



11930 Cyrus Way, Mukilteo WA 98275

**Notice of Application
Mukilteo School District Conditional Use Permit Application
10801 Harbour Pointe Boulevard**

Notice of Application Summary: Mukilteo School District Conditional Use Permit Application
Application Date: April 29, 2019
Complete Date: June 28, 2019
Notice of Application Date: Friday, July 12, 2019
End of Comment Period: Friday, July 26, 2019 (4:30 PM)

Project Information: Mukilteo School District proposes to construct a new 1,924 s.f. storage building to provide more accessible and efficient storage for field and team equipment. Additional improvements to meet voter-approved bond commitments are proposed to the existing field house under a separate Tenant Improvement (TI) permit. Improvements under the TI include reconfiguring the interior of the building, adding a small exterior canopy, and adjusting the fencing to improve emergency access.

Public Hearing

There will be a public hearing conducted on this project. You have the right to request notice of and to participate in the public hearing.

Appeals

The final decision on this project is appealable to Superior Court. An appeal must be filed within 21 days after the final decision on the project is issued. Only parties of record may initiate an administrative appeal of a land use development permit application. Parties of record include the applicant, any person who testified at the open record hearing on the application (if a public hearing was held), and/or any person who submitted written comments concerning the application (excluding persons who have only signed petitions or mechanically produced form letters).

Comments

The public is invited to comment on the project by submitting written comments to the Community Development Department at the above address or to lrutter@mukilteowa.gov by **4:30 PM on July 26, 2019**. You may also request a copy of the decision once made and obtain information about appeal rights.

To obtain a complete Notice of Application contact the City at (425) 263-8000 or go to our website: <http://www.mukilteowa.gov/Land-Use-Action-Notices>



CITY OF MUKILTEO

REQUEST FOR COMMENTS

DATE: July 12, 2019

	Alderwood Water District – (Dan Sheil / Scott Smith)	X	Puget Sound Clean Air Agency (SEPA Email / Air Resource Specialist)
	Burlington Northern Santa Fe Railway (Marvinique Hill)	X	Puget Sound Energy (Dom Amor)
	City of Edmonds (Rob Chave)	X	Puget Sound Regional Council
	City of Everett (Allan Giffen)		Seattle Dist. Corps of Engineers (Dept. Army-Reg. Branch)
	City of Everett (Steve Ingalsbe)		Snohomish Co. Airport/Paine Field (A. Rardin/R. Zulauf)
	City of Lynnwood (Todd Hall)		Snohomish Co. Assessor’s Office (<i>Ordinances Only</i>)
	City of Mill Creek (Tom Rogers)		Snohomish Co. Conservation District
X	City of Mukilteo (Building Official)		Snohomish Co. PW/ Environmental (Shannon Flemming)
X	City of Mukilteo (Fire Chief)		Snohomish Co. Marine Res. Comm. (Kathleen Herrmann)
X	City of Mukilteo (Fire Marshal)		Snohomish Co. Planning & Dev. Srv. (Ryan Countryman)
X	City of Mukilteo (Engineering)		Snohomish Co. PUD: Dist. Eng. Services (Mary Wicklund)
X	City of Mukilteo (Com. Dev. Dir.)(<i>Postcard/Notice only</i>)		Snohomish Health District (Bruce A. Straughn)
X	City of Mukilteo (Police, Cheol Kang, Myron Travis)		Sound Transit Authority (Perry Weinberg)
X	Comcast of Washington (Casey Brown, John Warrick)	X	South Snohomish Co. Fire Dist. (Kevin Zweber)
X	Community Transit (Kate Tourtellot)	X	Tulalip Tribes – (Zachary Lamebull)
X	Dept. of Commerce (Growth Mgmt. Svcs Rev. Team)	X	Tulalip Tribes – (Richard Young)
	Dept. of Natural Resources (James Taylor)	X	United States Postal Service (Soon H. Kim)
	FAA/Air Traffic Division, ANM-0520 (Daniel Shoemaker)	X	Verizon Company of the NW, Inc. (Tim Rennick.)
	FEMA (John Graves)		Washington Dept. of Ecology (Peg Plummer)
	Island County MRC (Rex Porter) (<i>Shoreline Only</i>)		Washington Dept of Fish & Wildlife (Jamie Bails)
	Master Builders King/Sno. Counties (Mike Pattison)	X	WSDOT (Leah Bolotin)
X	Mukilteo Beacon (Editor) (<i>Postcard/Notice only</i>)	X	WSDOT (Ramin Pazooki)
X	Mukilteo School District (Cindy Steigerwald)		WSDOT Ferries(Kevin Bartoy) (<i>Shoreline Only</i>)
X	Mukilteo School District (Josette Fisher)		WRIA 7 Water Resources
X	Mukilteo Tribune (Editor) (<i>Postcard/Notice only</i>)		Adjacent Property Owners
X	Mukilteo Water & Wastewater District (Jim Voetberg, Manager; Rick Matthews; Kendra Chapman)	X	Applicant/Contact Person (<i>Notice Only</i>)
	National Marine Fishery Service		Parties of Interest
	Office of Archaeology & Historic Pres. (Allyson Brooks)	X	Parties of Record
	Ogden, Murphy, Wallace (Daniel Kenny) (<i>Ordinances Only</i>)	X	Property Owners within 300’ (<i>Postcard/Notice Only</i>)
	Pilchuck Audubon Society (President)		Other:
	Port of Everett (Laura Gurley)		

