

SHEET INDEX

SHEET NUMBER	SHEET TITLE
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C-1.2 3 OF 3	SITE & UTILITY PLAN

LEGEND

---	EXISTING RIGHT OF WAY LINE **	---	PROPOSED ROAD CENTERLINE
---	EXISTING ROAD CENTERLINE	---	PROPOSED BUILDING
---	EXISTING PROPERTY LINE	---	PROPOSED STORM DRAIN
---	EXISTING EASEMENT	---	PROPOSED STORM CATCH BASIN TYPE II
---	EXISTING PROPERTY CORNER	---	PROPOSED STORM CATCH BASIN
---	EXISTING STORM DRAIN	---	PROPOSED SANITARY SEWER
---	EXISTING TYPE 2 CB	---	PROPOSED SANITARY SEWER CLEANOUT
---	EXISTING TYPE 1 CB	---	PROPOSED WATERLINE
---	EXISTING SANITARY SEWER	---	PROPOSED WATER VALVE
---	EXISTING SANITARY MANHOLE	---	PROPOSED PERFORATED STORM PIPE
---	EXISTING WATERLINE	---	PROPOSED ROOF DRAIN
---	EXISTING WATER VALVE	---	FIRE TRUCK TURNING RADIUS
---	EXISTING FIRE HYDRANT *	---	PROPOSED CONCRETE SWALE
---	EXISTING GAS LINE	---	PROPOSED STRIPING
---	EXISTING TELEPHONE LINE	---	PROPOSED UTILITIES (VARIES) *
---	EXISTING OVERHEAD POWERLINE	---	PROPOSED CURB AND GUTTER
---	EXISTING FENCELINE	---	PROPOSED CONCRETE
---	EXISTING CURB & GUTTER	---	PROPOSED ASPHALT
---	EXISTING ASPHALT	---	PROPOSED TACTILE WARNING
---	LOT 3 ASPHALT *	---	PROPOSED CONTOUR
---	EXISTING CONTOUR		

LEGAL DESCRIPTION

LOT 4 OF SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN NO. LU05-061, AS APPROVED ON AUGUST 30,2007 AND RECORDED SEPTEMBER 10, 2007 UNDER AUDITORS FILE NO. 200709100133, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SITE INFORMATION

SITE PARCEL NUMBER: P126617
SITE ADDRESS: 328 EAST BLACKBURN RD.
SITE AREA: 35,720 SQ. FT. - 0.82 ACRES
SITE ZONING: C-L

PROPOSED USE: WAREHOUSE / OFFICE
OCCUPANCY GROUP: B OCCUPANCY (BUSINESS), S2 OCCUPANCY (STORAGE WAREHOUSE)
BUILDING CODE: 2018-19 INTERNATIONAL BUILDING CODE

BUILDING SPECS:	BUILDING A	BUILDING B
# OF UNITS:	5 UNITS	6 UNITS
SQUARE FOOTAGE:	SEE ARCHITECTURAL PLANS	
BUILDING HEIGHT:	27 FT	27 FT
% LOT COVERED:	16.6%	18.4%

IMPERVIOUS SURFACE AREA: 24,093 SQ. FT.
% IMPERVIOUS SURFACE: 67.45%

UNDERGROUND FIRE LINE REQUIREMENTS:

