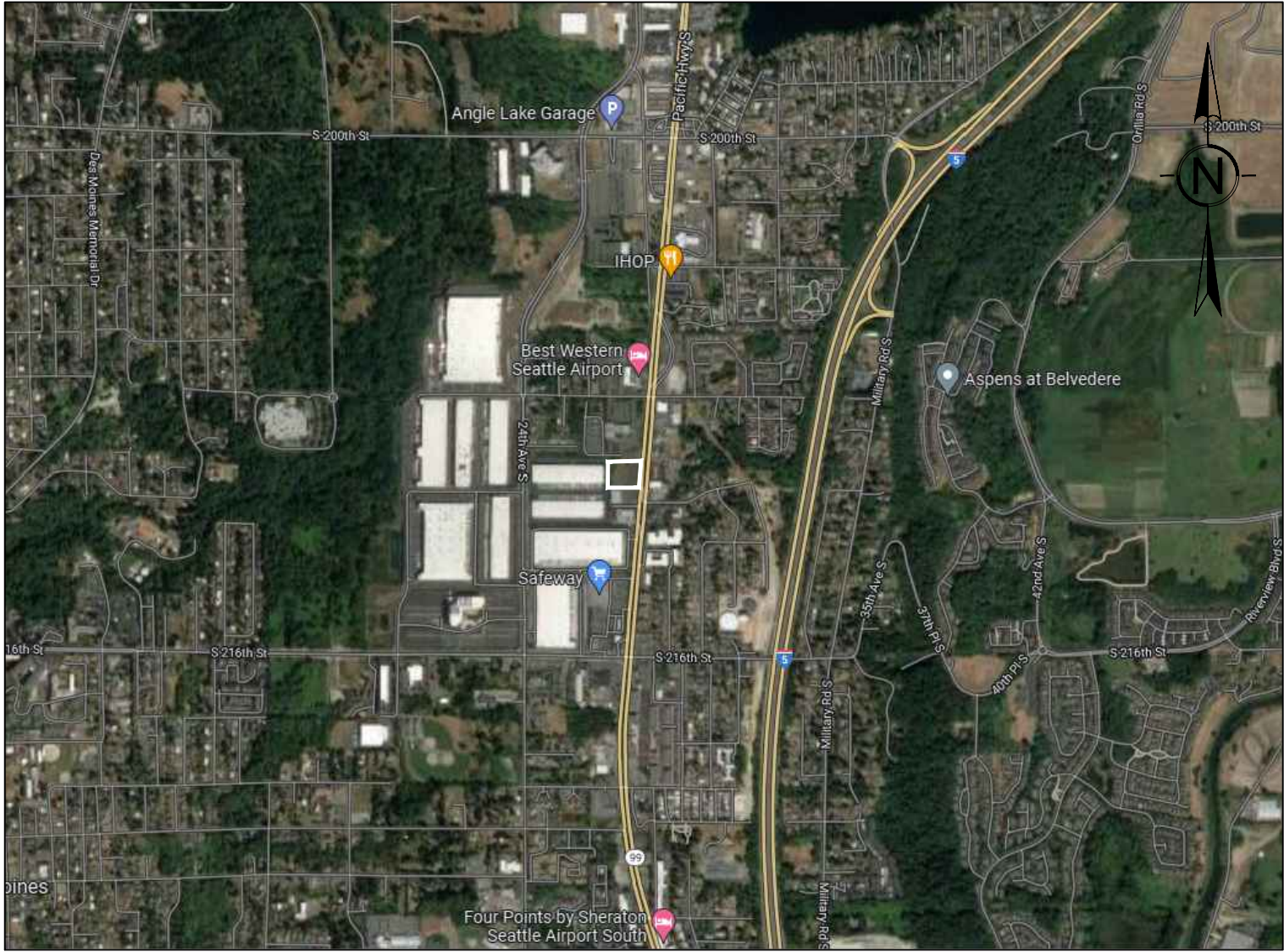


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### VICINITY MAP

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                                |
| CF     | CATCH BASIN                                | LON   | LONGITUDE                 | SSCO   | SANITARY SEWER CLEANOUT                       |
| CI     | CUBIC FEET                                 | LT    | LEFT                      | ST     | STREET  |
| CL     | CAST IRON                                  | MAX   | MAXIMUM                   | STA    | STATION                                       |
| COMP   | CORRUGATED METAL PIPE                      | MH    | MANHOLE                   | STD    | STANDARD                                      |
| CO     | CLEAN OUT                                  | MIN   | MINIMUM                   | SWPPP  | STORM WATER POLLUTION PREVENTION PLAN         |
| COS    | CITY OF SEATAC                             | MISC  | MISCELLANEOUS             | T      | TELEPHONE                                     |
| CONC   | CONCRETE                                   | MJ    | MECHANICAL JOINT          | TC     | TOP OF CURB                                   |
| CPEP   | CORRUGATED POLYETHYLENE PIPE               | MON   | MONUMENT                  | TEMP   | TEMPORARY                                     |
| CR     | CROWN OF PIPE                              | N     | NORTH                     | TESC   | TEMPORARY EROSION & SEDIMENT CONTROL          |
| CSTC   | CRUSHED SURFACING TOP COURSE               | NC    | NO CURB                   | TG     | TOP OF GRADE                                  |
|        |  | NO    | NO CURB NUMBER            | TW     | TOP OF PAVEMENT                               |
|        |  | NTS   | NOT TO SCALE              | TY     | TOP OF WALL                                   |
