



SITE INFORMATION

A. PARCEL B2 INFORMATION				
PARCEL DESCRIPTION				
PARCEL	ADDRESS	PARCEL NUMBER	ZONING & LAND USE	PARCEL AREA
B2	NONE	25194,9064	LI (Light Industrial) Industrial	± 720,878 SF
ASSEMBLED PROPERTY AREA (AS DRAWN):				± 720,678 SF
				± 16.54 ACRES

B. GENERAL ZONING REQUIREMENTS & LANDSCAPING				
YARD / SITE LOCATION	REQ'D MIN. BUILDING SETBACK	SETBACK ADJACENT TO R-ZONE	REQ'D MIN. LANDSCAPING	
FRONT	0- FEET	10- FEET	5- FEET	
SIDES	0- FEET	10- FEET	5- FEET	
REAR	0- FEET	10- FEET	5- FEET	
STREETS	12- FEET BACK OF CURB	12- FEET BACK OF CURB	6- FEET	
USE BUFFER	-	-	6- FEET + FENCE	
INTERIOR	-	-	10% PARKING AREA	

C. PARCEL B2 BUILDING(S) AREA & REQUIRED PARKING (Plan Prepared by h2a Architects)						
BUILDING INFORMATION		REQUIRED PARKING				
AGRICULTURALLY / GENERAL MERCHANDISER	SPACE NAME	AREA	MINIMUM REQUIRED PARKING		MAX. ALLOWED PARKING	
			PARK RATIO (BY USE)	MINIMUM REQUIRED	PARK RATIO (BY USE)	MAXIMUM ALLOWED
	OFFICE / ADMIN.	6,840 SF	1: 500	13.7 STALLS	1: 200	34.2 STALLS
	WAREHOUSE	15,000 SF	1: 1,000	15.0 STALLS	1: 200	75.0 STALLS
	RETAIL (INDOOR)	65,467 SF	1: 330	198.4 STALLS	1: 200	327.3 STALLS
	FUTURE EXPANSION	19,000 SF	1: 330	57.6 STALLS	1: 200	95.0 STALLS
	BLDG TOTAL:	106,307 SF		285 STALLS		532 STALLS
	GARDEN CENTER	9,000 SF	1: 1,000	9.0 STALLS	1: 200	45.0 STALLS
	RETAIL-01 (OUTDOOR)	4,992 SF	1: 1,000	5.0 STALLS	1: 200	25.0 STALLS
	RETAIL-02 (OUTDOOR)	53,200 SF	1: 1,000	53.2 STALLS	1: 200	266.0 STALLS
	RETAIL-03 (OUTDOOR)	74,500 SF	1: 1,000	74.5 STALLS	1: 200	372.5 STALLS
	OUTDOOR TOTAL:	141,692 SF		142 STALLS		709 STALLS
	TOTAL:	247,999 SF		426 STALLS		1,240 STALLS
				PROVIDED PARKING:		471 STALLS
						4.43 STALLS/1K SF
	DEVELOPMENT PARKING RATIO:					9 ADA STALLS
	REQUIRED ADA PARKING (2%):					78 TREES
	PARKING LOT TREES (1 INTERIOR TREE PER 6 STALLS PER 'SMC' 17C.200.040(F)a):					

D. PROJECT DATA		
DATA	EXISTING	PROPOSED
OCCUPANCY GROUP	-	M, B, S
CONSTRUCTION TYPE	-	
MAX. BLDG HEIGHT	-	60- FEET
MAX. FLOOR AREA RATIO (F.A.R.)	-	0.5
BLDG(S) SPRINKLED	-	YES
SPECIAL PERMIT/LAND USE ACTION	-	SEPA/CUP
ESTIMATED PROJECT VALUE	-	\$0
ESTIMATED START DATE	-	TBD

RECEIVED
MAR 16 2018
PLANNING & DEVELOPMENT

1"= 80'-0" (22"x34")
Scale: 1"=160'-0" (11"x17")