

LANDAU ASSOCIATES INC. | G:\PROJECTS\147055\010\PERMIT PLAN SET\P-SITEVICINITY.DWG | 3/17/2022 | JVALLUZZI

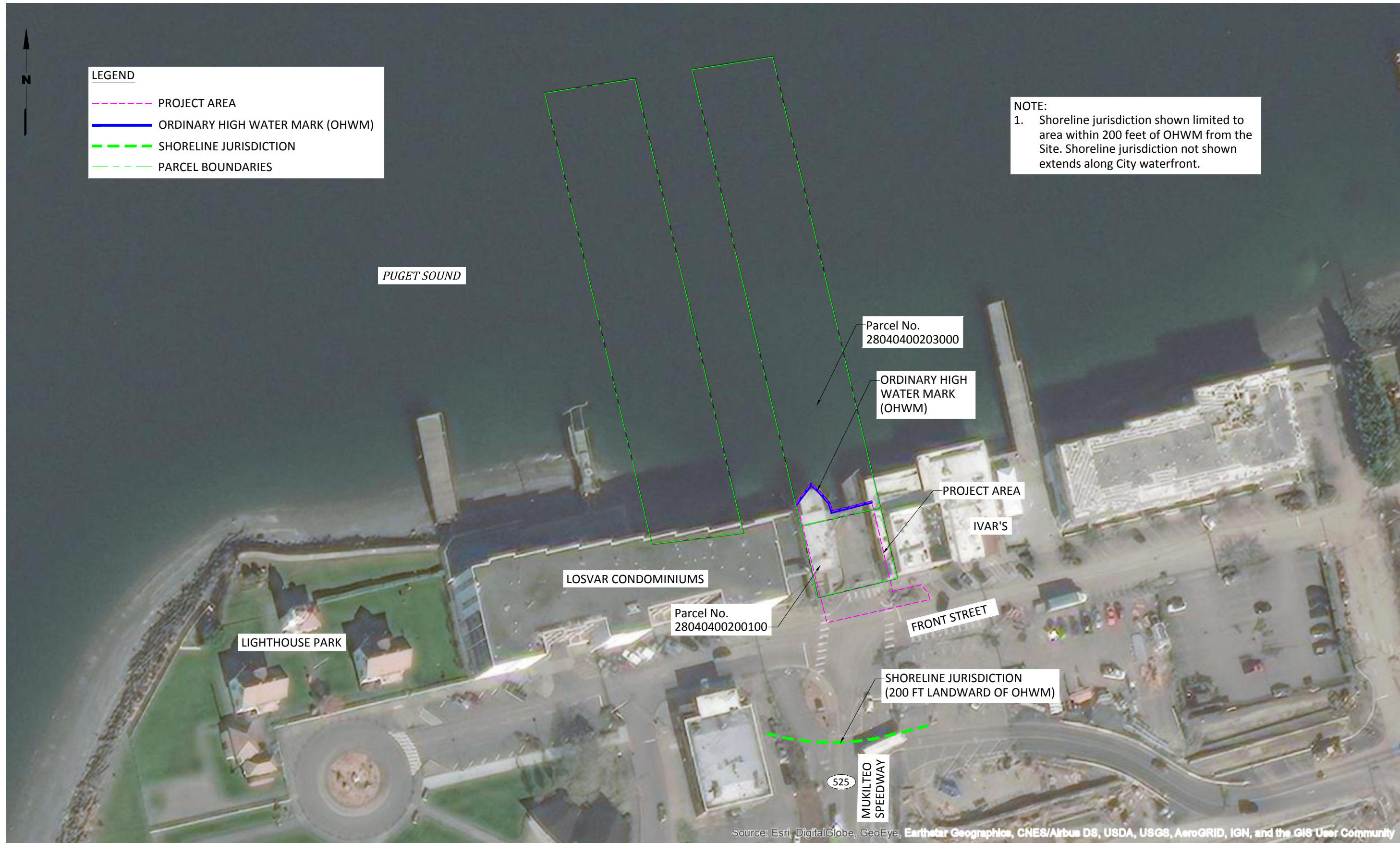


						DRAFTED BY: E. ZICK	ESZ	3/16/2022
						DESIGNED BY: D. JOSEPH	DMJ	3/16/2022
						REVIEWED BY: S. QUARTERMAN	SJQ	3/16/2022
						APPROVED BY:		
NO.	DATE	REVISIONS	DESIGNED	REVIEWED	APPROVED	STATUS: PERMIT SUBMITTAL - NOT FOR CONSTRUCTION	INITIAL	DATE

