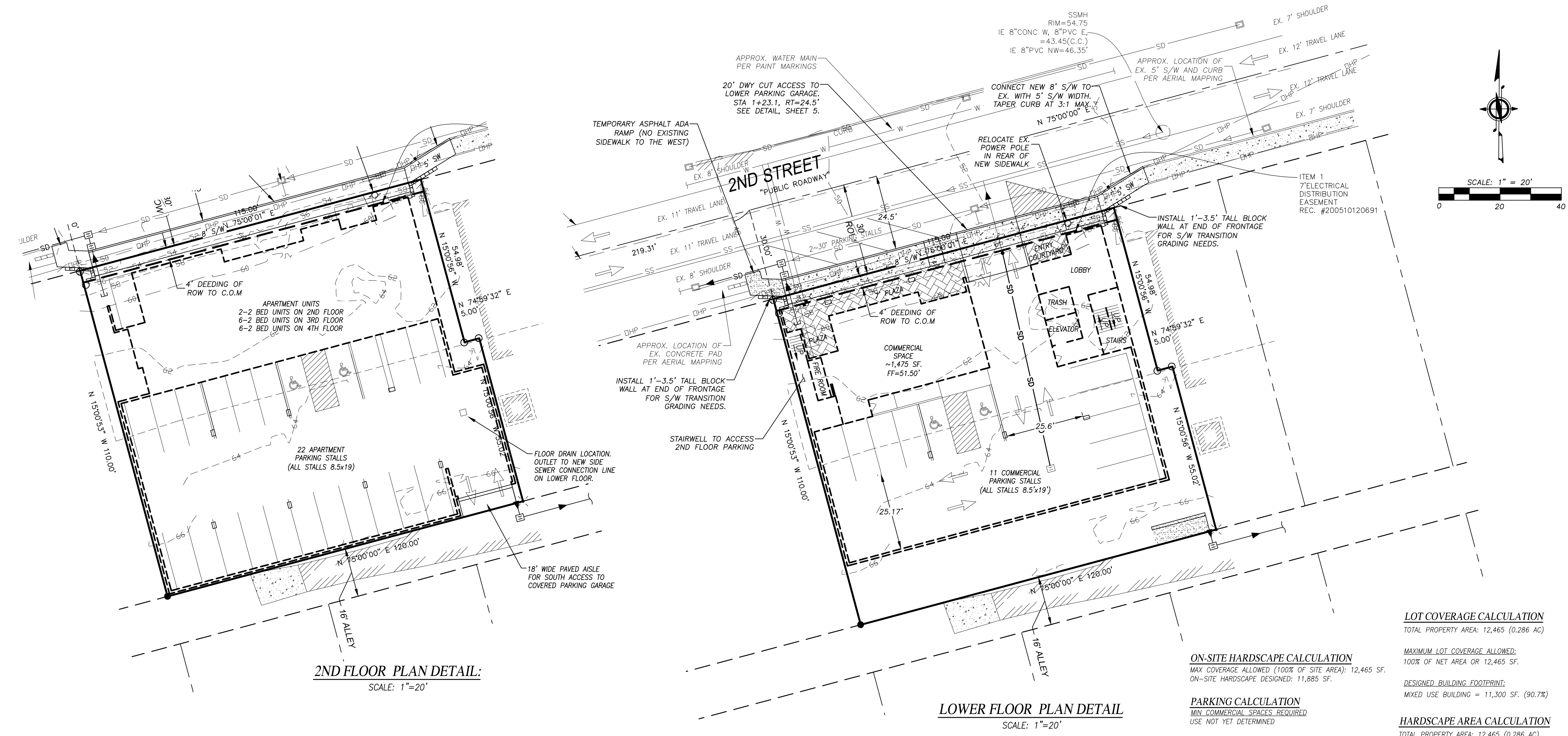
