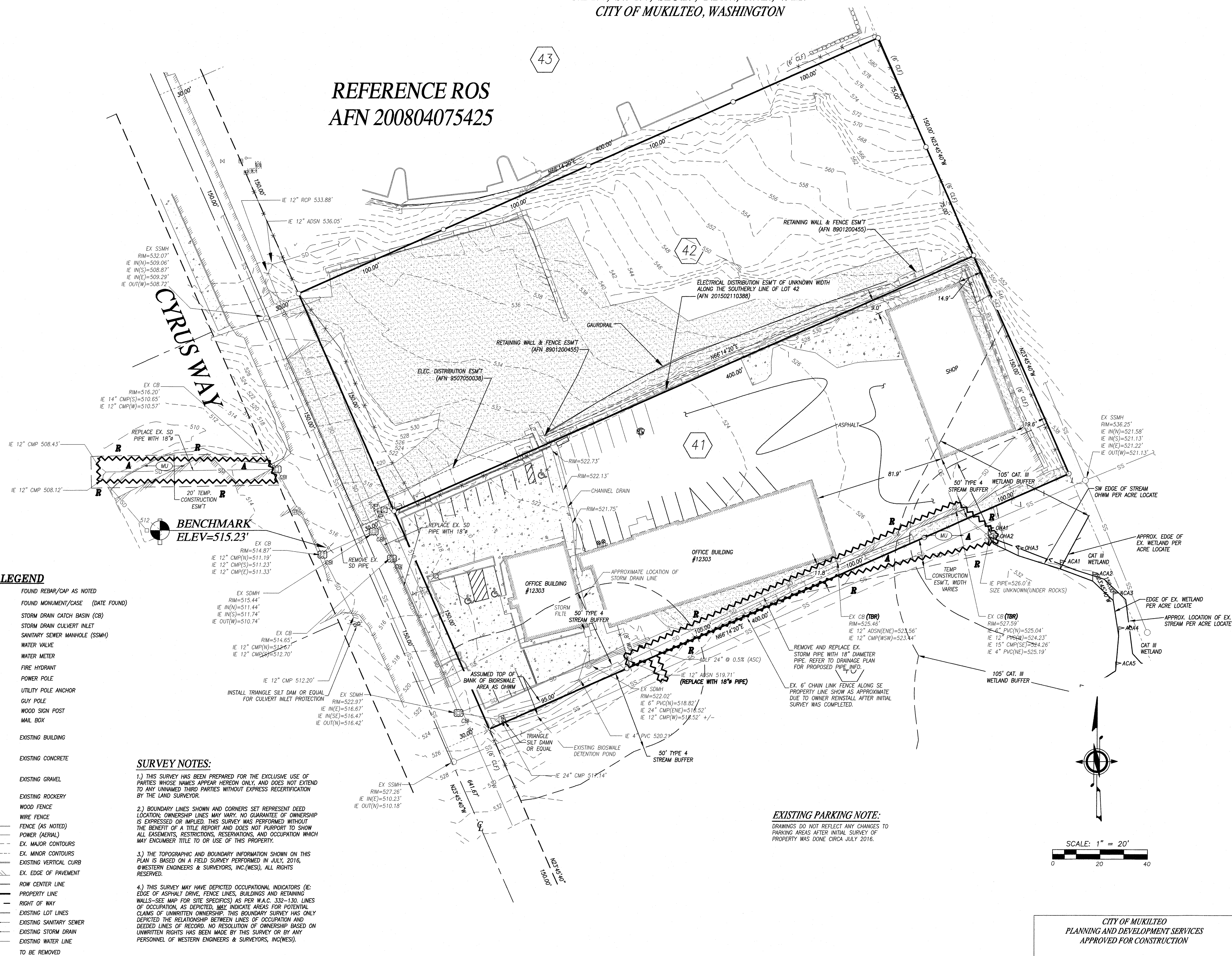


VICINITY MAP
SCALE 1" = 2000'

