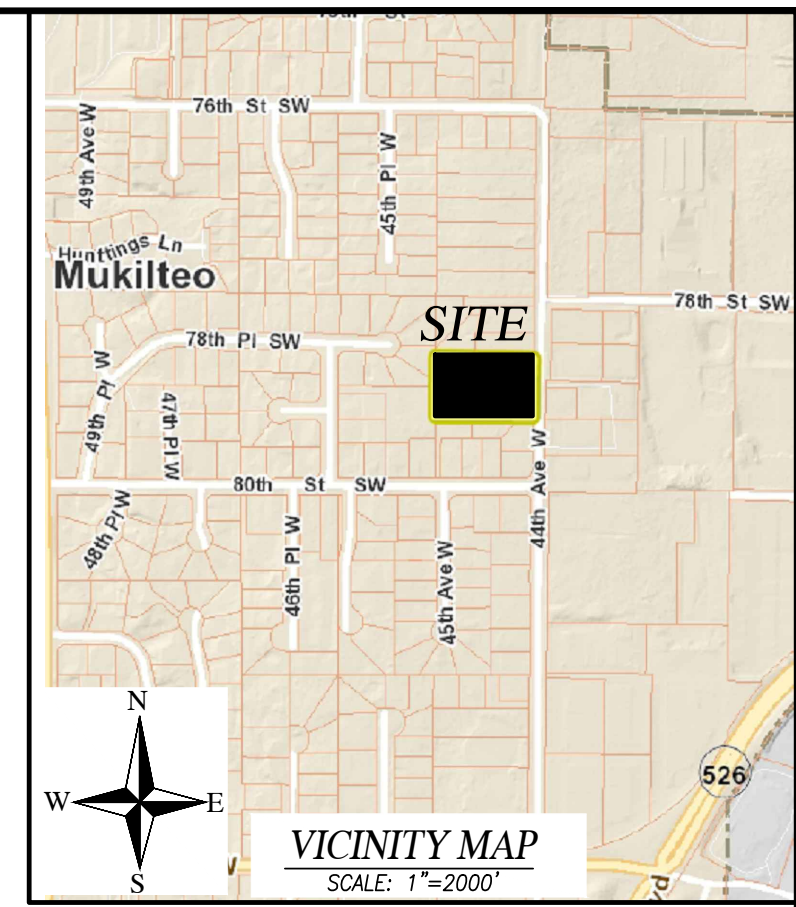
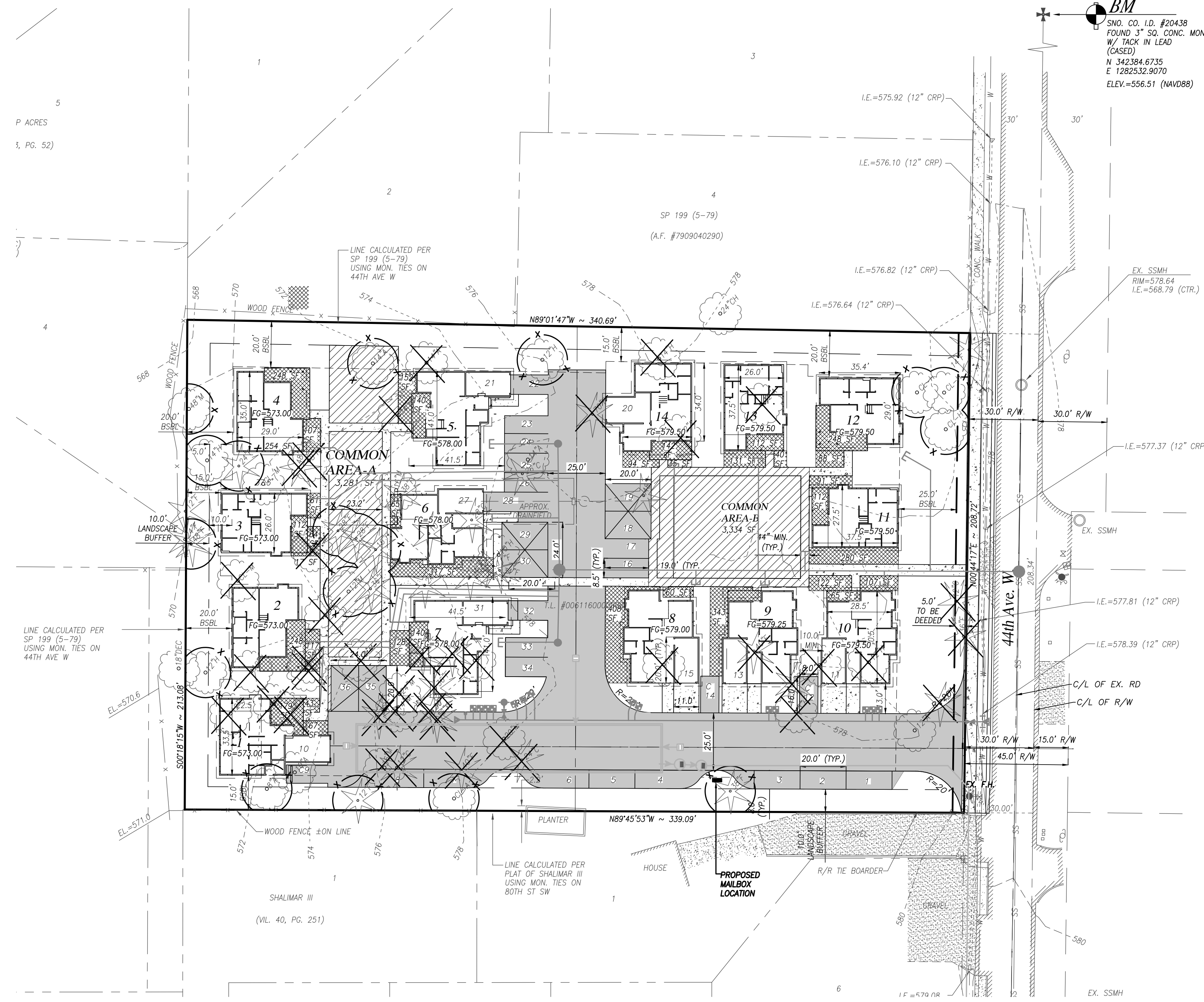


