

CWT BINDING SITE PLAN

3910 & 3912 MARTIN WAY E, OLYMPIA WA 98506

PROJECT PROPONENT

CWT BUILDING LP
SANDY DESNER
PO BOX 7280
OLYMPIA, WA 98507-7280
(360) 352-4861



CITY OF OLYMPIA	
VERTICAL DATUM NAVD 88	MERIDIAN HORIZONTAL DATUM SURVEY RECORDED UNDER AUDITOR'S FILE NO. 3455032
SCALE: 1" = 30'	

DESIGNED BY: CC	MD	Y
DRAWN BY: SDH	SDH	
CHECKED BY: SDH	SDH	
DATE: SEPT 2024		
SCALE: 1" = 30'		



DESCRIPTION

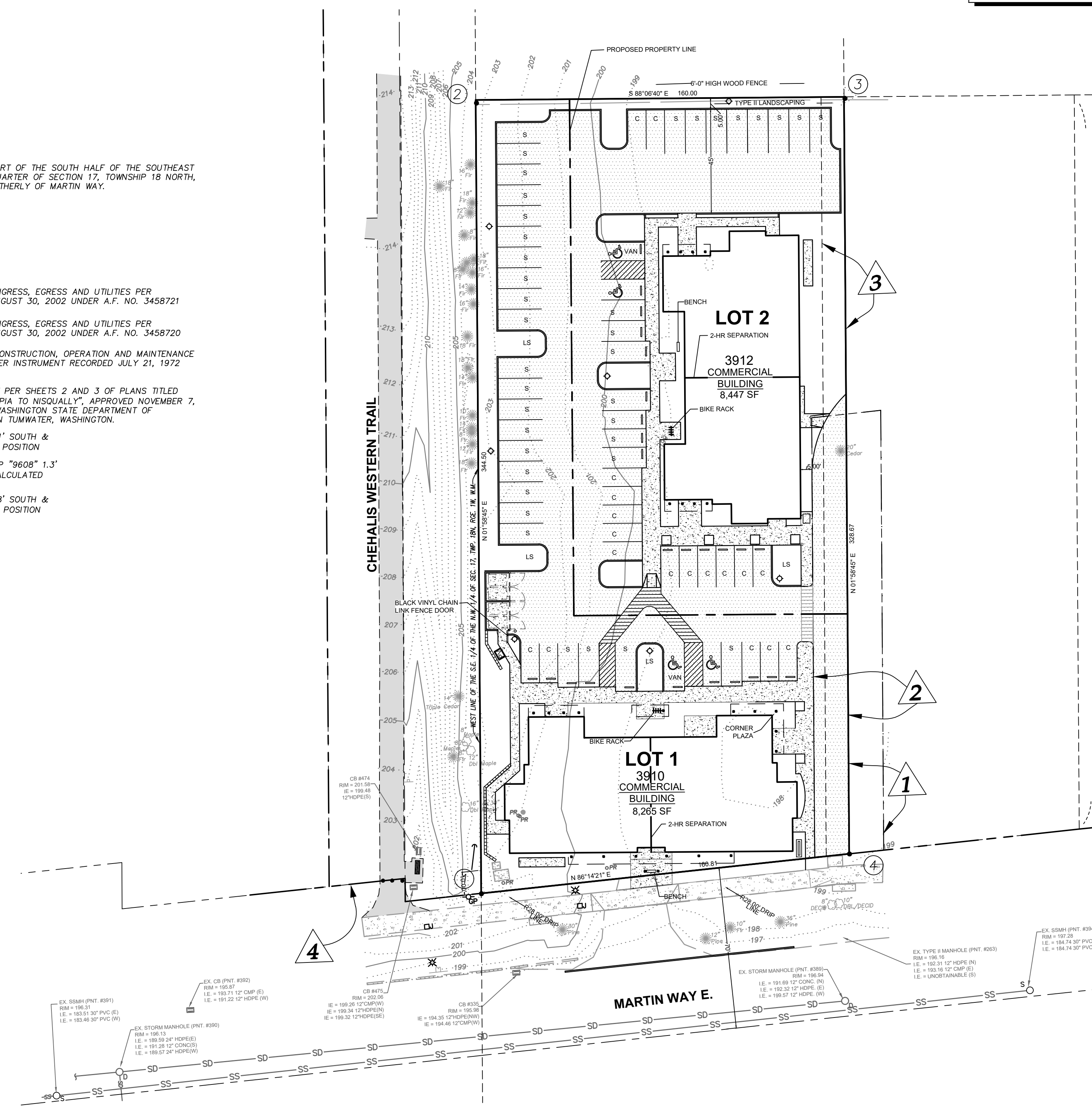
THE WEST 160 FEET OF THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 18 NORTH, RANGE 1 WEST, W.M., LYING NORTHERLY OF MARTIN WAY.

