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# 9TH AND YAUGER WAY MASTERPLAN

OLYMPIA, WASHINGTON



CONCEPT DESIGN  
SITE ANALYSIS  
A1



12/13/2016 10:55:37 AM

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- MS** MEDICAL SERVICE
- PO/RM** PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY
- RM-24** RESIDENTIAL MULTIFAMILY 24 UNITS
- GC** GENERAL COMMERCIAL
- HDC4** HIGH DENSITY CORRIDOR 4

# 9TH AND YAUGER WAY MASTERPLAN

OLYMPIA, WASHINGTON

CONCEPT DESIGN  
ZONING ANALYSIS  
**A3**



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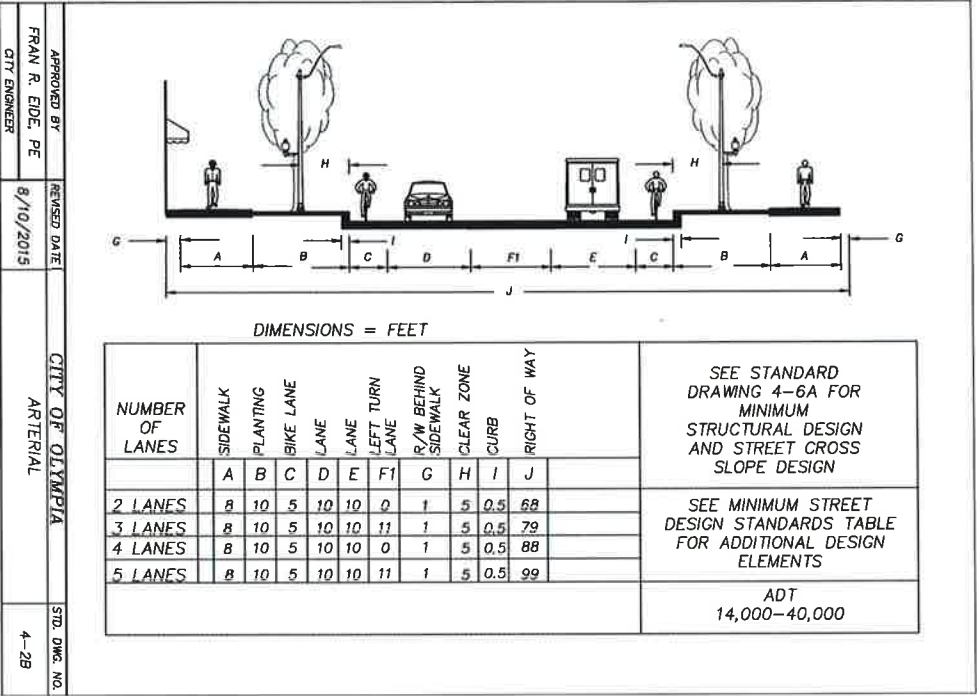
9TH AND YAUGER WAY MASTERPLAN