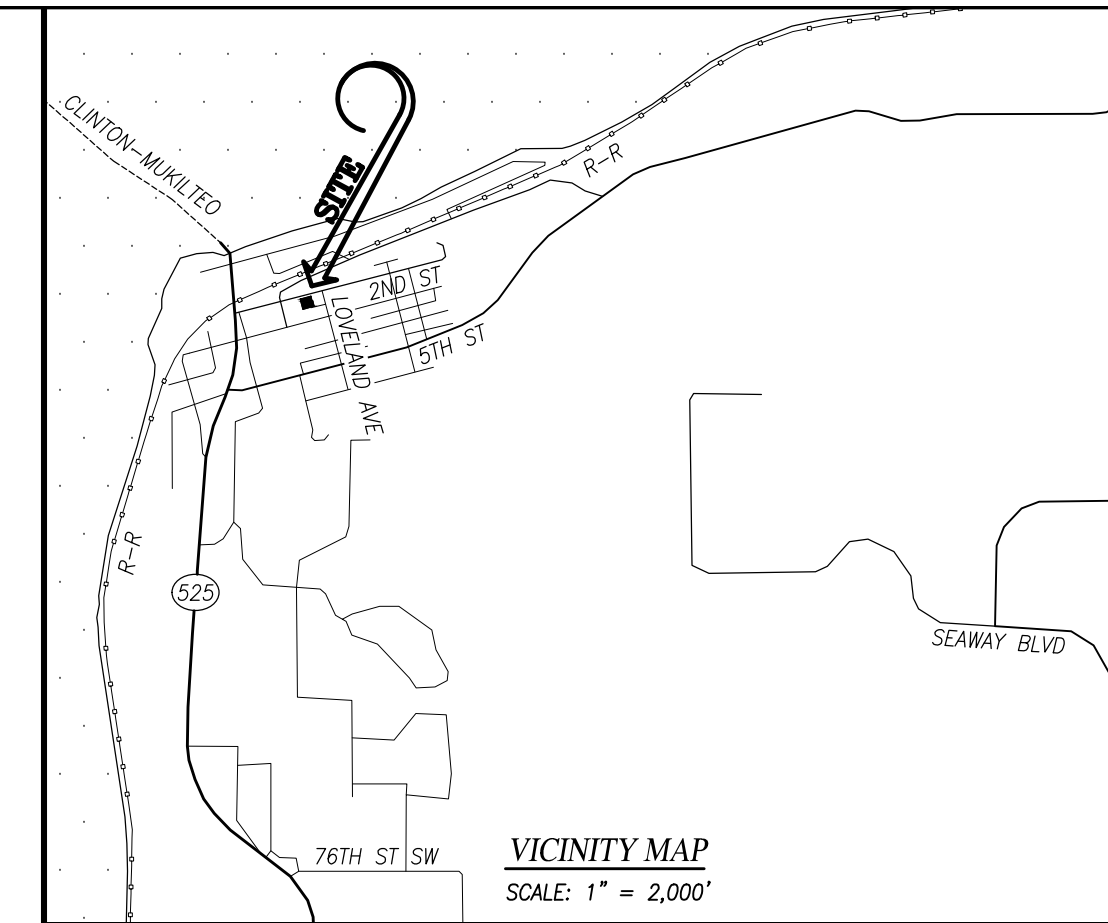