FILE NO.: CUP-2019-001

PROPONENT: Mukilteo School District

PROJECT NAME: Mukilteo School District Conditional Use Permit

PROJECT DESCRIPTION: construct a new 1,924 s.f. storage building to provide more accessible and efficient storage for field and team equipment. Additional improvements are proposed to the existing field house under a separate Tenant Improvement (TI) permit as all work is interior.

FILE NO.: CUP-2019-001

PROPONENT: Mukilteo School District

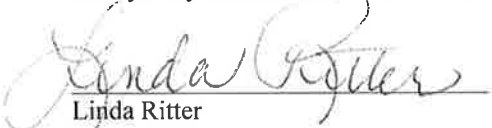
PROJECT NAME: Mukilteo School District Conditional Use Permit

ATTACHED IS:

X	Notice of Application		Plat Map (Reduced)
	DNS ()	X	Site Plan (Reduced)
	Environmental Checklist	X	Location Map
X	Application		Vicinity Map
X	Narrative Statement(s)	X	Other: Building Elevations

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by, Friday, July 26, 2019 to Linda Ritter, Senior Planner, City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275.


Linda Ritter
Senior Planner

7-9-19
Date

RESPONSE SECTION:

Comments Attached No Comments

COMMENTS: _____

Signature

Date

Company

DO YOU WANT A COPY OF OUR NOTICE OF DECISION YES NO



11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8000

Notice of Application

Mukilteo School District
Conditional Use Permit
10801 Harbour Pointe Boulevard

Mukilteo School District applied for a Conditional Use Permit (CUP) with the City of Mukilteo on April 29, 2019. The application was determined complete on June 28, 2019.

Description of Proposal: Mukilteo School District proposes to construct a new 1,924 s.f. storage building to provide more accessible and efficient storage for field and team equipment. Additional improvements to meet voter-approved bond commitments are proposed to the existing field house under a separate Tenant Improvement (TI) permit. Improvements under the TI include reconfiguring the interior of the building, adding a small exterior canopy, and adjusting the fencing to improve emergency access.

Location of Proposal: Parcel No. 28042100400500, located at 10801 Harbour Pointe Boulevard

Environmental Documents Prepared for the Proposal:

- None required

List of Required Permits:

- Conditional Use Permit
- Any applicable State and Federal Permits

Applicable Policies and Requirements

The project will be reviewed for consistency with the following policies, standards and regulations:

- | | |
|--|--|
| <input type="checkbox"/> Possession Shores Master Plan | <input checked="" type="checkbox"/> Sector Plan & Amendments |
| <input checked="" type="checkbox"/> Comprehensive Plan, Shoreline Master Plan | <input checked="" type="checkbox"/> Mukilteo Municipal Code |
| <input checked="" type="checkbox"/> International Building Code (2015 Edition) | <input checked="" type="checkbox"/> City of Mukilteo Development Standards |
| <input checked="" type="checkbox"/> International Fire Code (2015 Edition) | |

Comment Period

This application and all supporting documents are available for public review at Mukilteo City Hall, 11930 Cyrus Way, Mukilteo WA 98275. (File No. CUP-2019-001). The public is invited to submit written comments on the project to the Community Development Department at the above address by **4:30 PM on Friday, July 26, 2019.**

The City will not act on this application until the end of the 14-day public comment period. Upon completion of project review, the proposed application will be administratively approved, approved with conditions, or denied. You may request a copy of the final decision on the project by making a written request to the City contact person named below.

