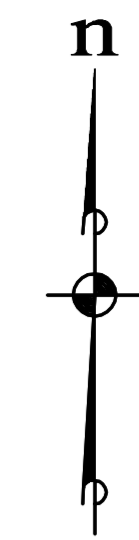
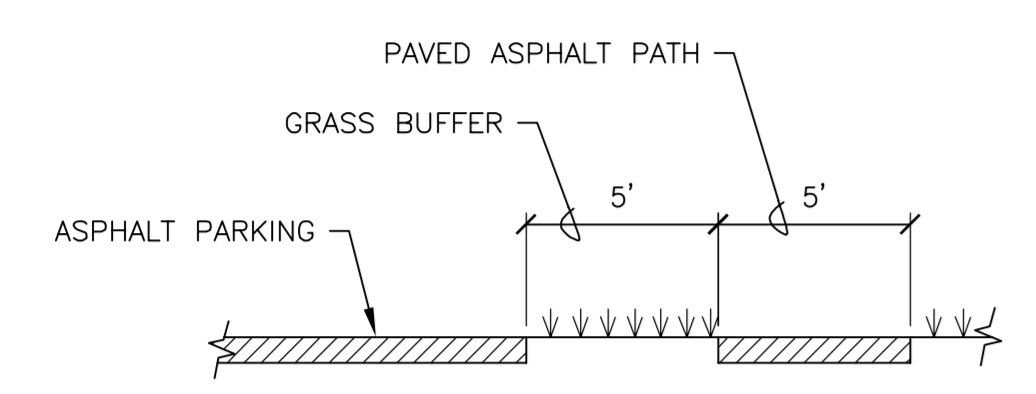


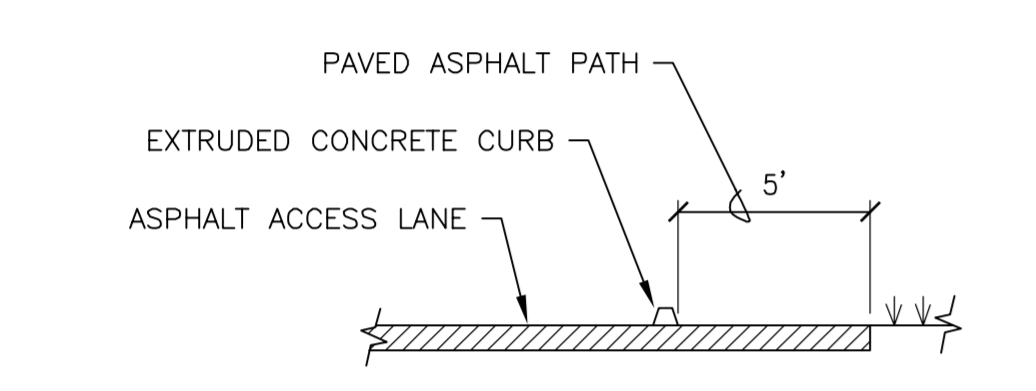
A PORTION OF SEC. 10, T 21 N, R 5 E, W.M. PACIFIC RACEWAY BUSINESS PARK SITE PLAN



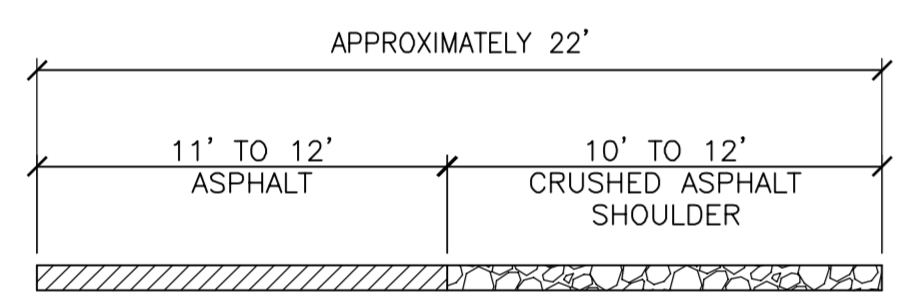
SCALE: 1" = 100'



