

PRELIMINARY ADR SITE PLAN

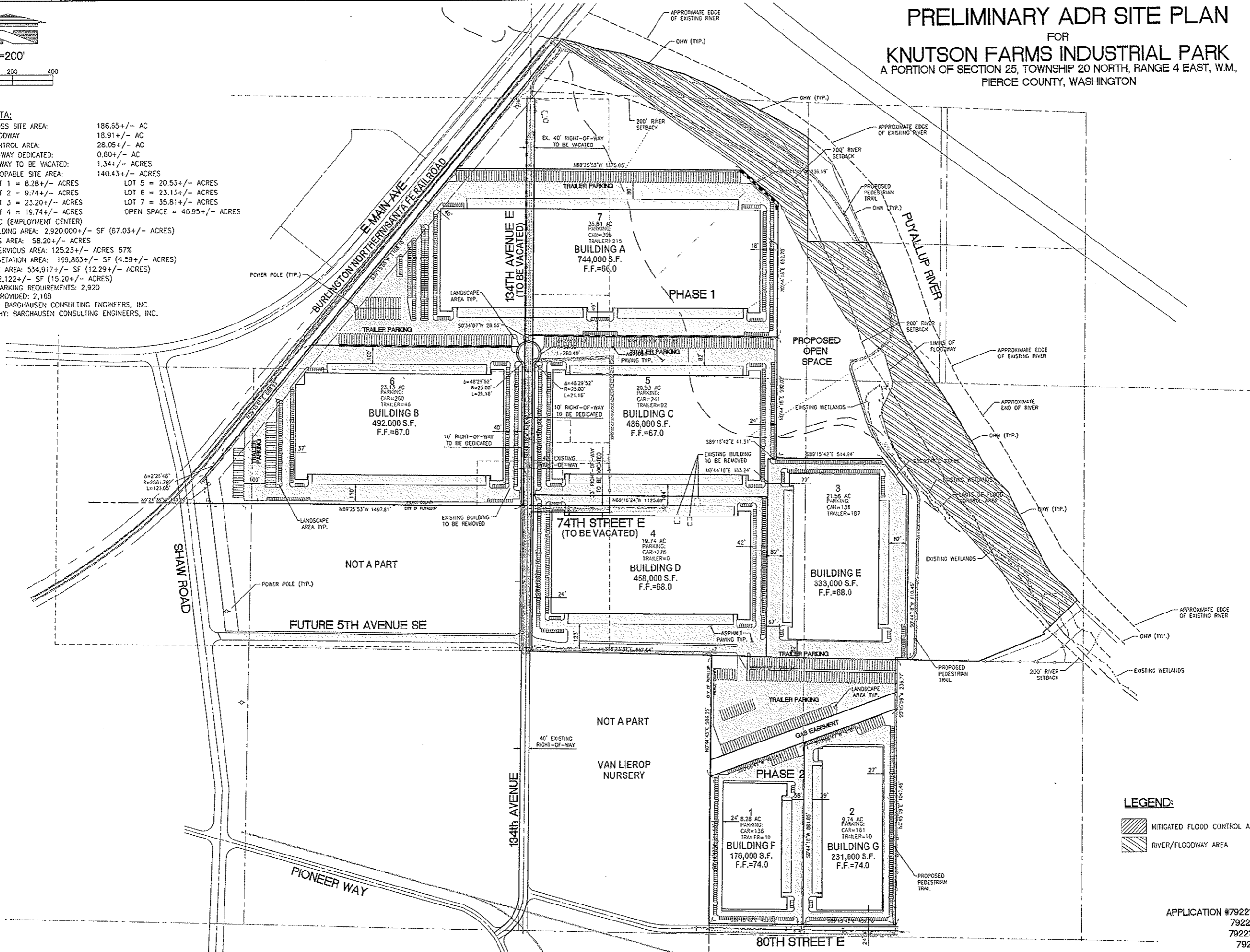
FOR
KNUTSON FARMS INDUSTRIAL PARK
 A PORTION OF SECTION 25, TOWNSHIP 20 NORTH, RANGE 4 EAST, W.M.,
 PIERCE COUNTY, WASHINGTON

SITE DATA:
 TOTAL GROSS SITE AREA: 186.65 +/- AC
 RIVER/FLOODWAY: 18.91 +/- AC
 FLOOD CONTROL AREA: 28.05 +/- AC
 RIGHT-OF-WAY DEDICATED: 0.60 +/- AC
 RIGHT OF WAY TO BE VACATED: 1.34 +/- ACRES
 NET DEVELOPABLE SITE AREA: 140.43 +/- ACRES

LOT 1 = 8.28 +/- ACRES
 LOT 2 = 9.74 +/- ACRES
 LOT 3 = 23.20 +/- ACRES
 LOT 4 = 19.74 +/- ACRES

LOT 5 = 20.53 +/- ACRES
 LOT 6 = 23.13 +/- ACRES
 LOT 7 = 35.81 +/- ACRES
 OPEN SPACE = 46.95 +/- ACRES

ZONING: EC (EMPLOYMENT CENTER)
 TOTAL BUILDING AREA: 2,920,000 +/- SF (67.03 +/- ACRES)
 IMPERVIOUS AREA: 58.20 +/- ACRES
 TOTAL IMPERVIOUS AREA: 125.23 +/- ACRES 67%
 NATIVE VEGETATION AREA: 199,863 +/- SF (4.59 +/- ACRES)
 LANDSCAPE AREA: 534,917 +/- SF (12.29 +/- ACRES)
 TOTAL: 662,122 +/- SF (15.20 +/- ACRES)
 MINIMUM PARKING REQUIREMENTS: 2,920
 PARKING PROVIDED: 2,168
 BOUNDARY: BARGHAUSEN CONSULTING ENGINEERS, INC.
 TOPOGRAPHY: BARGHAUSEN CONSULTING ENGINEERS, INC.



LEGEND:
 MITIGATED FLOOD CONTROL AREA
 RIVER/FLOODWAY AREA

Title: PRELIMINARY ADR SITE PLAN FOR KNUTSON FARMS INDUSTRIAL PARK	
For: RUNNING BEAR DEVELOPMENT PARTNERS LLC 1780 BARNES BLVD SW TUMWATER, WA 98512	
Scale: Horizontal: 1"=200' Vertical: N/A	Designer: JAS Drawn: JDT Checked: JAS Approved: JEBL Date: 3/17/16
18215 72ND AVENUE SOUTH KENT, WA 98032 (425)251-6222 (425)251-8782 FAX CIVIL ENGINEERING, LAND PLANNING, SURVEYING, ENVIRONMENTAL SERVICES	
Job Number: 17646	Sheet: CA 12

APPLICATION #792210 ENV.
 792206 S.P.
 792212 ADR
 792213 SL

1 3/17/16 JDT JAS JEBL
 No. Date By Cod. Appr. Revision



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