





0	4	0				
SCALE IN FEET						

NO.	DATE

NOTE: 1. Shoreline jurisdiction shown limited to area within 200 feet of OHWM from the Site. Shoreline jurisdiction not shown extends along City waterfront.

-Parcel No. 28040400203000

> -ORDINARY HIGH WATER MARK (OHWM)

> > -PROJECT AREA

IVAR'S

LOSVAR CONDOMINIUMS

Parcel No. 28040400200100-

> -SHORELINE JURISDICTION (200 FT LANDWARD OF OHWM)

FRONT STREET

525 **MUKIL** SPEED

				DRAFTED BY:	E. ZICK	ESZ	3/16/2022	
				DESIGNED BY:	D. JOSEPH	DMJ	3/16/2022	
				REVIEWED BY:	S. QUARTERMAN	SJQ	3/16/2022	
				APPROVED BY:				
								155 NE 100TH STREE SEATTLE, WASHINGTON
REVISIONS	DESIGNED	REVIEWED	APPROVED		MIT SUBMITTAL - FOR CONSTRUCTION	INITIAL	DATE	(206) 631-8680

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

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ET 981	125	5	

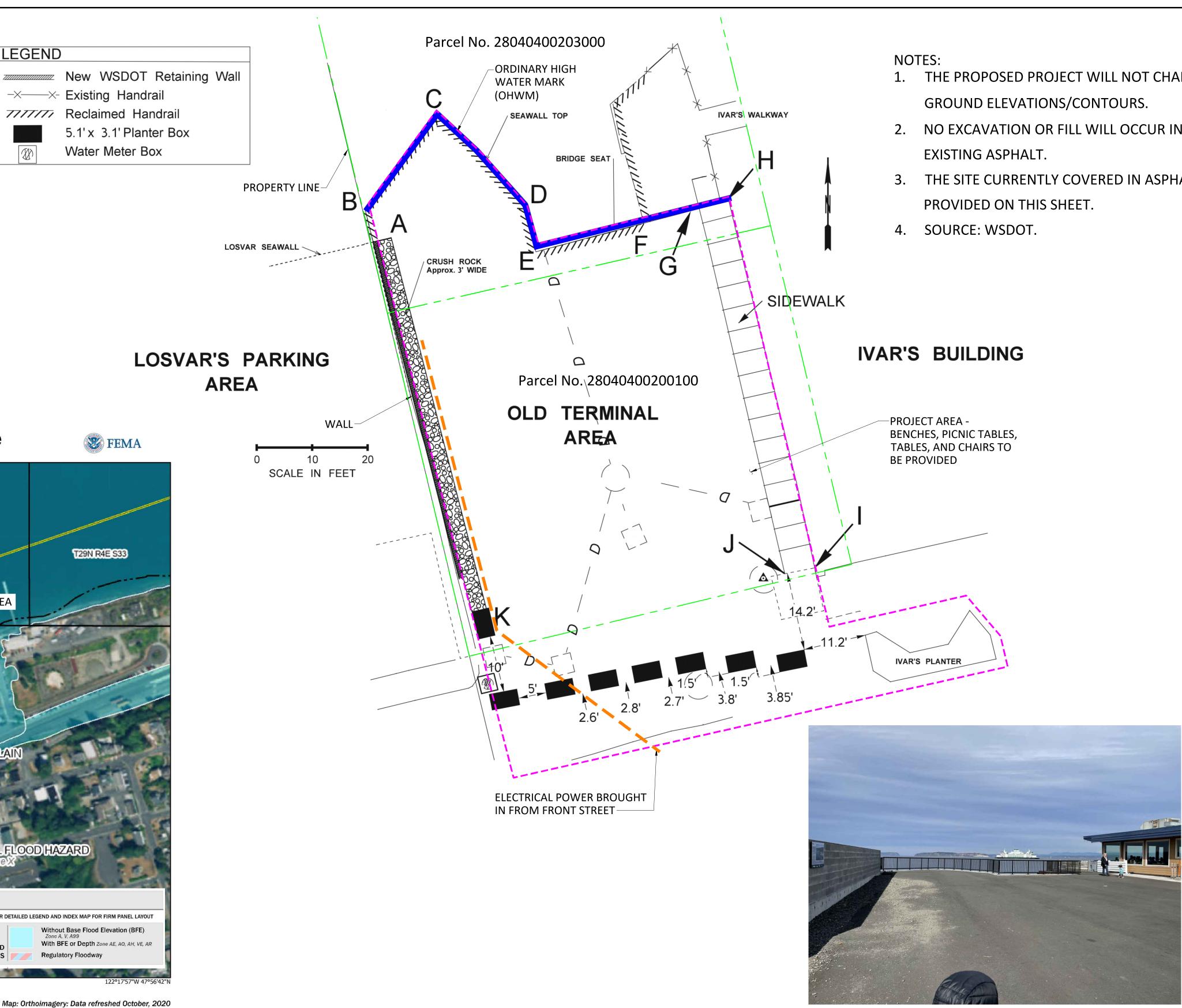
MUKILTEO PARKLET 700 FRONT STREET MUKILTEO, WASHINGTON