**LANDAU**  
ASSOCIATES  
155 NE 100TH STREET  
SEATTLE, WASHINGTON 98125  
(206) 631-8680

MUKILTEO PARKLET  
700 FRONT STREET  
MUKILTEO, WASHINGTON  
  
**SITE VICINITY**

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



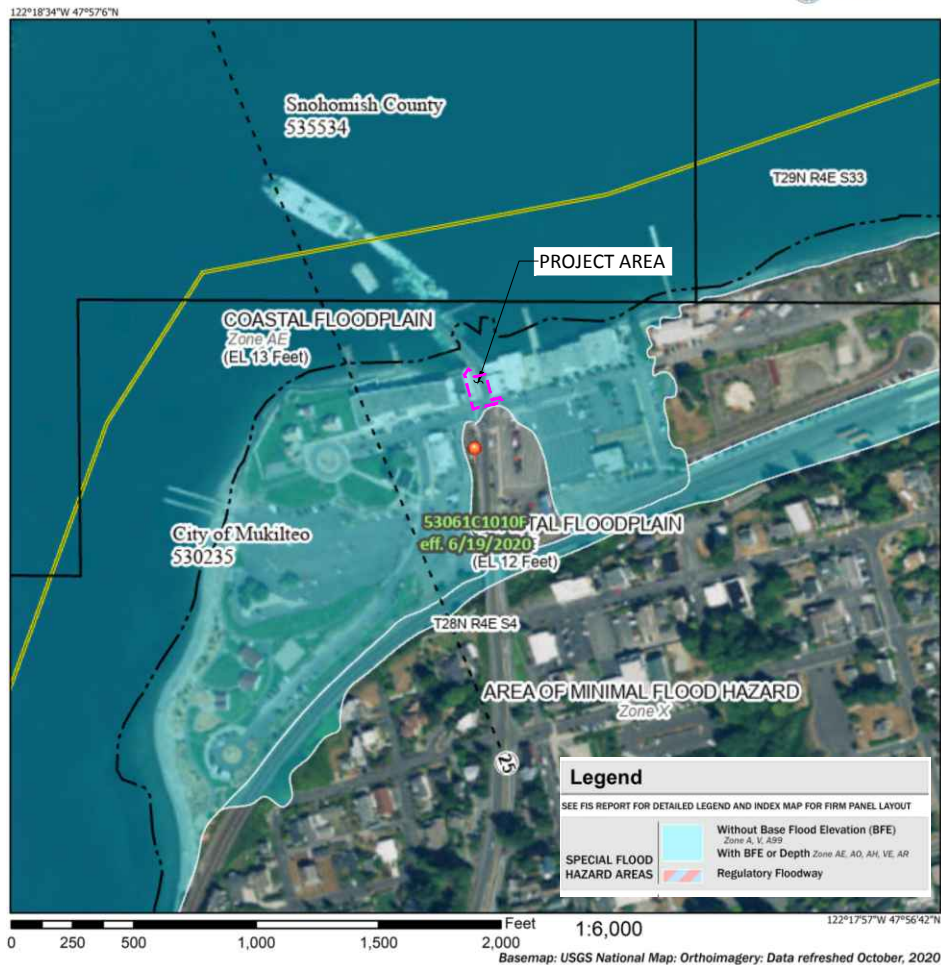
**PERMIT SUBMITTAL - NOT FOR CONSTRUCTION**



Point	Finish HMA or Top of Sidewalk**	Top of Wall**
A	15.15	15.25
B	15.25	15.35
C	15.35	15.45
D	15.15	15.25
E	15.10	15.20
F	15.10	15.20
G	15.22	15.22
H	15.30	
I	14.10	
J	14.02	
K	13.65	

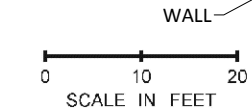
\*\* Elevations in MLLW. Conversion from MLLW to NAVD88 is MLLW minus 2.03 feet. Conversion from MLLW to MSL is MLLW minus 6.48 feet.