Public Hearing

The Mukilteo City Hearing Examiner will hold a public hearing where they will either approve, approve with conditions or deny the proposal. The date of the public hearing has not yet been determined. You have the right to request notice of and to participate in the public hearing. If you want to receive notice of the hearing, you may make a written request to the City contact person named below.

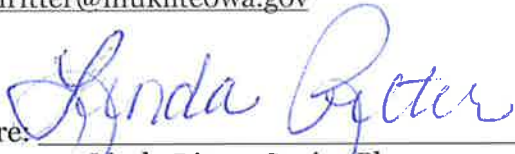
Appeals

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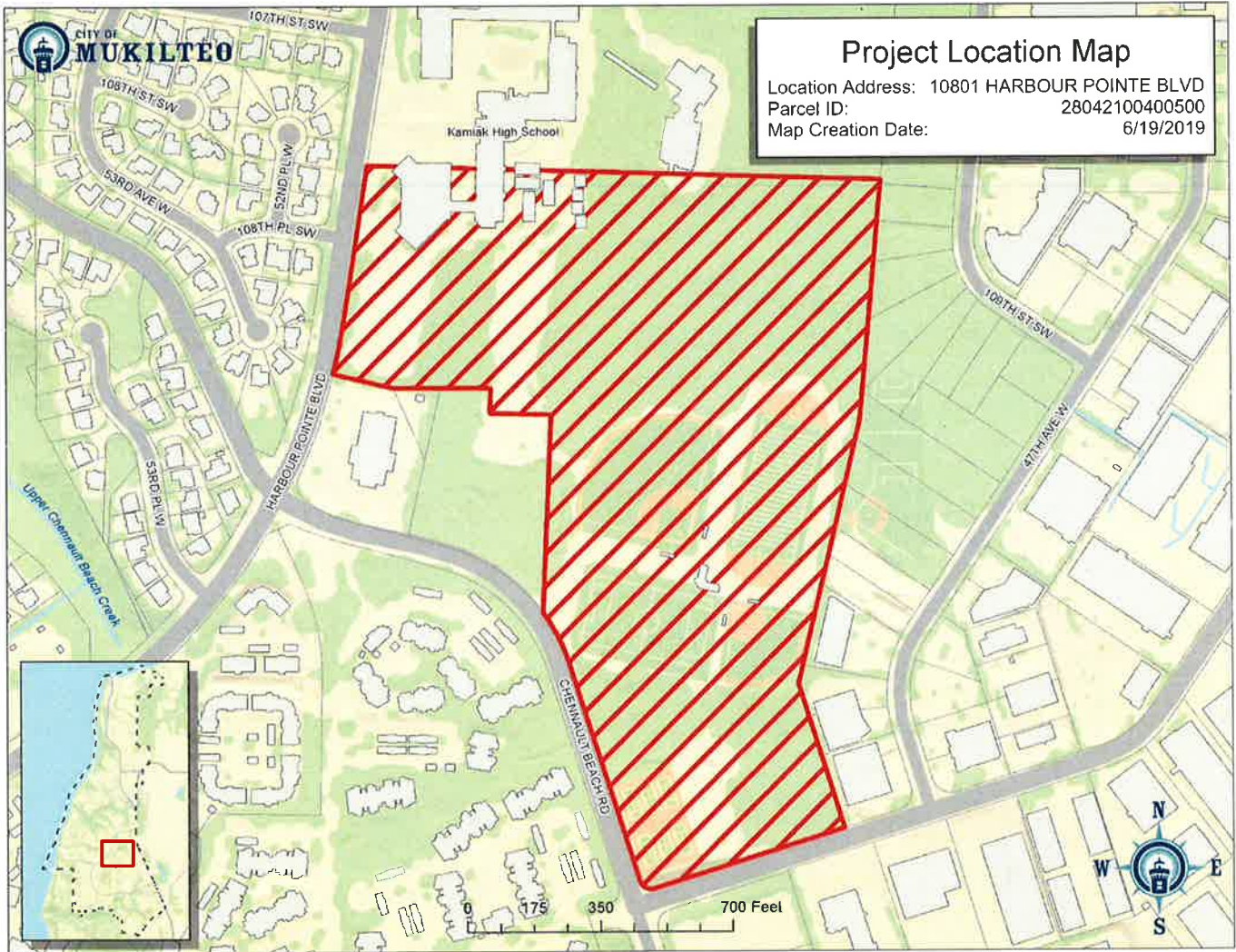
Staff Contact: Linda Ritter, Senior Planner