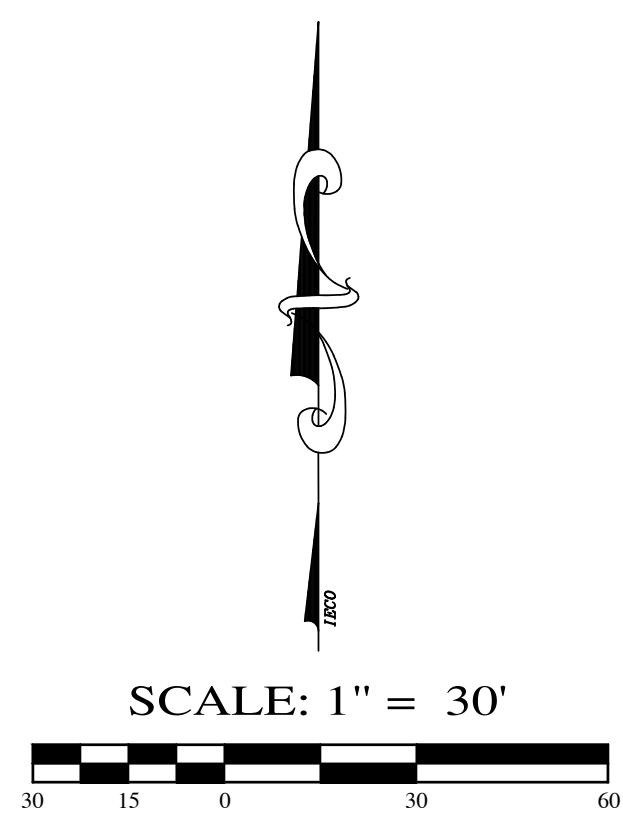
NE 1/4, SE 1/4, SEC. 09, T. 28 N., R.04 E., W.M.
SNOHOMISH COUNTY, WASHINGTON



RECEIVED
By Sarah Kress at 12:10 pm, Oct 30, 2020



BM
SNO. CO. I.D. #20438
FOUND 3" SO. CONC. MON.
W/ TACK IN LEAD (CASED)
N 342384.6735
E 1282532.9070
ELEV.=556.51 (NAVD88)



- LEGEND**
- ✦ EXISTING MONUMENT (AS SHOWN)
 - ⊕ SECTION 1/4 CORNER NOT FOUND
 - ⊙ SECTION CORNER NOT FOUND
 - FOUND REBAR/CAP OR I.P. (IRON PIPE)
 - (C) CALCULATED
 - (P) PLAT
 - (M) MEASURED
 - TBR TO BE REMOVED
 - R.O.W. RIGHT-OF-WAY
 - P.O.B. POINT OF BEGINNING
 - CL CENTERLINE
 - CLF CHAIN LINK FENCE
 - WDF WOOD FENCE
 - W.S. WATER SURFACE
 - EOP EDGE OF PAVEMENT
 - BOW BACK OF WALK
 - CB STORM DRAIN CATCH BASIN (CB)
 - SD STORM DRAIN MANHOLE (SDMH)
 - SS SANITARY SEWER MANHOLE (SSMH)
 - CO SANITARY SEWER CLEAN OUT (CO)
 - P POWER POLE
 - GP GUY POLE
 - WM WATER METER
 - WV WATER VALVE
 - MB MAILBOX
 - UPTA UTILITY POLE ANCHOR
 - FH FIRE HYDRANT (2 NOZZLE)
 - TYPE 1 NGPA SIGN
 - PROPOSED WATER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM DRAINAGE
 - PROPERTY LINE
 - EXISTING FENCE LINE
 - EDGE OF PAVEMENT
 - EXISTING CONTOURS
 - PROPOSED CONTOURS
 - PRE-EXISTING DRAINAGE PATTERN
 - "NO PARKING" SIGN
 - ZONING LINE
 - COMMON OPEN SPACE
 - PRIVATE OPEN SPACE