ROJECT NO. 147055.010 DATE MARCH, 2022 SHEET 1 OF 4 DRAWING NO. **C-1**

SITE VICINITY

Point	Finish HMA or Top of Sidewalk**	Top of Wall**
А	15.15	15.25
В	15.25	15.35
С	15.35	15.45
D	15.15	15.25
E	15.10	15.20
F	15.10	15.20
G	15.22	15.22
н	15.30	
	14.10	
J	14.02	
K	13.65	





****** Elevations in MLLW. Conversion from MLLW to NAVD88 is MLLW minus 2.03 feet. Conversion from MLLW to MSL is MLLW minus 6.48 feet.

Know what's **below.** Call before you dig.

EVERETT, WA 98206

(425) 259-3164

NO.

National Flood Hazard Layer FIRMette 122°18'34"W 47°57'6"N Snohomish County 535534 PROJECT AREA COASTAL FLOODPLAIN Zone AE (EL 13 Feet) C1010FTAL FLOODPLAIN City of Mukilteo 530235 AREA OF MINIMAL FLOOD HAZARD Legend S REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT SPECIAL FLOOD HAZARD AREAS 1:6,000 eet 250 500 1,000 1,500 2,000 0 Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

						_	-	
					DRAFTED BY:	E. ZICK	ESZ	3/16/2022
					DESIGNED BY:	D. JOSEPH	DMJ	3/16/2022
					REVIEWED BY:	S. QUARTERMAN	SIQ	3/16/2022
					APPROVED BY:			
DATE	REVISIONS	DESIGNED	REVIEWED	APPROVED	STATUS: PERN NOT	/IT SUBMITTAL - FOR CONSTRUCTION	INITIAL	DATE