- THE ENTIRE UNDERGROUND FIRE LINE WILL REQUIRE A FULL HYDRO-TEST AT 200 PSI FOR TWO (2) HOURS. CONTACT THE FIRE MARSHAL BEFORE PERFORMING THIS TEST.
- EACH FIRE HYDRANT AND FDC RISER ON THE FIRE SYSTEM WILL REQUIRE A ONE (1) MINUTE FLUSH FROM THE PUMPER PORT OR MANIFOLD WITH A DIFFUSER OR UNTIL THERE ARE NO PARTICULATES IN THE SYSTEM.
- THE PUMPER PORT ON THE HYDRANTS SHALL HAVE A FIVE (5) INCH STORTZ HARD FACED COUPLER INSTALLED PRIOR TO FINAL APPROVAL.
- A COPY OF NFPA U FORM FILLED OUT MUST BE PROVIDED TO THE FIRE MARSHAL PRIOR TO FINAL.
- ALL FITTINGS AND PIPING FROM THE VAULT TO THE BUILDING WILL NEED TO BE INSPECTED BY THE FIRE MARSHAL PRIOR TO COVER.
- THREE (3) SETS OF PLANS, MATERIAL CUT SHEETS AND FIRE FLOW CALCULATIONS WILL NEED TO BE APPROVED PRIOR TO ANY WORK BEING DONE.
- ALL WORK BEING DONE FROM THE DOUBLE CHECK VALVE ASSEMBLY TO THE RISER WILL NEED TO BE INSTALLED BY A U LICENSED CONTRACTOR.

AN UNDERGROUND FIRE MAIN PERMIT WILL BE REQUIRED FOR THIS PROJECT. NO WORK MAY COMMENCE ON THE SYSTEM OUTLINED IN THIS PLAN UNTIL THE PERMIT PLANS HAVE BEEN REVIEWED, APPROVED, AND ALL FEES HAVE BEEN PAID.

A SEPARATE IFC CONSTRUCTION PERMIT IS REQUIRED FOR THE INSTALLATION OF THE PORTION OF THE DEDICATED UNDERGROUND WATER SUPPLY PIPING, PUBLIC OR PRIVATE, SUPPLYING A WATER-BASED FIRE PROTECTION SYSTEM.

EXCEPTION: WHEN THE UNDERGROUND PIPING IS INSTALLED BY THE ABOVEGROUND PIPING CONTRACTOR.

OWNER:

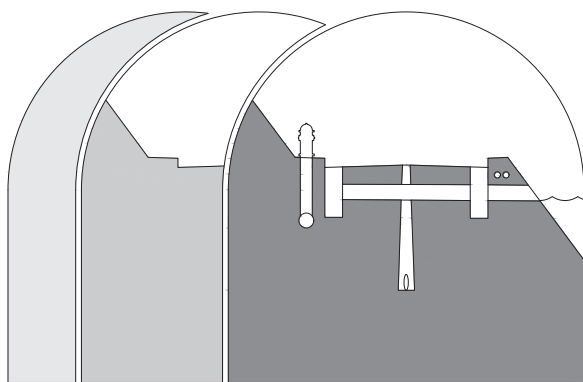
LTK PROPERTIES, LLC
P.O. BOX 117
MOUNT VERNON, WA 98273
PH: 360.424.3638

ENGINEER/SURVEYOR:

SOUND DEVELOPMENT GROUP, LLC
PAT SEVERIN / JAY STANDISH
1111 CLEVELAND AVENUE, SUITE 202
MOUNT VERNON, WA 98273
PH: 360.404.2010
EM: pat@sdg-llc.com / jay@sdg-llc.com



VICINITY MAP



Sound Development Group
ENGINEERING, SURVEYING & LAND DEVELOPMENT SERVICES
P.O. Box 1705 • 1111 Cleveland Avenue, Suite 202
Mount Vernon, WA 98273 Tel: 360-404-2010

NO.	DATE	DESCRIPTION	APPROVED
1	6.15.23	BUILDING B REVISION	P. SEVERIN
2	6.20.24	SITE PLAN REVISION	P. SEVERIN

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BEFORE YOU DIG
1.800.424.5555**

PROJECT:
**LOT 4 SMVBP
SITE PLAN
FOR
LEONARD KARGACIN**

SHEET DESCRIPTION:
COVER SHEET



SCALE:	NO SCALE
DRAWN BY:	C. SEVERIN
DESIGNED BY:	P. SEVERIN
DATE:	12.22.2021
JOB NUMBER:	21028
DWG NAME:	21028ENG.DWG
SHEET NUMBER:	