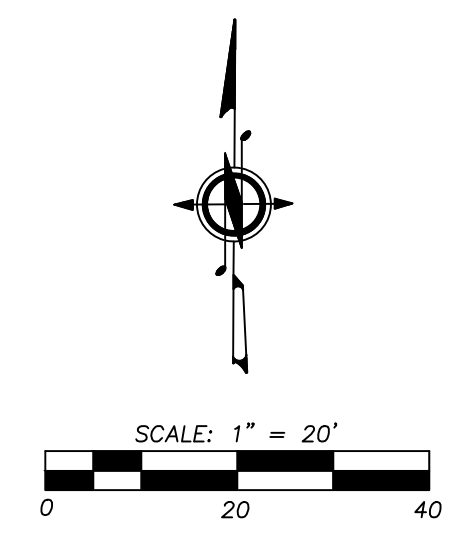


Received by Email  
2/18/21



**LEGEND**

- EXISTING STORM DRAIN CATCH BASIN (CB)
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- ⊕ EXISTING WATER METER
- ▨ EXISTING BUILDING
- ▤ EXISTING CONCRETE
- EXISTING PROPERTY BOUNDARY
- EXISTING CENTERLINE
- - - - EXISTING CONTOUR (MAJOR)
- - - - EXISTING CONTOUR (MINOR)
- EXISTING CURB
- EXISTING EDGE OF ASPHALT
- EXISTING LOT LINE
- SD EXISTING STORM DRAIN LINE
- SS EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- CB#X PROPOSED STORM DRAIN CATCH BASIN (CB)
- SD#X PROPOSED STORM DRAIN STUB
- SSMH#X PROPOSED SANITARY SEWER MANHOLE (SSMH)
- SSCO#X PROPOSED SS CLEAN OUT (SSCO)
- W#X PROPOSED WATER METER
- ▨#X PROPOSED ECOLOGY BLOCK WALL
- ▨#X PROPOSED BUILDING W/ ROOF OVERHANG
- ▨#X PROPOSED CONCRETE
- ▨#X PROPOSED ROADWAY
- PROPERTY BOUNDARY DEDICATION
- SD# PROPOSED STORM DRAIN LINE
- SS# PROPOSED SANITARY SEWER LINE
- W# PROPOSED WATER LINE



**2ND FLOOR PLAN DETAIL:**  
SCALE: 1"=20'

**LOWER FLOOR PLAN DETAIL**  
SCALE: 1"=20'

**FIRE MARSHAL NOTES:**  
1. NEW BUILDING TO BE INSTALLED WITH FIRE SPRINKLER SYSTEMS.  
2. CLOSEST KNOWN FIRE HYDRANT LOCATED AT THE NE SIDE OF THE INTERSECTION OF 2ND ST AND LOVELAND AVE APPROXIMATELY 200' NORTHEASTERLY OF THE SITE.  
3. TEMPORARY ADDRESSING SHALL BE INSTALLED PRIOR TO PLACEMENT OF COMBUSTIBLE MATERIAL ON-SITE. ADDRESSING SHALL BE EASILY VISIBLE FROM 2ND ST.

**LOT COVERAGE CALCULATION**  
TOTAL PROPERTY AREA: 12,465 (0.286 AC)  
MAXIMUM LOT COVERAGE ALLOWED:  
100% OF NET AREA OR 12,465 SF.

**DESIGNED BUILDING FOOTPRINT:**  
MIXED USE BUILDING = 11,300 SF. (90.7%)

**HARDSCAPE AREA CALCULATION**  
TOTAL PROPERTY AREA: 12,465 (0.286 AC)  
SITE HARDSCAPE  
MIXED USE BUILDING ROOF 11,500 SF.  
ACCESS AND PLAZA 600 SF.  
TOTAL 12,100 SF.

\*NOTE: DOES NOT INCLUDE AREAS BELOW ROOF EAVES.

**FRONTAGE HARDSCAPE**  
NEW 8' SIDEWALK 1,000 SF.

TOTAL NEW/REPLACED HARDSCAPE: 13,100 SF.

**ON-SITE HARDSCAPE CALCULATION**  
MAX COVERAGE ALLOWED (100% OF SITE AREA): 12,465 SF.  
ON-SITE HARDSCAPE DESIGNED: 11,885 SF.

