

SITE PLAN

N.E. QUARTER OF SECTION 35, TOWNSHIP 22 N, RANGE 5 E, W.M.

KING COUNTY, WASHINGTON

S.E. 272ND ST. (SR-516)

DATA:

WFF FORD
 4 AVE. S.E.
 98042
 992
 N: 16203 SE 272ND ST.
 905-9072, 9074, 9075, 9084
 COVINGTON
 INDUSTRIAL
 INDUSTRIAL
 COMMERCIAL
 COMMERCIAL
 VACANT
 /DOWNTOWN COMMERCIAL

2.96 ACRES (129,219 SQ. FT.)
 OVINGTON) = 0.61 AC. (2,669 SQ. FT.)
 A = 97,356 SQ. FT. = 75%
 = 31,863 SQ. FT. = 25%

OVINGTON WATER DISTRICT
 300TH PLACE
 98042
 -SITE SEPTIC

NET SOUND ENERGY
 TH 228TH STREET
 98032

NET SOUND ENERGY
 TH 228TH STREET
 98032

HEIGHT LIMITATIONS:

1 FEET
 - 0 FEET
 TO RESIDENTIAL - 20 FEET
 IUM - 45 FEET

IF PROPERTY ALONG PUBLIC RIGHT OF WAY.
 DING FACE INCLUDING PARAPET.
 ENTAL - TOTAL 64 SF W/ MAXIMUM 325 SF PER FACE
 HEIGHT 7' - NO COMMERCIAL MESSAGES
 IT RB, CB OR O ZONING)
 HAVE PEDESTAL OR MONUMENT SIGNS.
 FT: 75' OF HEIGHT PER 10 LF - MAXIMUM 12' MINIMUM 5'.
 LF OF FRONTAGE TOTAL MAXIMUM 50 SF TOTAL FACES -
 IUM 40 SF FACES - MINIMUM 50 SF.
 U/MONUMENT - 1 PER STREET FRONT
 SIGN - 1 PER PROPERTY FRONTAGE

SIGNS:

CT ABOVE ROOF.
 INS 15% OF BUILDING FACE - MAXIMUM 240 SF
 - LARGEST SINGLE EXPOSED FACE
 39 SF - MAXIMUM 2 SIGNS.
 99 - 3 SIGNS
 99 - 4 SIGNS

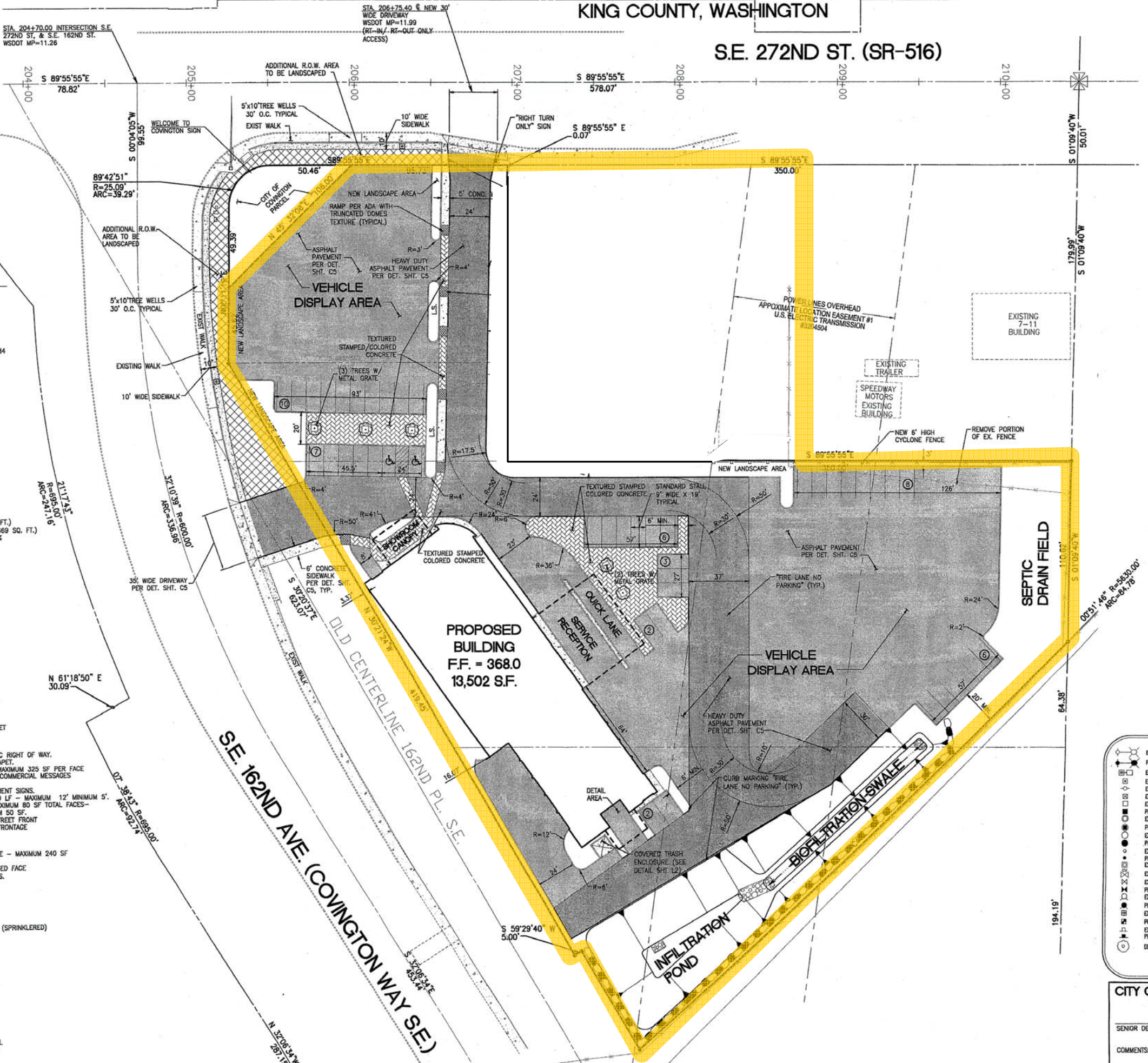
Q AREA:

