

VICINITY MAP

SCALE: NTS

ABBREVIATIONS

AC	ACRE	G	GAS	R	RADIUS
APPROX	APPROXIMATELY	GRVL	GRAVEL	RCW	REVISED CODE OF WASHINGTON
APWA	AMERICAN PUBLIC WORKS ASSOCIATION	GV	GAS VALVE	ROW	RIGHT-OF-WAY
ARCH	ARCHITECTURAL	H	HEIGHT	RT	RIGHT
ASPH	ASPHALT	HDPE	HIGH DENSITY POLYETHYLENE	S	SOUTH
ASTM	AMERICAN SOCIETY FOR TESTING AND MATERIALS	HMA	HOT MIX ASPHALT	SC	STORM CEPTOR
AVE	AVENUE	HORIZ	HORIZONTAL	SCH	SCHEDULE
BLDG	BUILDING	ID	INSIDE DIAMETER	SD	STORM DRAIN
BMP	BEST MANAGEMENT PRACTICE	IE	INVERT ELEVATION	SDMH	STORM DRAIN MANHOLE
BG	BOTTOM OF GRADE	IN	INCH	SDR	STANDARD DIMENSION RATIO
BTM	BOTTOM OF PIPE	L	LENGTH	SF	SQUARE FEET
BW	BOTTOM OF WALL	LAT	LATITUDE	SQ YD	SQUARE YARD
CL	CENTERLINE	LF	LINEAR FEET	SS	SANITARY SEWER
CB	CATCH BASIN	LON	LONGITUDE	SSCO	SANITARY SEWER CLEANOUT
CF	CUBIC FEET	LT	LEFT	ST	STREET
CI	CAST IRON	MAX	MAXIMUM	STA	STATION
CL	CORRUGATED METAL PIPE	MH	MANHOLE	STD	STANDARD
COMP	CORRUGATED METAL PIPE	MIN	MINIMUM	STD	STANDARD
CO	CLEAN OUT	MISC	MISCELLANEOUS	SWPPP	STORM WATER POLLUTION PREVENTION PLAN
CO?	CITY OF ??????	MJ	MECHANICAL JOINT	T	TELEPHONE
CONC	CONCRETE	MON	MONUMENT	TC	TOP OF CURB
CPEP	CORRUGATED POLYETHYLENE PIPE	N	NORTH	TEMP	TEMPORARY
CR	CROWN OF PIPE	NC	NO CURB	TESC	TEMPORARY EROSION & SEDIMENT CONTROL
CSTC	CRUSHED SURFACING TOP COURSE	NO	NO CURB NUMBER	TG	TOP OF GRADE
DEPT	DEPARTMENT	NTS	NOT TO SCALE	TP	TOP OF PAVEMENT
DI	DUCTILE IRON	OC	ON CENTER	TW	TOP OF WALL
E	EAST	OD	OUTSIDE DIAMTER	TYP	TYPICAL
EA	EACH	OFF	OFFSET	UG	UNDER GROUND
EC	EXTRUDED CURB	PC	POINT OF CURVATURE	UIC	UNDER GROUND INJECTION CONTROL
ELEV	EXISTING GRADE	PCC	POINT OF COMPOUND CURVE	U.O.N.	UNLESS OTHERWISE NOTED
EP	EDGE OF PAVEMENT	PI	POINT OF INTERSECTION	UP	UTILITY POLE
ESC	EROSION & SEDIMENT CONTROL	PL	PROPERTY LINE	V	VERTICAL
EXIST	EXISTING	PP	POWER POLE	W	WEST
FFE	FINISH FLOOR ELEVATION	PRC	POINT OF REVERSE CURVE	WI	WITH
FG	FINISHED GRADE	PROP	PROPOSED	WAC	WASHINGTON ADMINISTRATIVE CODE
FH	FIRE HYDRANT	PT	POINT OF TANGENCY	WSDOT	WASHINGTON STATE DEPARTMENT OF TRANSPORTATION
FL	FLANGED	PVT	POLYVINYL CHLORIDE PAVEMENT	WV	WATER VALVE
				YD	YARD DRAIN

SURVEY INFORMATION

FROM SITTS & HILL ENGINEERS, INC.

