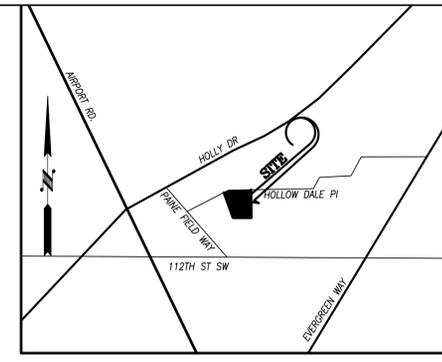
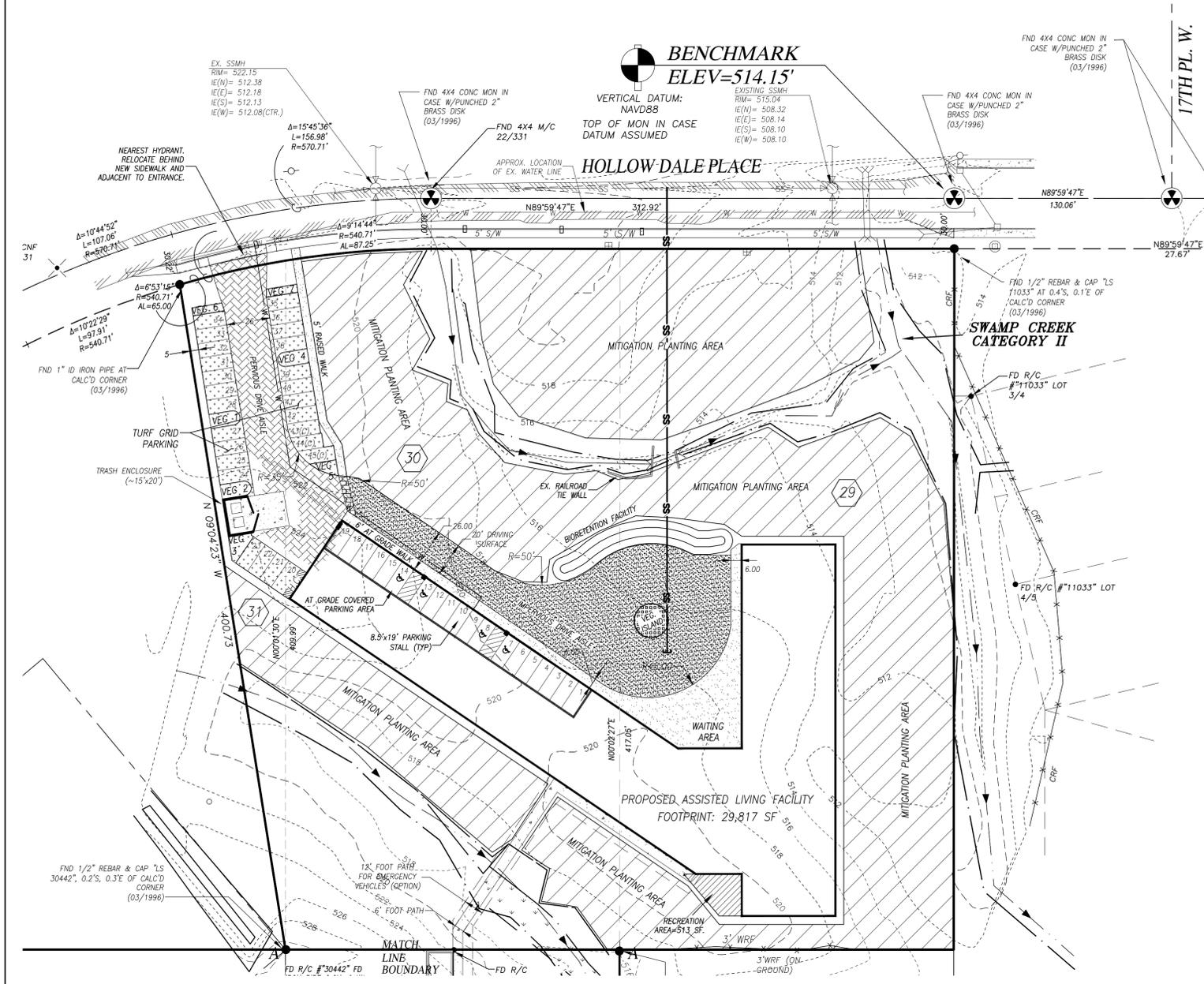


NW1/4, SW1/4, SEC.23, T.28N., R.4E., W.M.
SNOHOMISH COUNTY, WASHINGTON



VICINITY MAP
SCALE 1" = 2000'