| DEPT   | DEPARTMENT                                 | OC    | ON CENTER                 | UG     | UNDER GROUND                                  |
| DI     | DUCTILE IRON                               | OD    | OUTSIDE DIAMTER           | UIC    | UNDER GROUND INJECTION CONTROL                |
|        |  | OFF   | OFFSET                    | U.O.N. | UNLESS OTHERWISE NOTED                        |
| E      | EAST                                       | PC    | POINT OF CURVATURE        | UP     | UTILITY POLE                                  |
| EA     | EACH                                       | PCC   | POINT OF COMPOUND CURVE   | V      | VERTICAL                                      |
| EC     | EXTRUDED CURB                              | PI    | POINT OF INTERSECTION     | W      | WEST  |
| ELEV   | ELEVATION                                  | PL    | PROPERTY LINE             | WI     | WITH  |
| EP     | EDGE OF PAVEMENT                           | PP    | POWER POLE                | W      | WASHINGTON ADMINISTRATIVE CODE                |
| ESC    | EROSION & SEDIMENT CONTROL                 | PRC   | POINT OF REVERSE CURVE    | WAC    | WASHINGTON STATE DEPARTMENT OF TRANSPORTATION |
| EXIST  | EXISTING                                   | PROP  | PROPOSED                  | WSDOT  | WASHINGTON STATE DEPARTMENT OF TRANSPORTATION |
|        |  | PT    | POINT OF TANGENCY         | WV     | WATER VALVE                                   |
| FFE    | FINISH FLOOR ELEVATION                     | PVC   | POLYVINYL CHLORIDE        | YD     | YARD DRAIN                                    |
| FG     | FINISHED GRADE                             | PVMT  | PAVEMENT                  |        |   |
| FH     | FIRE HYDRANT                               |       |                           |        |   |
| FL     | FLANGED                                    |       |                           |        |   |

