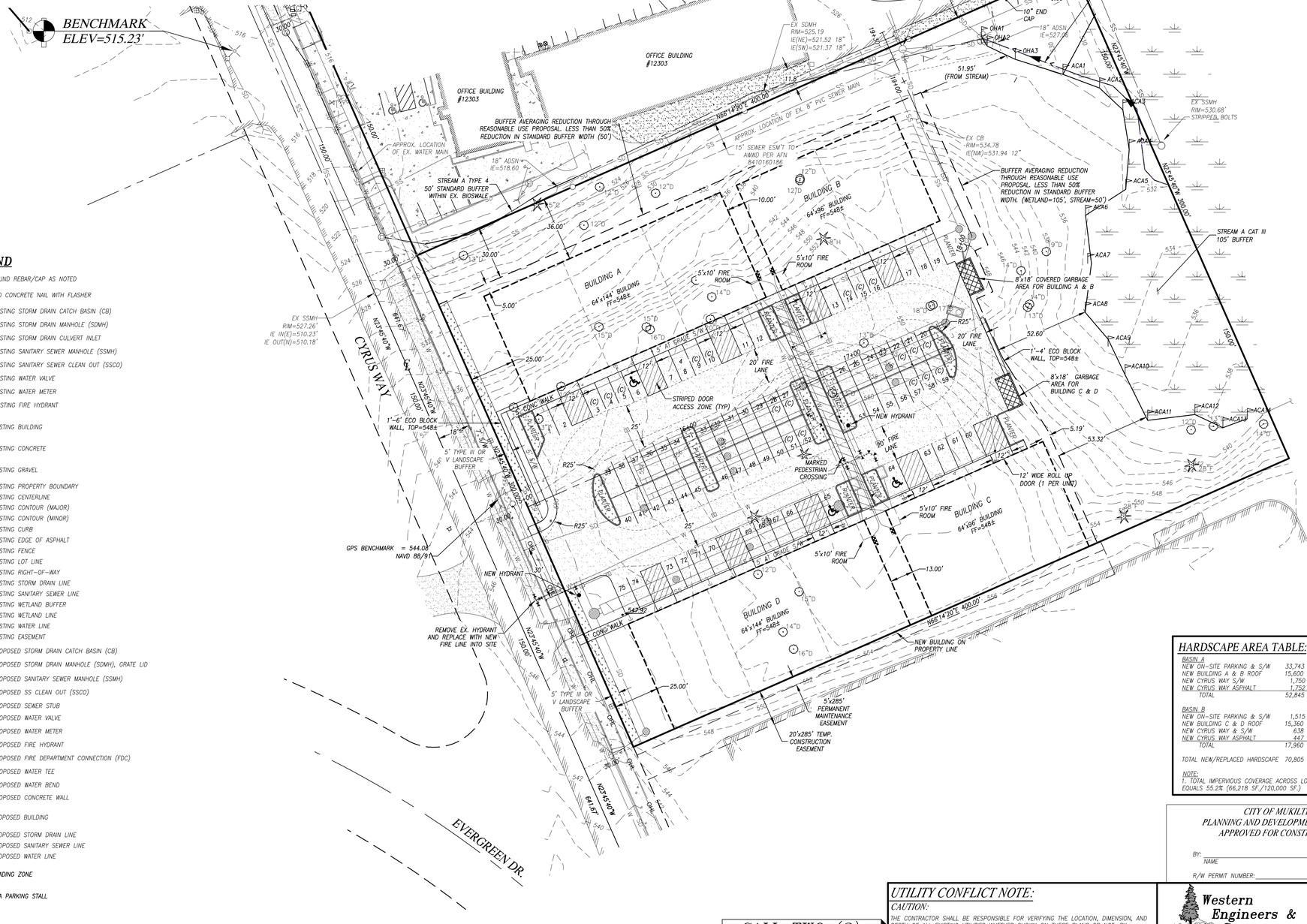
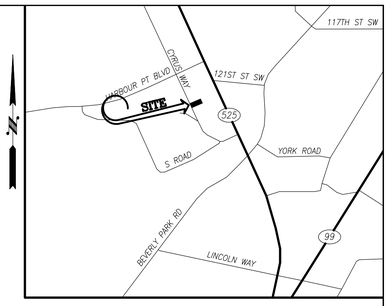
NE 1/4, SW 1/4, SEC.27, T.28N., R.4E., W.M.
CITY OF MUKILTEO, WASHINGTON

CITY OF MUKILTEO

Received by Email
2021-12-16





VICINITY MAP
SCALE 1" = 2000'

SCALE: 1" = 30'
0 30 60

BENCHMARK
ELEV=515.23'
VERTICAL DATUM: NAVD88
SET MAGNETIC NAIL 5.8' NE OF CATCH BASIN, 153' NW OF NW CORNER OF PROPERTY.
RAPID STATIC GPD COLLECTION UTILIZING THE LEICA TCRP 1205 TOTAL STATION WITH POST PROCESSING BY OPUS.GOV.