LEGAL DESCRIPTION

LOTS 2, 3 AND 4 OF CITY OF SEATAC LOT LINE ADJUSTMENT NO. LLA 0003-96, RECORDED UNDER RECORDING NO. 9806249018, IN KING COUNTY, WASHINGTON.

BASIS OF BEARING

WASHINGTON STATE PLAN COORDINATE SYSTEM, SOUTH ZONE, NAD 83/2011 EPOCH 2010.00 BASED ON GPS OBSERVATION UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

MEASURED NORTH S88°31'33"E EAST FOR THE NORTH LINE OF THE N.E. 1/4 OF SECTION 9 BETWEEN TWO FOUND MONUMENTS ALONG S. 20TH ST.

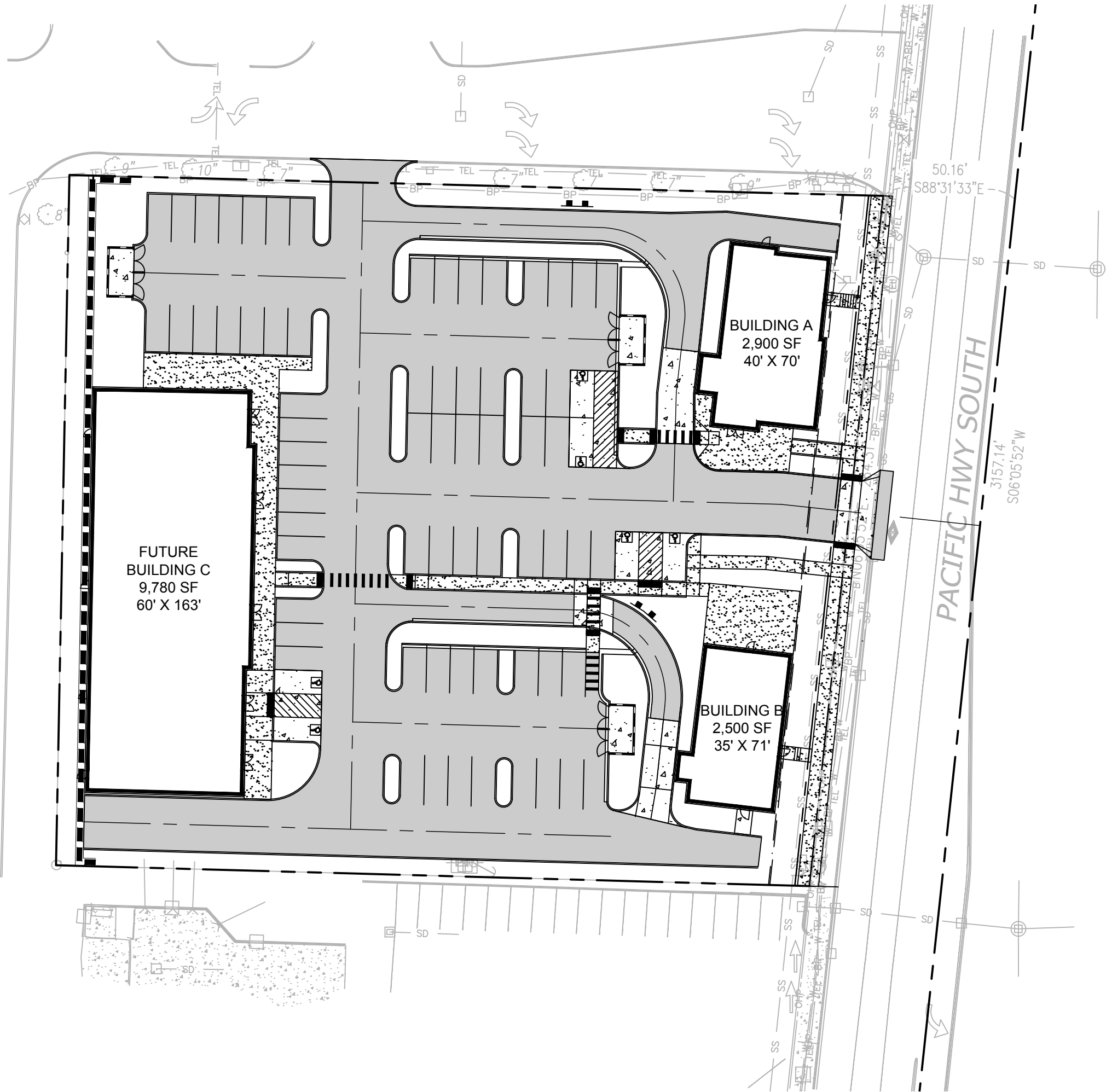
VERTICAL DATUM

NAVD 88  
BASED ON GPS OBSERVATION UTILIZING THE WSRN WITH NGS GEOD18 LOADED

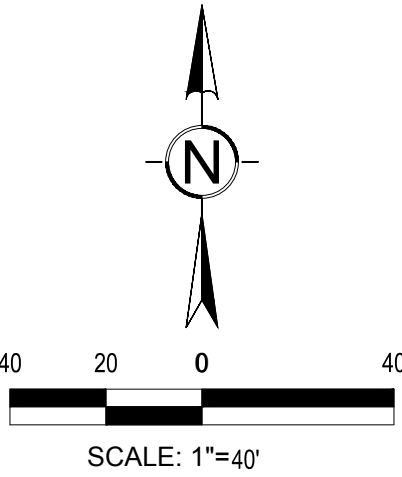
TEMPORARY BENCHMARK ELEVATION = 351.72  