### 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.

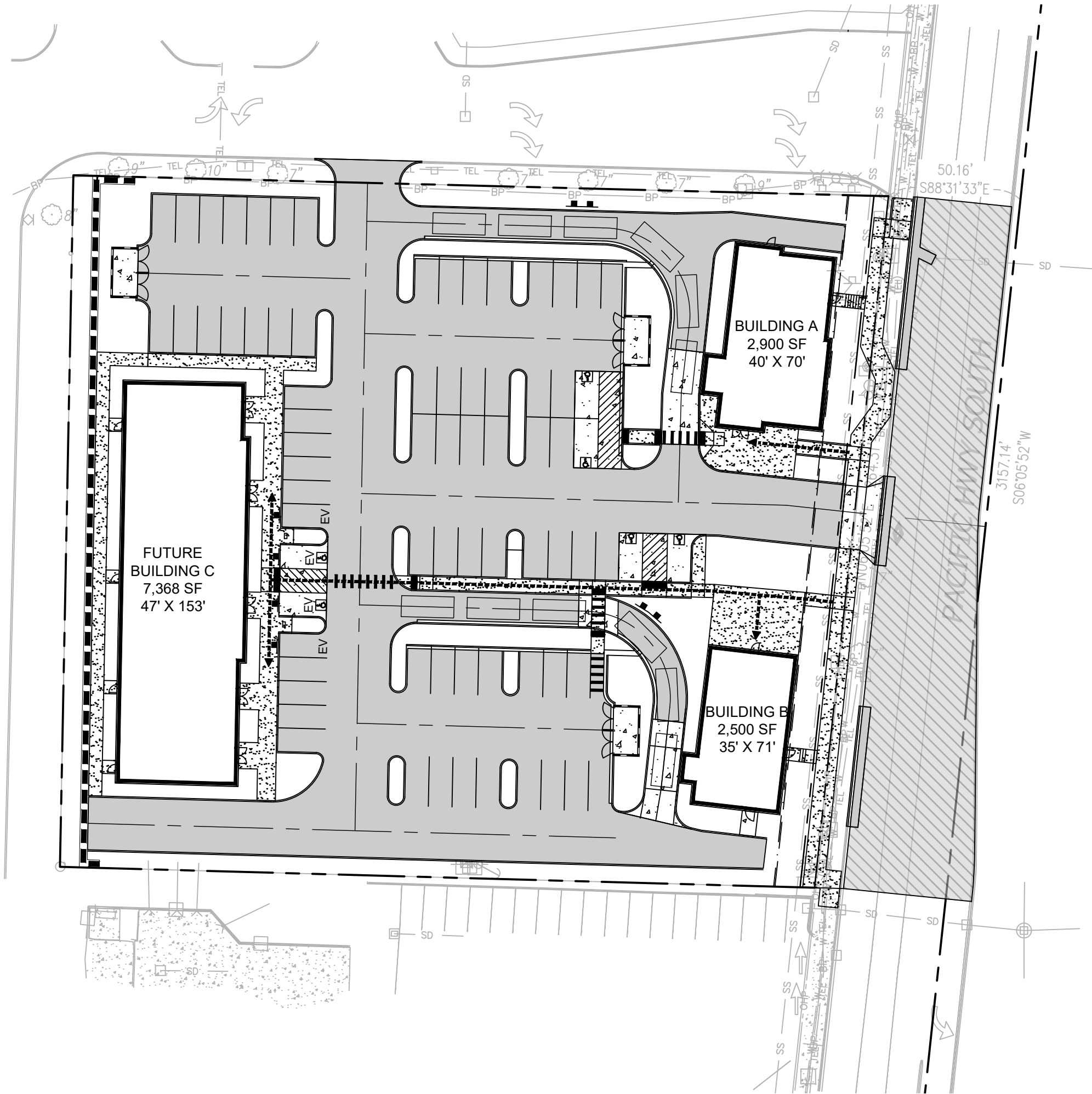
### VERTICAL DATUM

NAVD 88  
BASED ON GPS OBSERVATION UTILIZING THE WSRN WITH NGS GEOID18 LOADED

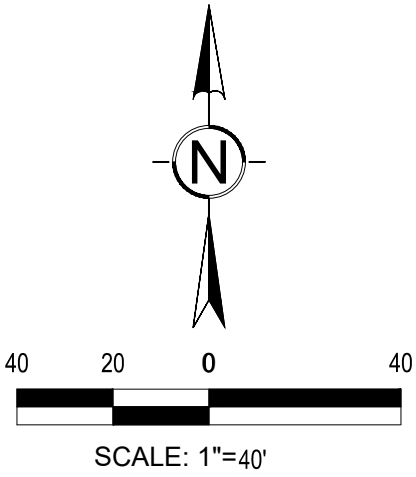
TEMPORARY BENCHMARK ELEVATION = 351.72  
DESCRIPTION: MAGNAIL #5 LOCATED IN THE NORTHEASTERLY CORNER OF THE SOUTHERLY PARKING LOT, WEST OF IERNATIONAL BLVD.