OLYMPIA, WASHINGTON

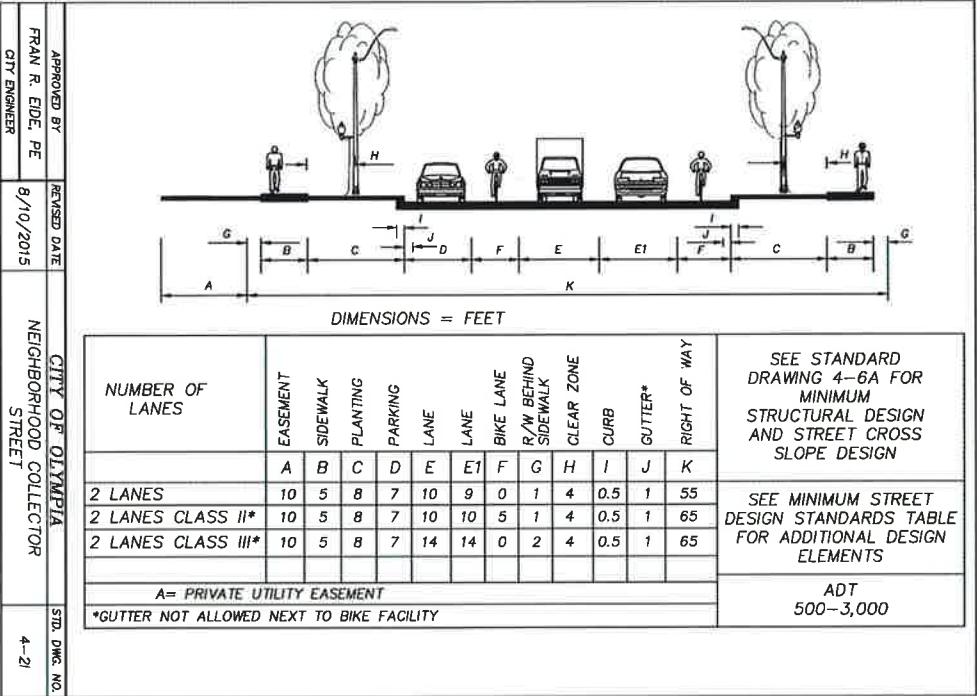
CONCEPT DESIGN  
SITE ANALYSIS  
A2



UDC Zoning Application	PROFESSIONAL OFFICE/RESIDENTIAL MULTIFAMILY (PO/RM)	MEDICAL SERVICES (MS)
PERMITTED USES PER TABLE 6.01	BANKS, ART GALLERIES,HEALTH FITNESS AND DANCE STUDIOS, PARKS, APARTMENTS, ABOVE GROUND FLOOR CO- HOUSING / DUPLEX, GROUP HOMES, TOWNHOUSES, GARDEN AND FARM SUPPLIES, FOOD STORES, GAS STATIONS, RETAIL, MEDICAL SUPPLY, B&B, ADULT AND FAMILY DAY CARE, LAUNDRY, PERSONAL SERVICES, EMERGENCY HOUSING, AGRICULTURE, ANIMALS	APARTMENTS, BOARDING HOUSES, DUPLEXES, TOWN HOMES, RETIREMENT, GROUP HOMES, SF RES., PHARMACIES, MED.SUPPLY, HOSPITALS, NURSING, MED. OFFICES, B&B, LODGING HOUSE, ADULT AND CHILD DAY CARE, CRISIS INTERVENTION, FAMILY CHILD CARE, LAUNDRY, OFF SITE CONTRACTOR, EMERGENCY HOUSING, MOBILE SIDEWALK, RESIDENCE RENTED FOR SPECIAL EVENT, OUTDOOR SALES, SATELITE EARTH STATIONS
CONDITIONAL USES PER TABLE 6.01	RESTRAUNTS W/O DRIVE THRU, PUBLISHING, COMM. REC., MUSEUMS, GROUP HOMES 7 OR MORE, COMM. GREENHOUSE, NURSING, CONGREGATE CARE, FUNERAL PARLOR, PUBLIC FACILITIES, SCHOOLS, WORKSHOP FOR DISABLED, OTHER CORRECTIONAL FACILITIES, STATEED, TRANSPORTATOIN, CEMETERIES, PLACES OF WORSHIP, SCHOOLS	LIBRARIES, GROUP HOMES COMMERCIAL GREEN HOUSE, MOBILE HOMES, SPECIALITY STORES, HOTELS/MOTELS, PUBLIC FACILITIES, WORKSHOPS FOR DISABLED, INPATIENT FACILITIES, MENTAL HEALTH FACILITIES, OTHER CORRECTIONAL FACILITIES, RADIO/TV, SEWAGE TREATMENT, STATE TRANSPORTATION, RESIDENCE RENTED FOR SOCIAL EVENT (7 OR MORE), CEMETERIES, PLACES OF WORSHIP, RACING PIGEONS, SCHOOLS, UTILITY FACILITY, WIRELESS
MIN. LOT SIZE PER TABLE 6.02	NO MIN. EXCEPT: 1600=COTTAGE; 3000=ZERO LOT; 1600 SF MIN,2400 SQFT AVERAGE=TOWNHOUSE; 6000 SF = DUPLEX; 7200 SF = MULTIFAMILY; 4000=OTHER	7200 SF
SET BACKS PER TABLE 6.02		
FRONT YARD	10' MIN OTHER	10'MAX
REAR YARD	10' MIN; 15' NEXT TO R, MR, RMH; +5' FOR EA. FLOOR ABOVE 2 STORIES;	15' MIN; 15' PLUS 5' FOR EA. FLOOR ABOVE 3 STORIES NEXT TO RESIDENTIAL ZONE;
SIDE YARD	NO MIN ON INTERIOR: 10' MIN ON FLANKING STREET; 15' NEXT TO R, MR, RMH; +5' FOR EA. FLOOR ABOVE 2 STORIES; EXCLUDING MIXED USE = 5' OR 6' ON ZERO LOT SIDE.	10' MIN; 15' PLUS 5' FOR EA. FLOOR ABOVE 3 STORIES NEXT TO RESIDENTIAL ZONE;
MAX BUILDING HEIGHT PER TABLE 6.02	UP TO 35' IF ANY PORTION IS WITHIN 100' OF R4-12 OTHERWISE 60'	75' EXCEPT HOSPITALS WHICH MAY EXCEED
MAX BUILDING COVERAGE PER TABLE 6.02	70% EXCEPT 55% FOR RES ONLY STRUCTURES.	50%
MAX DEVELOPMENT COVERAGE	85% EXCEPT 75% FOR RES ONLY	65%
ADDL DISTRICT WIDE STANDARDS	OVER 3 STORIES ABUTTING RES MUST BE STEPPED BACK A MIN. OF 8'	OVER 3 STORIES ABUTTING RES MUST BE STEPPED BACK A MIN. OF 8'
PARKING	OFFICE= 1PER 250 SF UP TO GFA 2,000	1 PER 2 REG. BEDS + 1 PER EVERY 2 REG EMPLOYEES ON LARGEST SHIFT
10% REDUCTION AREA PER FIG 38-2 SECTION 18.38	RESIDENTIAL = 1.5 PER UNIT ; STUDIO = 1 PER UNIT	
BICYCLE	OFFICE= 1 PER 10,000 SF MIN 2; LONG TERM OFFICE = 1 PER 10,000SF + RESERVED SPACE 1 PER 5,000 SF. MIN (2) 1 PER 30 BEDS + 1 PER 30 EMPLOYEES ON LARGEST SHIFT. CALC BASED ON USE TYPE TBD.  RESIDENTIAL=1 PER UNIT; STUDIO = NONE EXCEPT SHORT TERM = 1 PER 10 UNITS MIN. 2 PER BUILDING	
STREET CONDITIONS		
YAUGER WAY	ARTERIAL 3 LANES 79' ROW	
SIDEWALKS	8'	
BOULEVARD	8'	
PARKING	ON STREET WITH BULBOUTS	
PLANTINGS	TREES @ 40'	
TRANSIT	YES, EXISTING BUS LINE	
BICYCLING	YES	
9TH AVE	NEIGHBORHOOD COLLECTOR 55 'ROW, UNLESS CLASS II OR III THAN 65	
SIDEWALKS	5'	
BOULEVARD	8'	
PLANTINGS	TREES @ 40'	
TRANSIT	NO	
BICYCLING	NO, UNLESS CLASS II DESIGNATION	



