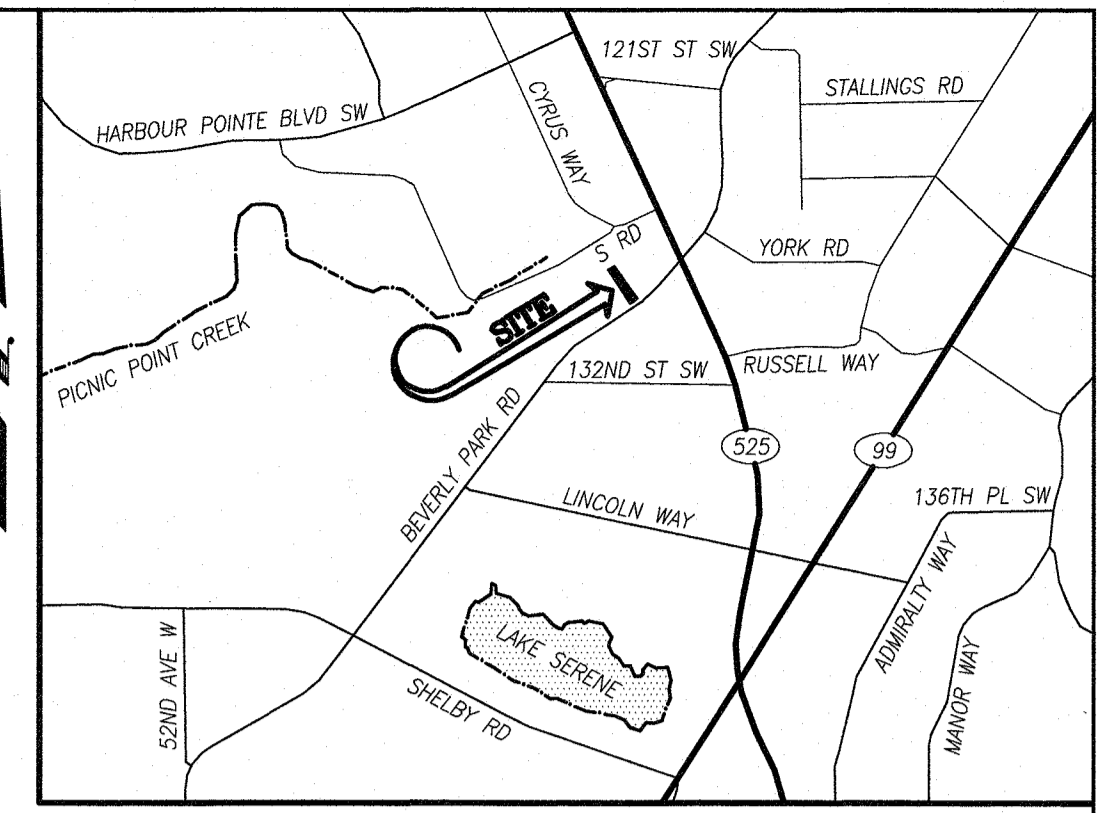


SE 1/4, SW 1/4, SEC.27, T.28, R.04, W.M.
CITY OF MUKILTEO, WASHINGTON

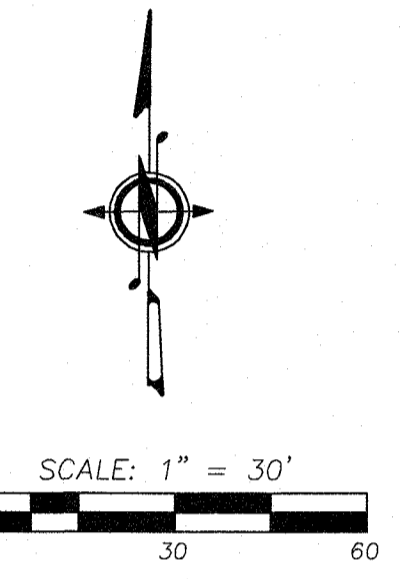


Received by Email

01/28/2021



VICINITY MAP
SCALE 1" = 2000'



HORIZONTAL CONTROL:
STATE PLANE COORDINATE SYSTEM PER GPS OBSERVATIONS IN WASHINGTON STATE REFERENCE NETWORK

VERTICAL CONTROL:
BENCH MARK: NAVD88 PER GPS OBSERVATIONS IN WASHINGTON STATE REFERENCE NETWORK.