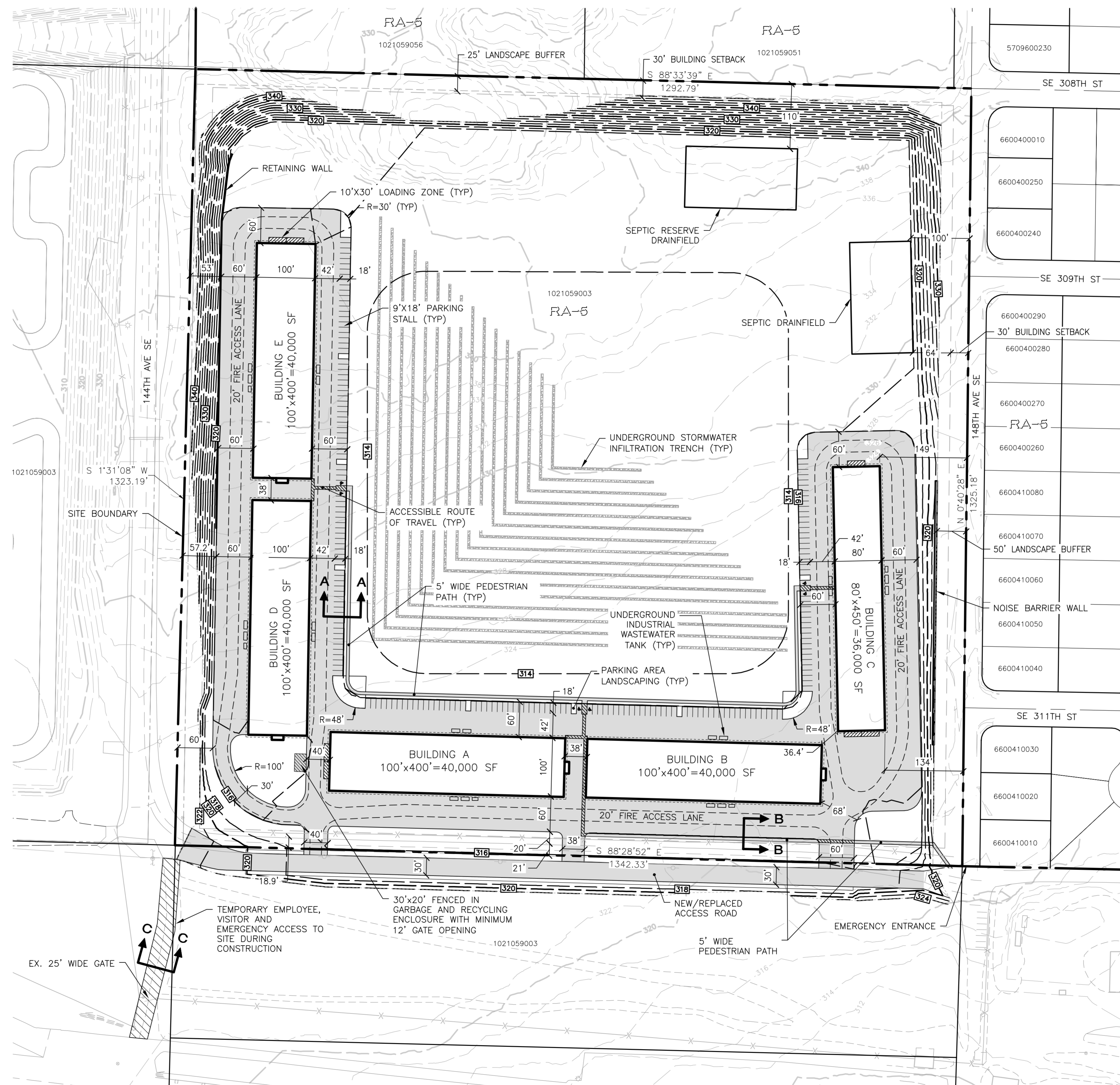
SECTION A-A
SCALE: 1"=5'



