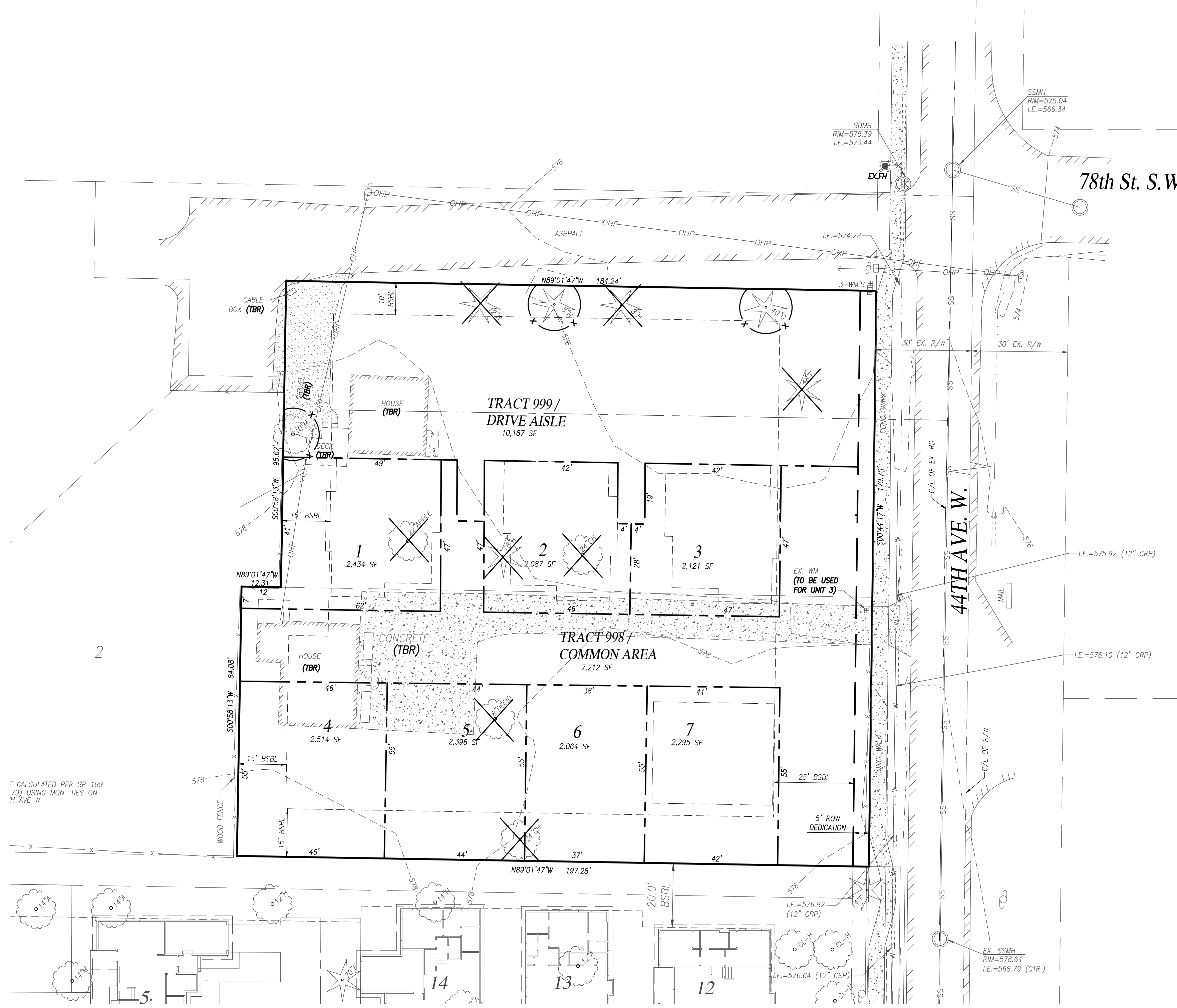
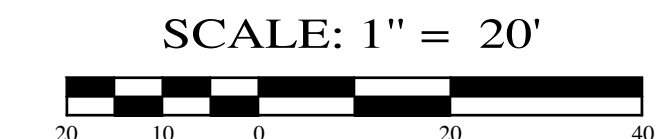
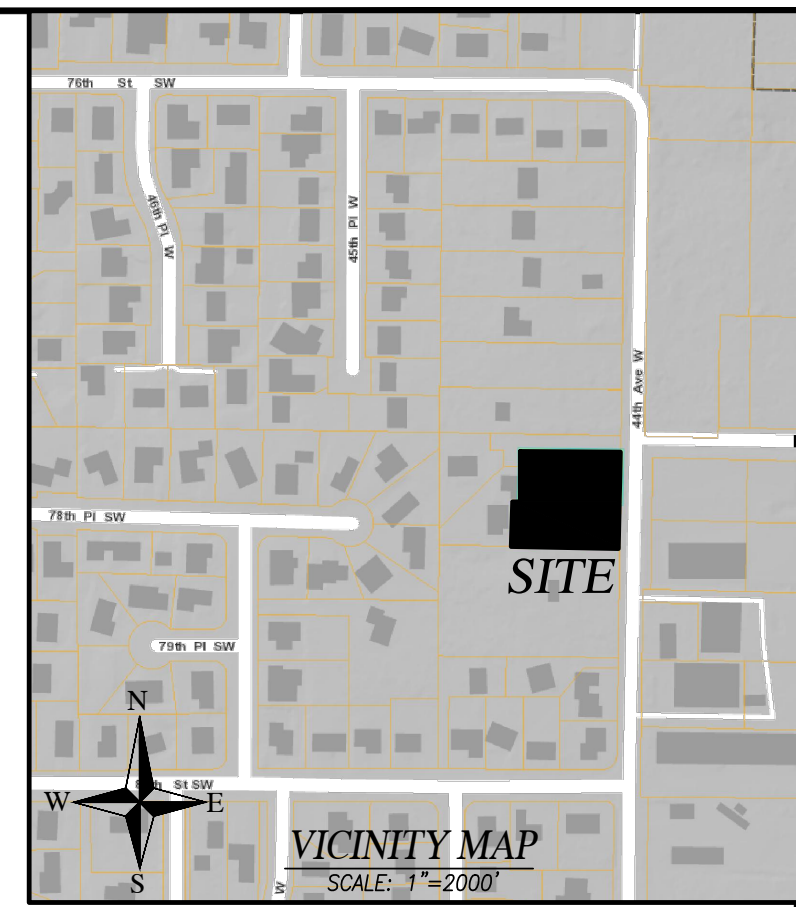