3,502 S.F.
 AREA = 97,356 SF
 TION - TYPE V NONRATED (SPRINKLERED)

ENTS:

GROSS FLOOR AREA)
 RED - 45 (2HC)
 RED - 45 (2HC)
 - 9 BY 18 FEET
 - 8 BY 16 FEET
 ALLOWED - 50 PERCENT
 WAY TRAFFIC) - 24 FEET
 FACE REQUIRED
 -STAMPED/COLORED

* TYPE II FOR INDUSTRIAL
 * TYPE III FOR COMMERCIAL
 * TYPE I FOR RESIDENTIAL
 * TYPE II FOR INDUSTRIAL
 SF/STALL OVER 31
 ES 1/5 STALLS
 XIMUM DIST. 100' BETWEEN STALL AND LANDSCAPE.



No.	Date	By	Appr.	Revision
1				REVISED PER CITY REVIEW AND COMMENT
2				REVISED PER CITY REVIEW AND COMMENT
3				REVISED PER CITY REVIEW AND COMMENT
4				REVISED PER CITY REVIEW AND COMMENT
5				REVISED PER CITY REVIEW AND COMMENT
6				REVISED PER CITY REVIEW AND COMMENT
7				REVISED PER OWNER
8				REVISED PER FIRE MARSHALL REVIEW
9				REVISED PER SEPTIC DESIGN

Title:
 SITE PLAN
For:
 BOWEN SCARFF FORD
 23292 160TH AVE. S.E.
 KENT, WA. 98042

Scale:
 Horizontal 1"=30'
 Vertical N/A
Designed: [Signature]
Drawn: [Signature]
Checked: [Signature]
Approved: [Signature]
Date: 3/17/09

LEGEND

<ul style="list-style-type: none"> EX. LUMINAIRE (LUM) PROP. LUMINAIRE (LUM) EX. YARD LIGHT EX. POWER METER EX. POWER POLE EX. JUNCTION BOX (AS NOTED) EX. CATCH BASIN (CB) EX. STORM MANHOLE (SMH) PROP. STORM MANHOLE (SMH) EX. SANITARY SEWER MANHOLE (SSMH) PROP. SANITARY SEWER MANHOLE (SSMH) EX. CLEANOUT (CO) PROP. CLEANOUT (CO) EX. GAS METER EX. GAS VALVE EX. WATER VALVE (WV) PROP. WATER VALVE (WV) EX. FIRE HYDRANT (FH) PROP. FIRE HYDRANT (FH) EX. WATER METER PROP. WATER METER EX. SIGN PROP. SIGN DECIDUOUS TREE CONIFEROUS TREE EX. WATER LINE PROP. WATER LINE EX. SANITARY SEWER LINE PROP. SANITARY SEWER LINE EX. STORM DRAINAGE LINE PROP. STORM DRAINAGE LINE EX. GAS LINE EX. POWER OVERHEAD EX. CHAIN LINK FENCE EX. IRON FENCE EX. CONTOURS PROP. CONTOURS EX. SPOT ELEVATION PROP. SPOT ELEVATION PROP. ASPHALT PROP. HEAVY DUTY ASPHALT PROP. CONCRETE EX. PROP. GRAVEL HANDICAP PARKING FIRE LANE - NO PARKING CURB MARKINGS 	<ul style="list-style-type: none"> EX. LUMINAIRE (LUM) PROP. LUMINAIRE (LUM) EX. YARD LIGHT EX. POWER METER EX. POWER POLE EX. JUNCTION BOX (AS NOTED) EX. CATCH BASIN (CB) EX. STORM MANHOLE (SMH) PROP. STORM MANHOLE (SMH) EX. SANITARY SEWER MANHOLE (SSMH) PROP. SANITARY SEWER MANHOLE (SSMH) EX. CLEANOUT (CO) PROP. CLEANOUT (CO) EX. GAS METER EX. GAS VALVE EX. WATER VALVE (WV) PROP. WATER VALVE (WV) EX. FIRE HYDRANT (FH) PROP. FIRE HYDRANT (FH) EX. WATER METER PROP. WATER METER EX. SIGN PROP. SIGN DECIDUOUS TREE CONIFEROUS TREE EX. WATER LINE PROP. WATER LINE EX. SANITARY SEWER LINE PROP. SANITARY SEWER LINE EX. STORM DRAINAGE LINE PROP. STORM DRAINAGE LINE EX. GAS LINE EX. POWER OVERHEAD EX. CHAIN LINK FENCE EX. IRON FENCE EX. CONTOURS PROP. CONTOURS EX. SPOT ELEVATION PROP. SPOT ELEVATION PROP. ASPHALT PROP. HEAVY DUTY ASPHALT PROP. CONCRETE EX. PROP. GRAVEL HANDICAP PARKING FIRE LANE - NO PARKING CURB MARKINGS
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CITY OF COVINGTON

