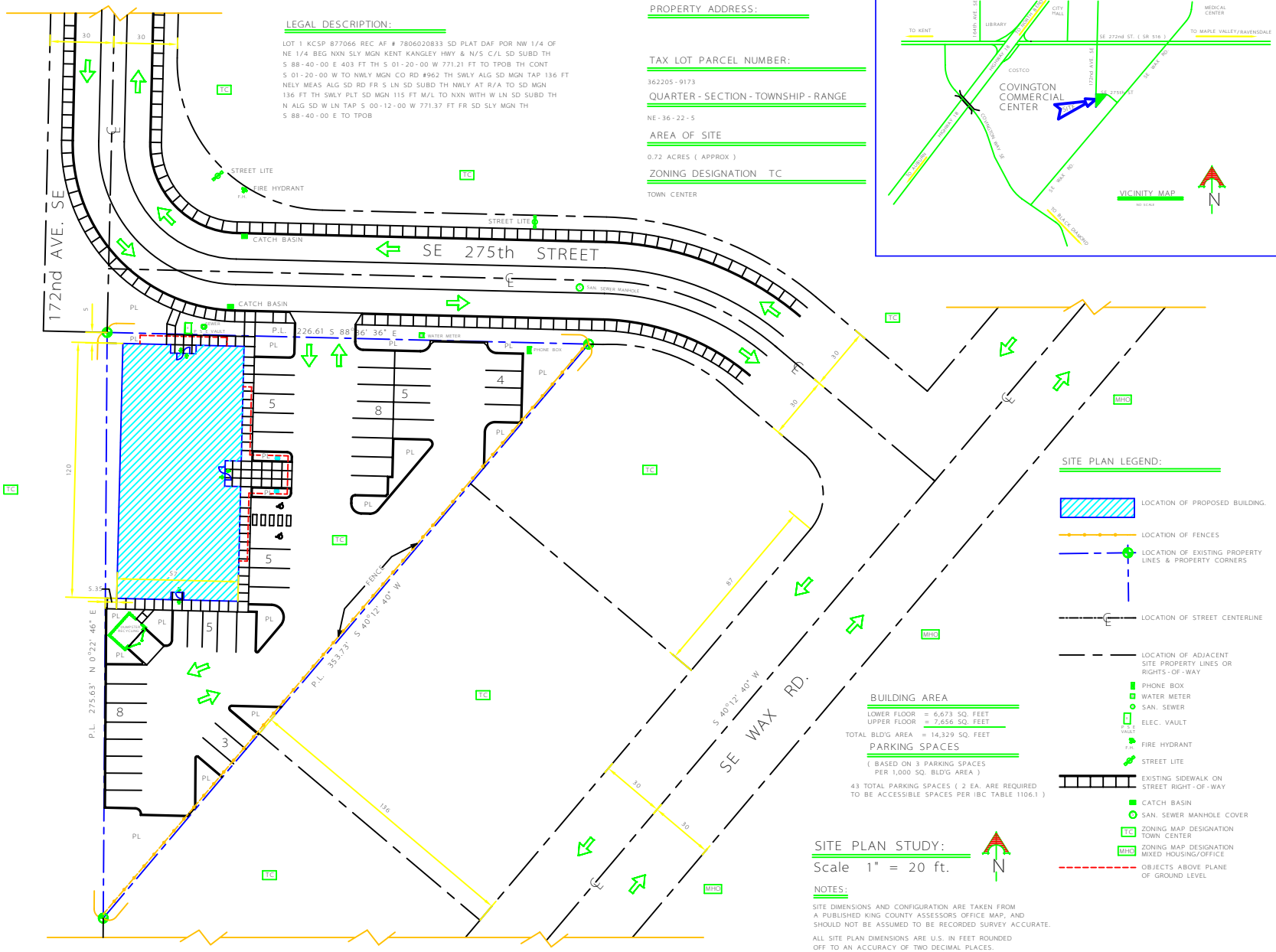

LEGAL DESCRIPTION:

LOT 1 KCSP 877066 REC AF # 7806020833 SD PLAT DAF POR NW 1/4 OF NE 1/4 BEG NXN SLY MGN KENT KANGLEY HWY & N/S C/L SD SUBD TH S 88-40-00 E 403 FT TH S 01-20-00 W 771.21 FT TO TPOB TH CONT S 01-20-00 W TO NWLY MGN CO RD #962 TH SWLY ALG SD MGN TAP 136 FT NELY MEAS ALG SD RD FR S LN SD SUBD TH NWLY AT R/A TO SD MGN 136 FT TH SWLY PLT SD MGN 115 FT M/L TO NXN WITH W LN SD SUBD TH N ALG SD W LN TAP S 00-12-00 W 771.37 FT FR SD SLY MGN TH S 88-40-00 E TO TPOB

PROPERTY ADDRESS:

TAX LOT PARCEL NUMBER:

362205-9173

QUARTER - SECTION - TOWNSHIP - RANGE

NE-36-22-5

AREA OF SITE

0.72 ACRES (APPROX)

ZONING DESIGNATION TC

TOWN CENTER

SITE PLAN LEGEND:

- LOCATION OF PROPOSED BUILDING.
- LOCATION OF FENCES
- LOCATION OF EXISTING PROPERTY LINES & PROPERTY CORNERS
- LOCATION OF STREET CENTERLINE
- LOCATION OF ADJACENT SITE PROPERTY LINES OR RIGHTS-OF-WAY
- PHONE BOX
- WATER METER
- SAN. SEWER
- ELEC. VAULT
- FIRE HYDRANT
- STREET LITE
- EXISTING SIDEWALK ON STREET RIGHT-OF-WAY
- CATCH BASIN
- SAN. SEWER MANHOLE COVER
- ZONING MAP DESIGNATION TOWN CENTER
- ZONING MAP DESIGNATION MIXED HOUSING/OFFICE
- OBJECTS ABOVE PLANE OF GROUND LEVEL

BUILDING AREA

LOWER FLOOR = 6,673 SQ. FEET
UPPER FLOOR = 7,656 SQ. FEET
TOTAL BLD'G AREA = 14,329 SQ. FEET

PARKING SPACES

(BASED ON 3 PARKING SPACES PER 1,000 SQ. BLD'G AREA)

43 TOTAL PARKING SPACES (2 EA. ARE REQUIRED TO BE ACCESSIBLE SPACES PER IBC TABLE 1106.1)

SITE PLAN STUDY:

Scale 1" = 20 ft.

N

NOTES:

SITE DIMENSIONS AND CONFIGURATION ARE TAKEN FROM A PUBLISHED KING COUNTY ASSESSORS OFFICE MAP, AND SHOULD NOT BE ASSUMED TO BE RECORDED SURVEY ACCURATE.

ALL SITE PLAN DIMENSIONS ARE U.S. IN FEET ROUNDED OFF TO AN ACCURACY OF TWO DECIMAL PLACES.

DRAWING DATE 11/6/2018

COVINGTON COMMERCIAL PROPERTY

COVINGTON, WA

2003

1886 REGISTERED ARCHITECT
Lawrence M. Campbell
STATE OF WASHINGTON

A - 1.2