# 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             |



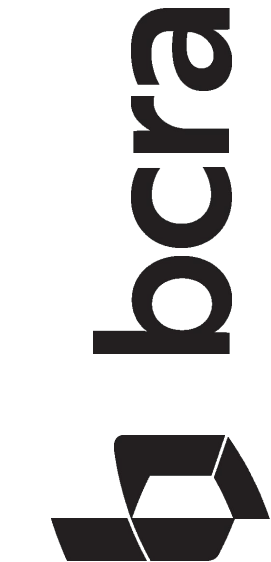
### CONTACTS:

DEVELOPER  
LLEWELLYN REAL ESTATE  
618 SOUTH 223RD STREET, SUITE 2  
DES MOINES, WA 98198  
CONTACT: MORGAN LLEWELLYN  
PHONE: 253.852.1898  
EMAIL: MORGAN@LLEWELLYNRE.COM

ARCHITECTS  
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2106 PACIFIC AVENUE, SUITE 300  
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SURVEYOR  
SITTS & HILL  
4815 CENTER STREET  
TACOMA, WA 98409  
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PHONE: 253.474.9449  
EMAIL: SITTSBILL.COM



T 253.627.4367 F 253.627.4368 WWW.BCRADESIGN.COM  
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PROJECT  
**INTERNATIONAL BLVD**  
20841 INTERNATIONAL BLVD  
SEATAC, WA 98198

REVISIONS

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| DATE        | 03.29.2023  |
| BCRA NO.    | 21054       |
| DRAWN BY    | KSS         |
| DESIGNED BY | KSS         |
| REVIEWED BY | ZMC         |
| SHEET TITLE | COVER SHEET |



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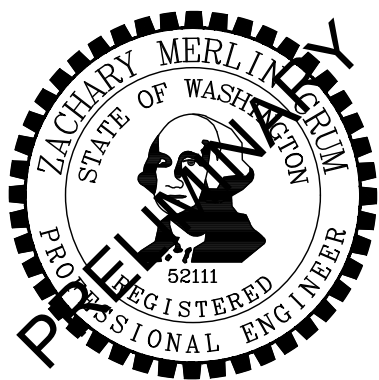
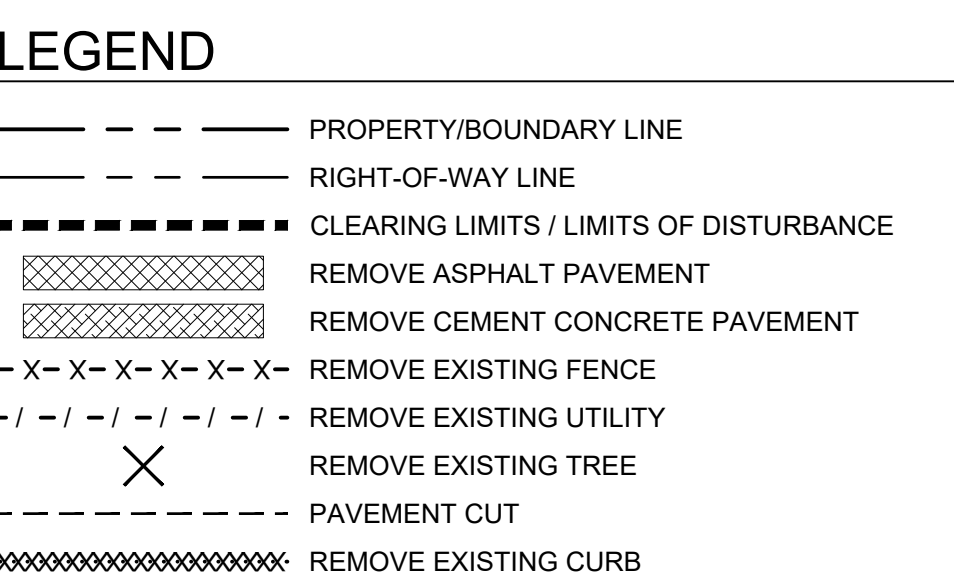
SHEET

