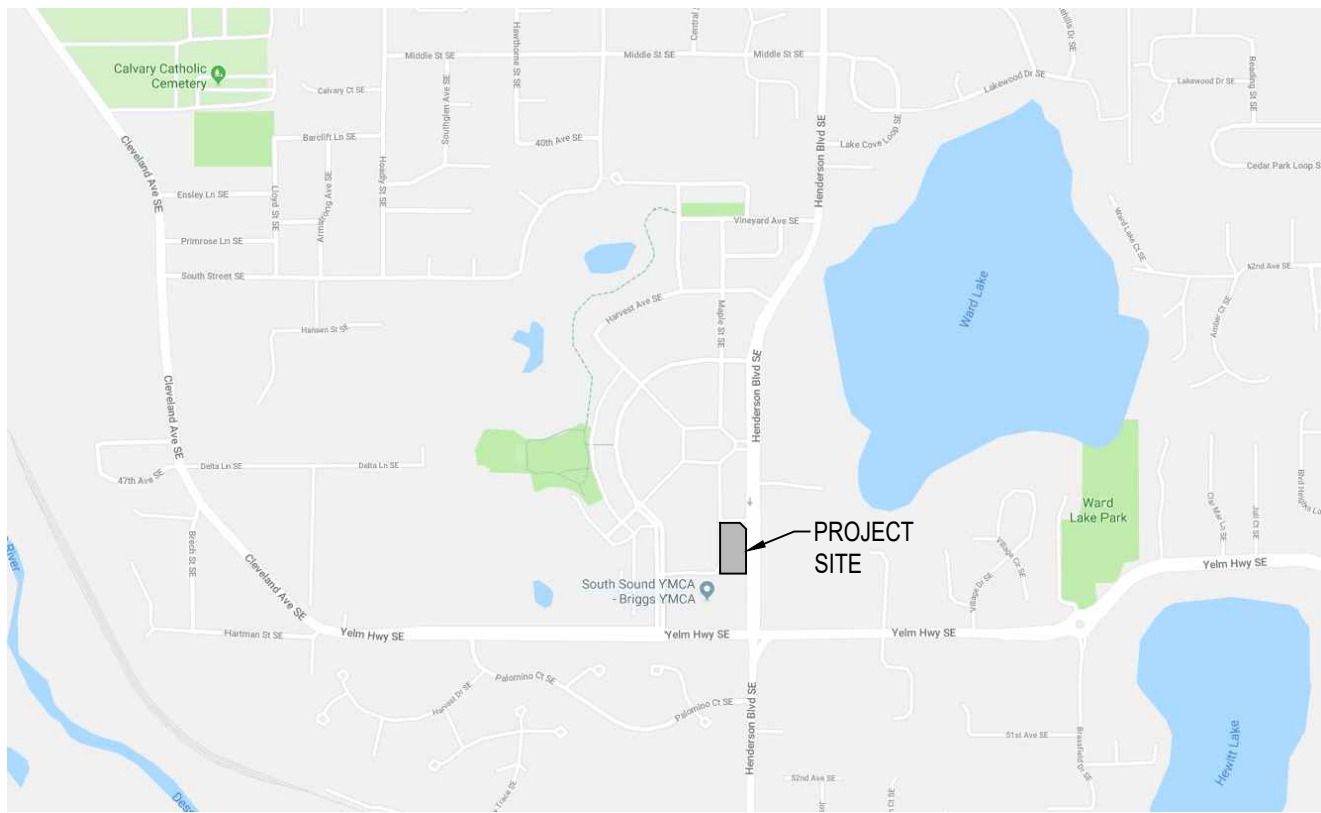
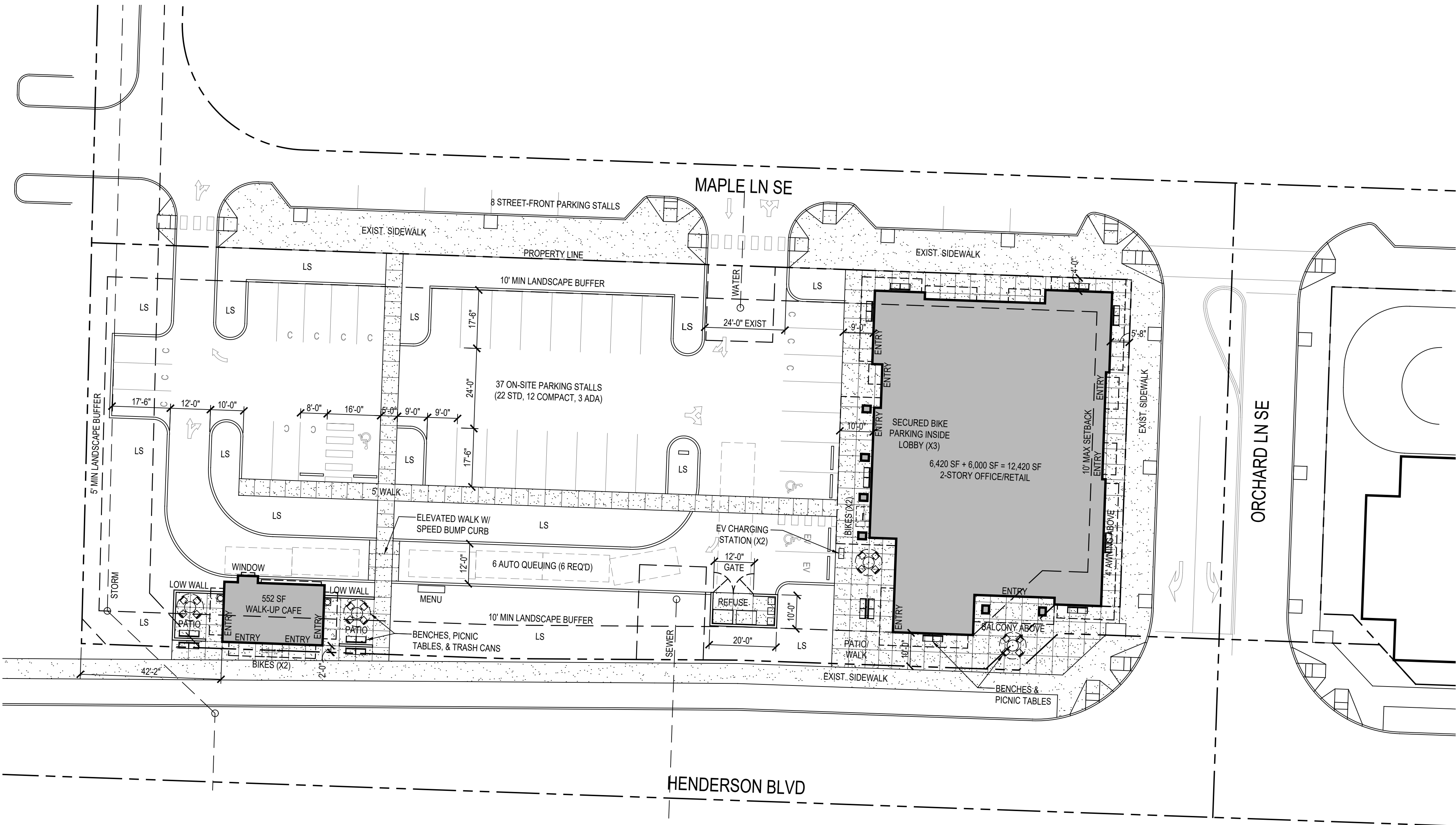