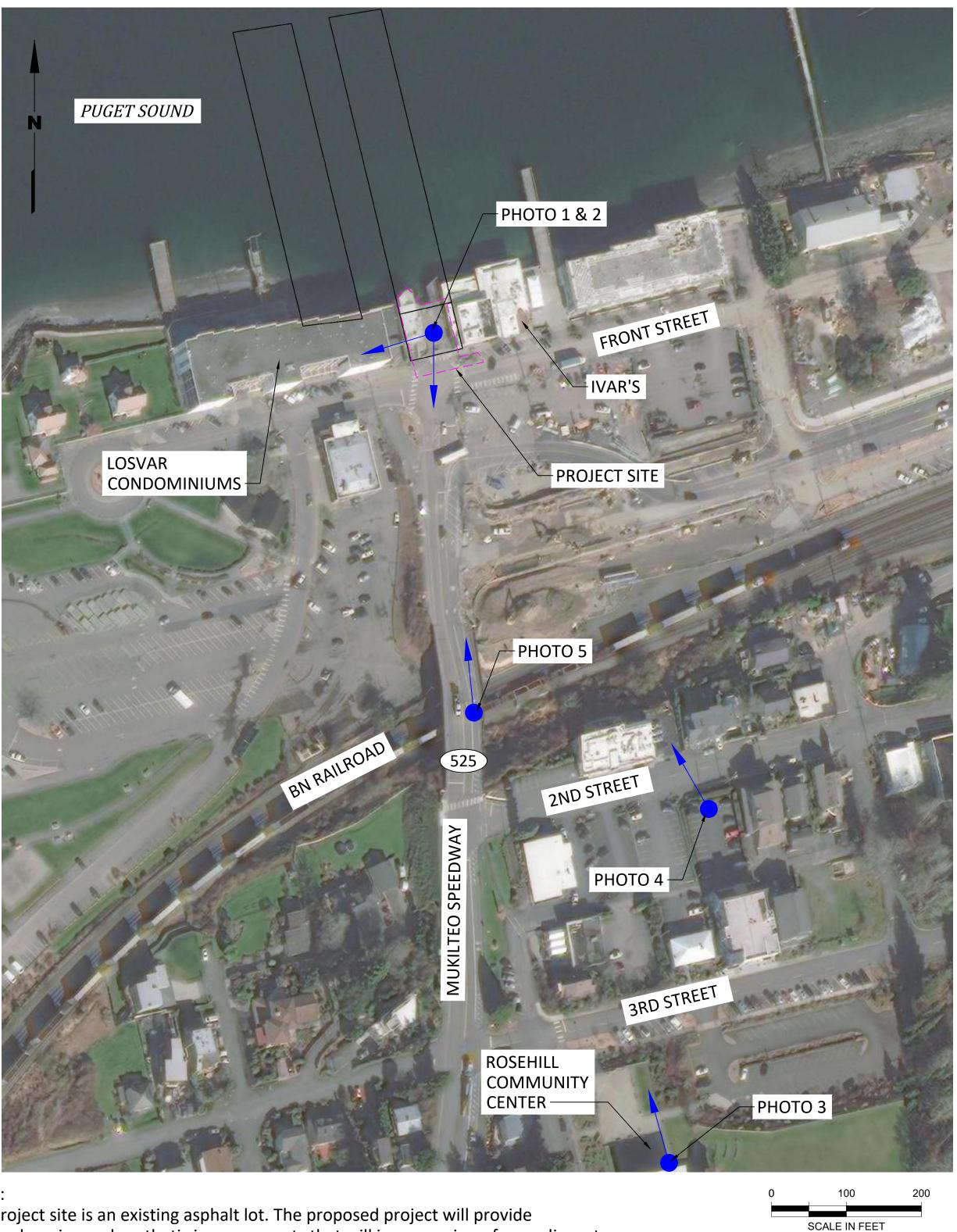


- 1. THE PROPOSED PROJECT WILL NOT CHANGE EXISTING
- 2. NO EXCAVATION OR FILL WILL OCCUR IN AREAS OF
- 3. THE SITE CURRENTLY COVERED IN ASPHALT; SEE PHOTO

SITE PHOTO

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те s ET 98125	MUKILTEO, WASHINGTON EXISTING SITE CONDITIONS AND FLOOD HAZARD ASSESSMENT	MARCH, 2022 SHEET 2 OF 4 DRAWING NO. C-2					
ĄŲ	MUKILTEO PARKLET 700 FRONT STREET	PROJECT NO. 147055.010 DATE MARCH 2022					



Notes:

- 1. Project site is an existing asphalt lot. The proposed project will provide landscaping and aesthetic improvements that will improve views from adjacent properties.
- 2. Residential land use in the vicinity of the project includes Losvar Condominiums adjacent to the site and residents on 2nd Street and 3rd Street. Public areas with views of the Site include sidewalk on SR 525 and Rosehill Community Center.
- 3. The project site is located at elevation approximately 35 feet or more below areas south of 2nd Street. The project will not impede existing views of Puget Sound.