REFERENCE ROS
AFN 200804075425



LEGEND

- FOUND REBAR/CAP AS NOTED
- FOUND MONUMENT/CASE (DATE FOUND)
- STORM DRAIN CATCH BASIN (CB)
- STORM DRAIN CULVERT INLET
- SANITARY SEWER MANHOLE (SSMH)
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- UTILITY POLE ANCHOR
- GUY POLE
- WOOD SIGN POST
- MAIL BOX
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING ROCKERY
- WOOD FENCE (WDF)
- WIRE FENCE (WRF)
- FENCE (AS NOTED)
- POWER (AERIAL)
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- EXISTING VERTICAL CURB
- EX. EDGE OF PAVEMENT
- ROW CENTER LINE
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING LOT LINES
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- (TBR) TO BE REMOVED

SURVEY NOTES:

- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
- BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATION; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
- THE TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED IN JULY, 2016, BY WESTERN ENGINEERS & SURVEYORS, INC.(WES), ALL RIGHTS RESERVED.
- THIS SURVEY MAY HAVE DEPICTED OCCUPATIONAL INDICATORS (IE: EDGE OF ASPHALT DRIVE, FENCE LINES, BUILDINGS AND RETAINING WALLS-SEE MAP FOR SITE SPECIFICS) AS PER W.A.C. 332-130. LINES OF OCCUPATION, AS DEPICTED, MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF WESTERN ENGINEERS & SURVEYORS, INC.(WES).

EXISTING PARKING NOTE:
DRAWINGS DO NOT REFLECT ANY CHANGES TO PARKING AREAS AFTER INITIAL SURVEY OF PROPERTY WAS DONE CIRCA JULY 2016.

SOIL AMENDMENT LEGEND

- R UNDISTURBED SOIL
- A COMPOST AMENDED SOILS

APPROXIMATELY 11.2 CYD'S OF COMPOST HAS BEEN CALCULATED FOR AMENDMENT OF 2,067 SF. OF DISTURBED PERVIOUS AREA. REFER TO APPENDIX III OF THE FULL STORMWATER DRAINAGE REPORT FOR ADDITIONAL SOIL AMENDMENT INSTALLATION SPECIFICATIONS.

T.E.S.C. LEGEND

- CLEARING LIMITS/LIMITS OF CONSTRUCTION - ORANGE CONSTRUCTION FENCE (OR EQUAL)
- MU MULCH &/OR STRAW MATTING
- PL PLASTIC COVER
- SF SILT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE
- CB CATCH BASIN INSERT

EQUIPMENT AND PROCEDURE:

METHOD OF SURVEY SURVEY PERFORMED BY FIELD TRAVERSE	
INSTRUMENTATION LEICA TCR1105 ELECTRONIC TOTAL STATION	
PRECISION MEETS OR EXCEEDS STATE STANDARDS WAC 322-130-090	
BASIS OF BEARING THE MONUMENTED CENTERLINE OF CYRUS WAY AS THE BEARING OF N.23°45'40"W. PER THE RECORD OF SURVEY BY BUSH ROED AND HITCHINGS FOR PAVEMENT, RECORDED UNDER AUDITOR'S FILE NO. 200804075425, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.	
DEVELOPMENT DATA:	
EXISTING ZONING:	LI
PROPOSED USE:	MANUFACTURING/WAREHOUSE
TOTAL SITE:	60,000 SQ. FT. (1.37 ACRES)
TOTAL CLEARING AREA:	5,200 SQ. FT. (0.12 ACRES)
ENGINEER/SURVEYOR CONTACT:	
WESTERN ENGINEERS, INC. 9740 EVERGREEN WAY EVERETT, WA 98204 TELEPHONE #: (425) 356-2700 FAX #: (425) 356-2708	
APPLICANT/ OWNERS OF INTEREST:	
PROGRANITE SURFACES, LLC 12303 CYRUS WAY MUKILTEO, WA 98275 TELEPHONE #: (425) 387-3873 EMAIL: ANDREW@PROGRANITE.COM	
LEGAL DESCRIPTION: LOT 41, PLAT OF EVERGREEN MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 64, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.	
TAX ACCOUNT NO.(S): 00441300004100	
SITE ADDRESS: 12303 CYRUS WAY MUKILTEO, WA 98275	

SCALE: 1" = 20'

CITY OF MUKILTEO
PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION

BY: _____
NAME: _____
R/W PERMIT NUMBER: _____

PPR-2018-

GRADING QUANTITIES

CUT: 300 CU.YDS.
FILL: 300 CU.YDS.