# C-001

SITE PLAN REVIEW

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





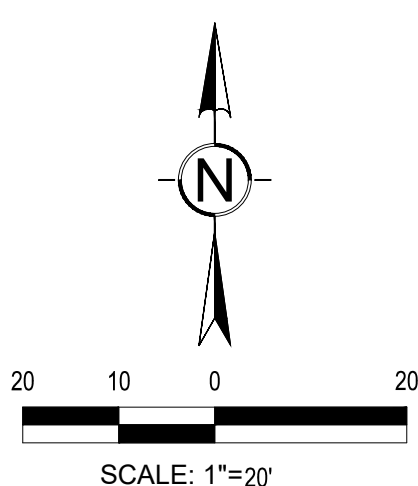
PROJECT  
INTERNATIONAL BLVD  
20841 INTERNATIONAL BLVD  
SEATAC, WA 98198

|  | REVISIONS |
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|                  |                  |
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| DATE             |                  |
| 03.28.2023       |                  |
| MICRA NO.        |                  |
| 21054            |                  |
| DRAWN BY: KSS    | DESIGNED BY: KSS |
| REVIEWED BY: ZMC |                  |
| SHEET TITLE      |                  |
| EXISTING         |                  |
| SITE PLAN        |                  |



# C-101





DATE PLOTTED: 5/19/2023 3:04:56 PM FILENAME: 21054C-201.DWG BY: ---

APN: 0922049159  
ZONE: REGIONAL BUSINESS MIX (RBX)

APN: 0922049350  
ZONE: COMMUNITY BUSINESS CENTER IN URBAN CENTER (CB-C)

APN: 0922049041; 0922049351; 0922049352  
ZONE: COMMUNITY BUSINESS IN URBAN CENTER (CB-C)

TPN: 0922049355  
SHAMSELDIN CORPORATION

ACCESS EASEMENT  
FOR INGRESS & EGRESS  
AND UTILITY PURPOSES  
PER RC NO. 9806249018  
SCHEDULE B #6

REVISE EASEMENT TO ADDRESS  
NEW ACCESS TO DEVELOPMENT

PROPERTY LINE

CEMENT CONCRETE  
CURB AND GUTTER

GARBAGE / RECYCLING  
ENCLOSURE

15' UTILITY EASEMENT EDGE

OFF-STREET LOADING AREA

EXISTING TYPE 1 DRIVEWAY TO REMAIN

TRANSITION SIDEWALK TO NEW  
ACCESSIBLE RAMP AND LANDING  
CONNECTED TO EXISTING DRIVEWAY

CEMENT CONCRETE  
CURB AND GUTTER

ROUTE SIDEWALK AROUND  
EXISTING PSE TRANSMISSION POLE.  
MAINTAIN 7FT MINIMUM WIDTH

ACCESSIBLE RAMP WITH  
HANDRAIL. PRIMARY PEDESTRIAN  
ACCESS TO BUILDING A

24 FT WIDE WSDOT TYPE 3  
DRIVEWAY. PRIMARY  
VEHICULAR ACCESS TO SITE

ACCESSIBLE ROUTE FROM ROW.  
PRIMARY PEDESTRIAN ACCESS  
TO BUILDINGS B AND C

EXISTING CURB AT MEDIAN  
PLANTER TO REMAIN, TYP.

50' EXISTING HALF STREET ROW

5.5' ROW DEDICATION

CEMENT CONCRETE  
CURB AND GUTTER

GRIND AND OVERLAY ASPHALT  
PAVEMENT. RESTRIPE TO MATCH  
EXISTING CHANNELIZATION

SIDEWALK TRANSITION PANEL  
CONNECT TO EXISTING SIDEWALK

10' PSE POWER EASEMENT

## LEGEND

- PROPERTY/BOUNDARY LINE
- RIGHT-OF-WAY LINE
- SETBACK LINE
- ACCESS EASEMENT
- ROAD CENTERLINE
- BUILDING FOOTPRINT
- ASPHALT PAVEMENT
- ASPHALT GRIND AND OVERLAY
- CEMENT CONCRETE SIDEWALK
- CEMENT CONCRETE PAVEMENT
- CHAINLINK FENCE
- BLOCK WALL
- SIGN
- NUMBER OF PARKING STALLS PER ROW
- ACCESSIBLE ROUTE
- LIGHT POST
- 8' X 20' DRIVE-THRU STACKING SPACE