LEGEND

- FOUND REBAR/CAP AS NOTED
- FND CONCRETE NAIL WITH FLASHER
- EXISTING STORM DRAIN CATCH BASIN (CB)
- EXISTING STORM DRAIN MANHOLE (SDMH)
- EXISTING STORM DRAIN CULVERT INLET
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- EXISTING SANITARY SEWER CLEAN OUT (SSCO)
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING PROPERTY BOUNDARY
- EXISTING CENTERLINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING CURB
- EXISTING EDGE OF ASPHALT
- EXISTING FENCE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WETLAND BUFFER
- EXISTING WETLAND LINE
- EXISTING WATER LINE
- EXISTING EASEMENT
- CB#X PROPOSED STORM DRAIN CATCH BASIN (CB)
- SDMH#X PROPOSED STORM DRAIN MANHOLE (SDMH), GRATE LID
- SSMH#X PROPOSED SANITARY SEWER MANHOLE (SSMH)
- SSCO PROPOSED SS CLEAN OUT (SSCO)
- PROPOSED SEWER STUB
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED WATER TEE
- PROPOSED WATER BEND
- PROPOSED CONCRETE WALL
- PROPOSED BUILDING
- PROPOSED STORM DRAIN LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- LOADING ZONE
- ADA PARKING STALL

BUFFER REDUCTION CALCULATION:

THE PROJECT PROPOSES A BUFFER REDUCTION OF 14,973 SF ALONG WITH A BUFFER ENHANCEMENT OF 31,607 SF AND BUFFER ADDITION OF 3,945 SF, AS A REMAINING 11,028 SF CAN NOT BE REPLACED ON-SITE, THE PROJECT WILL UTILITZE THE CITY OF MUKILTEO CRITICAL AREAS MITIGATION PROGRAM (CAMP) TO PURCHASE IN-LIEU CREDITS FOR THAT BUFFER AREA. REFER TO CRITICAL AREA STUDY AND MITIGATION PLAN BY ACRE ENVIRONMENTAL CONSULTING, LLC. FOR ADDITIONAL INFORMATION.

LANDSCAPE CALCULATION:

10% OF PARKING AREA TO BE INCLUDED AS LANDSCAPING.

TOTAL PARKING AREA: 32,512 SF.±
MIN. LANDSCAPE REQUIRED: 3,251 SF.
TOTAL LANDSCAPING DESIGNED: 2,330 SF. IN INTERNAL ISLANDS + 11,117 SF. IN PERIMETER LANDSCAPING

NOTE: NO LANDSCAPING AREA SHALL BE LESS THAN 50 SF.

PARKING CALCULATION:

1.5 PARKING STALLS REQUIRED PER EVERY 1,000 SFR. OF BUILDING AREA OR 1 PER EMPLOYEE

TOTAL PARKING REQUIRED BASED ON BUILDING AREA: 30,960 SF. / 1,000 SF. x 1.5 = 46.44

TOTAL PARKING PROVIDED:
75 PARKING STALLS INCLUDING 57 STANDARD SPACES AND 18 COMPACT SPACES.

ADA PARKING: 1 STALL FOR EVERY 25 PARKING SPACES FOR A MINIMUM OF 3 SPACES.

A MINIMUM OF 3 ADA PARKING SPACES (INCLUDING 1 VAN ACCESSIBLE SPACE) TO BE PROVIDED ADJACENT TO 12' WIDE UNIT LOADING DOOR LANES.

BUILDING HEIGHT CALCULATION:

MAX BUILDING HEIGHT ALLOWED = 65'

BUILDING DESIGN HEIGHT = 2 STORY, <30'

HARDSCAPE AREA TABLE:

BASIN A	
NEW ON-SITE PARKING & S/W	33,743 SF.
NEW BUILDING A & B ROOF	15,600 SF.
NEW CYRUS WAY S/W	1,750 SF.
NEW CYRUS WAY ASPHALT	1,752 SF.
TOTAL	52,845 SF.
BASIN B	
NEW ON-SITE PARKING & S/W	1,515 SF.
NEW BUILDING C & D ROOF	15,360 SF.
NEW CYRUS WAY & S/W	638 SF.
NEW CYRUS WAY ASPHALT	447 SF.
TOTAL	17,960 SF.
TOTAL NEW/REPLACED HARDSCAPE	70,805 SF.

NOTE:
1. TOTAL IMPERVIOUS COVERAGE ACROSS LOTS EQUALS 55.2% (66,218 SF./120,000 SF.)

CITY OF MUKILTEO
PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION

BY: _____ NAME

R/W PERMIT NUMBER: _____

DEVELOPMENT DATA:

EXISTING ZONING:	LI
PROPOSED USE:	MANUFACTURING/WAREHOUSE
TOTAL SITE:	120,000 SQ. FT. (2.76 ACRES)
TOTAL ON-SITE CLEARING AREA:	82,988 SQ. FT. (1.91 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: ESTFIN, LLC 12303 CYRUS WAY MUKILTEO, WA 98275 TELEPHONE #: (425) 387-3873 EMAIL: ANDREW@PROGRANITE.COM

LEGAL DESCRIPTION:
LOT 39 AND 40, 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): 00441300003900, 00441300004000

SITE ADDRESS: 12313 CYRUS WAY MUKILTEO, WA 98275

PREAPP-2020-002

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 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.

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

SITE PLAN FOR:
BRAVA LIGHT INDUSTRIAL
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	10/30/19	12 TAS	12/13/21	J. JARRELL	1"=30'
DRAWING FILE NAME		CHK. BY	F.B. NO.	JOB NO.	SHT. NO.
151489ABASE.DWG		JAJ	693	15-1489-A	1 OF 1