DESCRIPTION: MAGNAIL #5 LOCATED IN THE NORTHEASTERLY CORNER OF THE SOUTHERLY PARKING LOT, WEST OF IERNATIONAL BLVD.

INTERNATIONAL BLVD SEATAC

20841 INTERNATIONAL BLVD, WA 98198



SHEET INDEX	
SHEET NO.	SHEET TITLE
C-001	COVER SHEET
C-101	EXISTING SITE PLAN
C-201	SITE PLAN
C-301	GRADING DRAINAGE UTILITIES
C-401	LANDSCAPE PLAN



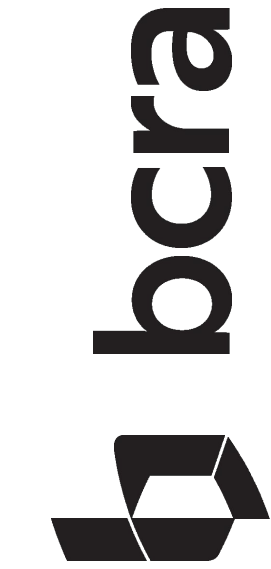
CONTACTS:

DEVELOPER  
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618 SOUTH 223RD STREET, SUITE 2  
DES MOINES, WA 98198  
CONTACT: MORGAN LLEWELLYN  
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EMAIL: MORGAN@LLEWELLYNRE.COM

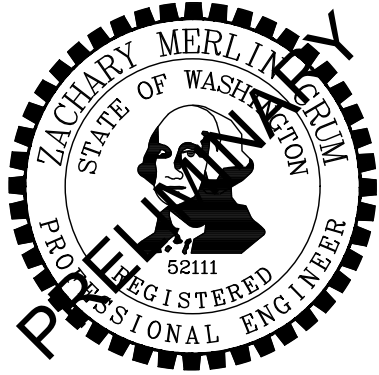
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PROJECT  
**INTERNATIONAL BLVD**  
20841 INTERNATIONAL BLVD  
SEATAC, WA 98198

