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Harbour Pointe Industrial Project Narrative

Property Information

Address: 78XX 40th Ave W., Mukilteo, WA 98275
Parcel #: 28041000303200
Zoning: Planned Industrial (PI)
Comp Plan Designation: Industrial
Lot size: 23,312 SF / 0.54 Acres
CG Project #: 22272.24
Current permit request: Industrial Project Permit Review/SEPA, Engineering Permit

Contact Information

Owner/Developer Contact:

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Project Description

The project proposal is to clear and grade the existing 0.54 acre site at the corner of 78th St. SW and 40th Ave. W in Mukilteo, WA to construct a new 9,211 SF manufacturing/industrial building. Two new site access points are proposed, with larger truck traffic accessing the site via a right-in/right-out driveway on 78th St. NW, and auto parking to the south of the building via 40th Ave. W.

The proposed building is intended to be used as manufacturing/industrial on the ground floor, with accessory office space on an upper floor mezzanine. Specific uses will depend on the future tenant. Two overhead doors are provided into the north lot to provide loading areas for up to two tenants. ADA parking is provided in both the upper and lower lots. The structure is expected to be a metal building and will be permitted under a separate, future building permit.

The project will include frontage improvements and a small amount of right-of-way dedication on 40th Ave W., and frontage improvements on 78th St. SW. Utility work will include the relocation of one SnoPUD light pole along 78th St. SW, to accommodate asphalt widening. A fire hydrant on 40th Ave W. will need to be relocated behind the new sidewalk.

The site is to be cleared and graded to install the proposed building as mentioned previously, two new parking areas, associated walkways, frontage improvements, and associated utility and drainage improvements. The total site work area consists of 28,490 sf, of which, in the proposed condition, 21,287 sf will be new hardscape on and off site.

The existing ditch drainage conveyance along 40th Ave W and 78th St SW will be replaced by a new 5' sidewalk and curb and gutter drainage conveyance to four new catch basins along the existing drainage flowpath. The offsite runoff will continue to follow the natural drainage path.

The onsite hardscape is to be collected and routed through modular wetland facilities for water quality and outlet to a proposed detention pipe system. This system will flow through a flow control structure and outlet to an existing catch basin within the frontage of 78th St SW, following the natural drainage path.

There is an existing water meter and an existing sewer stub within the frontage of 78th St SW where the proposed building will connect to. Additionally, dry utilities are proposed to be routed on site from the frontage of 78th St SW.