LEGEND

- FOUND AS NOTED
- ▲ 15' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER INSTRUMENT RECORDED AUGUST 30, 2002 UNDER A.F. NO. 3458721
- ▲ 15' WIDE EASEMENT FOR INGRESS, EGRESS AND UTILITIES PER INSTRUMENT RECORDED AUGUST 30, 2002 UNDER A.F. NO. 3458720
- ▲ 10' WIDE EASEMENT FOR CONSTRUCTION, OPERATION AND MAINTENANCE OF DRAINAGE FACILITIES PER INSTRUMENT RECORDED JULY 21, 1972 UNDER A.F. NO. 870744
- ▲ NORTHERLY RIGHT OF WAY PER SHEETS 2 AND 3 OF PLANS TITLED "STATE ROAD NO. 1, OLYMPIA TO NISQUALLY", APPROVED NOVEMBER 7, 1933, ON FILE WITH THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION OFFICE IN TUMWATER, WASHINGTON.
- ① FOUND 3/4" IRON PIPE 0.1' SOUTH & 0.1' EAST OF CALCULATED POSITION
- ② FOUND 5/8" REBAR & CAP "9608" 1.3' SOUTH & 0.3' EAST OF CALCULATED POSITION
- ③ FOUND 1/2" IRON PIPE 0.8' SOUTH & 0.4' EAST OF CALCULATED POSITION
- ④ FOUND 1/2" IRON PIPE

SITE DATA

ADDRESS:	3910 & 3912 MARTIN WAY E OLYMPIA WA 98506
PARCEL NUMBER:	11817242100
ZONING:	HDC4
WATER:	CITY OF OLYMPIA
SEWER:	CITY OF OLYMPIA
MAX BUILDING COVERAGE:	70%
BUILDING FOOTPRINTS:	LOT 1: 6,380 SF. (24%) LOT 2: 6,380 SF. (24%)
BUILDING SF.	LOT 1: 8,447 SF. LOT 2: 8,265 SF.
BUILDING HEIGHTS:	35'
MAX IMPERVIOUS SURFACE:	85%
IMPERVIOUS SURFACE:	LOT 1: 20,639 SF. (76%) LOT 2: 21,618 SF. (81%)
OCCUPANCY:	B
TOTAL AREA:	1.23 AC. (OVERALL)
PROPOSED LOT 1 AREA:	0.62 AC.
PROPOSED LOT 2 AREA:	0.61 AC.
EXISTING PARKING:	60 TOTAL STALLS 38 STANDARD 18 COMPACT 4 ADA



TP # 11817242100
CWT BINDING SITE PLAN
 3910 & 3912 MARTIN WAY E, OLYMPIA WA 98506

PRELIMINARY BINDING SITE PLAN

SECTION 17, TOWNSHIP 18N, RANGE 1W

AGENCY NO. _____
SHEET: 1 OF 1
FILE: H:\DGN\24-000\24-045\PRELIMINARY
INDEX: 24-045 pre-site.dwg
JOB: 24-045