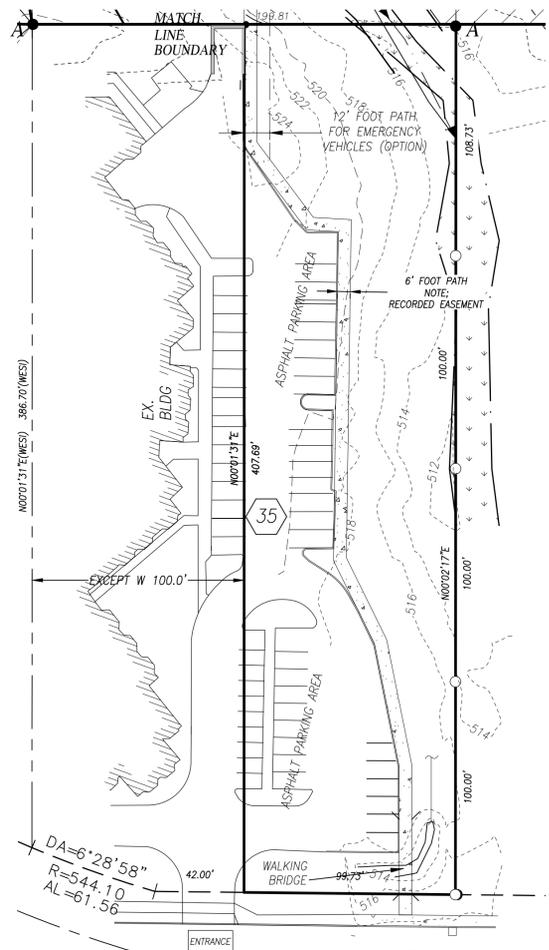


BENCHMARK
ELEV=514.15'

VERTICAL DATUM:
NAVD88
TOP OF MON IN CASE
DATUM ASSUMED

SWAMP CREEK
CATEGORY II

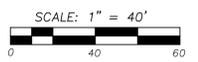
NORTH SITE PLAN



OFF-SITE WALKWAY SITE PLAN

LEGEND

- FOUND MONUMENT/CASE
- FOUND CORNER MONUMENT AS NOTED
- ⊗ SET MAGNETIC NAIL "MAG"
- (PLAT) DIMENSION/BEARING PER ORIGINAL PLAT
- (MEASURED) DIMENSION/BEARING PER MEASUREMENT BY METRON
- # LOT NO. PER PLAT OF FAIRMOUNT RECORDED UNDER AUDITOR'S FILE NO. 386899, RECORDS OF SNOHOMISH COUNTY, WASHINGTON
- EXISTING PROPERTY LINE
- RIGHT OF WAY
- EXISTING ADJACENT LOT LINES
- EXISTING EASEMENT (AS NOTED)
- EXISTING FENCE (AS NOTED)
- EXISTING FLOW LINE
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- EXISTING CONTOURS
- EXISTING VERTICAL CURB
- EDGE OF PAVEMENT
- EXISTING CATCH BASIN (CB)
- ⊕ EXISTING STORM MANHOLE (SDMH)
- EXISTING SEWER MANHOLE (SSMH)
- EXISTING SEWER CLEAN OUT (SSCO)
- ▭ EXISTING BUILDING
- (WDF) WOOD FENCE
- (CLF) CHAIN LINK FENCE
- (WRF) WIRE FENCE
- ⊕ EXISTING FIRE HYDRANT



CRITICAL AREAS:

MITIGATED STREAM AND WETLAND AREA LOCATED IN CENTRAL PORTION OF SITE. REFER TO WETLAND REPORT FROM WETLAND RESOURCES OF EVERETT, WA FOR ADDITIONAL INFORMATION.

PARKING:

PARKING SPACES DESIGN: 45
TOTAL DESIGN PARKING AREA = 6,172 SF.

NOTES:

- 1) PARKING SPACES 43-45 DESIGNED AS COMPACT PERPENDICULAR STALL (8'x16'). 8.3% OF TOTAL PARKING (15% ALLOWED)
- 2) REMAINING PARKING SPACES (1-42) DESIGNED AS CONVENTIONAL PERPENDICULAR STALLS (8.5'x19')
- 3) PARKING STALLS 1-34 ARE TO HAVE WHEEL STOP BUMPER GUARDS. ALL OTHER PARKING STALLS (35-45) TO FACE 6" RAISED SIDEWALK OR CURB.
- 4) PARKING TOTALS INCLUDE 36 EXTERIOR PARKING STALLS AND 19 COVERED PARKING STALLS.

PARKING LANDSCAPING:

PARKING LOT LANDSCAPING:
TOTAL PARKING STALLS: 45
LANDSCAPE REQUIRED PER STALL: 20 SF.
TOTAL PARKING LANDSCAPE AREA: 900 SF.

