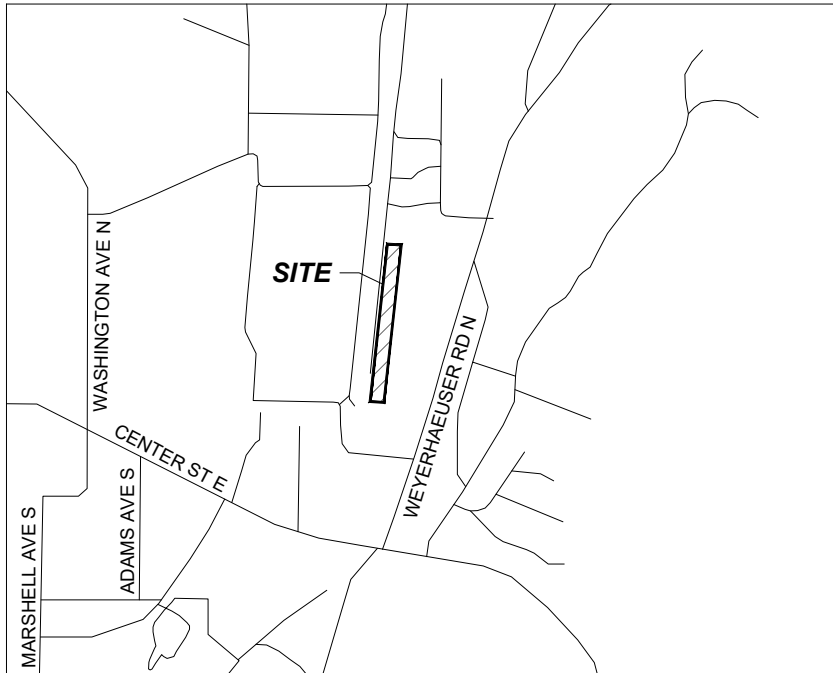


SWANSON AIRFIELD MULTI-USE

A PORTION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 16 NORTH, RANGE 4 EAST, W.M.

~ PREPARED FOR ~
PACIFIC CREST REALTY ADVISORS, LLC



VICINITY MAP

PROJECT PROPONENT

PACIFIC CREST REALTY ADVISORS, LLC
SID CONSTANTINESCU
6100 219TH STREET SW, STE 480
MOUNTLAKE TERRACE, WA 98043
(425) 786-3004

LEGEND

- FOUND 5/8" W/ PLASTIC CAP STAMPED "LS 45161"
- FOUND MAGNAIL W/ WASHER STAMPED "LS 45161"
- FOUND MAGNETIC NAIL
- LCE LIMITED COMMON ELEMENT (SEE TITLE NOTE NO. 16)
- MANHOLE (SEWER?)
- GAS VALVE W/ P-TRAPS 2' TALL
- TYPE I CATCH BASIN
- TYPE II CATCH BASIN SOLID 26" LID
- FIRE HYDRANT
- WATER VALVE COVER
- WATER METER
- WATER SPIGOT
- ST— STORMLINE
- ASPHALT
- CONCRETE
- BLACK ROCK
- 1 STORM FACILITY PER GARAGE PLUS STORAGE AVIATION CONDOMINIUM RECORDED UNDER AUDITOR'S FILE NO.'S 201712205001 & 201303010543
- 2 COMMUNICATIONS VAULT
- 3 POWER TRANSFORMER AND VAULT W/ METAL LID
- 1 50 FOOT INGRESS, EGRESS & UTILITIES EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 200806200112 (SEE TITLE NOTE NO. 7)
- 2 200' WIDE EASEMENT FOR AIRPLANE LANDING STRIP RECORDED UNDER AUDITOR'S FILE NO. 8108210302 AND SUPPLEMENTAL EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 2993586 (SEE TITLE NOTE NO.'S 3 AND 4)
- 3 15 FOOT PUBLIC UTILITY EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 201703015001 (SEE TITLE NOTE NO. 9)
- 4 20 FOOT SANITARY SEWER & STORM EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 201703015001 (SEE TITLE NOTE NO.'S 9, 11 & 15)
- 5 VEHICLE TURNAROUND EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 201703015001 (SEE TITLE NOTE NO. 9)
- 6 STORMWATER MANAGEMENT EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 201703015001 (SEE TITLE NOTE NO.'S 9 & 11)
- 7 20 FOOT INGRESS/EGRESS & UTILITY EASEMENT GRANTED TO THE TOWN OF EATONVILLE RECORDED UNDER AUDITOR'S FILE NO. 9903050667 (SEE TITLE NOTE NO. 16)
- 8 3 FOOT WALL EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 201703015001 (SEE TITLE NOTE NO. 9)
- 9 PLANNED TAXIWAY AS DISCLOSED BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NO.'S 201703090489 AND 2017030110544 (SEE TITLE NOTE NO.'S 12 AND 14)
- 10 ENROACHMENT AND SLOPE EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 201811140331 (SEE TITLE NOTE NO. 18)
- 11 RIGHT OF WAY DEDICATION RECORDED UNDER AUDITOR'S FILE NO. 201703015001 (SEE TITLE NOTE NO. 9)

LEGAL DESCRIPTION

SE 1/4 OF SE 1/4, SECTION 14, TOWNSHIP 16 NORTH, RANGE 4 EAST, W.M.

SITE DATA

ASSESSOR PARCEL NO. 602689023
SITE ADDRESS 163 REAGAN LANE, EATONVILLE, WA 98328
ZONING: AP - AEROSPACE DISTRICT WITH AIRPORT OVERLAY

TOTAL AREA: 91,477 SF (2.10 ACRES)

JURISDICTION: TOWN OF EATONVILLE

DENSITY REGULATIONS: MIN SITE AREA 21,500 SF
FRONT = 25'
SIDE = 25'
REAR = 25'
LOT COVERAGE (MAX) IMPERVIOUS = 85% MAX

PROPOSED IBC TYPE: TYPE IIB - S-1

PROPOSED BUILDING HEIGHT: 24'

BUILDING SIZE: 20,240 SF

AREA SUMMARY: BUILDING FOOTPRINT: 25,300 SF
ASPHALT: 26,196 SF
TOTAL IMPERVIOUS COVERAGE: 51,496 SF (56%)

WATER PROVIDER: TOWN OF EATONVILLE
SEWER PROVIDER: TOWN OF EATONVILLE

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BASIS OF BEARINGS:
GARAGE PLUS STORAGE AVIATION
CONDOMINIUM RECORDED UNDER
AUDITOR'S FILE NO.
201712205001.

HATTON GODAT PANTIER

ENGINEERS AND SURVEYORS

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