(425) 263-8043

Email: lr Ritter@mukilteowa.gov

Signature: 
Linda Ritter, Senior Planner

Date: _____



Project Location Map
 Location Address: 10801 HARBOUR POINTE BLVD
 Parcel ID: 28042100400500
 Map Creation Date: 6/19/2019

Location Map

Date Issued: Friday, July 12, 2019
Date Advertised: Friday, July 12, 2019
End Comment Period: Friday, July 26, 2019

pc: Applicant/Representative
 Reviewing Agencies
 Interested Parties

CDD Director
 Permit Services Assistants (2)

Property File
 Property Owners (300')

O:\Dev Review\2019\CONDITIONAL USE\CUP-2019-001 10801 Harbour Pointe Blvd\NOA.docx



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CITY OF MUKILTEO

PPR # _____
SEPA # _____
Misc # _____

Land Use Permit Application

Applicant:	<u>Brent Planning Solutions, LLC</u>	Owner:	<u>Mukilteo School District No. 6</u>
Address:	<u>Attn.: Laura Brent, AICP</u> <u>PO Box 1586, Mukilteo, WA 98275</u>	Address:	<u>Attn: Karen Mooseker, Exec. Dir.</u> <u>8925 Kasch Park Rd, Everett 98204</u>
Phone:	<u>425.971.6409</u>	Phone:	<u>425.356.1330</u>
Email:	<u>lbrent@brentplanningsolutions.com</u>	Email:	<u>MoosekerKW@mukilteo.wednet.edu</u>

Project Address: Kamiak High School, 10801 Harbour Pointe Blvd., Mukilteo, WA 98275

Legal Description of Property: SEC 21 TWP 28 RGE 04TH PTN SE1/4 TGW LOTS 32,33,34 & PTN OF LOT 22 OF PUGET ACRES NO 2 ALL LY ELY OF HARBOUR POINTE BLVD NELY OF CHENAULT BCH ACCESS RD NLY OF CHENAULT BCH RD & WLY OF HARBOUR POINTE SECTOR7 EXC TH PTN LY SLY & WLY OF FDL - COM NE COR SD SEC TH N88*50 06W ALG N LN SEC 1250FT TH S29*20 06E 350FT TH S02*0954W 1510FT TH N87*50 06W 1070FT THS02*09 54W 1407.26FT TH N87*50 05W 260.79FT TH N76*24 10W 146.24FT TO INT CO RD MGN & TPB SD LN DESC TH S76*24 10E146.24FT TH S87*50 05E 260.79FT TH S02*09 54W 52.74FT TO CONC MON THS87*50 06E 168FT TH S02*09 54W 539.49FT TO INT CO RD MGN & TERM SD LN DESC

Parcel No. #: 28042100400500
Key Contact Person: Laura Brent/Brent Planning Solutions Phone: 425.971.6409
Fax: (email: lbrent@brentplanningsolutions.com)

Project Type:

- | | | |
|--|---|---|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Preliminary Subdivision* | <input type="checkbox"/> Special Use Permit* |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Final Subdivision* | <input type="checkbox"/> Reasonable Use |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Preliminary Short Plat* | <input type="checkbox"/> Lot Line Adjustment* |
| <input type="checkbox"/> Shoreline* (JARPA) | <input type="checkbox"/> Final Short Plat* | <input type="checkbox"/> Grading* |
| <input checked="" type="checkbox"/> Conditional Use* | <input type="checkbox"/> Sector Plan Amendment | <input type="checkbox"/> Binding Site Plan |
| <input type="checkbox"/> Variance* | <input type="checkbox"/> Waterfront Development | <input type="checkbox"/> Project Rezone |
| | <input type="checkbox"/> Single Family Residence | <input type="checkbox"/> Other, Specify _____ |

* Need to fill out supplemental application form with project.

Project Resume:

Existing Use: <u>School (Kamiak High)</u>	Proposed Use: <u>School (Addition - Storage Building)</u>
Total Site Area: <u>37.95 acres</u> <u>76'x24' = 1,824GSF + 100GSF canopy =</u>	Landscaping Area: <u>(No changes in landscaping areas)</u>
Building Foot Print Area: <u>1,924 GSF</u>	Water District: <u>Mukilteo Water and Wastewater District</u>
Lot Coverage: _____	Sewer District: <u>Mukilteo Water and Wastewater District</u>
Parking Provided: <u>(Not Applicable)</u>	# of Proposed Units: <u>(Not Applicable)</u>
Building Height: <u>12'8"</u>	Comp Plan Designation: <u>Industrial & Multi-Family Residential High Density</u>
Gross Floor Area by Uses: <u>(Not Applicable)</u>	Zoning: <u>Heavy Industrial, Multi-Family Residential 22 du/ac, Planned Residential Development Overlay (HI, MR, PRD Overlay)</u>

Pre-application Meeting Held: (Y/N; date) Yes; A meeting was held with the City on February 21, 2019.

