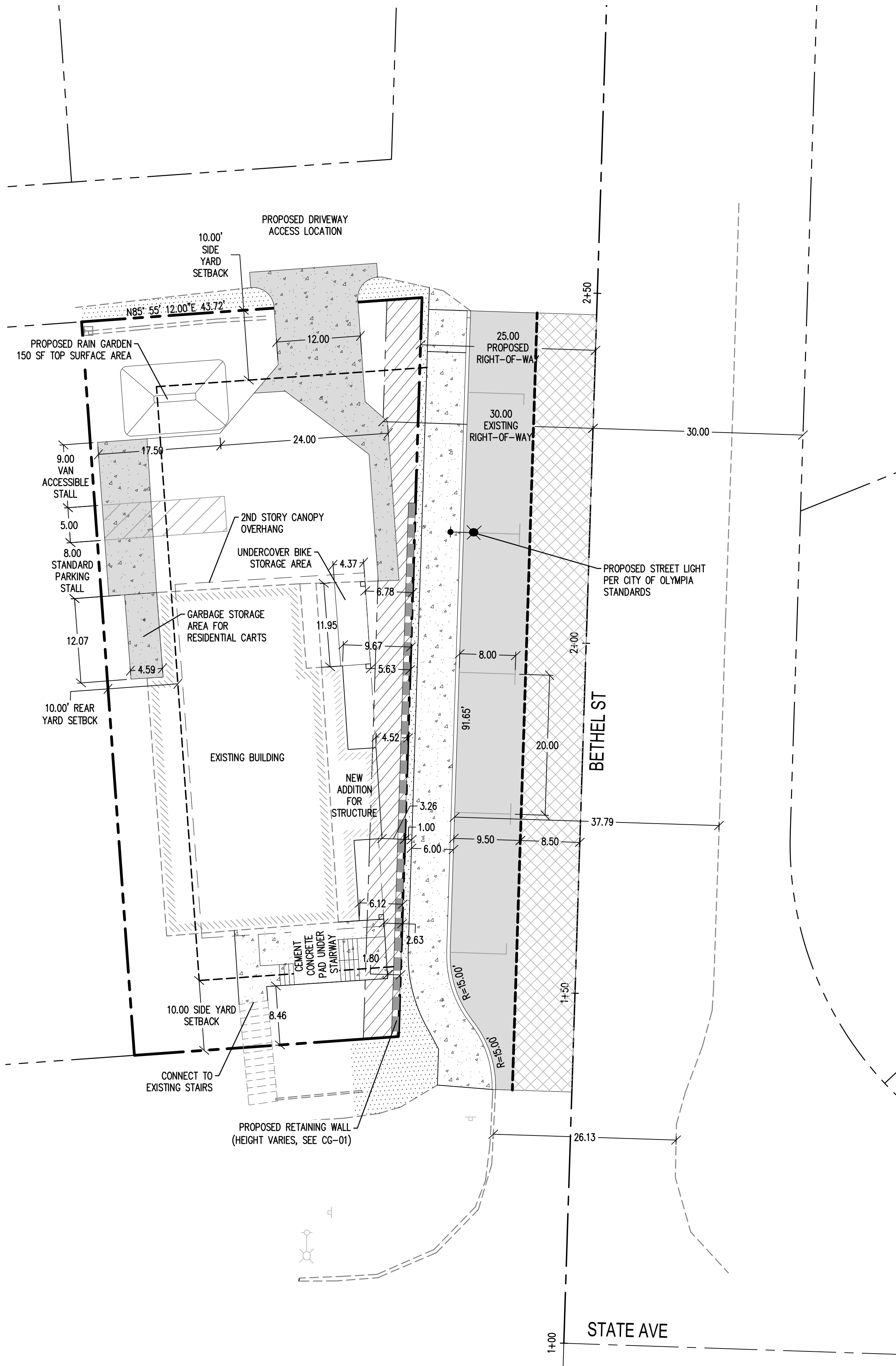


Jul 10, 2019 11:49:30am - User: sam.ordonez  
K:\PROJECTS\3247 DR. TIMOTHY ZOLA\3247\01 ZOLA CLINIC FRONTAGE IMPROVEMENTS\CA00\3247.01 SP-01.DWG



### LEGEND

- PROPERTY LINE
- ROW CENTERLINE
- SETBACK LINE
- EDGE OF EXISTING PAVEMENT
- EDGE OF EXISTING GRAVEL
- EXISTING WALL
- EXISTING BUILDING
- CEMENT CONCRETE CURB & GUTTER
- CEMENT CONCRETE SIDEWALK
- CEMENT CONCRETE PAVEMENT
- ASPHALT PAVEMENT
- MILL & OVERLAY 0.17' OF EXISTING ASPHALT
- LANDSCAPING PER CITY OF OLYMPIA REQUIREMENTS

### SITE DATA

PARCEL NUMBER: 68200300100  
PARCEL AREA: 4,500 SF (0.10 ACRES)  
ZONING: HIGH DENSITY CORRIDOR-1 (HDC-1)  
IMPERVIOUS COVERAGE AREA: 2,910 SF (63%)  
LANDSCAPE AREA: 1590 SF  
BUILDING FOOTPRINT:  
FIRST FLOOR EXISTING: 1,100 SF  
FIRST FLOOR PROPOSED ADDITION: 350 SF  
SECOND FLOOR EXISTING: 0 SF  
SECOND FLOOR PROPOSED ADDITION: 1,050 SF  
BUILDING HEIGHT: 32 FT  
VEHICULAR PARKING SPACES: 6 SPACES  
LONG TERM BIKE SPACES: 2 SPACES  
SHORT TERM BIKE SPACES: 2 SPACES  
FRONT YARD SETBACK: 0-10'  
SIDE YARD SETBACK: 10' FLANKING STREET  
REAR YARD SETBACK: 10'

### GENERAL NOTES

- ALL FRONTAGE IMPROVEMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE CITY OF OLYMPIA ENGINEERING DESIGN & DEVELOPMENT STANDARDS.
- ALL SURFACING AND PAVING DEPTHS ARE COMPACTED DEPTHS.
- ALL SAWCUT LINES SHALL BE CLEANED AND TACK COAT SHALL BE APPLIED BEFORE ASPHALT PLACEMENT.

**SCJ ALLIANCE**  
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212 N TOWER AVE. CENTRALIA, WA 98531  
P: 360.669.0700 F: 360.352.1509  
SCJALLIANCE.COM

**SITE PLAN**  
ZOLA CLINIC  
205 BETHEL STREET  
OLYMPIA, WA 98502

SHEET TITLE:  
PROJECT NAME:  
SEAL:  
CHARLIE M. SEEVERS  
STATE OF WASHINGTON  
REGISTERED  
PROFESSIONAL ENGINEER  
07-10-2019

DESIGNER:  
C. SEEVERS  
DRAWN BY:  
C. DAHM  
APPROVED BY:  
C. SEEVERS  
DATE:  
JULY, 2019  
JOB NO:  
3247.01  
DRAWING FILE NO:  
3247.01 SP-01  
DRAWING NO:  
SP-01  
SHEET NO:  
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