## 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  
7,368 SF / 250 = 30 STALLS

TOTAL REQUIRED PARKING STALLS: 66 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  
7,368 SF < 10,000 SF - 0 LOADING SPACES REQUIRED PER 15,455.200(A)  
1 LOADING SPACE PROVIDED

WAC 51-50-0429 ELECTRIC VEHICLE CHARGING INFRASTRUCTURE

BUILDINGS A AND B:  
GROUP A OCCUPANCY  
EXEMPT FROM SECTION 429 REQUIREMENTS

BUILDING C:  
GROUP B OCCUPANCY  
10% MINIMUM PARKING STALLS SHALL BE PROVIDED WITH EV CHARGING  
INFRASTRUCTURE  
0.1 \* 36 = 4 STALLS

TOTAL REQUIRED EV PARKING STALLS: 4 STALLS

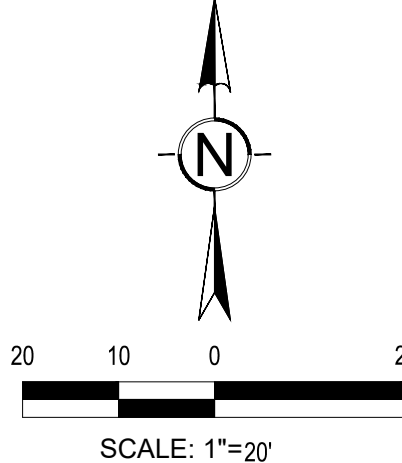
TOTAL PROPOSED EV PARKING STALLS: 4 STALLS (2 + 2 ADA)

## 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)



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PROJECT

INTERNATIONAL BLVD  
20841 INTERNATIONAL BLVD  
SEATAC, WA 98198

REVISIONS

| NO. | DESCRIPTION |
|-----|-------------|
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DATE

03.29.2023

BCRA NO.