SITE BENCH MARK: ASPHALT NAIL AS SHOWN ELEVATION 455.18 FEET.

EQUIPMENT AND PROCEDURES:

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
TOPCON ELECTRONIC TOTAL STATION AND LEICA GPS RECEIVER.

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 322-130-090

BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM PER GPS OBSERVATIONS IN WASHINGTON STATE REFERENCE NETWORK.

DEVELOPMENT DATA:

EXISTING ZONING: LI - LIGHT INDUSTRIAL
PROPOSED ZONING: LI - LIGHT INDUSTRIAL
PROPOSED USE: COMMERCIAL
TOTAL SITE: 38,834 SQ. FT. (0.892 ACRES)

ENGINEER/CONTACT: WESTERN ENGINEERS & SURVEYORS, INC.
9740 EVERGREEN WAY
EVERETT, WA 98204
TELEPHONE #: (425) 356-2700
FAX #: (425) 356-2708

SURVEYOR: ACREAGE LAND SURVEYING
24225 107TH PLACE W
EDMUNDS, WA 98020
TELEPHONE #: (206) 326-9912

APPLICANT/OWNERS OF INTEREST: BEC INVESTMENTS, LLC
9326 EVERGREEN WAY
EVERETT, WA 98204
(206) 805-1658
BRIANECOLEB38@GMAIL.COM

LEGAL DESCRIPTION:
THAT PORTION OF LOT 4, BLOCK 2, SERENE ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 32, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS
BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 4, FOR 100 FEET; THENCE SOUTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 4, TO THE POINT OF BEGINNING; THENCE SOUTH 59°01'20" WEST, 82.99 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 4; THENCE NORTH 59°01'20" EAST, 82.99 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 4; THENCE SOUTH 35°34'43" EAST 422.58 FEET, ALONG THE NORTH EASTERLY LINE OF SAID LOT 4, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX ACCOUNT NO.(S): 00568700200402
SITE ADDRESS: 12900 BEVERLY PARK ROAD, MUKILTEO, WA 98275

SITE PLAN FOR:
BEC INVESTMENTS
SE 1/4, SW 1/4, SEC.27, T.28, R.04, W.M.
CITY OF MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
TAS	02-28-19	01 JAJ	04/17/19	J. JARRELL	1" = 20'
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.	
181758ABASE.DWG	-	-	18-1758-A	1 OF 1	

BUILDING HEIGHT CALCS:
MAX BUILDING HEIGHT ALLOWED = 65'

BUILDING HEIGHT DESIGNED:

FRONT BUILDING:
AVG EX. GRADE = 565.5
A = 565.5
B = 565.7
C = 570.3
D = 570.0
TOTAL = 2,271.5
=> AVG GRADE = 567.87

MAX HEIGHT ALLOWED = 632.87
MAX HEIGHT DESIGNED: 565.5 + 38'± = 603.5'

BACK BUILDING:
AVG EX. GRADE = 553.4
E = 553.4
F = 560.2
G = 560.5
H = 558.0
TOTAL = 2,232.1
=> AVG GRADE = 558.02

MAX HEIGHT ALLOWED = 623.02
MAX HEIGHT DESIGNED: 555.0 + 29'± = 584.0'

HARDSCAPE SURFACE CALCS:
PROPERTY AREA = 38,834 SF. (0.892 AC.)

ON-SITE IMPROVEMENTS:
SALES AND DETAIL ROOF = 2,370 SF.
REPAIR BUILDING ROOF = 2,410 SF.
CURBS AND SIDEWALKS = 1,430 SF.
PAVEMENT AND PARKING = 16,390 SF.
TOTAL = 22,600 SF.

