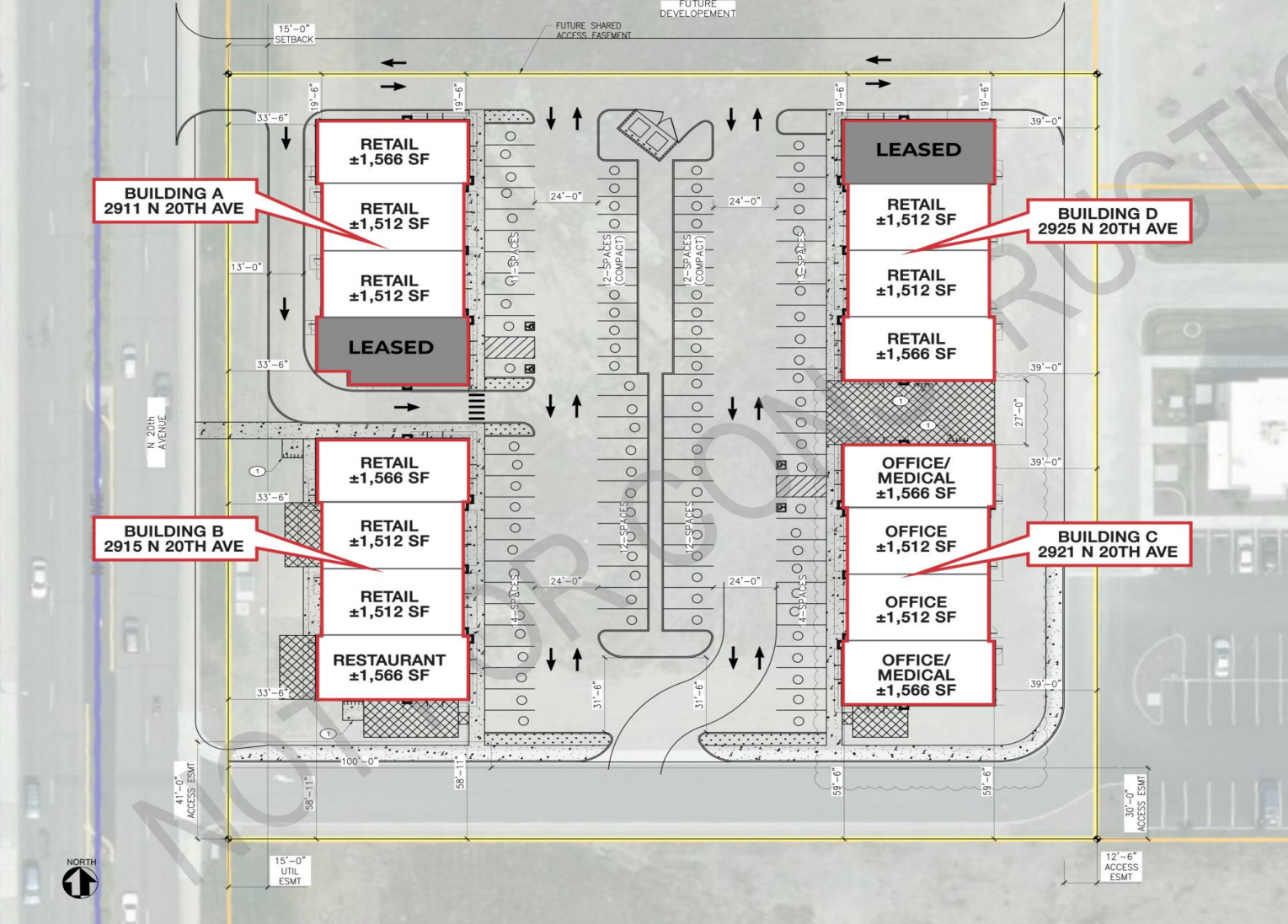


PARCEL NUMBER: 113300250
 LEGAL DESCRIPTION: BINDING SITE PLAN 2017-01 LOT 1,
 LOCATION IN A PORTION OF THE NW ¼ OF THE NW ¼ OF SECTION 19 T 9 N,
 R 30 E, W.M. CITY OF PASCO, FRANKLIN COUNTY, WASHINGTON



PARKING P.M.C. 25.185.170
 OFF STREET PARKING REQUIREMENTS

USE	PROPOSED USAGE SQ. FT.	PARKING REQUIREMENT \$ PER SQ. FT.	PARKING SPACES REQUIRED
GENERAL RETAIL	15336 SQ FT	1 SPACE / 300 SQ FT	51
OFFICE/ MEDICAL	6156 SQ FT	1 SPACE / 300 SQ FT	21
RESTAURANT	3176 SQ FT	1 SPACE / 100 SQ FT	32

P.M.C. 25.127.12

(d)	BICYCLE PARKING REDUCTION: MINUS 1 CAR PARKING SPACE PER 5 BICYCLE PARKING SPACES	-4
(e)	10% PARKING REDUCTION: IF SITE IS WITHIN ½ MILE OF A CURRENT, PLANNED, OR PROPOSED PUBLIC TRANSIT FACILITY OR SERVICE	-10

TOTAL PARKING REQUIRED:	90
TOTAL PARKING AVAILABLE:	100

KEYED NOTES:
 ① PROPOSED BICYCLE PARKING

GENERAL LANDSCAPING LEGEND:

	ASPHALT
	CONCRETE
	LANDSCAPE ROCK
	LANDSCAPING: PROPOSED SOD

REVISION TABLE:

REV	BRIEF DESCRIPTION	DATE

CITY STAMP

THIS EXHIBIT HAS BEEN PREPARED TO ASSIST IN THE INTERPRETATION OF THE ACCOMPANYING LEGAL DESCRIPTION. IF THERE IS A CONFLICT BETWEEN THE WRITTEN LEGAL DESCRIPTION AND THIS SKETCH, THE LEGAL DESCRIPTION SHALL PREVAIL.



PRELIMINARY NOT FOR CONSTRUCTION

DRAFTCO DESIGNS LLC
 WWW.DRAFTCODESIGNS.COM
 8488 W GAGE BLVD SUITE A
 KENNEWICK, WA 98336
 TEL: 253.858.8888
 WWW.DRAFTCODESIGNS.COM

APPROVAL

STARTED	
DRAWN	
CHECKED	
APPROVED	

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF DRAFTCO DESIGNS LLC AND PAYMENT OF A COPYRIGHT VIOLATION FEE IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LITIGATION UNDER BOTH STATE AND FEDERAL LAW. BUILDING OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

CONCEPTUAL DESIGN
 COMMERCIAL BUSINESS COMPLEX
 20TH AVENUE NORTH
 PASCO, WA 99301

JOB # 22-236

CONCEPTUAL SITE PLAN

SHEET NO.:
A-101