Received by Email

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)



- 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
 - (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
 - 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)
 - T1 TYPE 1 NGPA SIGN
 - PROPOSED WATER
 - PROPOSED SANITARY SEWER
 - PROPOSED STORM DRAINAGE
 - PROPERTY LINE
 - EXISTING FENCE LINE
 - 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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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	WEST ALLIANCE 13614 ASH WAY EVERETT, WA 98204 PH: (509) 630-0783 EMAIL: MATRIXSURVEYOR@GMAIL.COM
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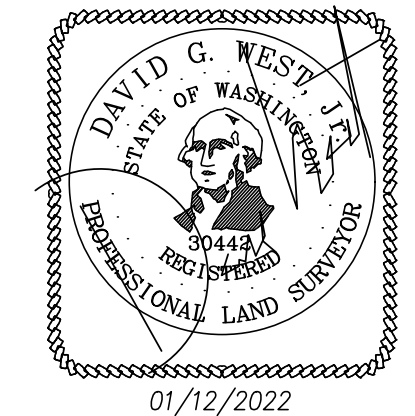
OWNER/APPLICANT
MIETZNER MUKILTEO, LLC
MIKE MIETZNER
11611 AIRPORT ROAD, SUITE B-1
EVERETT, WA 98204
PH: (425) 212-2490 X 304

LEGAL DESCRIPTION
LOTS 3 AND 4, SHORT PLAT SP 199(5-79), RECORDED UNDER AUDITOR'S 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
PLAT MAP				SHEET
				PM1

01/12/2022