(GRADING QUANTITIES ARE ROUGH CALCULATIONS WHICH DO NOT ACCOUNT FOR SOIL SWELLING & SHRINKAGE) EXCESS CUT MAY BE SPREAD ON SITE.
ALL MATERIAL REMOVED FROM SITE SHALL BE HAULED TO A CITY APPROVED SITE.

VEGETATIVE COVER BEFORE CLEARING & GRADING:

EXISTING VEGETATION CONSISTS OF LAWN/COMMERCIAL LANDSCAPING

VEGETATIVE COVER AFTER CLEARING & GRADING:

ALL DISTURBED AREAS SURROUNDING THE PROPOSED PARKING AREA AND BUILDING WILL BE AMENDED COMMERCIAL LANDSCAPING.

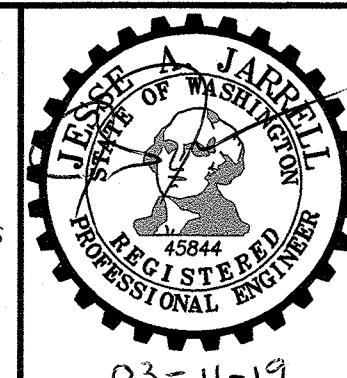
SOILS:

EVERETT VERY GRAVELLY SANDY LOAM.

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE # 8-1-1 AND THEN POT-HOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS & SURVEYORS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



Western Engineers & Surveyors (425) 356-2700
SURVEYORS • PLANNERS • ENGINEERS
LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
*** 9740 EVERGREEN WAY • EVERETT • WA • 98204 ***

PRELIMINARY GRADING & SWPPP PLAN FOR:

PROGRANITE
NE 1/4, SW 1/4, SEC.27, T.28N., R.4E., W.M.
CITY OF MUKILTEO, WASHINGTON

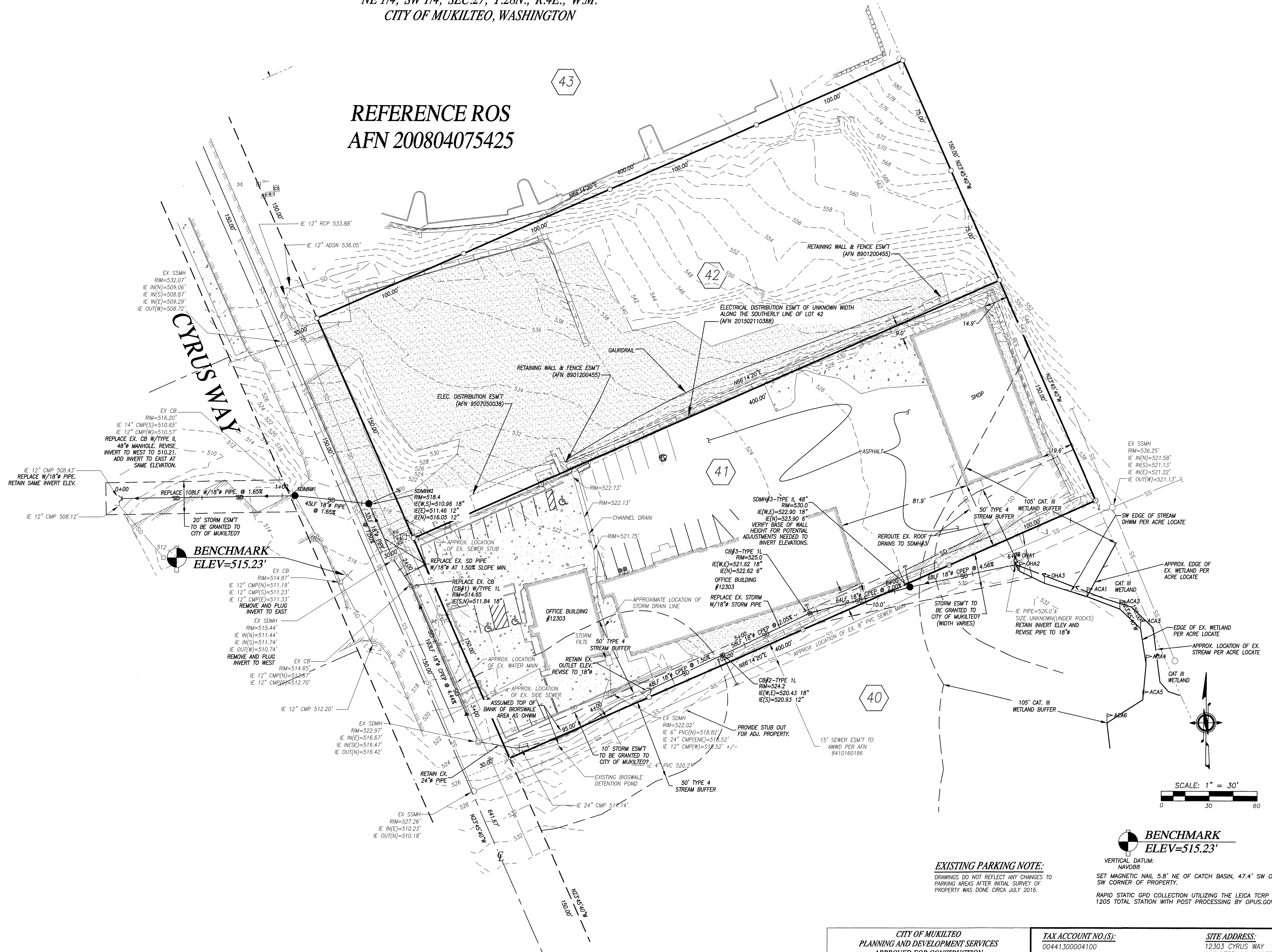
DRAWN BY EMH	DATE 11/07/18	REV. BY	DATE	PROJECT MANAGER J. JARRELL	SCALE 1"=100'
DRAWING FILE NAME 151489ABASE.DWG	CHK. BY	F.B. NO.	JOB NO. 15-1489-A	SHT. NO. 1 OF 3	

NE 1/4, SW 1/4, SEC.27, T.28N., R.4E., W.M.
CITY OF MUKILTEO, WASHINGTON

LEGEND

- FOUND REBAR/CAP AS NOTED
- FOUND MONUMENT/CASE (DATE FOUND)
- STORM DRAIN CATCH BASIN (CB)
- STORM DRAIN CULVERT INLET
- SANITARY SEWER MANHOLE (SSMH)
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- UTILITY POLE ANCHOR
- GUY POLE
- WOOD SIGN POST
- MAIL BOX
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING ROCKERY
- WOOD FENCE
- WIRE FENCE
- FENCE (AS NOTED)
- POWER (AERIAL)
- EX. MAJOR CONTOURS
- EX. MINOR CONTOURS
- EXISTING VERTICAL CURB
- EX. EDGE OF PAVEMENT
- ROW CENTER LINE
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING LOT LINES
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING WATER LINE
- TO BE REMOVED
- PROPOSED VERTICAL CURB
- PROPOSED ROOF DOWNSPOUT
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED STORM DRAIN

REFERENCE ROS AFN 200804075425



EXISTING PARKING NOTE:
DRAWINGS DO NOT REFLECT ANY CHANGES TO
PARKING AREAS AFTER INITIAL SURVEY OF
PROPERTY WAS DONE CIRCA JULY 2016.