The information given is said to be true under the penalty of perjury by the laws of the State of Washington.

_____ Applicant/Authorized Agent Signature	_____ Date
 _____ Owners Signature	<u>4.20.19</u> _____ Date



11930 Cyrus Way, Mukilteo, WA 98275
(425) 263-8000

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CITY OF MUKILTEO

Conditional Use Permit Supplemental Application Form

Date: _____ Application Number: CP-2019-001

Fee Received: \$ _____ Cash Check Other Receipt #: _____

APPLICANT/OWNER INFORMATION

Applicant: Brent Planning Solutions, LLC
Address: Attn.: Laura Brent, AICP
PO Box 1586, Mukilteo, WA 98275
Phone: 425.971.6409
Email: lbrent@brentplanningsolutions.com

Legal Property
Owner(s): Mukilteo School District No. 6
Address: Attn: Karen Mooseker, Exec. Director
8925 Kasch Park Rd, Everett, WA 98204
Phone: 425.356.1330
Email: MoosekerKW@mukilteo.wednet.edu

Applicant is: Owner in fee simple Contract purchaser Agent for Owner

PRIMARY CONTACT PERSON

Name: Laura Brent/Owner Representative (see above)
Address: _____
Phone:(Home) _____
(Office) _____
(Fax) _____

Date of Present Ownership of Property:
Prior to 1991 CUP for Kamiak High School (SCPDS)
Date of Contract if Now Purchasing Property:
Not applicable.
Please provide a copy of the contact.

PROPERTY/LOT INFORMATION

Legal Description of property (attach): See Attachment A – Legal Description
Assessor’s Tax Account Number: #28042100400500
Location/Street Address of Property: Kamiak High School, 10801 Harbour Pointe Blvd., Mukilteo 98275
Zoning District: Heavy Industrial, Multi-Family Residential 22 du/ac, Planned Residential Development Overlay (HI, MR, PRD Overlay)
Comprehensive Plan Designation: Industrial & Multi-Family Residential High Density
Lot Area (Square Feet) 37.95 acres (1,653,102 +/- SF)

BUILDING INFORMATION

Area of all Existing Building(s) (Square Feet): _____

Area of all Proposed Building(s) (Square Feet): 1,924

Area of all Proposed Additions: _____

CONDITIONAL USE REQUEST INFORMATION

Cite Code Section for Which Conditional Use is Being Requested: 17.64 Conditional Use and Variance MMC (School Use)

NARRATIVE EXPLANATION OF REQUEST: Please submit a written detailed explanation of the purpose of the request and discuss how the Conditional Use Permit application meets the criteria for approval and the project's relationship to current plans, policies, and regulations. Refer to the Conditional Use Permit brochure for the criteria. See Attachment B – Project Narrative

REQUIRED SIGNATURES

THE INFORMATION GIVEN IS SAID TO BE TRUE UNDER THE PENALTY OF PERJURY BY THE LAWS OF THE STATE OF WASHINGTON.

Applicant/Authorized Agent

Date



Legal Property Owner*

7.26.19

Date

Legal Property Owner*

Date

* NOTE: If legal owner is a corporation or partnership, proof of ability to sign for the corporation or partnership shall be submitted to the City of Mukilteo with this application.

**Attachment A
Legal Description**

Kamiak High School, 10801 Harbour Pointe Blvd., Mukilteo, WA 98275

Snohomish County Tax Parcel No. Parcel No. #28042100400500

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APR 29 2019

CITY OF MUKILTEO

Legal Description of Property:

SEC 21 TWP 28 RGE 04TH PTN SE1/4 TGW LOTS 32,33,34 & PTN OF LOT 22 OF PUGET ACRES NO 2 ALL LY ELY OF HARBOUR POINTE BLVD NELY OF CHENAULT BCH ACCESS RD NLY OF CHENNAULT BCH RD & WLY OF HARBOUR POINTE SECTOR7 EXC TH PTN LY SLY & WLY OF FDL - COM NE COR SD SEC TH N88*50 06W ALG N LN SEC 1250FT TH S29*20 06E 350FT TH S02*0954W 1510FT TH N87*50 06W 1070FT TH S02*09 54W 1407.26FT TH N87*50 05W 260.79FT TH N76*24 10W 146.24FT TO INT CO RD MGN & TPB SD LN DESC TH S76*24 10E146.24FT TH S87*50 05E 260.79FT TH S02*09 54W 52.74FT TO CONC MON THS87*50 06E 168FT TH S02*09 54W 539.49FT TO INT CO RD MGN & TERM SD LN DESC

Source: Snohomish County Assessor, April 2019

Attachment B Project Narrative

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APR 29 2019

CITY OF MUKILTEO

The 2014 voter-approved Mukilteo School District Capital Bond included \$1.3M for an improvement at Kamiak High School for athletic team support. The project includes a new building (Kamiak High School Storage Building), roughly 1,924 square feet (SF), to provide more accessible and efficient storage for field and team equipment. The Storage Building would have electricity, but would not be heated as it would not be an occupied space.

While not part of the CUP request, there are other improvements that are part of the bond approval work that are considered Tenant Improvements (TIs). The existing field house building would have some improvements in order to provide the voter-approved functions for team support (athletic training/first aid and support for teams). The area currently used for sports storage would be modified to increase space for storage of student and staff belongings during athletic practices, events or physical education class, and would accommodate small groups of student athletes to be able to get out of the elements to meet while using the field. The other existing area, currently used for grounds equipment, would be modified to allow for athletic training/taping and first aid supplies for use during athletics.

Improvements for pedestrian circulation and seating access would include a small exterior canopy to be added to the existing field house building, which is intended to provide cover for ticket sellers and those who provide supervision at the field entrance during soccer games and other events. Fencing would be modified to improve circulation and access for emergency vehicles to the field.

The proposal is in compliance with the City of Mukilteo's performance regulations for Conditional Uses (MMC 17.64.020 Performance regulations). See detailed responses of the District to the City's criteria below (*in italics*):

The uses set out in the Permitted Use Matrix contained in Section 17.16.040 shall comply with the following standards and regulations in order to qualify for a conditional use permit:

A. All conditional uses must be in accordance with the goals and objectives of the comprehensive plan and they must not violate the purpose of the district in which they will locate.

Kamiak High School and the sports fields were originally located within Snohomish County and approved through a 1992 Conditional Use Decision of the Snohomish County Hearing Examiner. The Snohomish County Hearing Examiner Decision (ZA #9103146) includes specific information pertinent to the athletic sports field ("football field/track field"):

17. *The applicant proposes the development of a high school and its associated grounds (Kamiak High School) in the west central and southern portions of the site, and proposes the development of a middle school (Harbour Pointe Middle School) in the northern portion of the site:*

E. *The outdoor athletic facilities proposed for the high school facility are located in the southern portion of the site across a wetlands area from the central high school structural complex. The southern portion of the site will accommodate a football field/track field, baseball and softball fields, a soccer field, six tennis courts, and a parking area provided access directly from Chennault Beach Road SW on the property's southern boundary. A small accessory building is proposed in the center of the southern sports complex.*

Since annexation into the City of Mukilteo (City) there have been additional permits approved associated with the fields' use. G2001-23 Kamiak Field Renovation records a grading permit that was approved for renovation of the field and track at Kamiak. The proposal was described as: Restoration of the football/soccer field and track. The project includes the replacement of the existing turf with synthetic turf, resurfacing of the existing track and installation of perimeter fencing. SEPA 2001-09 was conducted as an Addendum to the Mitigated Determination of Nonsignificance for Harbour Pointe Middle School and Kamiak High School. (Project Decision: June 14, 2001).

2011 Scoreboards Permit: *Within the City records a permit was approved for replacement of the scoreboards via a Sign Permit, March 11, 2011. June 30, 2012 an additional sign permit allowed a scoreboard replacement. There was nothing within the record that addressed any land use impacts of the athletic sports fields.*

The proposed athletic storage building would be placed adjacent to the baseball fields and the existing asphalt path. Both the use and placement is consistent with the approved CUP as an accessory use to the field.