C-1.0

LEGEND			
---	EXISTING RIGHT OF WAY LINE **	---	PROPOSED ROAD CENTERLINE
---	EXISTING ROAD CENTERLINE	---	PROPOSED BUILDING
---	EXISTING PROPERTY LINE	SD	PROPOSED STORM DRAIN
---	EXISTING EASEMENT	■	PROPOSED STORM CATCH BASIN TYPE II
○	EXISTING PROPERTY CORNER	■	PROPOSED STORM CATCH BASIN
SD	EXISTING STORM DRAIN	SS	PROPOSED SANITARY SEWER
□	EXISTING TYPE 2 CB	●	PROPOSED SANITARY SEWER CLEANOUT
□	EXISTING TYPE 1 CB	W	PROPOSED WATERLINE
SS	EXISTING SANITARY SEWER	W	PROPOSED WATER VALVE
○	EXISTING SANITARY MANHOLE	PERF	PROPOSED PERFORATED STORM PIPE
W	EXISTING WATERLINE	RD	PROPOSED ROOF DRAIN
W	EXISTING WATER VALVE	---	FIRE TRUCK TURNING RADIUS
G	EXISTING FIRE HYDRANT *	---	PROPOSED CONCRETE SWALE
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---	EXISTING ASPHALT *	---	PROPOSED CONTOUR
---	EXISTING CONTOUR		

* IMPROVEMENT TO BE COMPLETED AS A PART OF SMVBP LOT 3 DEVELOPMENT PRIOR TO BUILDING OCCUPATION. SEE CMV FILE NO. PLAN21-0251
** EXISTING RIGHT-OF-WAY LINE DOUBLES AS NORTH AND EAST PROPERTY LINE