**BENCHMARK
ELEV=515.23'**

VERTICAL DATUM:
NAVD83
SET MAGNETIC NAIL 5.8' NE OF CATCH BASIN, 47.4' SW
OF SW CORNER OF PROPERTY.
RAPID STATIC GPD COLLECTION UTILIZING THE LEICA TCPR
1205 TOTAL STATION WITH POST PROCESSING BY OPUS.GOV.

CITY OF MUKILTEO
PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION

BY: NAME
R/W PERMIT NUMBER:

TAX ACCOUNT NO.(S):
00441300004100

SITE ADDRESS:
12303 CYRUS WAY
MUKILTEO, WA 98275

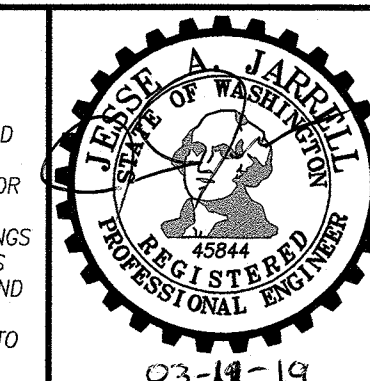
PPR-2018-

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND
DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY
POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR
TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 8-1-1 AND
THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS
TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES
AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND
ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL
CONSULT WESTERN ENGINEERS & SURVEYORS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO
PROCEEDING WITH CONSTRUCTION.