TOTAL NEW/REPLACED HARDSCAPE SURFACE = 22,600 SF.
TOTAL SITE COVERAGE = 58.2%

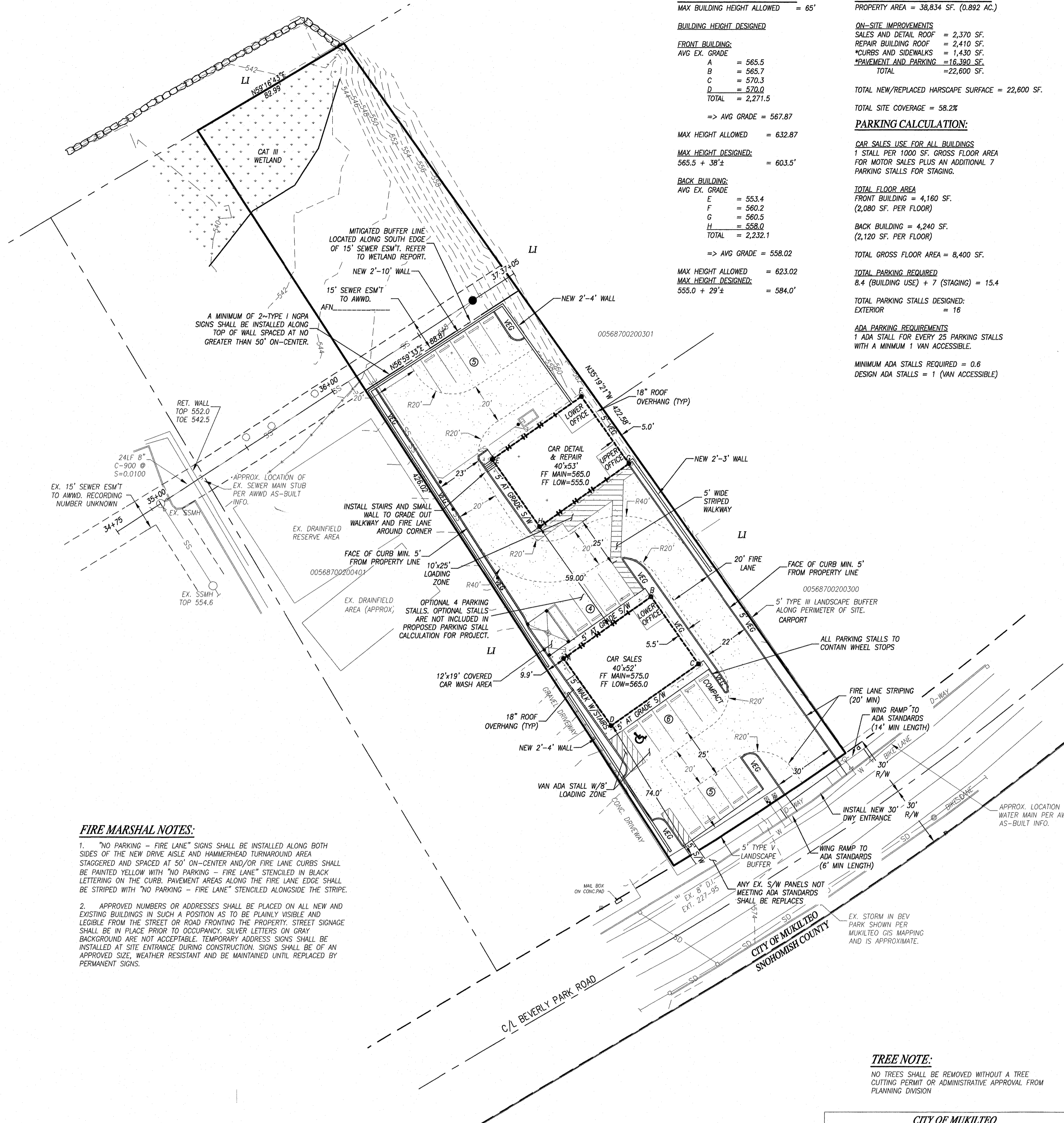
PARKING CALCULATION:

CAR SALES USE FOR ALL BUILDINGS
1 STALL PER 1000 SF. GROSS FLOOR AREA FOR MOTOR SALES PLUS AN ADDITIONAL 7 PARKING STALLS FOR STAGING.

