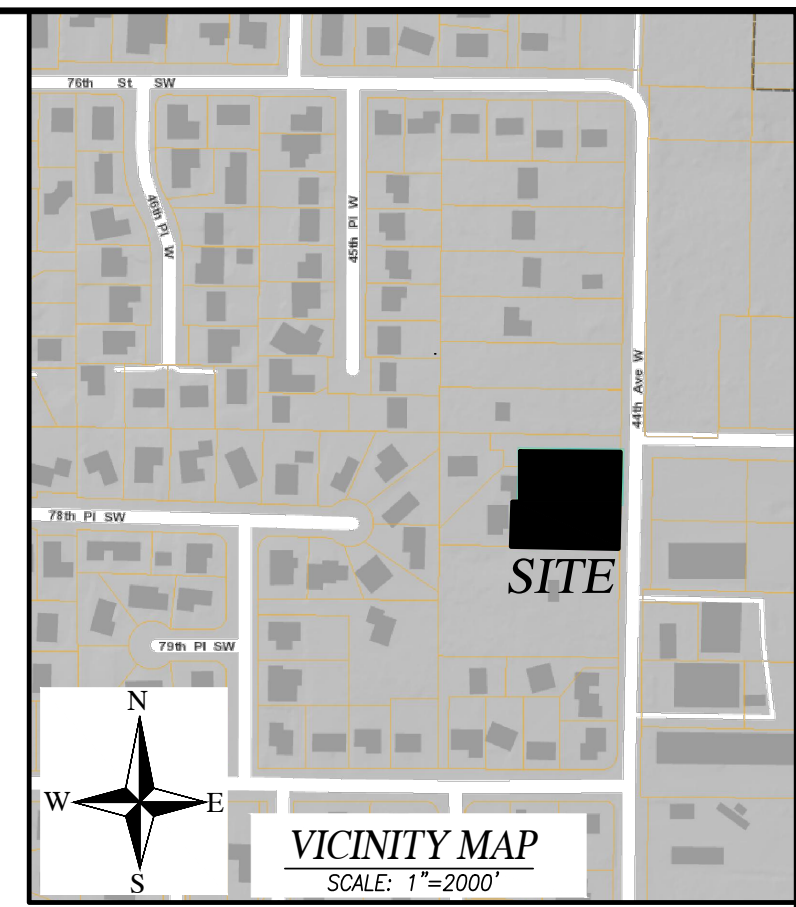




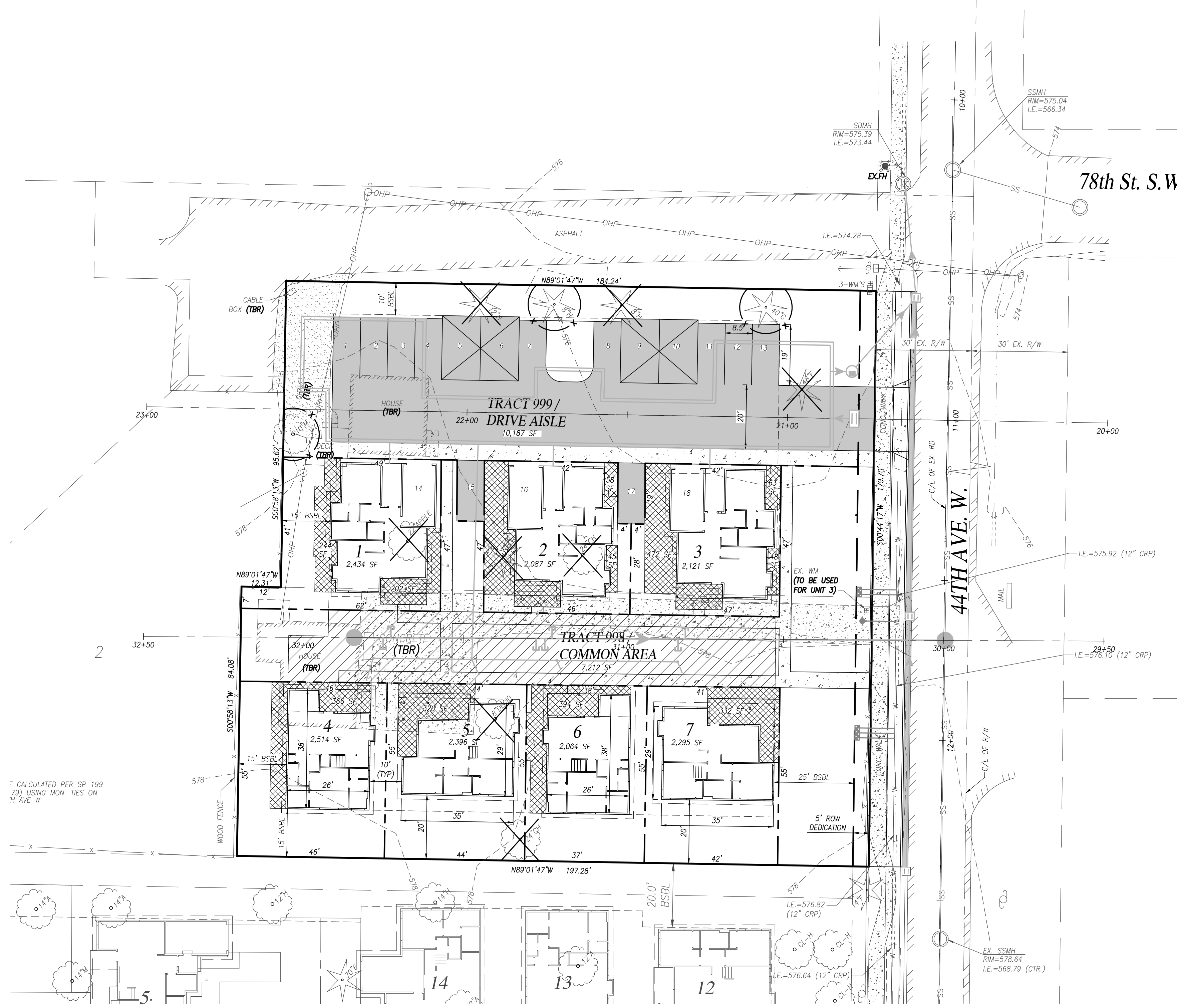
Received by Email

2022-01-12

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)



SCALE: 1" = 20'



- 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) 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
  - BDW 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)
  - PP POWER POLE
  - GP GUY POLE
  - WM WATER METER
  - WV WATER VALVE
  - MB MAILBOX
  - UPA UTILITY POLE ANCHOR
  - FH FIRE HYDRANT (2 NOZZLE)
  - TS 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 3,306 SF
  - PRIVATE OPEN SPACE

**TREE RETENTION:**  
25% OF TREES MUST BE SAVED  
11 X 0.25 = 3 TREES SAVED  
3 TREES PRESERVED

**IMPERVIOUS AREA BREAKDOWN**

| IMPERVIOUS AREA |                                  |
|-----------------|----------------------------------|
| EXISTING        | 5,528 SF                         |
| REMOVED         | 5,528 SF                         |
| REPLACED        | 0 SF                             |
| NEW             | 17,829 SF + 1,403 SF = 19,232 SF |

**OPEN SPACE CALCULATIONS:**  
3,306 SF COMMON OPEN SPACE PROVIDED  
400 X 7 = 2,800 AREA REQUIRED  
250 SF PRIVATE OPEN SPACE PER UNIT REQUIRED

**PARKING INDEX**

| REQUIRED PER UNIT                 | TOTAL REQUIRED | TOTAL PROVIDED |
|-----------------------------------|----------------|----------------|
| 2 1/2                             | 18             | 18             |
| ENCLOSED STALLS REQUIRED PER UNIT | TOTAL REQUIRED | TOTAL PROVIDED |
| 1                                 | 7              | 7              |

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

**MAX. DENSITY CALCULATIONS**  
34,208 S.F./43,560 x 9 = 7.07 MAXIMUM UNITS  
7 UNITS ARE PROPOSED

**SITE DATA AREA BREAKDOWN**

|                 |                             |
|-----------------|-----------------------------|
| TOTAL SITE AREA | 34,208 SQ. FT. - 0.79 ACRES |
| EXISTING ZONING | RD 9.6                      |