SENIOR DEVELOPMENT ENGINEER: [Signature] DATE: [Date]

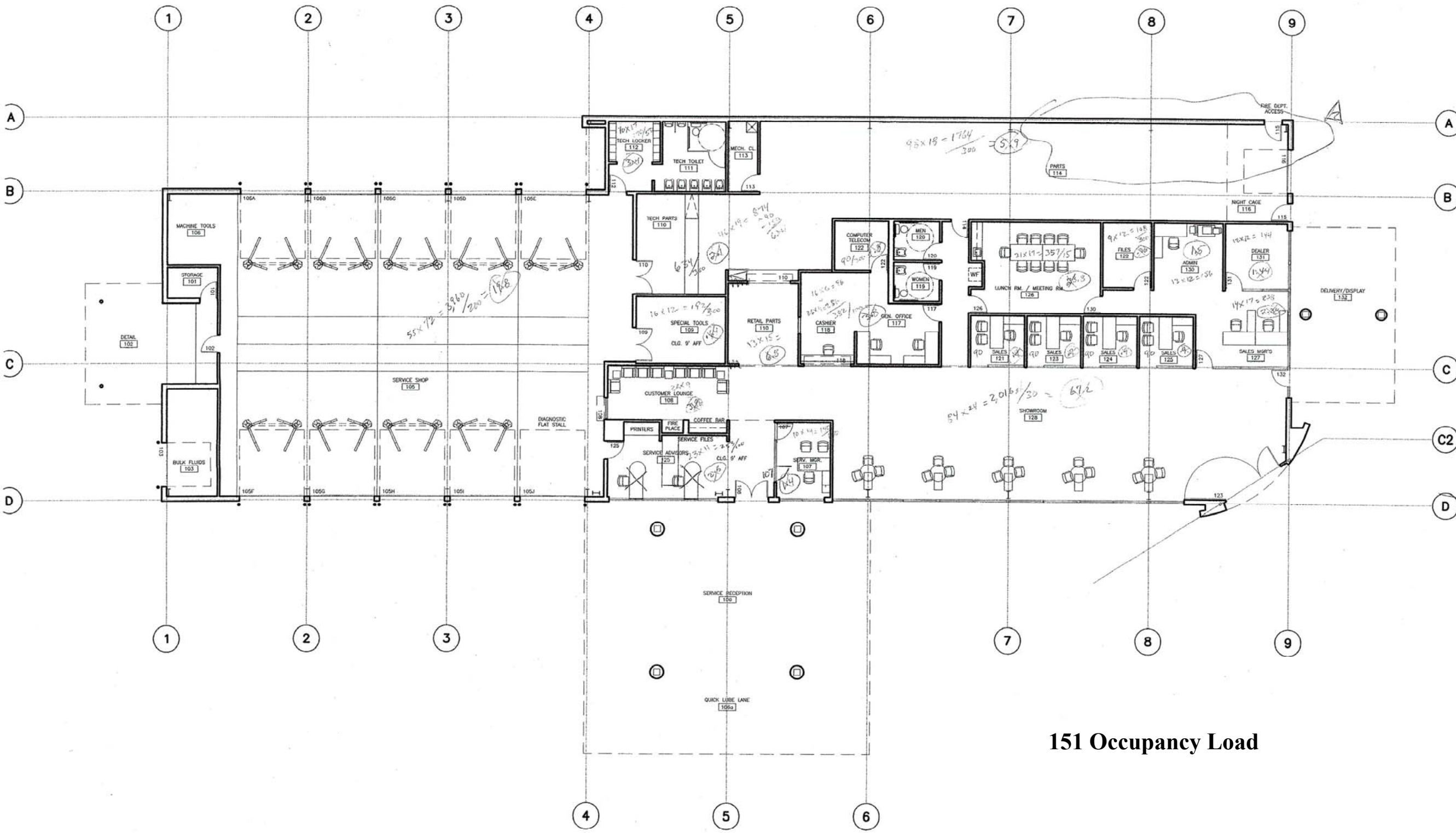
COMMENTS:

Job Number: 10068
 Sheet: 8 of 8
 EXPIRES 9/23/08

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 CONSULTING ENGINEERS

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 SURVEYING, ENVIRONMENTAL SERVICES



151 Occupancy Load