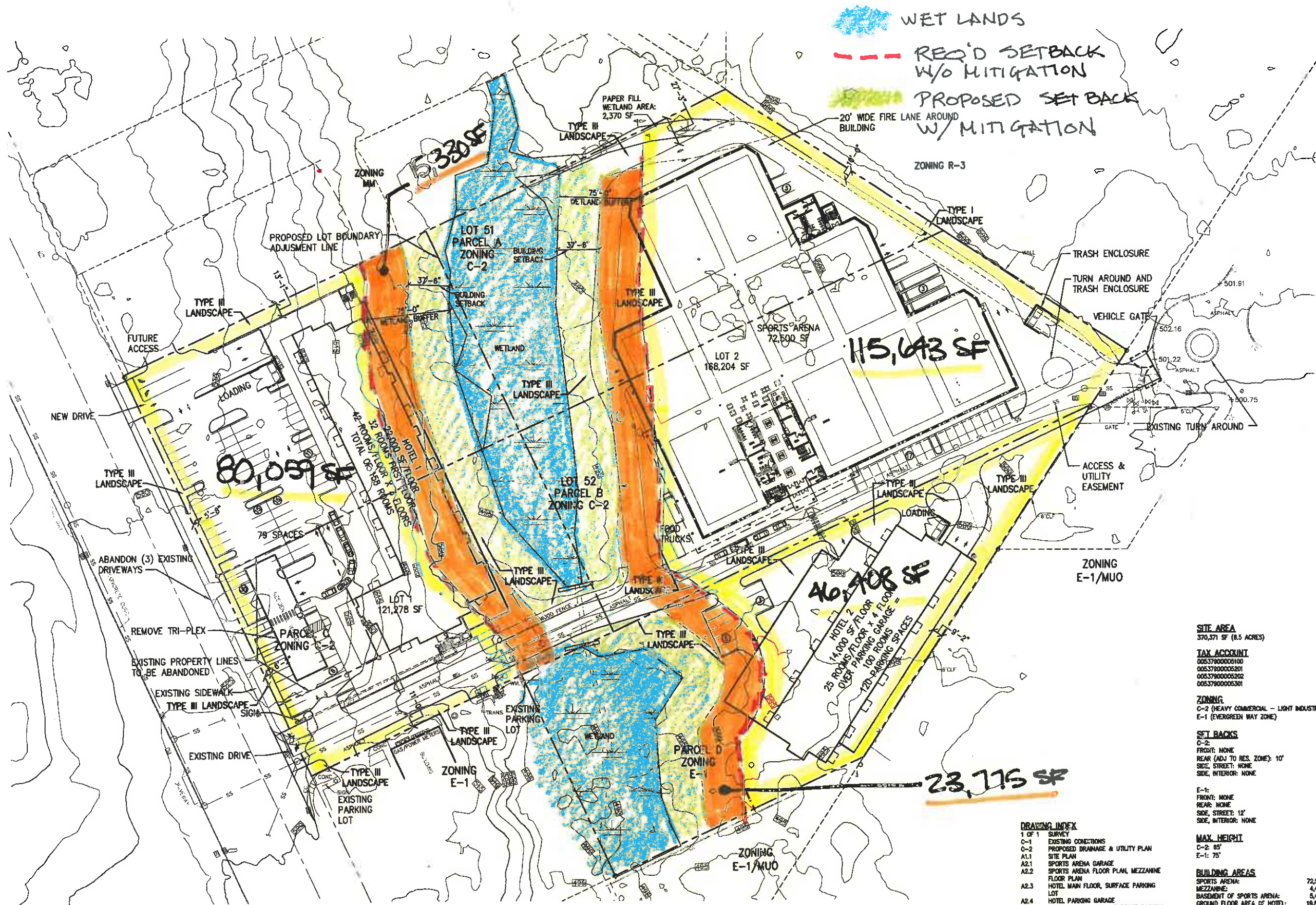




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PARKING REQUIRED

SPORTS ARENA:	1/200 SF
HOTEL:	1/GUEST ROOM
ASSISTED LIVING:	1/4 RESIDENCE
SPORTS ARENA:	72,500/200 = 363 SPACES
HOTEL:	120 PLUS 4,000/200 = 140 SPACES
ASSISTED LIVING:	110/4 = 28 SPACES
TOTAL PARKING REQUIRED:	531 SPACES

SITE AREA

370,371 SF (8.5 ACRES)

TAX ACCOUNT

00537900005100
00537900005201
00537900005202
00537900005301

ZONING

C-2 (HEAVY COMMERCIAL - LIGHT INDUSTRIAL)
E-1 (EVERGREEN WAY ZONE)

SETBACKS

C-2:
FRONT: NONE
REAR (ADJ TO RES. ZONE): 10'
SIDE, STREET: NONE
SIDE, INTERIOR: NONE

E-1:

FRONT: NONE
REAR: NONE
SIDE, STREET: 12'
SIDE, INTERIOR: NONE

MAX. HEIGHT

C-2: 65'
E-1: 75'

BUILDING AREAS

SPORTS ARENA:	72,500 SF
MEZZANINE:	4,480 SF
BASEMENT OF SPORTS ARENA:	5,440 SF
GROUND FLOOR AREA OF HOTEL:	18,800 SF
GROUND FLOOR AREA OF ASSISTED LIVING OR APARTMENTS:	13,000 SF

PARKING

UPPER LEVEL PARKING	70 SPACES
P1 LEVEL PARKING	132 SPACES
P2 LEVEL PARKING	106 SPACES
P3 LEVEL PARKING	207 SPACES
ASSISTED LIVING LOT	38 SPACES
SPORTS ARENA GRADE	20 SPACES
SPORTS ARENA GARAGE	180 SPACES
TOTAL PARKING =	632 SPACES



SITE PLAN

SCALE: 1" = 40'-0"

THE X SPORTS ARENA

11513 AIRPORT ROAD
EVERETT, WASHINGTON 98204

SHEET TITLE: SITE PLAN

DATE: 05-14-2014 PROJECT NO: 931302

REVISIONS:

A1.1