| CLEARING AREA   | 0.84 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.

**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 34,208 = 17,104 SF  
PROPOSED BUILDING COVERAGE = 7,855 SF = 18%  
MAX IMPERVIOUS = 60% X 34,208 = 20,525 SF  
PROPOSED IMPERVIOUS = 17,926 SF = 52.40%

**CLEARING/GRADING:**  
ENTIRE SITE WILL BE CLEARED & GRADED

**CUT & FILL CALCULATIONS:**  
CUT: 100 Cu.Yds.  
FILL: 400 Cu.Yds.  
(SOURCE: ONSITE. IF ADEQUATE STRUCTURAL FILL IS NOT AVAILABLE ONSITE IT WILL BE IMPORTED FROM LEGAL BORROW PITS.)

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

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N 342384.6735  
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ELEV.=556.51 (NAVD88)  
DATUM: NAVD 88'

**ENGINEER/CONTACT SURVEYOR**

|   |   |
|---|---|
| <b>INSIGHT ENGINEERING COMPANY</b><br>P.O. BOX 1478<br>EVERETT, WA 98206<br>CONTACT: BRIAN R. KALAB, P.E.<br>(425) 303-9363<br>FAX (425) 303-9362 | <b>WEST ALLIANCE</b><br>13514 ASH WAY<br>EVERETT, WA 98204<br>PH: (509) 630-0783<br>EMAIL: MATRIXSURVEYOR@GMAIL.COM |
|---|---|

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

**LEGAL DESCRIPTION**  
LOTS 3 AND 4, SHORT PLAT SP 199(5-79), RECORDED UNDER AUDITOR FILE NO. 7909040290. RECORDS OF SNOHOMISH COUNTY, WASHINGTON.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.



SITE ADDRESS: 7816 & 7820 44TH AVE W. MUKILTEO, WA 98275  
TAX ACCOUNT NO.'S: 00611600009003, 00611600009004

| REV. NO. | DESCRIPTION | INITIALS | DATE |
|----------|-------------|----------|------|
|          |             |          |      |



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

C&C COTTAGES

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

|                   |              |            |        |          |
|-------------------|--------------|------------|--------|----------|
| DWG FILENAME      | DESIGNED BY: | DATE:      | SCALE: | JOB NO.: |
| 211138-PRELIM.DWG | SPC          | 08-23-2021 | 1"=20' | 21-1138  |

SHEET 11  
SITE PLAN