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SITE PLAN

SCALE 1"= 20'-0"

LOCATION

ADDRESS: 4350 E MARTIN WAY, OLYMPIA, WA 98516
PARCEL: 11817140900

ZONING CRITERIA

JURISDICTION: CITY OF OLYMPIA
SITE USE ZONE: HDC-4 (HIGH DENSITY CORRIDOR-4)
PERMITTED USES: BUSINESS OFFICES
EATING & DRINKING ESTABLISHMENTS
RETAIL

SETBACKS: FRONT ARTERIAL 10 FT
SIDE 0 FT
REAR 10 FT

PARKING: BUSINESS OFFICES 1 PER 250 SQ FT MIN
RETAIL 3.5 PER 1,000 SQ FT MIN
EATING & DRINKING ESTABLISHMENTS 10 PER 1,000 SQ FT MIN
DRIVE-UP FACILITIES 1 LANE PER WINDOW W/ 6 STACKING SPACE BEFORE MENU
PARKING DIMENSIONS: 9 FT x 17.5 FT STALLS W/ 24 FT DRIVE AISLE

MAXIMUM BUILDING HEIGHT: 35 FT

LANDSCAPING REQUIREMENTS: PAVED AREAS: 1-20 STALLS = 23 SQ FT PER STALL. 21-30 STALLS = 27 SQ FT PER STALL.
PERIMETER: LANDSCAPE ISLANDS (144 SQ FT MIN) AT END OF EACH PARKING ROW AND 9 STALLS MAX
SCREENING STRIP BETWEEN PARKING AND STREETS OF 10 FT MIN
SCREEN ALONG ALL PUBLIC RIGHT-OF-WAYS

WELLHEAD PROTECTION AREA: EXCLUDES USES THAT RISK CHEMICAL OR HAZARDOUS MATERIAL CONTAMINATION OF GROUND (DRY CLEANERS, FUEL STORAGE, ETC).

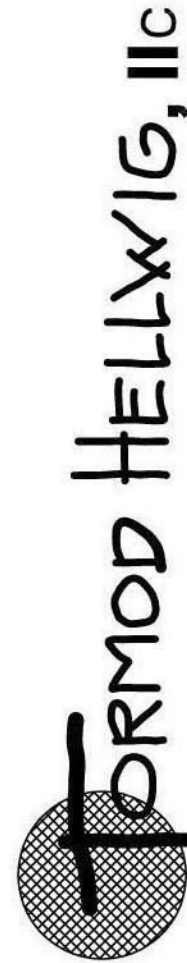
BASIC COMMERCIAL DESIGN CRITERIA

FRONTAGE: BUILDINGS MUST ABUT AT LEAST 50% OF THE STREET FRONTAGE. GAPS MAY NOT EXCEED 80 FT.
CONNECTIONS: PROVIDE DRIVEWAY AND SIDEWALK CONNECTIONS TO AND THROUGH THE DEVELOPMENT.
PEDESTRIAN AMENITIES: PROVIDE PEDESTRIAN AMENITIES AT BUILDING ENTRANCES TO INCLUDE SEATING, LANDSCAPING & 2 OPTIONS.
BUILDING LOCATION & DESIGN: PLACE COMMERCIAL BUILDINGS ON THE STREET EDGE AND LOCATE PARKING ON THE SIDE OR BEHIND THE BUILDING.
ENTRANCES TO BUILDINGS SHALL BE CLEARLY ARTICULATED AND OBVIOUS FROM THE STREET.

HIGH DENSITY CORRIDOR COMMERCIAL DESIGN CRITERIA

BUILDING ORIENTATION: PRIMARY BUILDING STOREFRONT WINDOWS, AND BUILDING FACADES SHALL FACE THR STREET, CREATE A CONTINUOUS ROW OF STOREFRONTS ALONG THE STREET FRONTAGE, AND PROVIDE DIRECT ACCESS FROM THE STREET TO THE BUILDING WITH CLOSE PEDESTRIAN ACCESS TO THE NEAREST BUS STOP. BUILDING ENTRANCES NEED NOT FACE THE HDC STREET EDGE BUT MAY BE LOCATED ON THE CORNER, OFF A PUBLICLY ACCESSIBLE PEDESTRIAN PLAZA, OR ON THE SIDE OF THE BUILDING.
BUILDING DESIGN: WALLS OVER 30 FT IN LENGTH SHALL BE MODULATED AND BUILDING ELEMENTS SHALL BE ARTICULATED.
SURFACE PARKING: LOCATE PARKING BEHIND OR ON THE SIDE OF BUILDINGS. MINIMIZE CURB CUTS AND PROVIDE LANDSCAPING, BERMS AND/OR LOW WALLS FOR SCREENING.

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Sequim, Washington 98382
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fax: (360) 582-1084



4350 E MARTIN WAY
OLYMPIA, WASHINGTON 98516



DATE: 12 NOV 2018
DRAWN BY:
CHECKED BY:
SHEET TITLE:

SITE PLAN

REVISIONS	
NO.	DATE

SHEET

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