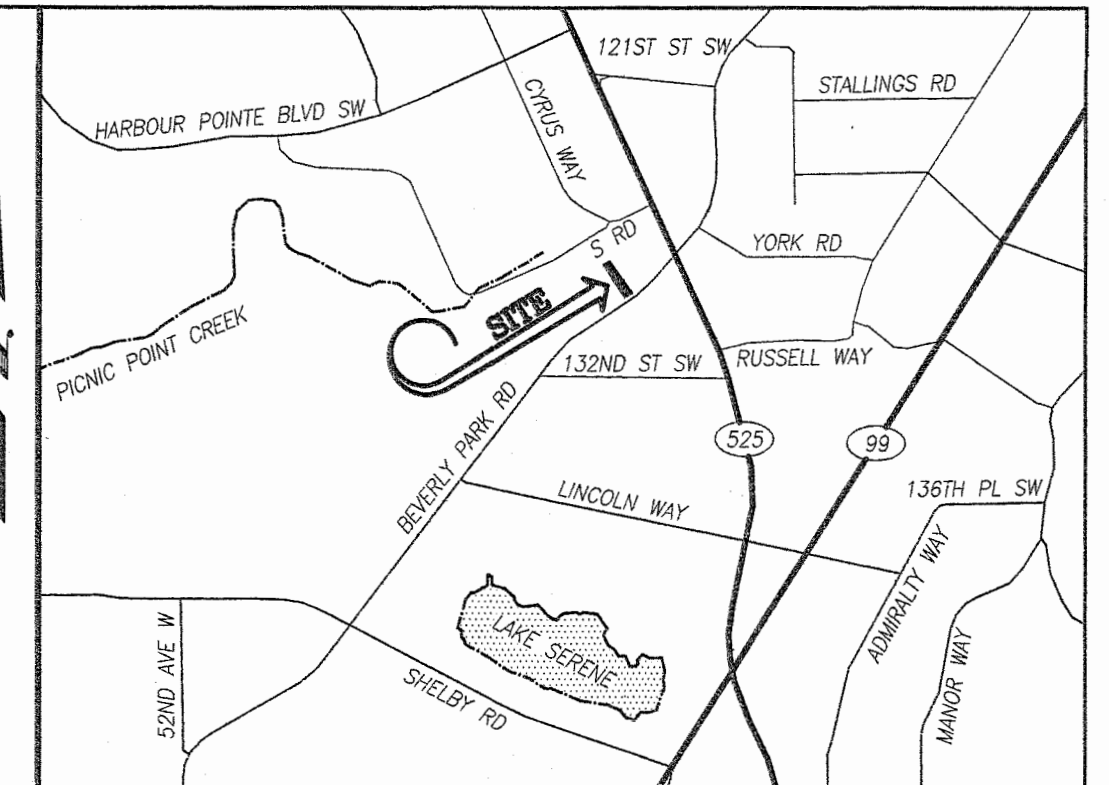




Received by Email

02-24-2021

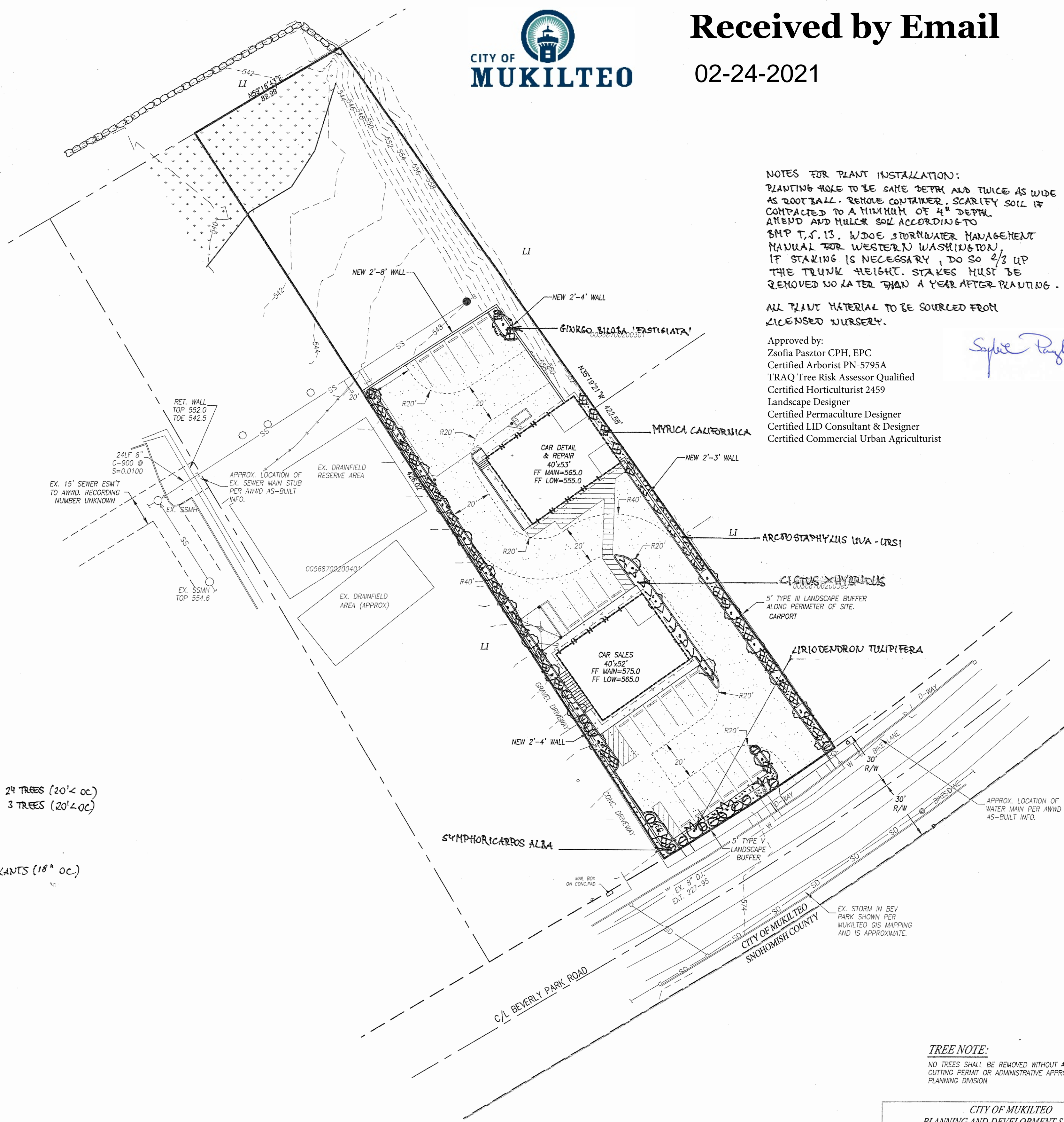


VICINITY MAP
SCALE 1" = 2000'

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/XX PROPOSED SANITARY SEWER MANHOLE (SSMH)
- SSCO PROPOSED SS CLEAN OUT (SSCO)
- ⊕ W/M PROPOSED WATER METER WITH RPBA
- EXISTING CONCRETE
- PROPOSED BUILDING W/ ROOF OVERHANG
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- EXISTING PROPERTY BOUNDARY
- EXISTING CENTERLINE
- - - - - EXISTING CONTOUR (MAJOR)
- - - - - EXISTING CONTOUR (MINOR)
- EXISTING CURB
- EXISTING EASEMENT
- 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
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED WALL

- TREES ○ GINKGO BILOBA 'FASTIGIATA' 2" CALIBER 24 TREES (20' < OC)
- LIRODENDRON TULIPIFERA 2.5" CALIBER 3 TREES (20' < OC)
- SHRUBS V CISTUS x-HYBRIDUS 5'6" 11 SHRUBS
- MYRTICA CALIFORNICA 5'6" 42 SHRUBS
- SYMPHORICARPOS ALBA 5'6" 15 SHRUBS
- ARCTOSTAPHYLIUS UVA-URS1 1'6" 840 PLANTS (18" OC)

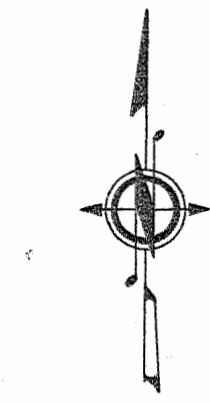


NOTES FOR PLANT INSTALLATION:
PLANTING HOLES TO BE SAME DEPTH AND TWICE AS WIDE AS ROOTBALL. REMOVE CONTAINER, SCARIFY SOIL & COMPACTED TO A MINIMUM OF 4" DEPTH. AMEND AND MULCH SOIL ACCORDING TO SMP T.5.13. W/DOE STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON. IF STAKING IS NECESSARY, DO SO 2/3 UP THE TRUNK HEIGHT. STAKES MUST BE REMOVED NO LATER THAN A YEAR AFTER PLANTING.

