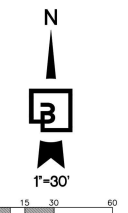
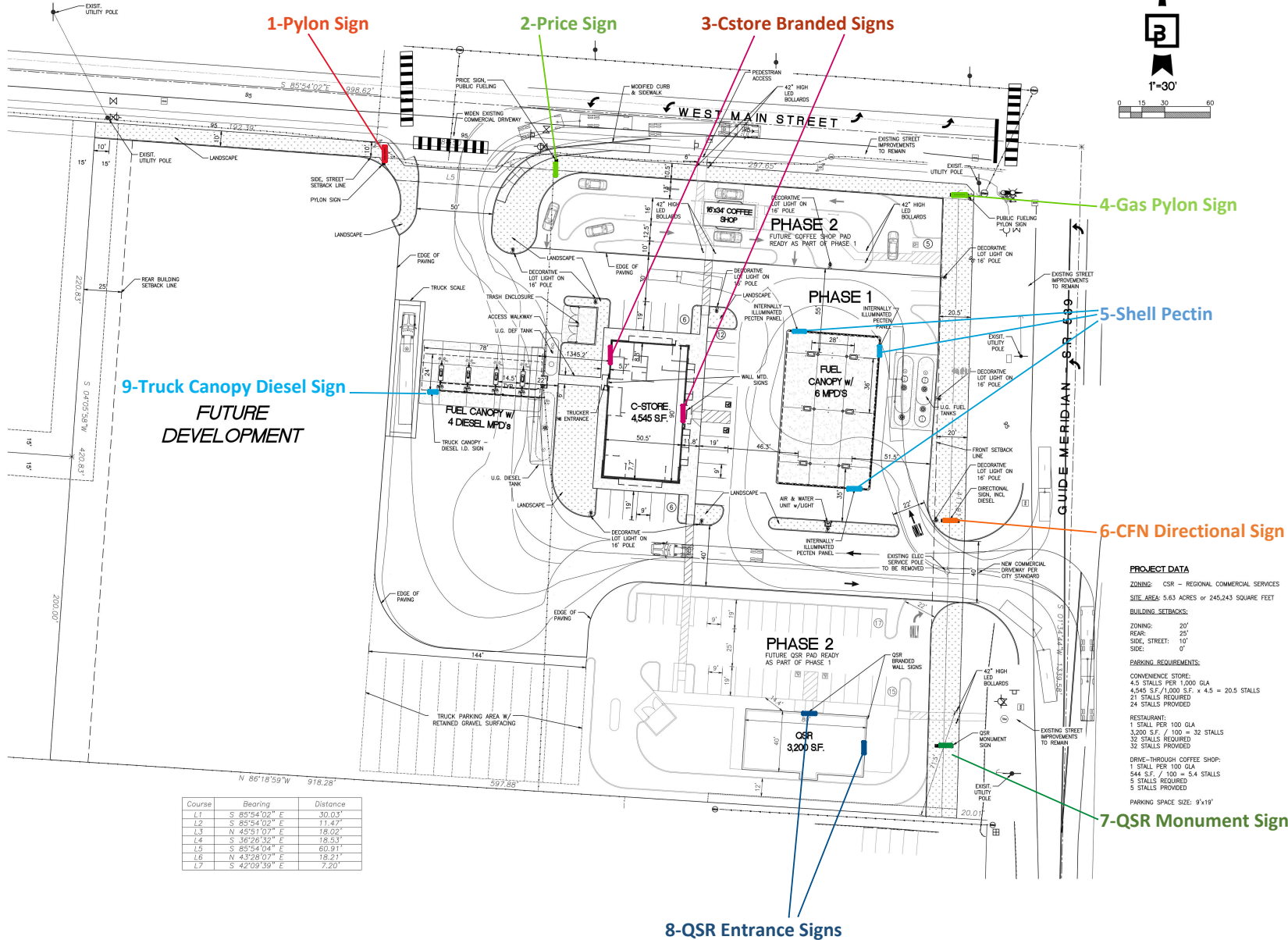


21773 1 SP.1 SITE PLAN

PRELIMINARY SITE PLAN



Course	Bearing	Distance
L1	S 85°54'02" E	30.03'
L2	S 85°54'02" E	11.47'
L3	N 45°51'07" E	18.02'
L4	S 36°26'52" E	18.53'
L5	S 85°54'09" E	60.91'
L6	N 43°28'07" E	18.21'
L7	S 42°09'39" E	7.20'

PROJECT DATA

ZONING: CSR - REGIONAL COMMERCIAL SERVICES
 SITE AREA: 5.63 ACRES or 245,243 SQUARE FEET

BUILDING SETBACKS:
 ZONING: 20'
 REAR: 25'
 SIDE, STREET: 10'
 SIDE: 0'

PARKING REQUIREMENTS:
 CONVENIENCE STORE:
 4.5 STALLS PER 1,000 GLA
 4,545 S.F. / 1,000 S.F. x 4.5 = 20.5 STALLS
 21 STALLS REQUIRED
 24 STALLS PROVIDED

RESTAURANT:
 1 STALL PER 100 GLA
 3,200 S.F. / 100 = 32 STALLS
 32 STALLS REQUIRED
 32 STALLS PROVIDED

DRIVE-THROUGH COFFEE SHOP:
 1 STALL PER 100 GLA
 544 S.F. / 100 = 5.4 STALLS
 5 STALLS REQUIRED
 5 STALLS PROVIDED

PARKING SPACE SIZE: 9'x19'

Job Number 21773	Sheet SP-1	Title PRELIMINARY SITE PLAN LYNDEEN SHELL 8391 GUIDE MERIDIAN LYNDEEN, WASHINGTON	For LAND GREEN LLC 1620 40TH STREET LYNDEEN, WA 98229	Scale: Horizontal: 1" = 30' Vertical: 1" = 30' Designated: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Drawn: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Checked: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Approved: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> Date: 09/22/21	Barchausen Consulting Engineers, Inc. 1826 72nd Avenue South Kent, WA 98032 425.251.6222 barchausen.com
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File Path: \\1000\21773\preliminary\21773_1_SP.1_SITE_PLAN.dwg Date/Time: 9/29/2021 12:19 PM Scale: 1" = 1' CRITER: AWF