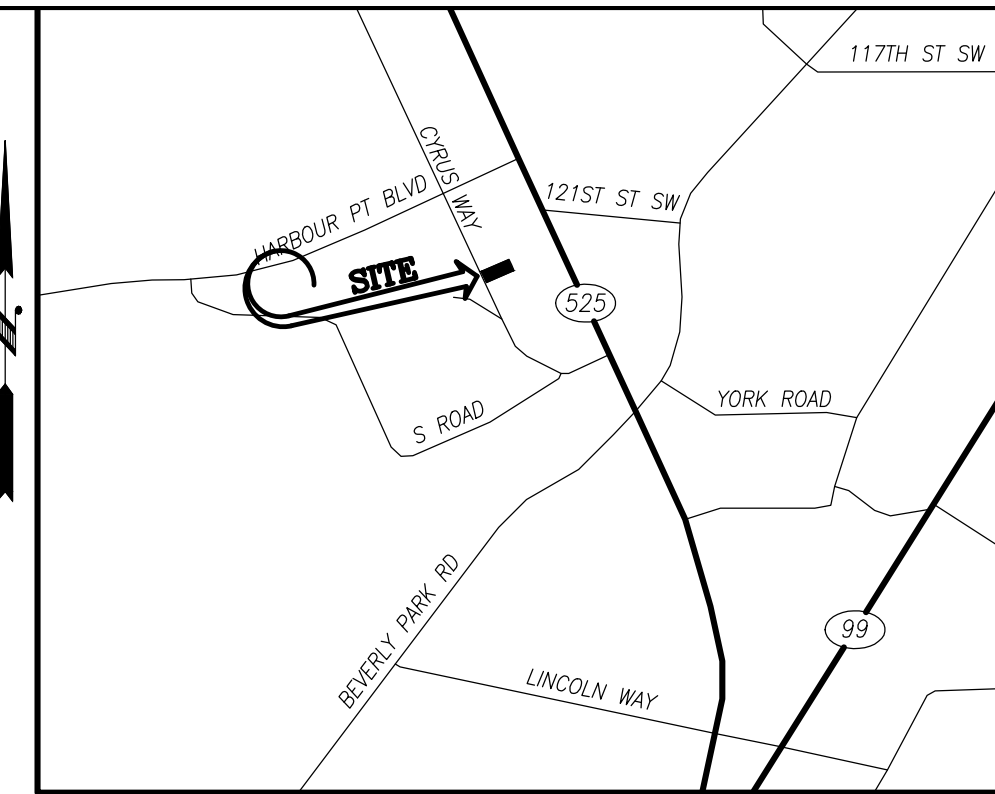


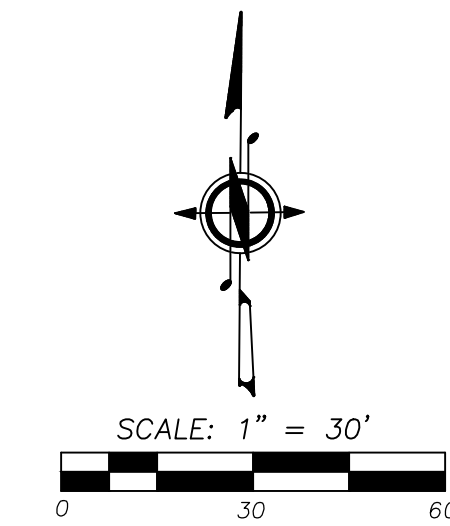


Received by Email
2021-12-16

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



VICINITY MAP
SCALE 1" = 2000'



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 TCPR
1205 TOTAL STATION WITH POST PROCESSING BY OPUS.GOV.