ALL PLANT MATERIAL TO BE SOURCED FROM LICENSED NURSERY.

Approved by:
Zsafia Pasztor CPH, EPC
Certified Arborist PN-5795A
TRAQ Tree Risk Assessor Qualified
Certified Horticulturist 2459
Landscape Designer
Certified Permaculture Designer
Certified LID Consultant & Designer
Certified Commercial Urban Agriculturist

Sybil Rought



SCALE: 1" = 30'
0 30 60

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 TRIANGLE
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:	ADREAGE LAND SURVEYING 24225 107TH PLACE W EDMONDS, WA 98020 TELEPHONE #: (206) 326-9912
APPLICANT/OWNERS OF INTEREST:	BEC INVESTMENTS, LLC 8326 EVERGREEN WAY EVERETT, WA 98204 (206) 805-1658 BRINNECOLES38@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; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4, FOR 100 FEET; THENCE IN A NORTHWESTERLY DIRECTION TO INTERSECT THE NORTHWESTERLY LINE OF SAID LOT 4 AT A POINT WHICH IS 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.

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: _____
NAME
R/W PERMIT NUMBER: _____

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

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

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

DRAWN BY: J. JARRELL	DATE: 04/17/19	PROJECT MANAGER: J. JARRELL	SCALE: 1" = 30'
CHECKED BY: J. JARRELL	DATE: 04/17/19	JOB NO.: 18-1758-A	SHT. NO.: 1 OF 1
DRAWING FILE NAME: 181758ABASE.DWG	CHK. BY: -	F.B. NO.:	

CALL TWO (2) BUSINESS DAYS BEFORE YOU DIG 8-1-1