TREE RETENTION:
25% OF TREES MUST BE SAVED
76 X 0.25 = 19 TREES SAVED
19 TREES PRESERVED

IMPERVIOUS AREA BREAKDOWN

IMPERVIOUS AREA	
EXISTING	4,308 SF
REMOVED	4,308 SF
REPLACED	0 SF
NEW	36,580 SF + 19,945 SF = 38,525 SF

OPEN SPACE CALCULATIONS:
7,357 SF COMMON OPEN SPACE PROVIDED
400 X 14 = 5,600 AREA REQUIRED
250 SF PRIVATE OPEN SPACE PER UNIT REQUIRED

PARKING INDEX

REQUIRED PER UNIT	TOTAL REQUIRED	TOTAL PROVIDED
2 1/2	35	36

SLOPE INFORMATION
AVERAGE SLOPES DO NOT EXCEED 15% ON THIS SITE.
MAXIMUM SLOPES DO NOT EXCEED 25% ON THIS SITE.

MAX. DENSITY CALCULATIONS
71,681 S.F./43,560 X 9 = 14.81 MAXIMUM UNITS
14 UNITS ARE PROPOSED

SITE DATA AREA BREAKDOWN

TOTAL SITE AREA	71,681 SQ. FT. - 1.65 ACRES
UNITS PROPOSED	14
EXISTING ZONING	RD 9.6
CLEARING AREA	XX AC

- NOTES:**
- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
 - BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATIONS; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
 - FOR LANDSCAPING SEE SEPARATE LANDSCAPE PLAN.
 - PROPOSED FIRE HYDRANTS SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
 - THE MAXIMUM HEIGHT OF THE BUILDINGS SHALL BE PER COTTAGE CODE.
 - ONE & A HALF-STORY BUILDINGS ARE PROPOSED. ONE & A HALF-STORY (1 1/2).

UTILITIES

SEWER	MUKILTEO WATER & WASTEWATER DISTRICT
WATER	MUKILTEO WATER & WASTEWATER DISTRICT
POWER	PUD
TELEPHONE	FRONTIER
SCHOOLS	MUKILTEO SCHOOL DISTRICT
FIRE DISTRICT	CITY OF MUKILTEO

BUILDING COVERAGE & IMPERVIOUS:
MAX BUILDING COVERAGE = 50% X 71,681 = 35,840 SF
PROPOSED BUILDING COVERAGE = 17,380 SF = 24%
MAX IMPERVIOUS = 60% X 71,681 = 43,009 SF
PROPOSED IMPERVIOUS = 31,515 SF = 44%

CLEARING/GRADING:
ENTIRE SITE WILL BE CLEARED & GRADED

CUT & FILL CALCULATIONS:
CUT: XXX Cu.Yds.
FILL: XXX Cu.Yds.
(SOURCE: ONSITE. IF ADEQUATE STRUCTURAL FILL IS NOT AVAILABLE ONSITE IT WILL BE IMPORTED FROM LEGAL BORROW POTS.)

EQUIPMENT AND PROCEDURE
LEICA TOA 1100, 3 SECOND TOTAL STATION FOR FIELD TRAVERSE.
MONUMENTS VISITED 12/2018
PRECISION EXCEEDS STATE STANDARDS. PER: W.A.C. 332-130-090.

ENGINEER/CONTACT SURVEYOR
INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E.
(425) 303-9363
FAX (425) 303-9362

OWNER/APPLICANT
METZNER MUKILTEO, LLC
MIKE METZNER
11611 AIRPORT ROAD, SUITE B-1
EVERETT, WA 98204
PH: (425) 212-2490 X 304

LEGAL DESCRIPTION
THE SOUTH HALF OF THE NORTH TWO-THIRDS OF TRACT 90, WEST AND WHEELER'S SEAVIEW FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGE 12, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



SITE ADDRESS: 7902 44TH AVE W, MUKILTEO, WA 98275
TAX ACCOUNT NO.'S: 0061160009001

REV. NO.	DESCRIPTION	INITIALS	DATE



PARENT PERIMETER SETBACKS
FRONT - 25'
SIDE - 15'
REAR - 15'

FRONT PORCH COTTAGES

NE 1/4, SE 1/4, SEC. 09, T. 28 N., R.04 E., W.M.
FRONT PORCH COTTAGES

DWG FILENAME: 191004-PREIM.DWG DESIGNED BY: JRC DATE: 12-03-2019 SCALE: 1"=30' JOB NO.: 19-1004 SHEET

SITE PLAN **S1**