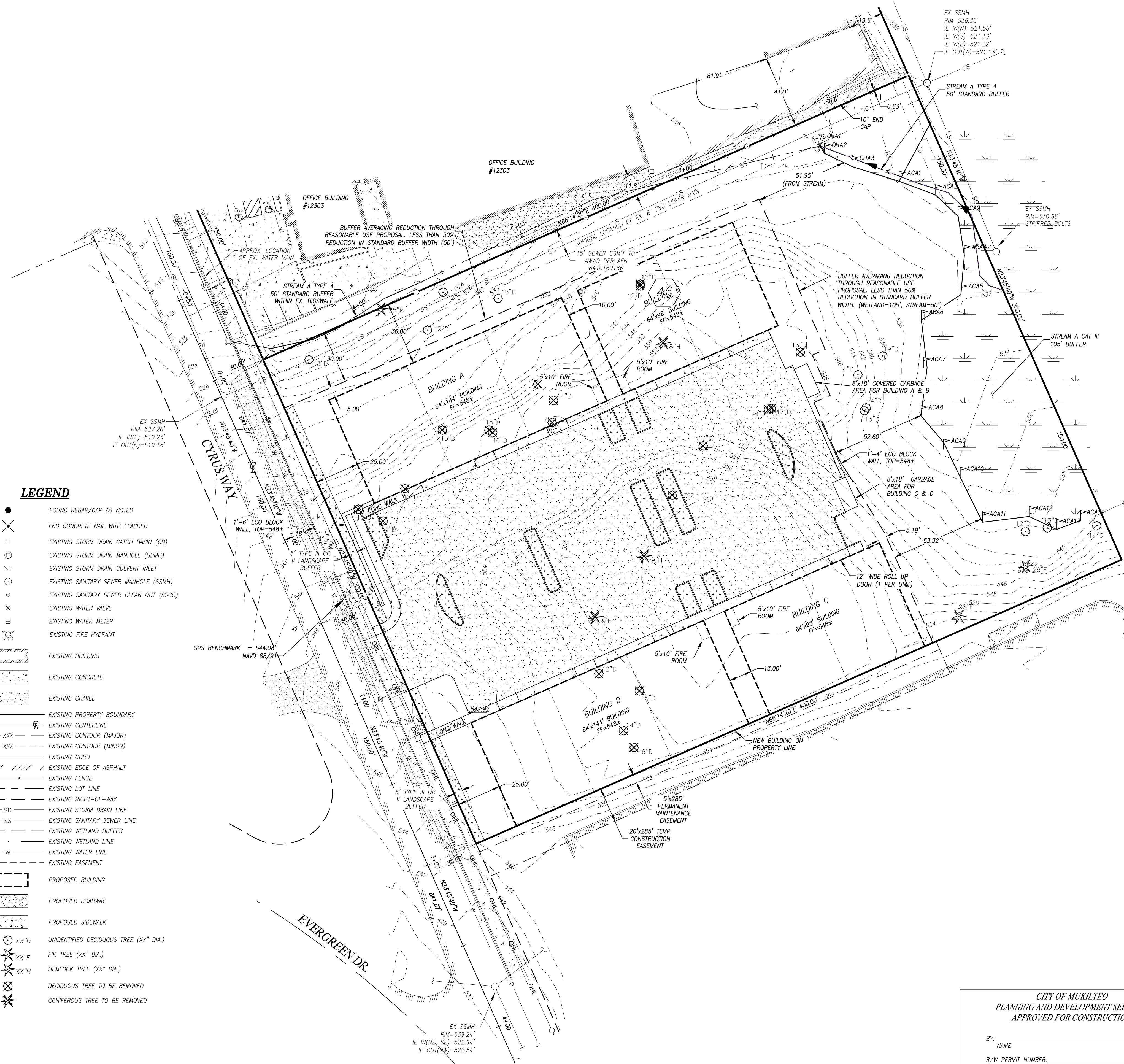
TREE RETENTION NOTE:

TOTAL SIGNIFICANT TREES SURVEYED = 37
SIGNIFICANT TREES RETAINED = 14
DESIGNED PERCENT RETAINED = 37.8%
MINIMUM PERCENT RETAINED = 25%
TOTAL VEGETATIVE COVER REMOVED = 64.6%
MAXIMUM VEGETATIVE COVER REMOVED = 75.0%

TREE NOTE:

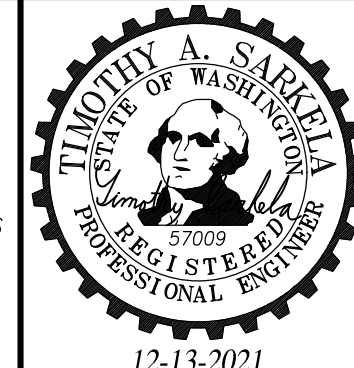
NO TREES SHALL BE REMOVED WITHOUT A TREE
CUTTING PERMIT OR ADMINISTRATIVE APPROVAL FROM
PLANNING DIVISION.

- 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
 - SD EXISTING STORM DRAIN LINE
 - SS EXISTING SANITARY SEWER LINE
 - EXISTING WETLAND BUFFER
 - EXISTING WETLAND LINE
 - W EXISTING WATER LINE
 - EXISTING EASEMENT
 - ▨ PROPOSED BUILDING
 - ▨ PROPOSED ROADWAY
 - ▨ PROPOSED SIDEWALK
 - ⊕ XX"D UNIDENTIFIED DECIDUOUS TREE (XX" DIA.)
 - ✕ XX"F FIR TREE (XX" DIA.)
 - ✕ XX"H HEMLOCK TREE (XX" DIA.)
 - ✕ DECIDUOUS TREE TO BE REMOVED
 - ✕ CONIFEROUS TREE TO BE REMOVED



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 ***

DEVELOPMENT DATA: EXISTING ZONING: L1 PROPOSED USE: MANUFACTURING/WAREHOUSE TOTAL SITE: 120,000 SQ. FT. (2.76 ACRES) TOTAL 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:	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): 00441300003900 00441300004000	SITE ADDRESS: 124XX CYRUS WAY MUKILTEO, WA 98275

TREE RETENTION PLAN FOR: BRAVA L.L. SE 1/4, NW 1/4, SEC. 27, TWP.28N., RGE.04E., W.M. CITY OF MUKILTEO, WASHINGTON				
DRAWN BY: TAS	DATE: 11/19/21	REV. BY: J. JARRELL	DATE: 12/13/21	SCALE: 1"=30'
DRAWING FILE NAME: 191836ABASE.DWG	CHK. BY: -	F.B. NO. 19-1836-A	JOB NO. T1 OF 1	

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BUSINESS DAYS
BEFORE YOU DIG
1-800-424-5555