YAUGER WAY



9TH AVE

# BOUNDARY AND TOPOGRAPHIC SURVEY

A PORTION OF THE NE 1/4 OF THE NE 1/4 OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M.

~PREPARED FOR~  
CHURCH OF LIVING WATER  
1615 CHAMBERS STREET SE  
OLYMPIA, WA 98501-

## DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 18 NORTH, RANGE 2 WEST, W.M. LYING NORTHERLY OF PRIMARY STATE HIGHWAY NO. 9, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE CITY OF OLYMPIA FOR PUBLIC RIGHT OF WAY PURPOSES, BY DEED RECORDED AUGUST 20, 2002, UNDER AUDITOR'S FILE NO. 3456039, IN THURSTON COUNTY, WASHINGTON.

## SURVEY REFERENCES

- 1) RECORD OF SURVEY AS RECORDED NOVEMBER 14, 1994 UNDER THURSTON COUNTY AUDITOR'S FILE NO. 941140089.
- 2) RECORD OF SURVEY AS RECORDED SEPTEMBER 7, 1995 UNDER THURSTON COUNTY AUDITOR'S FILE NO. 9509070055.
- 3) BOUNDARY LINE ADJUSTMENT MAP AS RECORDED MARCH 12, 2003 UNDER THURSTON COUNTY AUDITOR'S FILE NO. 3511114.