21054

DRAWN BY: KSS

DESIGNED BY: KSS

REVIEWED BY: ZMC

SHEET TITLE

PROPOSED

SITE PLAN



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SHEET

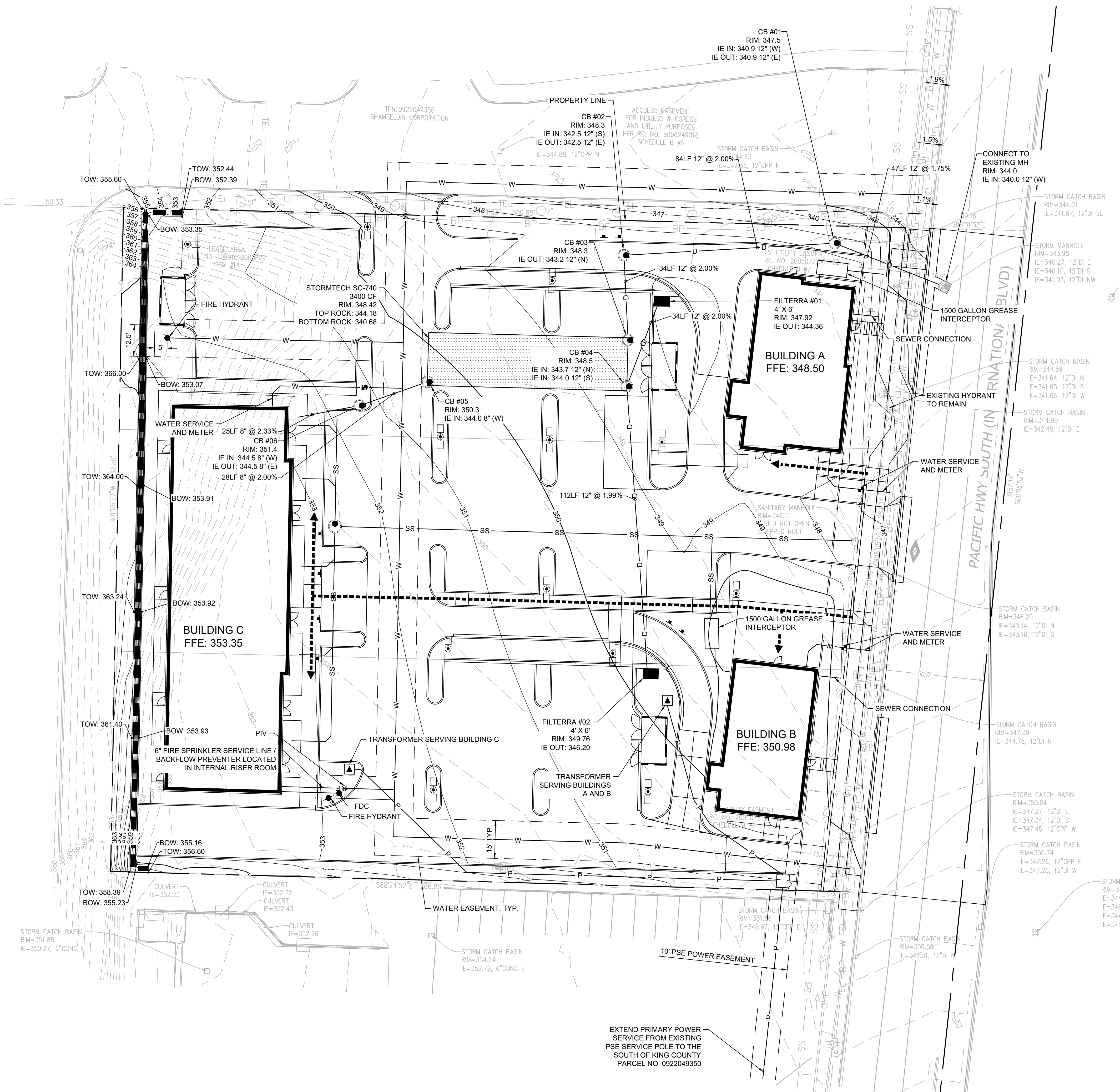
C-201

SITE PLAN REVIEW

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



DATE PLOTTED: 5/10/2023 3:05:20 PM FILENAME: C-301 GRADING DRAINAGE UTILITIES.DWG BY: ---



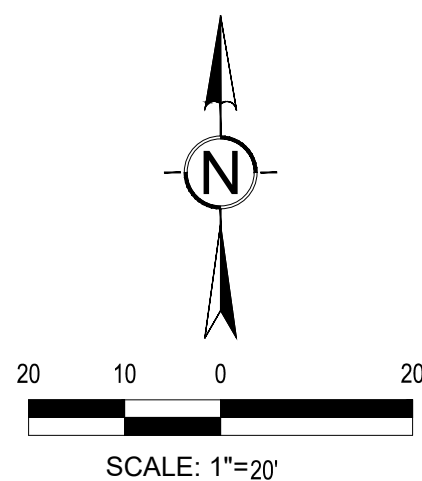
## LEGEND

- 210 MAJOR CONTOUR
- 213 MINOR CONTOUR
- D STORM DRAIN LINE
- CATCH BASIN TYPE 2
- STORMTECH DETENTION VAULT
- SS SANITARY SEWER SERVICE LINE
- W WATER MAIN LINE
- W WATER SERVICE LINE
- P POWER LINE
- F FIRE WATER LINE
- ▲ ELECTRICAL TRANSFORMER
- POWER VAULT
- LIGHT POLE
- WATER ACCESS EASEMENT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- POST INDICATOR VALVE
- WATER METER
- PSE POWER EASEMENT