LEGEND

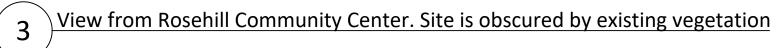
<u>Photo Title</u>

PHOTO NUMBER IN PLAN VIEW, THIS SHEET



Facing south from the Site

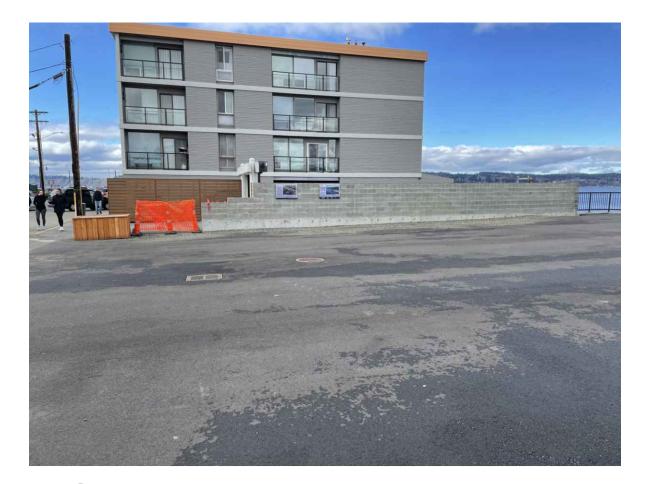






4 View of Site from 2nd Street

				DRAFTED BY: E. ZIC	СК	ESZ	3/16/2022	
				DESIGNED BY: D. JO	SEPH	DMJ	3/16/2022	
				REVIEWED BY: S. QU	JARTERMAN	SJQ	3/16/2022	A S S O C I J
				APPROVED BY:				
								155 NE 100TH STRI SEATTLE, WASHINGTON
REVISIONS	DESIGNED	REVIEWED	APPROVED	STATUS: PERMIT SUE NOT FOR CO	BMITTAL - ONSTRUCTION	INITIAL	DATE	(206) 631-8680



2 Losvar Condominiums - facing west from the Site



5 View of Site from SR 525

PERMIT SUBMITTAL - NOT FOR CONSTRUCTION



MUKILTEO PARKLET 700 FRONT STREET MUKILTEO, WASHINGTON

PROJECT N	10.					
147055.010						
DATE						
M	ARCH, 2	2022				
SHEET						
3	OF	4				
DRAWING N	10.					
	C 2					

REPRESENTATIVE VIEWS FROM RESIDENTIAL AND PUBLIC AREAS

C-3

PROPERTY LINE	
NEW CONTAINER W/ PERMANENT PLANTS, SHRUB/ORNAMENTAL GRASSES (DIA48"XBTM17"XH30"), BOLTED	
ASPHALT TREATMENT PATTERN	
4"-6" DIA WASHED COBBLE/RIVER ROCK, TYP NEW CONTAINER W/ SEASONAL PLANTS/ANNUALS (DIA24"XBTM10"XH24"), BOLTED, TYP	
EXISTING CONCRETE BLOCK WALL	
NEW CONTAINER W/ SEASONAL PLANTS/ANNUALS (DIA36"XBTM11"XH24"), BOLTED, TYP	L'ALLER
LOSVARS PARKING AREA	
±1" GAP FOR SURFACE DRAINAGE	
NEW CONTAINER W/ SEASONAL PLANTS/ANNUALS	
NEW CONTAINER W/ PERMANENT PLANTS, SHRUB/ORNAMENTAL GRASSES (L60"XW30"XH42"), BOLTED, TYP	_
COR-TEN SCREEN ATTACHED TO WALL (L8'XW4')	
LOW-LEVEL UPLIGHTING AT BASE OF WALL, TO LIGHT	
NEW CONTAINER W/ SEASONAL PLANTS/ANNUALS — (DIA60"XBTM16"XH24"), BOLTED, TYP	/
RELOCATED INTERPRETIVE SIGNAGE, — DOUBLE POST MOUNTED, EACH	
6"-8" CONC CURB STOP, TYP-	