*The Mukilteo City Council adopted an updated Comprehensive Plan on October 5, 2015 and amended the plan on June 4, 2018. The Mukilteo School District inventory of facilities is included within the City's Comprehensive Plan under Capital Facilities. As stated in CF3: **Through site selection and design, opportunities to minimize the impact of capital facilities on the environment, and if possible enhance the natural environment, should be sought.** The placement of the building does not impact the natural environment, but provides an additional resource for the athletic program.*

B. It must be demonstrated that all conditional uses if located as proposed would not be injurious or detrimental to the character of the zone or to its abutting or adjoining neighbors.

Kamiak High School and the associated fields have been established CUP (meeting the compatibility criteria) uses at this location since 1992. The placement of the storage building is integrated into the field complex and does not impact nor is it detrimental to adjoining neighbors. Surrounding uses are all associated with the school.

C. The conditional use must employ reasonable measures of fencing, buffering, traffic restraints, sign and light controls, and any other appropriate measures to protect the surrounding properties and adjoining districts.

The proposed storage building does not generate the need for fencing or buffering. It would be located adjacent to field uses and used only for storage. Electricity would be provided to the building, but it would not be occupied.

D. All conditional uses must have adequate site area to accommodate the use. The minimum site area for a conditional use is no less than that permitted in the underlying district.

The proposed 1,924 square foot building works well at the planned location and would only be 12'8" in height. The building would integrate well into the existing field uses.

E. All conditional uses must conform to the dimensional regulations in the individual districts, except that additional restrictions may be imposed to ensure the uses are compatible within the district.

The building has been designed to meet code requirements. The building would not have visual or noise impacts, and overall works well within the approved CUP Site Plan.

F. All conditional uses having a site area in excess of one acre must provide a buffer of trees and shrubs around the perimeter of lots abutting a residential zone.

The building does not exceed an acre.

G. All applications for conditional uses must be accompanied by layout and development plans drawn to an appropriate scale which show at least the following:

1. Site plans showing landscaping, paving, parking, access, relationship of building to site, outdoor lighting, proposed fencing and topography;
2. Sections and elevations of proposed structure;
3. Vicinity map showing property, zoning and access;
4. Provision for sewage disposal, storm drainage and surface runoff.

A full CUP site plan set has been included with the CUP submittal.

H. All conditional uses must comply with the parking regulations in Chapter 17.56.

The building is not an occupied space and would not generate the need for additional parking.

I. In the course of reviewing the conditional use permit application, the city staff may request a recommendation by the planning commission on matters under its permit authority related to the conditional use permit. The matters may include but are not limited to the comprehensive plan or the nature and intent of the zone in which the conditional use permit is requested. (Ord. 1088 § 15 (part), 2003; Ord. 908 § 13 (part), 1997; Ord. 559 § 2, 1986; Ord. 552 § 4, 1986; Ord. 519 § 1 (part), 1985; Ord. 387 (part), 1982)

This request should not generate any additional recommendations outside CUP approval.

BRUNNEN L.
ARCHITECTS

PROJECT:
MUKILTEO SCHOOL FIELD HOUSE

SITE:
MUKILTEO SCHOOL DISTRICT

ADDRESS:
MUKILTEO, WA

PROJECT NO. 17940D

OVERALL SITE
PLAN

ISSUED: 08/19/19
LAWSON DESIGN
LAND USE ENGINEERS, PLLC
PULLMAN, WA

SCALE:
AS SHOWN

DATE:
08/19/19

PROJECT NO. 17940D

OVERALL SITE PLAN



SITE INFORMATION

PARCEL: 300-08-0000
 ZONING: M-100
 COUNTY: SNOHOMISH
 CITY: MUKILTEO

NOTE: THIS SITE PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO THE CITY'S REVIEW AND APPROVAL. THE CITY ENGINEER SHALL REVIEW THIS SITE PLAN FOR CONFORMANCE WITH THE CITY'S ZONING ORDINANCES AND THE CITY'S SUBDIVISION MAP ACT. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE SITE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

SITE PLAN LEGEND

- [Symbol] EXISTING OR IMPROVING
- [Symbol] ASPHALT PAVING
- [Symbol] CONCRETE
- [Symbol] METAL/ALUMINUM ENTRY
- [Symbol] PERIMETER LINE

IMPERVIOUS SURFACE CALCULATIONS

TOTAL PAVED AREA: 1,000,000 SF
 EXISTING IMPERVIOUS SURFACE: 1,000,000 SF
 IMPROVED IMPERVIOUS SURFACE: 1,000,000 SF
 TOTAL IMPERVIOUS SURFACE: 2,000,000 SF
 PERCENTAGE OF IMPROVEMENT: 20%

