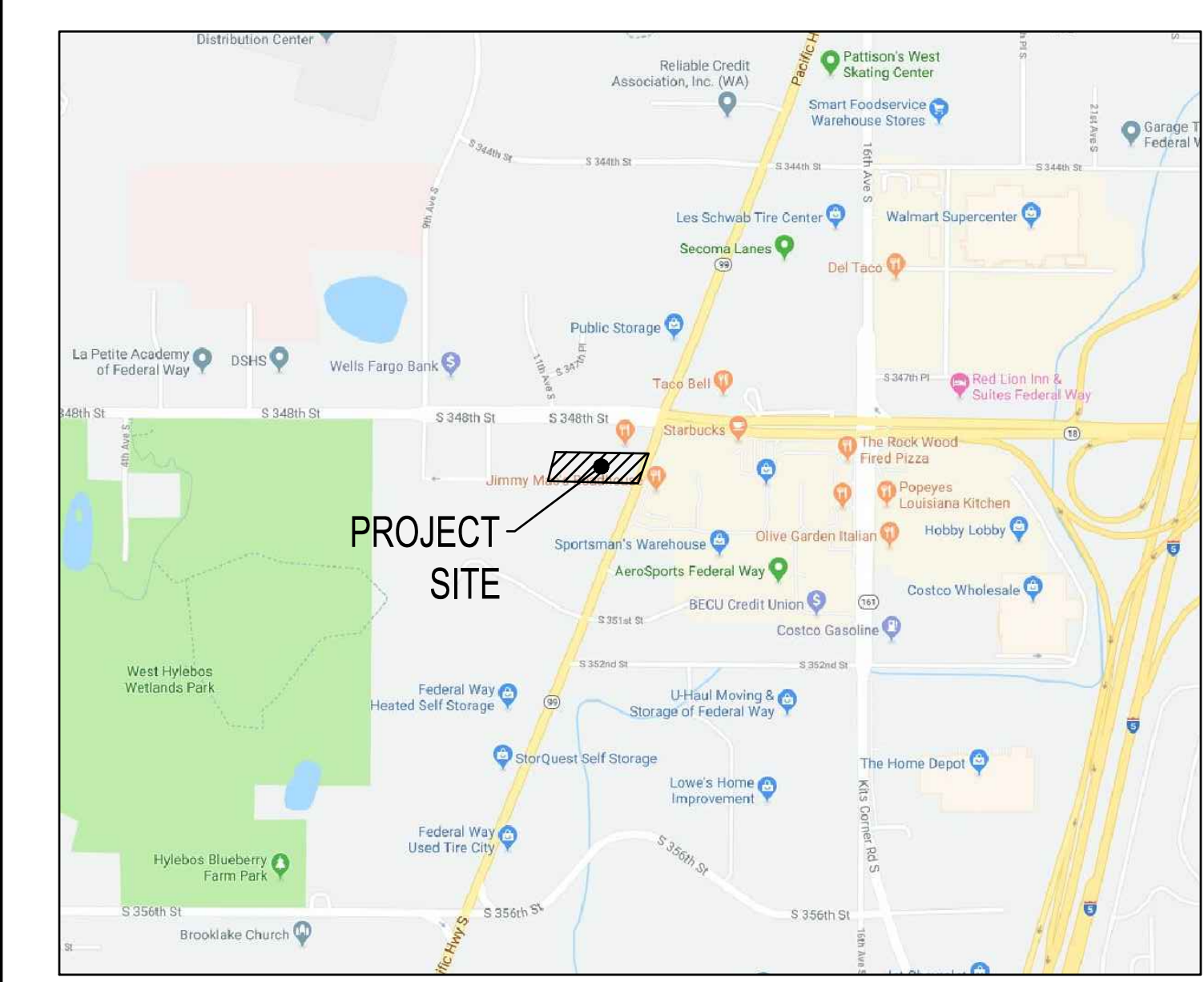
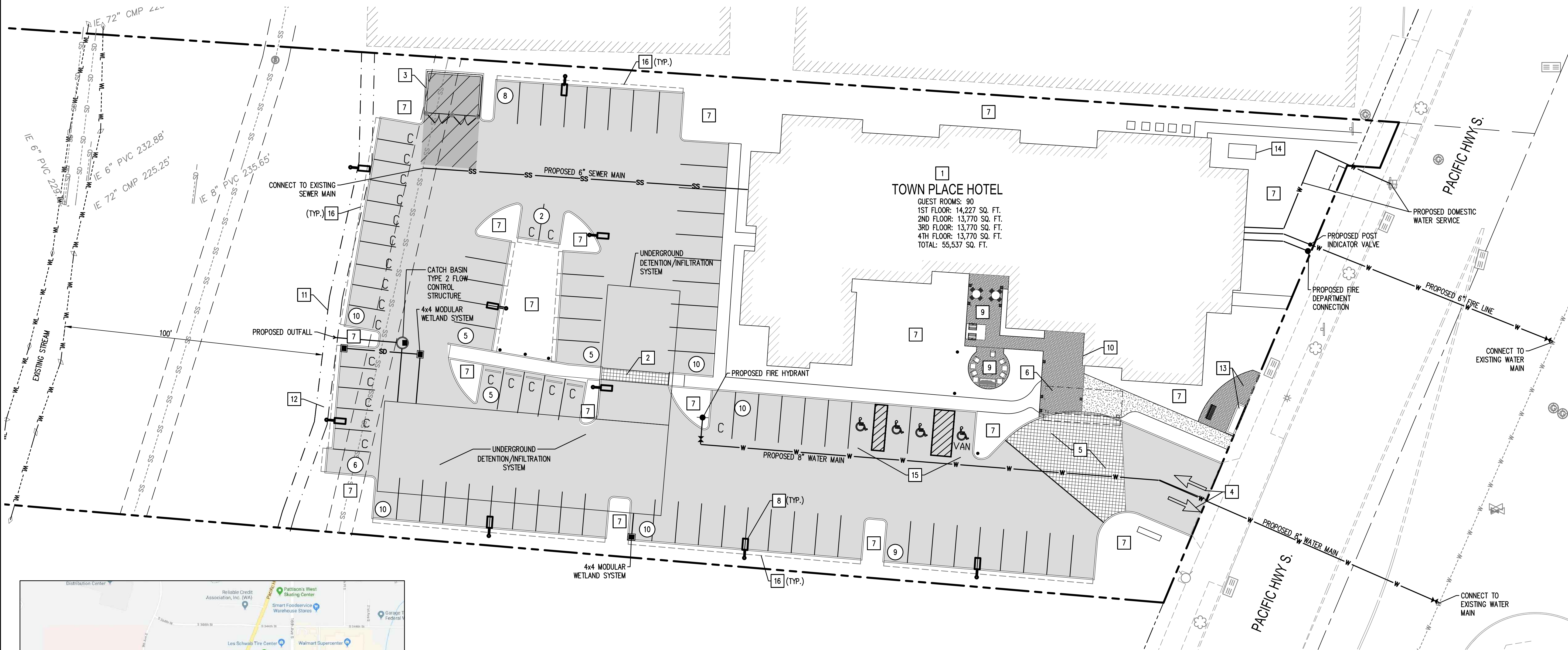