VICINITY MAP:



SITE DATA:

PARCEL NUMBER:	37030000020
LOT SIZE:	0.84 ACRES (36,424 SF)
ZONE:	UV (URBAN VILLAGE)
PERMITTED USES:	MEDICAL OFFICE / OFFICE / RETAIL
BLDG HEIGHT:	45' / 3-STORY (44'-3" / 2-STORY)
BLDG COVERAGE:	70% MAX (6,972 SF = 19.1%)
LANDSCAPE AREA:	9,138 SF (25.1%)
IMPERVIOUS AREA:	85% MAX (27,286 SF = 74.9%)
PARKING AREA:	15,754 SF (43.3%)
SETBACKS:	FRONT = 10' MAX REAR = 0' MIN SIDES = 0' MIN (10' FLANKING STREETS)
LANDSCAPING:	STREET-FRONT = 10' MIN OTHER = 5' MIN PARKING AISLE = 6' / 9' STALLS MAX
PARKING SIZES: (90' 2-WAY)	STANDARD = 9' X 17.5' W/ 24' AISLE COMPACT (30% MAX) = 8' X 15' W/ 21' AISLE
PARKING REQ'D:	RETAIL = 3.5/1000 X 12,972 SF = 45 REQ'D (+/- 10% = 40 - 50 STALLS) ADA = 1/25 < 100 = 2 REQ'D EV = 5% X 37 ON-SITE STALLS = 2 REQ'D
PARKING PROVIDED:	22 STANDARD + 12 COMPACT (26.7%) + 3 ADA + 8 STREET-FRONT = 45 1 STANDARD EV + 1 ADA EV = 2 EV STALLS PROVIDED
BIKE PARKING:	SHORT-TERM = 1/3,000 X 12,972 = 4 REQ'D (4 PROVIDED) LONG-TERM = 1/15,000 X 12,972 = 3 REQ'D (3 PROVIDED)



A SITE PLAN
SCALE: 1" = 20'



OLYMPIA PEDIATRIC DENTISTRY
4500 Maple Lane SE

Violet Enterprises, LLC
2612 Yelm Highway SE, Suite A
Olympia, WA 98501

NOT FOR
CONSTRUCTION

REVISIONS:

Land Use Review (Rev)

PROJECT NO.:
18001.00

DATE:
03.13.2019

SHEET:
SITE PLAN



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