SECTION B-B
SCALE: 1"=5'



SECTION C-C
SCALE: 1"=5'



SITE PLAN
SCALE: 1"=100'

LEGEND

- DAYLIGHT LINE
- EXISTING CONTOUR
- PROPOSED CONTOUR

SITE DATA

KING COUNTY PARCEL: 1021059003
 EXISTING ZONING: J-P (INDUSTRIAL)
 USE: BUSINESS PARK

PROJECT STATISTICS

SITE AREA: 42.17 AC
 PROPOSED BUILDING HEIGHT: 20' (40' MAX. ALLOWED)
 PROPOSED BUILDING AREA: 196,000 SF (4.5 AC)

MINIMUM BUILDING SETBACKS:
 PERIMETER STREETS: 50 FEET
 RESIDENTIAL ZONES: 50 FEET

PROPOSED PARKING: 196 STALLS
 -STANDARD: 9'x18'
 -AISLE WIDTH: 48 FEET
 -6 ADA VAN ACCESSIBLE

MINIMUM PARKING: 196 STALLS
 [1 PER 1000 SF OF FLOOR AREA]

PROPOSED FLOOR AREA RATIO (PAR):
 4.5 AC/42.17=0.107
 (1.25 MAX ALLOWED)

LANDSCAPING: SEE SEPARATE LANDSCAPE PLANS FOR LANDSCAPING STATISTICS.

TRANSIT AND RIDE SHARE PROVISIONS:
 -RESERVE ONE PARKING SPACE FOR EVERY 20 REQUIRED SPACES FOR RIDE SHARE PARKING.
 -PROPOSED 10 STALLS
 -LOCATION TBD

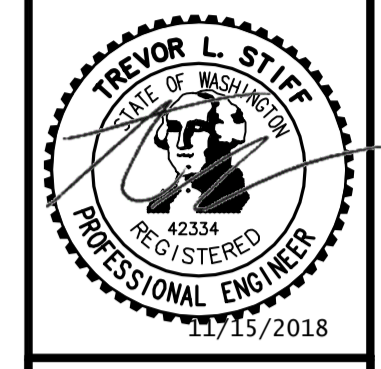
PROPOSED IMPERVIOUS SURFACES:
 BUILDINGS= 196,000 SF
 PARKING/DRIVE AISLES= 324,964 SF
 ACCESS ROAD= 39,456 SF
 TOTAL= 560,420 SF

PEDESTRIAN AND BICYCLE CIRCULATION ACCESS:
 ALL PAVED AREAS ARE AVAILABLE FOR PEDESTRIAN AND BICYCLE CIRCULATION.

NOTES

INTERNAL ACCESS ROADS TO OFF-STREET PARKING AREAS SHALL CONFORM WITH THE SURFACING AND DESIGN REQUIREMENTS FOR PRIVATE COMMERCIAL ROADS SET FORTH IN KCC 14.42 KING COUNTY ROADS STANDARDS

REVISIONS		
NO.	DESCRIPTION/DATE	BY



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 Civil Engineering Public Works
 Land Surveying Project Management
 Land Planning Landscape Architecture

PACIFIC RACEWAYS

BUSINESS PARK PH 1
SITE PLAN

KING COUNTY WASHINGTON

JOB NO.:	1263-002-016
DWG. NAME:	SP-01
DESIGNED BY:	TLS
DRAWN BY:	CJR
CHECKED BY:	
DATE:	11/15/2018
DATE OF PRINT:	

File: \\server\eng\ESM\2018\1263\002\016\plans\Site_Plan\SP-01.dwg
 Date: 11/15/2018 1:50 PM
 Plotted By: Carl Roberts