### National Flood Hazard Layer FIRMette

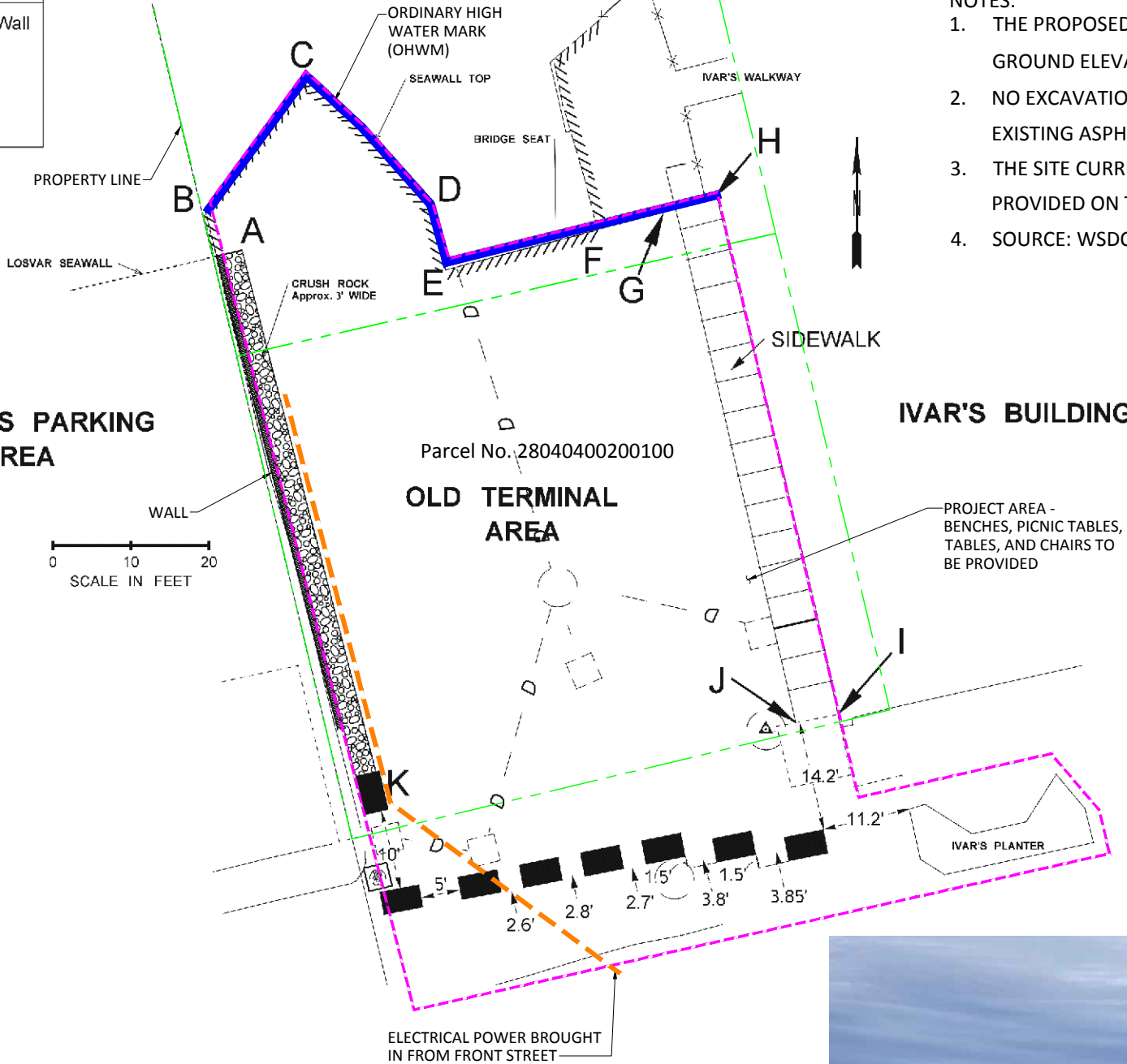


LEGEND	
	New WSDOT Retaining Wall
	Existing Handrail
	Reclaimed Handrail
	5.1' x 3.1' Planter Box
	Water Meter Box