CALL TWO (2)
BUSINESS DAYS
BEFORE YOU DIG
1-800-424-5555

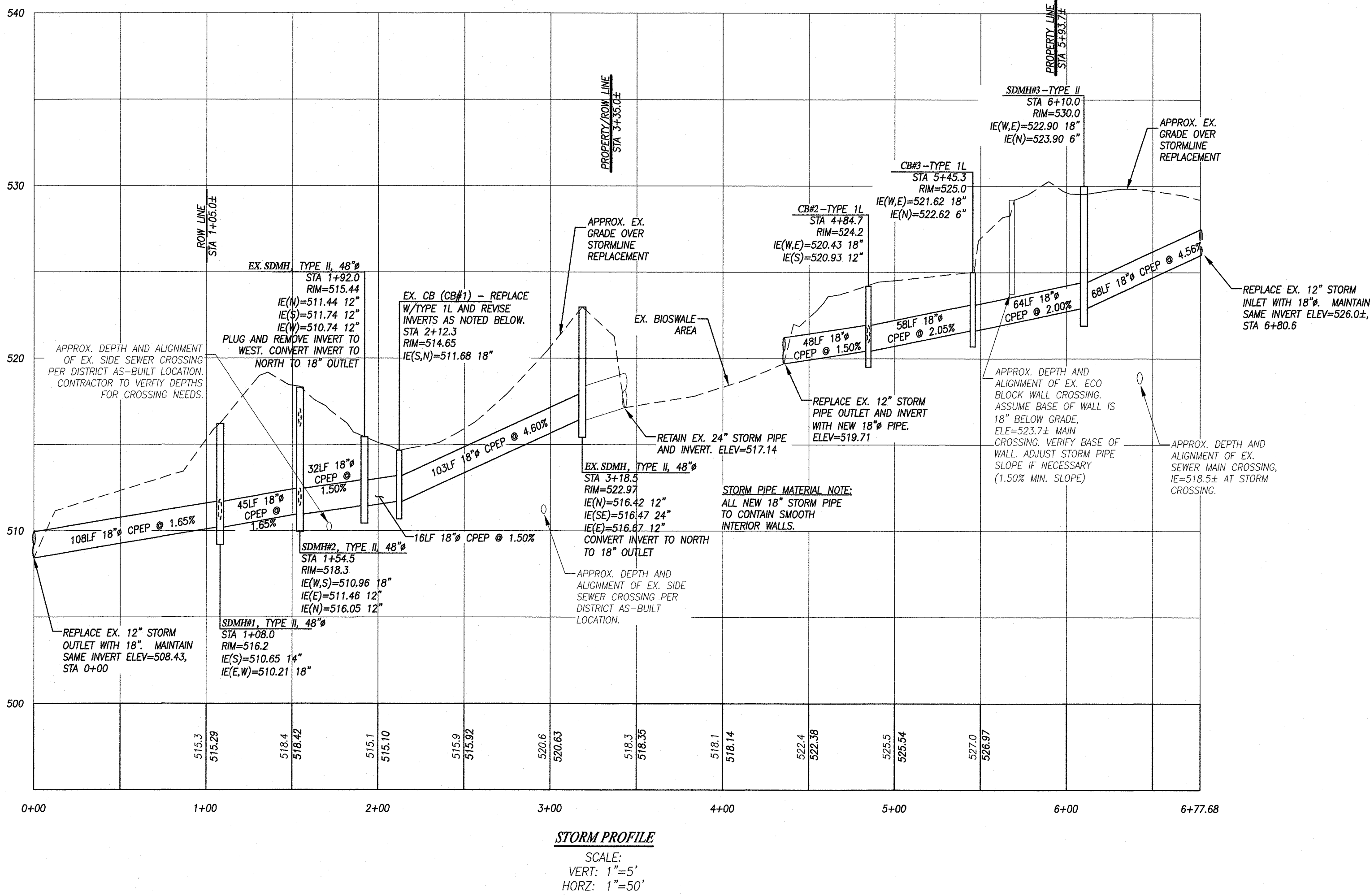


**Western
Engineers &
Surveyors** (425) 356-2700
SURVEYORS • PLANNERS • ENGINEERS
LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
*** 9740 EVERGREEN WAY • EVERETT • WA • 98204 ***

PRELIMINARY DRAINAGE PLAN FOR:
PROGRANITE DRAINAGE REVISION
SE 1/4, NW 1/4, SEC. 27, TWP.28N., RGE.04E., W.M.
CITY OF MUKILTEO, WASHINGTON

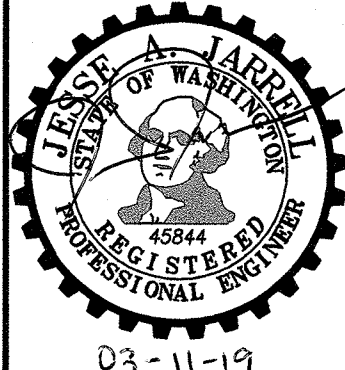
DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
JAJ	05/07/18			J. JARRELL	1"=30'
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.	
151489ABASE.DWG			15-1489-A	2 OF 3	

NE 1/4, SW 1/4, SEC.27, T.28N., R.4E., W.M.
CITY OF MUKILTEO, WASHINGTON



CALL TWO (2)
BUSINESS DAYS
BEFORE YOU DIG
1-800-424-5555

UTILITY CONFLICT NOTE:
CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 8-1-1 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS & SURVEYORS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



CITY OF MUKILTEO
PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION

BY: _____
NAME
R/W PERMIT NUMBER: _____

Western Engineers & Surveyors (425) 356-2700
SURVEYORS • PLANNERS • ENGINEERS
LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
*** 9740 EVERGREEN WAY • EVERETT • WA • 98204 ***

<u>TAX ACCOUNT NO.(S):</u> 00441300004100		<u>SITE ADDRESS:</u> 12303 CYRUS WAY MUKILTEO, WA 98275		
<p>PPR-2018-_____</p>				
<p><i>PRELIMINARY DRAINAGE PROFILE FOR: PROGRAMITE DRAINAGE REVISION SE 1/4, NW 1/4, SEC. 27, TWP.28N., RGE.04E., W.M. CITY OF MUKILTEO, WASHINGTON</i></p>				
DRAWN BY JAJ	DATE 01/07/19	REV. BY DATE	PROJECT MANAGER J. JARRELL	SCALE 1"=30'
DRAWING FILE NAME 151489ABASE.DWG	CHK. BY	F.B. NO. -	JOB NO. 15-1489-A	SHT. NO. 3 OF 3