REVISIONS


DATE	10.28.2022
BCRA NO.	21054
DRAWN BY	KSS
DESIGNED BY	KSS
REVIEWED BY	ZMC
SHEET TITLE	COVER SHEET



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SHEET

C-001

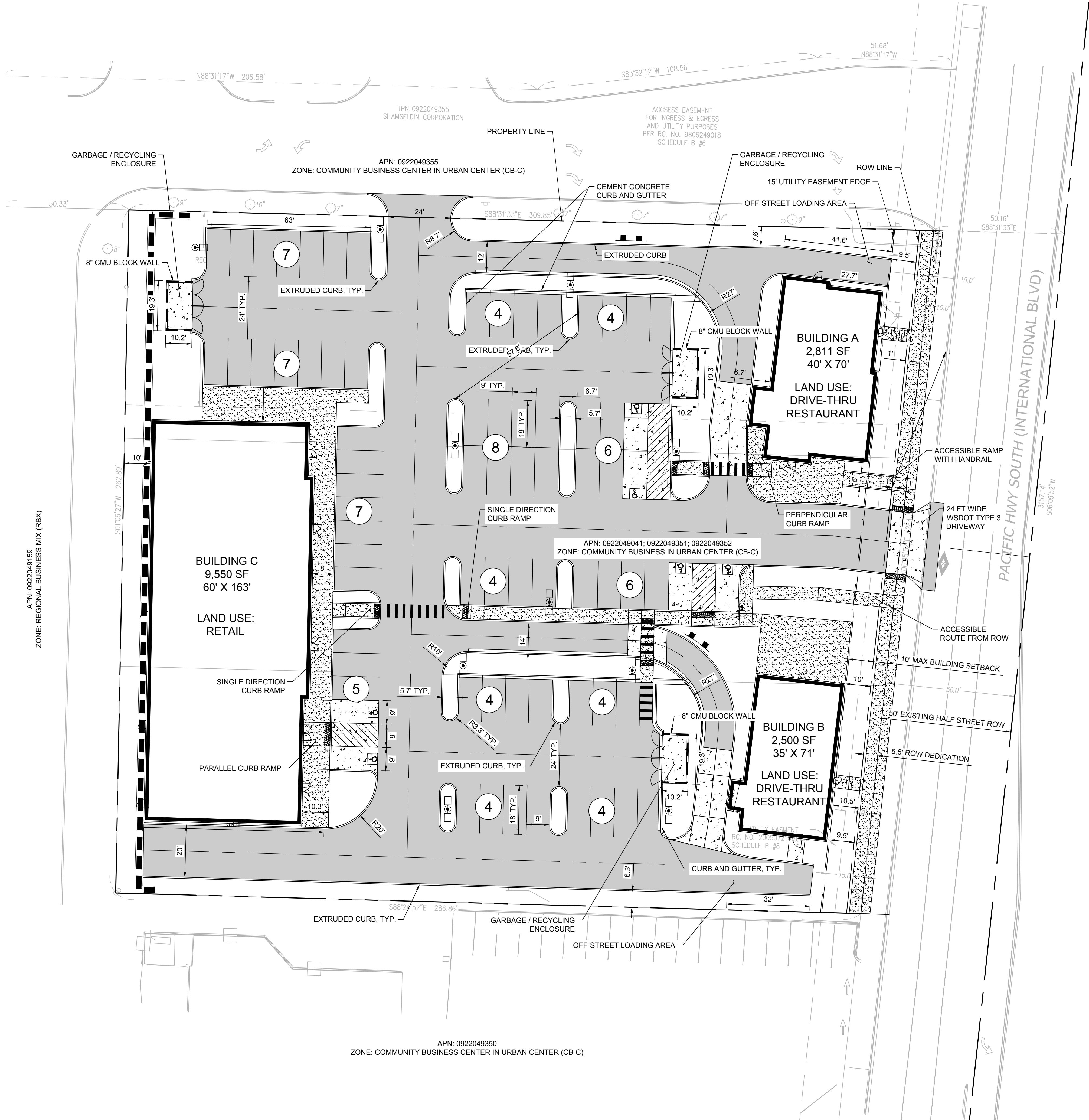
SITE PLAN REVIEW







DATE PLOTTED: 10/28/2022 3:45:52 PM FILENAME: 21054C-201.DWG BY: ---



## LEGEND

- PROPERTY/BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- ACCESS EASEMENT
- ROAD CENTERLINE
- BUILDING FOOTPRINT
- ASPHALT PAVEMENT
- CEMENT CONCRETE SIDEWALK
- CEMENT CONCRETE PAVEMENT
- EC VC CURB TYPE CHANGING POINT
- EC EXTRUDED CURB
- CURB & GUTTER
- X-X-X CHAINLINK FENCE
- BLOCK WALL
- SIGN
- NUMBER OF PARKING STALLS PER ROW

## SITE INFORMATION

PARCEL NUMBERS TO BE CONSOLIDATED  
TPN: 0922049352 (LOT 2)  
TPN: 0922049041 (LOT 3)  
TPN: 0922049351 (LOT 4)

TOTAL PARCEL AREA (AFTER LOT LINE ADJUSTMENT  
OF LOTS 2, 3 AND 4): 78,518 SF

SMC 15.445.120 OFF-STREET PARKING

REQUIRED PARKING UNIT COUNT:  
BUILDING A:  
DRIVE-THRU RESTAURANT - 1 STALL PER 150 SF  