TOTAL FLOOR AREA
FRONT BUILDING = 4,160 SF. (2,080 SF. PER FLOOR)
BACK BUILDING = 4,240 SF. (2,120 SF. PER FLOOR)
TOTAL GROSS FLOOR AREA = 8,400 SF.

TOTAL PARKING REQUIRED:
8.4 (BUILDING USE) + 7 (STAGING) = 15.4
TOTAL PARKING STALLS DESIGNED: EXTERIOR = 16

ADA PARKING REQUIREMENTS
1 ADA STALL FOR EVERY 25 PARKING STALLS WITH A MINIMUM 1 VAN ACCESSIBLE.
MINIMUM ADA STALLS REQUIRED = 0.6
DESIGN ADA STALLS = 1 (VAN ACCESSIBLE)



- LEGEND**
- EXISTING STORM DRAIN CATCH BASIN (CB)
 - EXISTING STORM DRAIN MANHOLE (SDMH)
 - EXISTING FLOW DIRECTION
 - EXISTING SANITARY SEWER MANHOLE (SSMH)
 - EXISTING SANITARY SEWER CLEAN OUT (SSCO)
 - ⊕ EXISTING WATER VALVE
 - ⊕ EXISTING WATER METER
 - ⊕ EXISTING FIRE HYDRANT
 - ⊕ EXISTING MAILBOX
 - ⊕ EXISTING POWER POLE
 - ⊕ EXISTING SIGN
 - SSMH#X PROPOSED SANITARY SEWER MANHOLE (SSMH)
 - SSCO PROPOSED SS CLEAN OUT (SSCO)
 - ⊕ PROPOSED WATER METER WITH RPBA
 - ▨ EXISTING CONCRETE
 - ▨ PROPOSED BUILDING W/ ROOF OVERHANG
 - ▨ PROPOSED CONCRETE
 - ▨ PROPOSED PAVEMENT
 - EXISTING PROPERTY BOUNDARY
 - EXISTING CENTERLINE
 - XXX--- EXISTING CONTOUR (MAJOR)
 - XXX--- EXISTING CONTOUR (MINOR)
 - EXISTING CURB
 - EXISTING EASEMENT
 - EXISTING FENCE
 - EXISTING LOT LINE
 - EXISTING RIGHT-OF-WAY
 - SD — EXISTING STORM DRAIN LINE
 - SS — EXISTING SANITARY SEWER LINE
 - W — EXISTING WETLAND BUFFER
 - W — EXISTING WETLAND LINE
 - W — EXISTING WATER LINE
 - W — PROPOSED SANITARY SEWER LINE
 - W — PROPOSED WATER LINE
 - W — PROPOSED WALL

FIRE MARSHAL NOTES:

1. "NO PARKING - FIRE LANE" SIGNS SHALL BE INSTALLED ALONG BOTH SIDES OF THE NEW DRIVE AISLE AND HAMMERHEAD TURNAROUND AREA STAGGERED AND SPACED AT 50' ON-CENTER AND/OR FIRE LANE CURBS SHALL BE PAINTED YELLOW WITH "NO PARKING - FIRE LANE" STENCILED IN BLACK LETTERING ON THE CURB. PAVEMENT AREAS ALONG THE FIRE LANE EDGE SHALL BE STRIPED WITH "NO PARKING - FIRE LANE" STENCILED ALONGSIDE THE STRIPE.

2. APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. STREET SIGNAGE SHALL BE IN PLACE PRIOR TO OCCUPANCY. SILVER LETTERS ON GRAY BACKGROUND ARE NOT ACCEPTABLE. TEMPORARY ADDRESS SIGNS SHALL BE INSTALLED AT SITE ENTRANCE DURING CONSTRUCTION. SIGNS SHALL BE OF AN APPROVED SIZE, WEATHER RESISTANT AND BE MAINTAINED UNTIL REPLACED BY PERMANENT SIGNS.

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

CITY OF MUKILTEO
PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION

BY: _____
R/W PERMIT NUMBER: _____

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 POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 8-1-1 AND THEN POTHOLES 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
8-1-1

Western Engineers & Surveyors (425) 356-2700
SURVEYORS • PLANNERS • ENGINEERS

LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
*** 9740 EVERGREEN WAY • EVERETT • WA • 98204 ***