SEC. 20, T21N., R4E., W.M.



OWNER / APPLICANT
 HC FW, LLC
 3926 AURORA AVE NORTH
 SEATTLE, WA 98103
 PHONE: 206.441.0266
 CONTACT: HAN KIM

CONSULTANTS
 SCJ ALLIANCE
 8730 TALLON LANE NE, SUITE 200
 LACEY, WA 98516
 PHONE: 360.352.1465
 CONTACT: TYRELL BRADLEY

SITE INFORMATION
 PARCEL NUMBER: 202104-9044
 ACRES: ±2.80

- [X] CONSTRUCTION NOTES:**
1. PROPOSED HOTEL
 2. PROPOSED STAMPED CONCRETE PATH
 3. TRASH ENCLOSURE, SEE ARCHITECTURAL PLANS FOR ADDITIONAL INFORMATION
 4. DIRECTIONAL ARROWS
 5. PROPOSED STAMPED CONCRETE LOADING ZONE
 6. COVERED BREEZEWAY
 7. LANDSCAPED AREAS
 8. PROPOSED PARKING LOT LIGHTING, SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
 9. OUTDOOR PATIO AREA
 10. MAIN ENTRANCE
 11. 100 FT. STREAM BUFFER
 12. 5' BUFFER SETBACK
 13. PROPOSED BRICK PAVERS WITH RAISED GARDEN
 14. PROPOSED ELECTRICAL VAULT
 15. ACCESSIBLE PARKING STALLS
 16. VEHICLE OVERHANG LINE

PARKING COUNT	
PARKING STALL TYPE	QUANTITY
STANDARD	63
COMPACT	23
ADA	4
TOTAL	90

SITE AREAS	
SITE AREA	121,678.60 SQ. FT.
BUILDING FOOTPRINT	14,249 SQ. FT.
BUILDING LOT COVERAGE	11.7 %

LEGEND

- PROPOSED BUILDING
- STALL COUNT
- CEMENT CONCRETE TRAFFIC CURB
- CONCRETE SIDEWALK
- LIGHT DUTY ASPHALT PAVEMENT
- HEAVY DUTY CONCRETE PAVEMENT
- LUMINAIRE, SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION
- WHEELSTOP
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED WATER VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED POST INDICATOR VALVE

RECEIVED
 OCT 30 2019
 CITY OF FEDERAL WAY
 COMMUNITY DEVELOPMENT

SCALE IN FEET
 0 20 40

NOTE:
 THIS APPROVAL IS VOID 1 (ONE) YEAR AFTER APPROVAL DATE. THE CITY WILL NOT BE RESPONSIBLE FOR ERRORS AND/OR OMISSIONS ON THESE PLANS. FIELD CONDITIONS MAY DICTATE CHANGES TO THESE PLANS AS DETERMINED BY THE CITY ENGINEER.

PERMIT NO. XX-XXXXXX-XX

APPROVED _____

DATE _____

CALL BEFORE YOU DIG
 THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR THE LOCATION AND PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION BY CALLING THE UNDERGROUND LOCATE LINE AT (800) 424-5555 A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.

REVISIONS	DATE	BY					
 SCJ ALLIANCE CONSULTING SERVICES 8730 TALLON LANE NE, SUITE 200, LACEY, WA 98516 P: 360.352.1465 F: 360.352.1509 SCJALLIANCE.COM							
SHEET TITLE: SITE PLAN PROJECT NAME: TOWN PLACE HOTEL FEDERAL WAY, WASHINGTON							
SEAL:							
DESIGNER: R. WEEDEN							
DRAWN BY: R. WEEDEN							
APPROVED BY: T. BRADLEY							
DATE: OCTOBER, 2019							
JOB NO: 3278.01							
DRAWING FILE NO: 01 SITE PLAN							
DRAWING NO: SP-01							
SHEET NO: 1 OF 5							

Oct 24, 2019 11:16:51am - User: tyrellbradley
 W:\PROJECTS\2019\HC FW, LLC\302801 TOWN PLACE HOTEL - WACAD\SPR PLANS\01 SITE PLAN.DWG