### LOSVAR'S PARKING AREA



Parcel No. 28040400203000




- NOTES:
1. THE PROPOSED PROJECT WILL NOT CHANGE EXISTING GROUND ELEVATIONS/CONTOURS.
  2. NO EXCAVATION OR FILL WILL OCCUR IN AREAS OF EXISTING ASPHALT.
  3. THE SITE CURRENTLY COVERED IN ASPHALT; SEE PHOTO PROVIDED ON THIS SHEET.
  4. SOURCE: WSDOT.

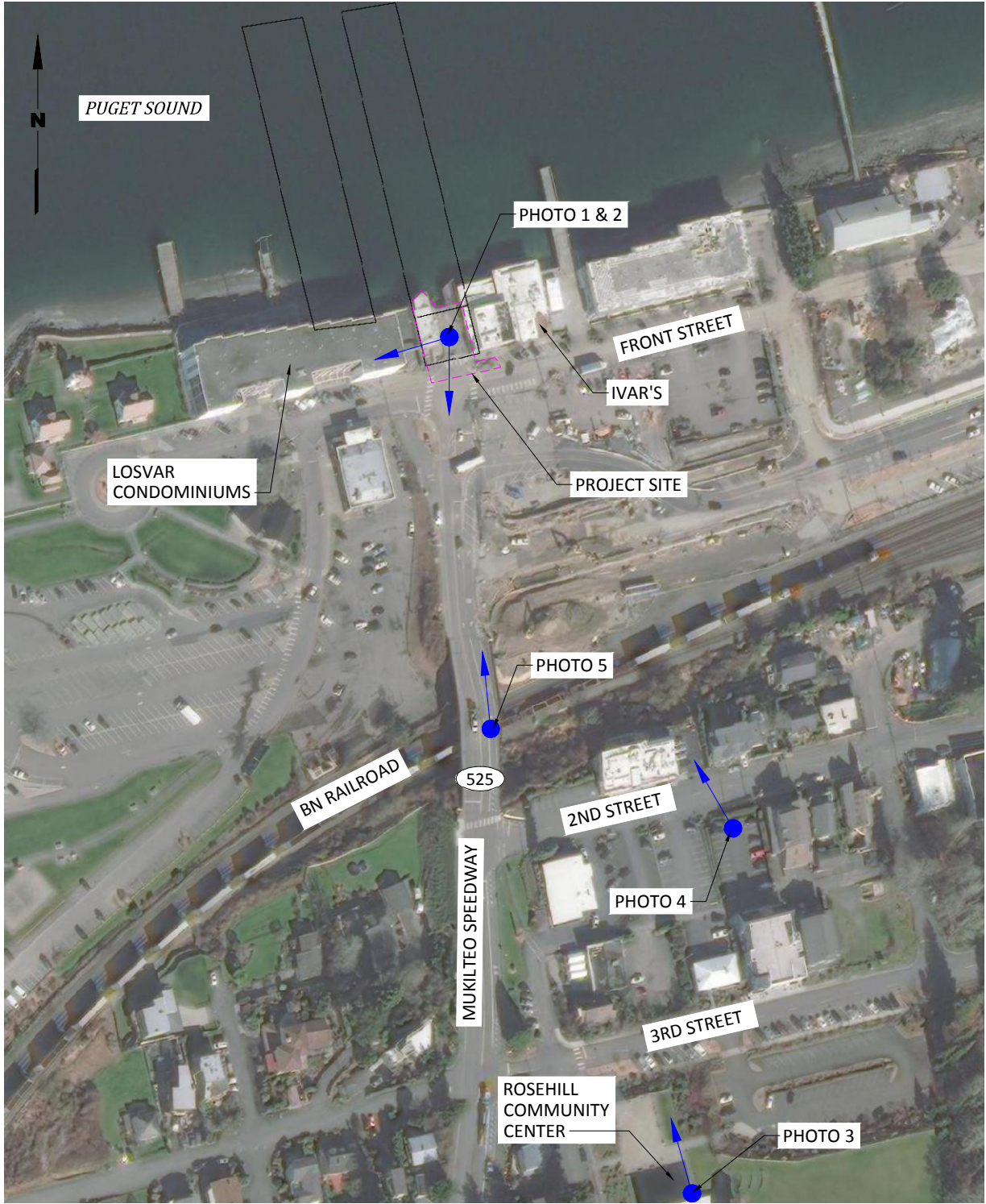


SITE PHOTO

### PERMIT SUBMITTAL - NOT FOR CONSTRUCTION

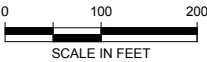
							DRAFTED BY: E. ZICK	ESZ	3/16/2022	<div><p>155 NE 100TH STREET SEATTLE, WASHINGTON 98125 (206) 631-8680</p></div>	<div><p>MUKILTEO PARKLET 700 FRONT STREET MUKILTEO, WASHINGTON</p><p><b>EXISTING SITE CONDITIONS AND FLOOD HAZARD ASSESSMENT</b></p></div>	PROJECT NO.	147055.010
						DESIGNED BY: D. JOSEPH	DMJ	3/16/2022	DATE			MARCH, 2022	
						REVIEWED BY: S. QUARTERMAN	SJQ	3/16/2022	SHEET			2 OF 4	
						APPROVED BY:			DRAWING NO.			C-2	
NO.	DATE	REVISIONS				DESIGNED	REVIEWED	APPROVED	STATUS: PERMIT SUBMITTAL - NOT FOR CONSTRUCTION	INITIAL	DATE		





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

1 Photo Title

PHOTO NUMBER IN PLAN VIEW, THIS SHEET



1 Facing south from the Site



2 Losvar Condominiums - facing west from the Site



3 View from Rosehill Community Center. Site is obscured by existing vegetation



