invert grades shown at each existing and proposed manhole, size of pipe, Sewer laterals, STEP System and appurtenances, and force main and appurtenances.
 - Profile View with horizontal and vertical scale.
16. WATER (Main) Plan to include:
 - Plan View with fire hydrants, tees, crosses, elbows, adapters, meter, and valves, size of water main, any FDC location, any fire main underground, building fire flow requirements and any backflow prevention device location(s).
 - Profile View with horizontal and vertical scale.
17. STORMWATER Facilities Plan to include:
 - Plan view with all elements identified at scoping meeting, and required elements for site development drawings from Chapter 3, Volume I of the DDECM, and catch basin and or manhole rim and invert elevations, size of pipe, and if applicable, outlet control details(s) with elevations, pond dimensions with elevation, treatment facility, detention facilities, and onsite stormwater management features.
 - Profile view of storm water pipe and structures within streets and public right of way
 - Detail sheets as necessary to sufficiently depict and verify proposed stormwater components match any hydraulic or hydrologic modeling in the Drainage Design Report.
18. SOLID WASTE Collection Plan including:
 - Identify solid waste enclosure site location on street and site plans.
 - Show solid waste container type(s) and size(s), for example carts, dumpsters, drop boxes and compactors, as applicable.
 - Show collection vehicle ingress and egress into and out of the site, without backing onto streets, and approach and access to the enclosure(s).
 - Show minimum turning radius and access width, consistent with current requirements in Chapter 8 of the most current City of Olympia Engineering Design and Development Standards.
 - Show hard surface access to enclosure location, with a maximum slope of 3%.

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



Keith Stahley, Director,
Community Planning and Development

11/21/2017

Date