PLANTINGS MUST CONSIST OF A MIX OF TREES, SHRUBS AND GROUND COVER. AT LEAST ONE TREE SHALL BE PLANTED FOR EVERY SIX PARKING SPACES.

LANDSCAPING AREA TO BE PROVIDED BY THE MITIGATED NPFA AREA IN THE CENTRAL AREA OF THE SITE ALONG WITH LANDSCAPE AREAS LOCATED THROUGHOUT THE PARKING AREAS.

PERVIOUS AND IMPERVIOUS AREA:

PERVIOUS SURFACES	
DRIVE AISLE	16,215 SF.
TURF PARKING	4,457 SF.
UNCOVERED SIDEWALK	4,680 SF.
DUMPSITE PAD	748 SF.
TOTAL	26,100 SF.

IMPERVIOUS AREA	
ROOF AREA	29,144 SF.
TOTAL AREA	179,425 SF.

CONCEPTUAL DRAIN DESIGN NOTES:

1. DRIVE AISLE LOCATED BETWEEN HOLLOWDALE PLACE AND NORTHERN PORTION OF PROPOSED BUILDING TO CONSIST OF PERVIOUS DRIVING SURFACES (I.E. PERVIOUS ASPHALT, CONCRETE OR PAVERS).
2. ALL EXTERIOR UNCOVERED PARKING STALLS TO CONSIST OF TURN GRID PARKING SURFACES.
3. DRIVE AISLE FRONTING PROPOSED BUILDING TO CONSIST OF IMPERVIOUS DRIVING SURFACES WHICH WILL DRAIN TO A BIORETENTION AREA LOCATED DIRECTLY NORTH OF THE CUL-DE-SAC AREA.
4. BUILDING TO BE INSTALLED WITH RAINWATER HARVESTING SYSTEM TO INCORPORATE THE MAJORITY OF DEVELOPED ROOF RUNOFF INTO GRAY WATER USE INSIDE THE BUILDING. STORAGE TANKS ARE PLANNED TO BE LOCATED BENEATH CUL-DE-SAC AREA.

THE CONTRACTOR SHALL NOTIFY ONE CALL AT 811 (WASHINGTON811.COM)

UTILITY CONFLICT NOTE:

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

Western Engineers, Inc. (425) 356-2700
SURVEYORS • PLANNERS • ENGINEERS
LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
*** 13000 HWY 99 SOUTH • EVERETT • WA • 98204 ***

DEVELOPMENT DATA:

EXISTING ZONING:	R-3
PROPOSED ZONING:	ASSISTED CARE FACILITY
GROSS SITE AREA:	179,425 SQ. FT. (4.11 ACRES)
LESS NPFA AREA:	0 SQ. FT. (0.00 ACRES)
NET AREA:	179,425 SQ. FT. (4.11 ACRES)
NET DENSITY D.U. / 4.11 ACRES:	D.U./ACRES
WATER SOURCE/PURVEYOR:	ALDERWOOD WATER AND WASTEWATER
SEWER METHOD/OPERATOR:	ALDERWOOD WATER AND WASTEWATER
FIRE DISTRICT:	DISTRICT NO. 1
SCHOOL DISTRICT:	EDMONDS SCHOOL DISTRICT NO. 15

SLOPES: ALL SLOPES ON SITE ARE LESS THAN 33%

WETLAND BIOLOGIST: WETLAND RESOURCES, INC.
9505 19TH AVE. SE, SUITE 106
EVERETT, WA 98208
(206) 337-3174

ENGINEER/SURVEYOR/CONTACT: WESTERN ENGINEERS, INC.
13000 HIGHWAY 99 SOUTH
EVERETT, WA 98204
TELEPHONE # (425) 356-2700
FAX # (425) 356-2708

APPLICANT: TOM WAGES
425-218-2604
WAGESMANOR@GMAIL.COM

OWNERS OF INTEREST: WAGES MANOR LLC
1900 ALASKA WAY #100
SETTLE, WA 98101

LEGAL DESCRIPTION:
PAINÉ FIELD 2 BLK 000 D-00-SUBJ TO ESE PUD 1 LOT 29
PAINÉ FIELD 2 BLK 000 D-00-LOT 30
SITUATE IN THE CITY OF EVERETT, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX ACCOUNT NO(S): 00537900002900
00537900003000

SITE ADDRESS: 1806 & 1830 HOLLOW DALE PL
EVERETT, WA 98204

PFN

SITE PLAN
WAGES MANOR ASSISTED LIVING FACILITY
NW1/4, SE1/4, SEC.23, T.28N., R.4E., W.M.
CITY OF EVERETT, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE	
TAS	08-14-15	11	JAJ	6-10-16	JESSE JARRELL	1" = 40'
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.		
96010KBASE.DWG	JAJ		96-010-K	1 of 1		