4 View of Site from 2nd Street



5 View of Site from SR 525

PERMIT SUBMITTAL - NOT FOR CONSTRUCTION



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155 NE 100TH STREET  
SEATTLE, WASHINGTON 98125  
(206) 631-8680

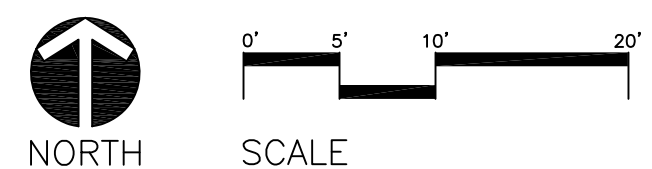
MUKILTEO PARKLET  
700 FRONT STREET  
MUKILTEO, WASHINGTON  
**REPRESENTATIVE VIEWS FROM  
RESIDENTIAL AND PUBLIC AREAS**

PROJECT NO.	147055.010
DATE	MARCH, 2022
SHEET	3 OF 4
DRAWING NO.	C-3

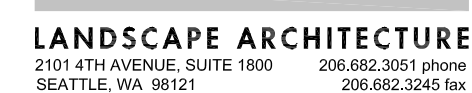


1. EXISTING RESTAURANT OCCUPANCY.....	235
2. OUTDOOR DINING OCCUPANCY.....	63.8
3. TOTAL OCCUPANCY.....	298.8

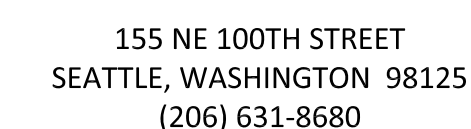
1. 50% OF EXISTING.....117.5
2. 100% OF OUTDOOR.....63.8
3. 181.3(TOTAL)X50%.....90.65
4. EACH OUTDOOR DINING AREA EXIT SHOULD HANDLE 90.65.
5. AS PROPOSED, EACH GATE AREA CAN HANDLE 137.



**Port of  
EVERETT**  
P.O. BOX 538  
EVERETT, WA 98206  
(425) 259-3164



						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:		
	4/20/2022	ADDED INFORMATION			KMS	DWK	DWK	
NO.	DATE	REVISIONS			DESIGNED	REVIEWED	APPROVED	STATUS: DESIGN PLAN
								INITIAL
								DATE



## SITE PLAN

PROJECT NO.  
2021-35A

DATE  
MARCH, 2022

SHEET  
4 OF 4

DRAWING NO.  
L-1