PARKING COUNT ON PARCEL

PERMITS LOT 1: 100 SPACES
 PERMITS LOT 2: 100 SPACES
 TOTAL PERMITS: 200 SPACES

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CITY OF MUKILTEO

OVERALL SITE PLAN
 SHEET 1 OF 1

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CITY OF MILWAUKEE

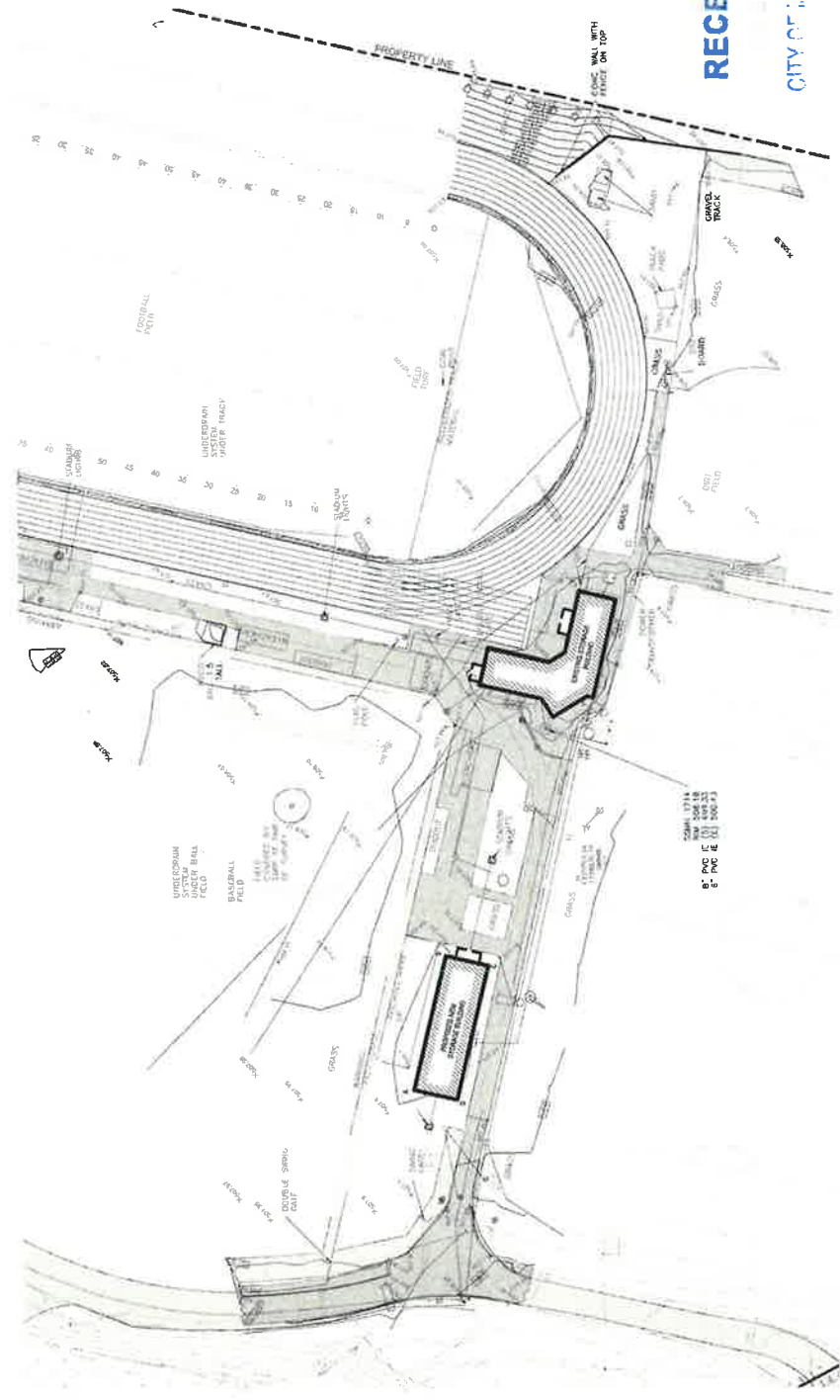
PROJECT: MILWAUKEE
MILWAUKEE PUBLIC SCHOOLS
MILWAUKEE, WI

ENLARGED SITE
PLAN

DATE: 08/14/14
DRAWN BY: [Name]
CHECKED BY: [Name]

ENLARGED SITE PLAN
PAGE 1

CUP-4.1



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CITY OF MILWAUKEE