## SURVEY NOTES

- 1) THE TITLE INFORMATION DEPICTED ON THIS DRAWING IS BASED ON POLICY OF TITLE INSURANCE DATED AUGUST 21, 2002 PREPARED BY PACIFIC NORTHWEST TITLE INSURANCE COMPANY, INC. UNDER ORDER NUMBER T-115803E. HATTON GODAT PANTIER HAS MADE NO INDEPENDENT SEARCH FOR TITLE INFORMATION THAT IS NOT DISCLOSED IN SAID REPORT.
- 2) UNDERGROUND UTILITY LOCATIONS ARE NOT A PART OF THIS SURVEY.
- 3) UTILITIES AND IMPROVEMENTS SHOWN HEREON ARE THOSE VISIBLE BY FIELD OBSERVATIONS. UTILITIES OR IMPROVEMENTS MAY EXIST WHICH ARE BURIED OR OBSTRUCTED TO VIEW BY FIELD OBSERVATION.

PARCEL "C"  
BOUNDARY LINE  
ADJUSTMENT #02-1317-01  
AF #3511114

## LEGEND

- FOUND CONCRETE MONUMENT
- FOUND 3 1/2" PYRAMID MON
- ✕ FOUND PK NAIL
- FOUND 1/2" IRON PIPE WITH PLASTIC CAP STAMPED "LS 5154"
- SET 5/8" REBAR WITH PLASTIC CAP STAMPED "JSP 28073"
- ① FOUND 1/2" IRON PIPE S 52°14'22" E 1.48' OF CALCULATED POSITION.
- ② FOUND 1/2" IRON PIPE WITH PLASTIC CAP STAMPED LS #5154 S 89°09'34" E 1.27' OF CALCULATED POSITION.
- ③ FOUND 1/2" IRON PIPE WITH PLASTIC CAP AND TACK LS # ILLEGIBLE S 49°31'47" E 1.86' OF CALCULATED POSITION.
- ④ FOUND 3/8" REBAR WITH PLASTIC CAP J.D.S. LS #5122 S 87°56'26" E 0.03' OF CALCULATED PROPERTY LINE.
- ⑤ FOUND 1/2" IRON PIPE S 01°50'33" W 0.23' OF CALCULATED PROPERTY LINE.
- ⑥ FOUND 5/8" REBAR WITH PLASTIC CAP STAMPED LS #17656 ON CALCULATED PROPERTY LINE.
- ⑦ FOUND 1/2" REBAR WITH PLASTIC CAP STAMPED LS #5482 S 01°50'33" W 0.18' OF CALCULATED PROPERTY LINE.
- ⑧ FENCE CORNER S 87°56'26" E 0.8' OF CALCULATED PROPERTY LINE.
- ⑨ FENCE CORNER S 87°56'26" E 2.5' OF CALCULATED PROPERTY LINE.
- ⑩ FENCE S 25°42'38" E 0.9' OF CALCULATED PROPERTY LINE.
- ⑪ FENCE S 25°42'38" E 0.7' OF CALCULATED PROPERTY LINE.
- ⑫ FENCE CORNER S 88°11'32" E 1.4' OF CALCULATED PROPERTY LINE.
- ⑬ FENCE CORNER S 88°11'32" E 6.1' OF CALCULATED PROPERTY LINE.
- ⑭ CONCRETE MONUMENT S 52°52'05" E 0.98' OF CALCULATED RIGHT-OF-WAY POINT OF CURVATURE.
- ① EASEMENT AS GRANTED BY DECLARATION GRANTING STORMWATER EASEMENT RECORDED AUGUST 20, 2002 UNDER AUDITOR'S FILE NO. 3456039 REFER TO SAID DOCUMENT FOR ADDITIONAL CONDITIONS ASSOCIATED WITH SAID EASEMENT



SCALE: 1"=50 FEET  
0 25 50 100

**HATTON GODAT PANTIER**  
ENGINEERS AND SURVEYORS  
1840 BARNES BOULEVARD S W  
TUMWATER, WA 98512  
TEL: 360.943.1599 FAX: 360.357.6299  
hattonpantier.com 01-066



VERTICAL DATUM  
NGVD 29  
CITY OF OLYMPIA BM BK PG 56 OF 117  
BM NO. 1562  
FOUND 2" BRASS DISK @ SW COR. OF  
CAPITAL MALL DR. & MCPHEE RD  
NGVD 29 ELEV.=188.107