2,811 SF / 150 = 19 STALLS

BUILDING B:  
DRIVE-THRU RESTAURANT - 1 STALL PER 150 SF  
2,500 SF / 150 = 17 STALLS

BUILDING C:  
RETAIL - 1 STALL PER 250 SF  
9,550 SF / 250 = 39 STALLS  
TOTAL REQUIRED PARKING STALLS: 75 STALLS

PROPOSED PARKING UNIT COUNT: 75 STALLS

SMC 15.455.200 OFF-STREET LOADING

BUILDING A  
1 LOADING SPACE REQUIRED PER 15,455.200(C)  
1 LOADING SPACE PROVIDED

BUILDING B  
1 LOADING SPACE REQUIRED PER 15,455.200(C)  
1 LOADING SPACE PROVIDED

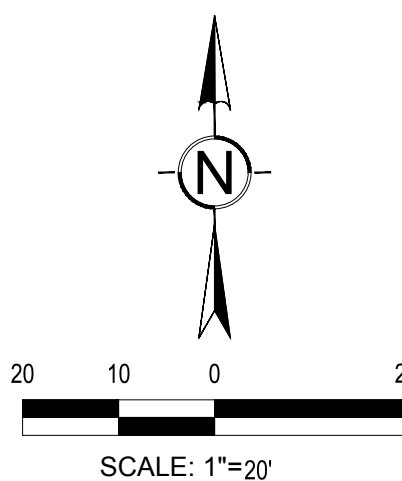
BUILDING C:  
9,550 SF < 10,000 SF - 0 LOADING SPACES REQUIRED PER 15,455.200(A)  
1 LOADING SPACE PROVIDED

## LEGAL DESCRIPTION

LOT 3 AS DELINEATED PER CITY OF SEATAC LOT LINE ADJUSTMENT NO  
LLA-0003-96 RECORDING NO 9806249018;  
LOT 4 AS DELINEATED PER CITY OF SEATAC LOT LINE ADJUSTMENT NO  
LLA-0003-96 RECORDING NO 9806249018;  
LOT 2 AS DELINEATED PER CITY OF SEATAC LOT LINE ADJUSTMENT NO  
LLA-0003-96 RECORDING NO 9806249018

JURISDICTION: CITY OF SEATAC

ZONE: COMMUNITY BUSINESS IN URBAN CENTER (CB-C)