**PARKING CALCULATION**  
MIN. COMMERCIAL SPACES REQUIRED  
USE NOT DETERMINED.

MIN. APARTMENT SPACES REQUIRED  
(2 PER 2 BED UNIT + 1 PER EVERY 4 UNITS)  
TOTAL 2 BED UNITS: 14  
TOTAL PARKING STALLS REQUIRED: 31.5

TOTAL ON-SITE PARKING SPACES DESIGNED: 33  
TOTAL OFF-SITE PARKING SPACES PROVIDED: 2

**BUILDING HEIGHT CALCULATION**  
MAX. BUILDING HEIGHT ALLOWED: 35'  
DESIGN HEIGHT: 34' 10" BASED ON ABE=62.5'

**PROJECT NARRATIVE:**  
CONSTRUCT A 3 STORY APARTMENT BUILDING CONSISTING OF 14 TOTAL 2 BEDROOM UNITS ALONG WITH A DAYLIGHT BASEMENT COMMERCIAL SPACE (~1,475 SF IN SIZE) FRONTING 2ND ST.

**BASIS OF BEARING:**  
THE MONUMENT CENTERLINE OF PARK AVE BETWEEN MONUMENTS FOUND AT THE INTERSECTION OF 2ND ST AND 3RD ST BEARING = NORTH 15°00'56" WEST PER AFN 9904205001, RECORDS OF SNOHOMISH COUNTY, WA

**DEVELOPMENT DATA:**  
EXISTING ZONING: DB - DOWNTOWN BUSINESS  
PROPOSED USE: MIXED USE - COMMERCIAL AND APARTMENTS  
TOTAL SITE AREA: 12,925 SQ. FT. (0.297 ACRES)  
LESS R.O.W. DEDICATION: 460 SQ. FT. (0.011 ACRES)  
NET SITE AREA: 12,465 SQ. FT. (0.286 ACRES)

WATER SOURCE/PURVEYOR: MUKILTEO WATER & WASTEWATER  
SEWER METHOD/OPERATOR: MUKILTEO WATER & WASTEWATER  
FIRE DISTRICT: MUKILTEO FIRE DEPARTMENT  
SCHOOL DISTRICT: MUKILTEO SCHOOL DISTRICT NO 6

**LEGAL DESCRIPTION**  
LOTS 1, 2 AND 3, BLOCK 3, W. R. HASSARD'S ADDITION TO THE TOWN OF MUKILTEO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 8, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE EAST 35 FEET OF THE NORTH HALF AND THE EAST 30 FEET OF THE SOUTH HALF OF LOT 3.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

**ENGINEER/CONTACT**  
WESTERN ENGINEERS & SURVEYORS, INC.  
9740 EVERGREEN WAY  
EVERETT, WA 98204  
PHONE: (425) 356-2700  
FAX: (425) 356-2708

**SURVEYOR**  
TERRANE  
10801 MAIN STREET, SUITE 102  
BELLEVUE, WA 98004  
PHONE: (425) 458-4488  
FAX: (425) 671-0170

**OWNER/APPLICANT**  
ROBERT FORD  
40844 SANDPIPER COURT  
PALM DESERT, CA 92260  
EMAIL: BOB@350FT.BIZ

**TAX ACCOUNT NO.(S):** 00465900300100  
**SITE ADDRESS:** 823 2ND STREET MUKILTEO, WA 98275

COPYRIGHT © 2020

CALL 811 TWO (2)  
BUSINESS DAYS  
BEFORE YOU DIG

**Western Engineers & Surveyors** (425) 356-2700  
SURVEYORS • PLANNERS • ENGINEERS  
LAND USE CONSULTANTS  
CIVIL ENGINEERS • LAND SURVEYORS  
\*\*\* 9740 EVERGREEN WAY • EVERETT • WA • 98204 \*\*\*

**SITE PLAN FOR:**  
**14-UNIT MUKILTEO PLAZA**  
NW 1/4 & SW 1/4, NE 1/4, SEC.04, T.28N, R.04E, W.M. MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
TAS	11/24/20	TAS		T. SARKELA	1"=20'
DRAWING FILE NAME	CHECKED BY	F.B. NO.	JOB NUMBER	SHEET NO.	
201880BASE.DWG	TAS	-	20-1880-A	1 OF 1	