## LIGHTING NOTES

- PEDESTRIAN AND ROADWAY SCALE LIGHTING SHALL BE INSTALLED PER CITY OF SEATAC CITY WIDE ROW LIGHTING POLICY FOR PRINCIPAL ARTERIALS WITHIN SPECIAL AREAS. POLES SHALL BE SPACED TO PROVIDE ADEQUATE ILLUMINANCE PER LIGHTING TABLE.
- STREET POLES SHALL BE PLACED A MINIMUM OF 5 FT FROM DRIVEWAYS, 3 FEET FROM FACE OF CURB, AND 20 FT FROM STREET TREES.

| LIGHTING TABLE - PRINCIPAL ARTERIAL IN SPECIAL AREAS |   |                         |
|--|---|-------------------------|
|  | MINIMUM MAINTAINED AVERAGE ILLUMINANCE (FOOT-CANDLES) | MAXMUM UNIFORMITY RATIO |
| ROADWAYS   | 1.3   | 3 : 1                   |
| SIDEWALKS  | 0.5   | 4 : 1                   |



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PROJECT

INTERNATIONAL BLVD  
20841 INTERNATIONAL BLVD  
SEATAC, WA 98198

REVISED

DATE

03.29.2023

BCRA NO.

21054

DRAWN BY: KSS

DESIGNED BY: KSS

REVIEWED BY: ZMC

SHEET TITLE

GRADING

DRAINAGE

& UTILITIES



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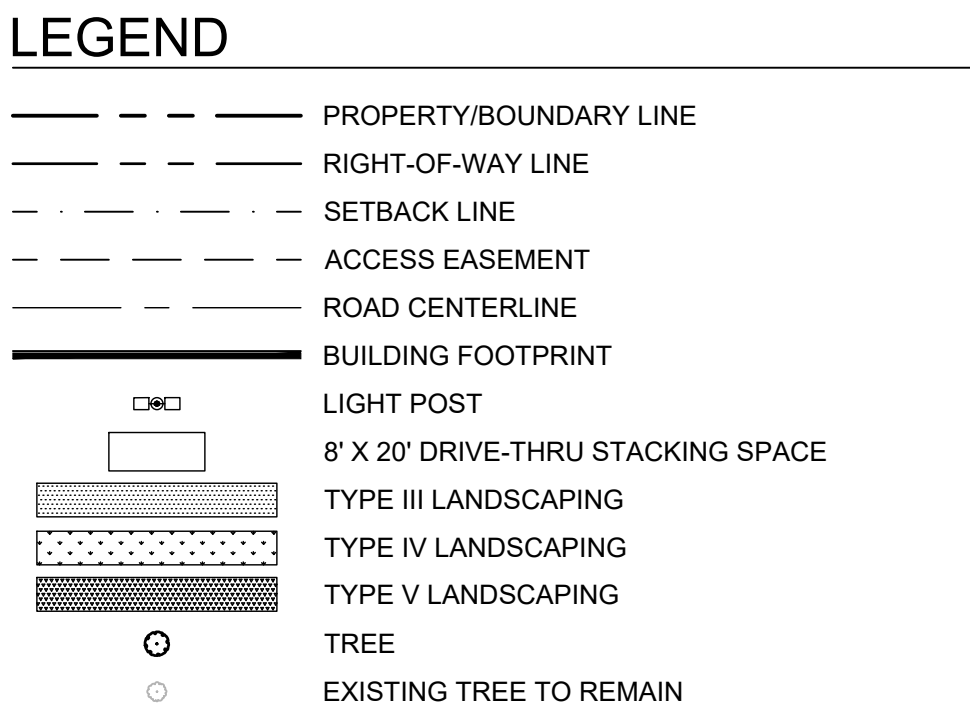
SHEET

C-301

SITE PLAN REVIEW

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





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 OFFICES - 1 STALL PER 250 SF  
7,368 SF / 250 = 30 STALLS

TOTAL REQUIRED PARKING STALLS: 66 STALLS

PROPOSED PARKING UNIT COUNT: 75 STALLS

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

REQUIRED PARKING TYPE III LANDSCAPING:  $0.1 * 78,518 \text{ SF} = 7,852 \text{ SF}$   
PROPOSED PARKING TYPE III LANDSCAPING: 8,580SF

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.