T: 206.827.4567 F: 206.827.4568 WWW.BCRADESIGN.COM  
2105 PACIFIC AVENUE, SUITE 300, TACOMA, WA 98402



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INTERNATIONAL BLVD  
20841 INTERNATIONAL BLVD  
SEATAC, WA 98198

REVISIONS

DATE  
10.28.2022

BCRA NO.  
21054

DRAWN BY: KSS

DESIGNED BY: KSS

REVIEWED BY: ZMC

SHEET TITLE

PROPOSED  
SITE PLAN



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SHEET

C-201

SITE PLAN REVIEW

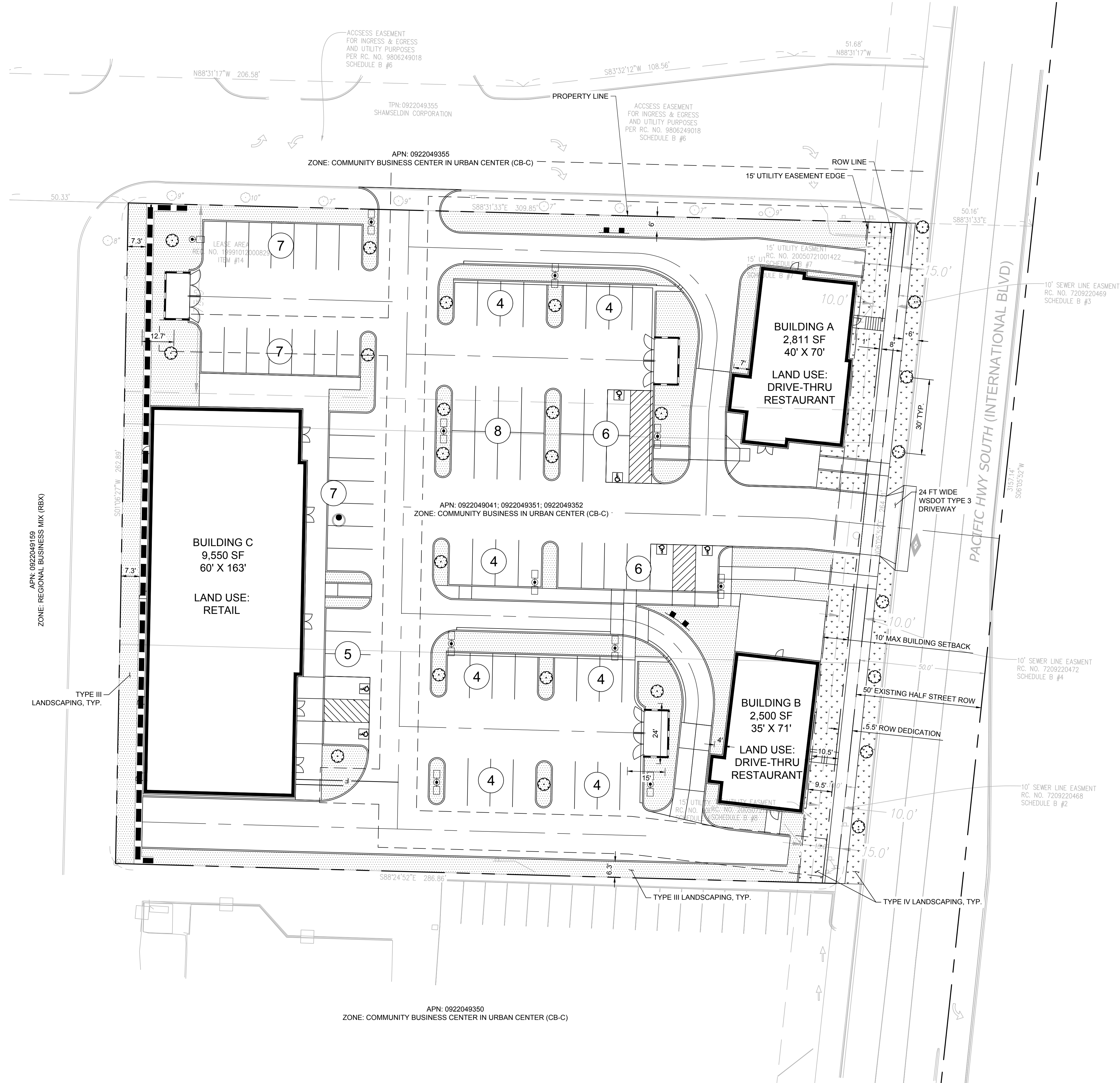
IF SHEET MEASURES LESS THAN 24"X36", IT IS A REDUCED PRINT. REDUCE SCALE ACCORDINGLY







