

PARCEL NUMBER: 113300250
 LEGAL DESCRIPTION: BINDING SITE PLAN 2017-01 LOT 1,
 LOCATION IN A PORTION OF THE NW ¼ OR 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 S 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

**PRELIMINARY
NOT FOR
CONSTRUCTION**

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 ¼ MILE OF A CURRENT, PLANNED, OR PROPOSED PUBLIC TRANSIT FACILITY OR SERVICE	-10

TOTAL PARKING REQUIRED:	90
TOTAL PARKING AVAILABLE:	100

**DRAFTCO
DESIGNS LLC**

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 8458 W GAGE BLVD SUITE A
 KENNEWICK, WA 98336
 509.251.5939
 MILLENKO@DRAFTCODESIGNS.COM

KEYED NOTES:

- 1 PROPOSED BICYCLE PARKING

APPROVAL	
STARTED	
DRAWN	
CHECKED	
APPROVED	

GENERAL LANDSCAPING LEGEND:

- ASPHALT
- CONCRETE
- LANDSCAPE ROCK
- LANDSCAPING: PROPOSED SOD

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

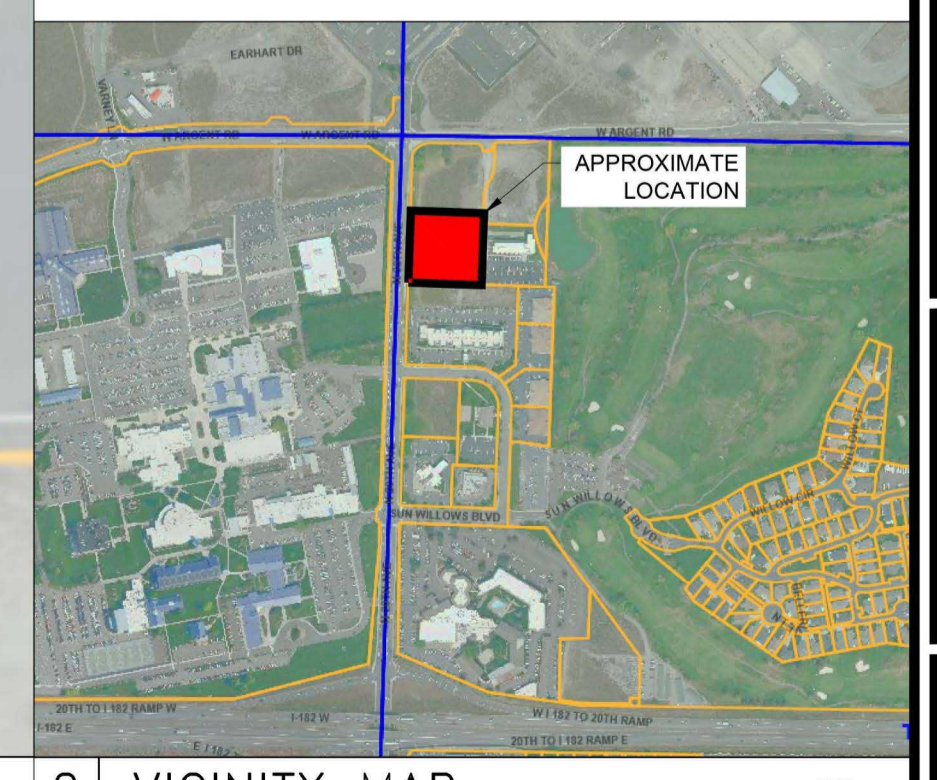
REVISION TABLE:

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.



**CONCEPTUAL DESIGN
COMMERCIAL BUSINESS COMPLEX**

20TH AVENUE NORTH
PASCO, WA 99301

JOB # 22-236

CONCEPTUAL
SITE PLAN

SHEET NO. :
A-101