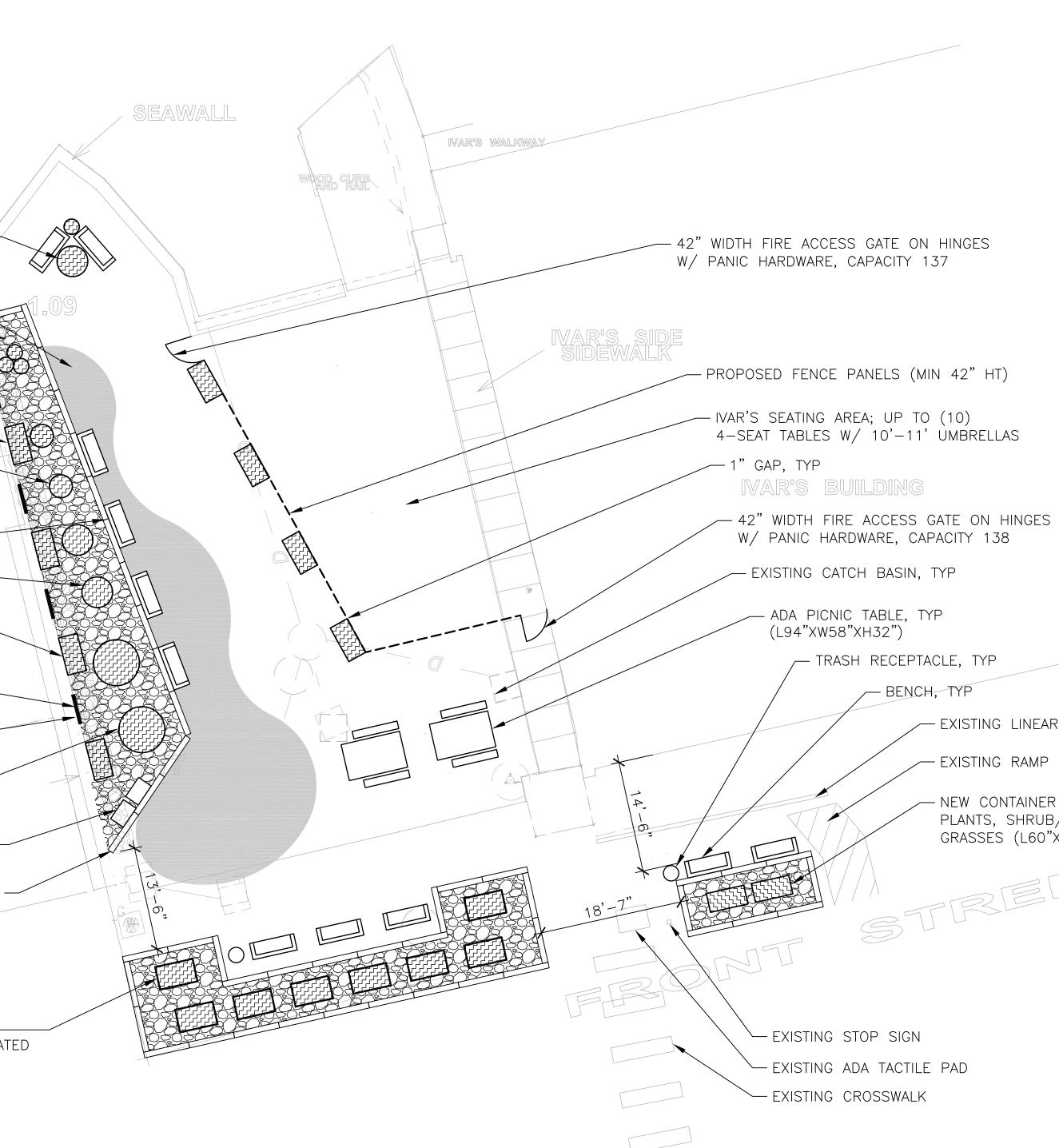
EXISTING CONC CONTAINERS — ALONG FRONT STREET, RELOCATED TO COBBLE AREA, TYP







NO.	DAT



					DRAFTED BY: J. ALDERMAN	JWA	3/17/22	
					DESIGNED BY: D. KOONTS	DWK	3/17/22	
					REVIEWED BY: D. KOONTS	DWK	3/17/22	
					APPROVED BY:			
								155 NE 100TH STRE SEATTLE, WASHINGTON
TE	REVISIONS	DESIGNED	REVIEWED	APPROVED	STATUS: PERMIT SUBMITTAL - NOT FOR CONSTRUCTION	INITIAL	DATE	(206) 631-8680

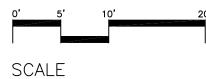
FIRE CODE REQUIREMENTS: RESTAURANT OCCUPANCY..... OUTDOOR DINING OCCUPANCY....235 ..40 3. TOTAL OCCUPANCY.....275

- EXISTING LINEAR DRAIN

- EXISTING RAMP WITH STRIPING

- NEW CONTAINER W/ PERMANENT PLANTS, SHRUB/ORNAMENTAL GRASSES (L60"XW30"XH42"), BOLTED





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MUKILTEO PARKLET 700 FRONT STREET MUKILTEO, WASHINGTON

PROJECT NO. 2021-35A MARCH, 2022 SHEET 4 OF 4 DRAWING NO. L-1

SITE PLAN