DATE PLOTTED: 10/28/2022 3:47:01 PM FILENAME: C-401 LANDSCAPE PLAN.DWG BY: ---



## LEGEND

- PROPERTY/BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- ACCESS EASEMENT
- ROAD CENTERLINE
- BUILDING FOOTPRINT
- SIGN
- NUMBER OF PARKING STALLS PER ROW
- TYPE IV LANDSCAPING
- TYPE III LANDSCAPING
- TREE
- LIGHT POST

## SITE INFORMATION

SMC 15.445.120 OFF-STREET PARKING

REQUIRED PARKING UNIT COUNT:  
BUILDING A:  
DRIVE-THRU RESTAURANT - 1 STALL PER 150 SF  
2,811 SF / 150 = 19 STALLS

BUILDING B:  
DRIVE-THRU RESTAURANT - 1 STALL PER 150 SF  
2,500 SF / 150 = 17 STALLS

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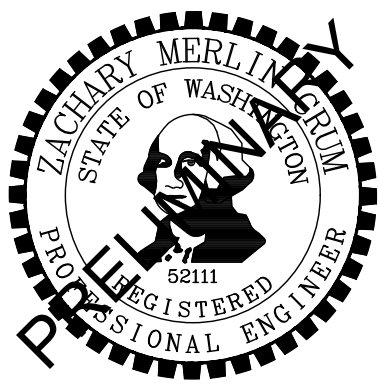
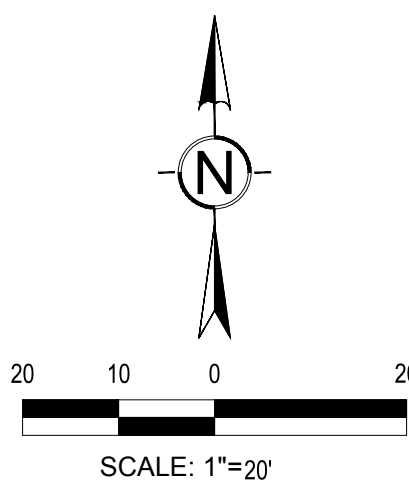
REQUIRED LANDSCAPE ISLAND: 1 PER 7 STALLS  
REQUIRED MINIMUM LANDSCAPE ISLAND WIDTH: 5 FT

REQUIRED PARKING TYPE III LANDSCAPING: 0.1 \* 78,518 SF = 7,852 SF  
PROPOSED PARKING TYPE III LANDSCAPING: 13,020 SF

SMC 15.455.420 TREE RETENTION

TREE REMOVAL  
(1) SIGNIFICANT TREE, 19" DECIDUOUS, IS PROPOSED FOR REMOVAL AS SHOWN ON SHEET C-101

MITIGATION PER 15.445.420.D  
AS MITIGATION FOR TREE REMOVAL, (3) DECIDUOUS TREES WITH MINIMUM 2" CALIPER MEASURED AT FOUR FEET FROM ITS BASE SHALL BE PLANTED ON-SITE IN ADDITION TO THE REQUIRED LANDSCAPING PRIOR TO OCCUPANCY.



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LANDSCAPE PLAN



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SHEET

C-401

SITE PLAN REVIEW

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