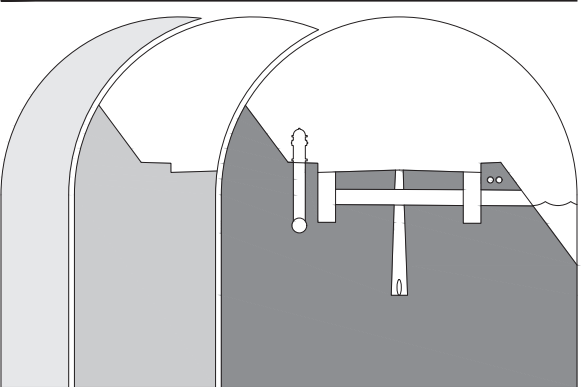
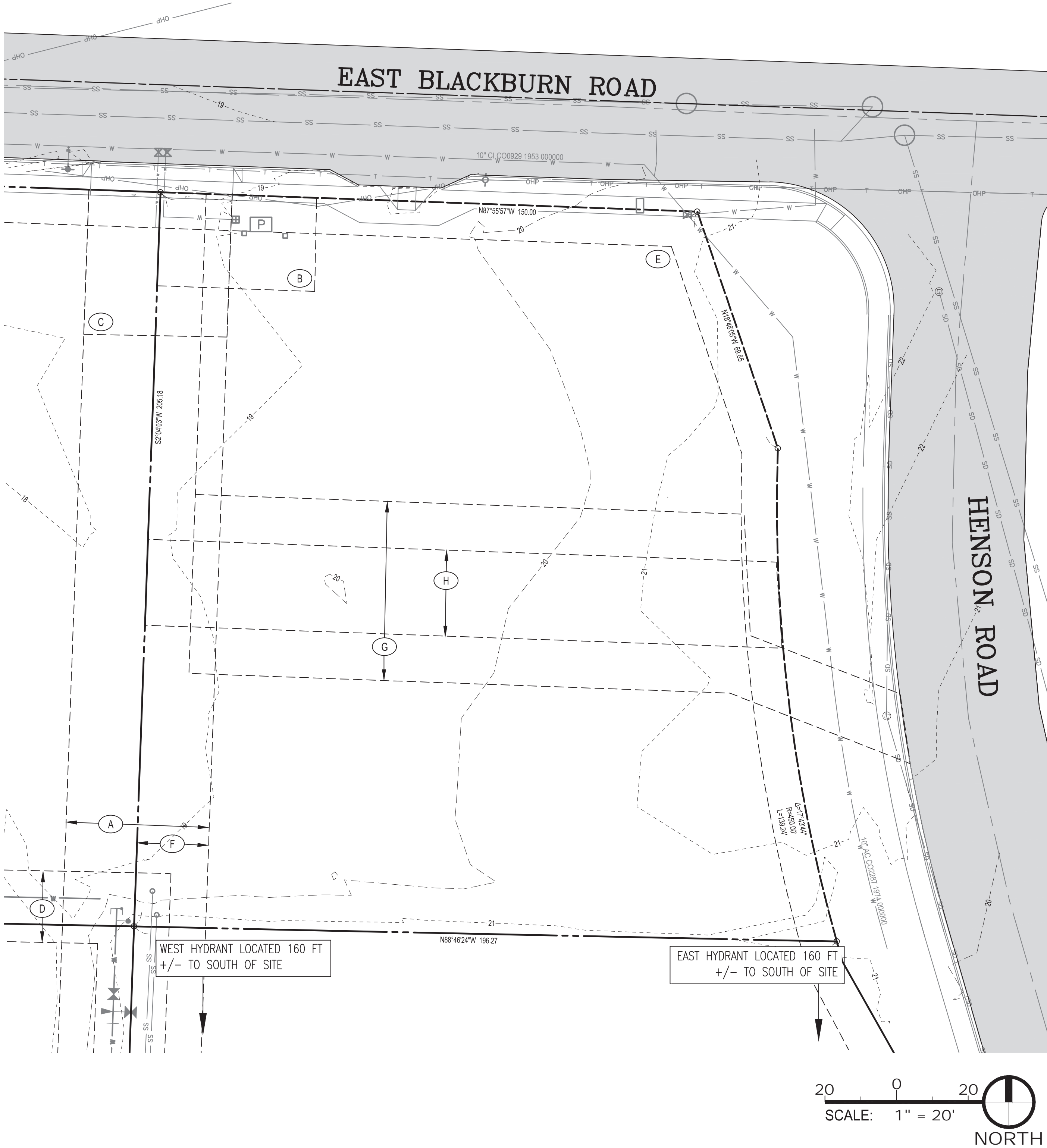
EASEMENT LIST

- A 40' INGRESS AND EGRESS EASEMENT BENEFITING SMVBP LOT 3 AND LOT 4, 20' ON EACH SIDE OF THE NORTH-SOUTH PROPERTY LINE AND EXTENDING FROM THE NORTH TO THE SOUTH PROPERTY LINE. RECORDED UNDER AF NO. 202110010037
- B 26'X44' STORMWATER EASEMENT IN FAVOR OF SMVBP LOT 3. RECORDED UNDER AF NO. 202110010037
- C SHARED ACCESS & UTILITY EASEMENT FOR SMVBP LOTS 3&4, AF NO. 200709100133, AS AMENDED BY AF NO. 202111180016
- D 20' UTILITY & PUD EASEMENT TO BENEFIT SMVBP LOTS 1 THRU 8 INCLUSIVE, AF NO. 200709100133.
- E 10' UTILITY AND SIDEWALK EASEMENT, AF NO. 20070100133.
- F 20' UTILITY EASEMENT, EXTENDING 20' EAST OF THE WEST PROPERTY LINE, PARTIALLY COVERING THE SAME AREA AS THE 40' INGRESS AND EGRESS EASEMENT (SEE EASEMENT A); TO BE CREATED WITH SMVBP LOT 4 SHORT PLAT (CMV FILE NUMBER PLAN21-0685)
- G 50'X153' WITH 15'X43' WING STORMWATER EASEMENT FOR TRENCH BED MAINTENANCE AND CONNECTION BETWEEN STREET STORM SYSTEM AND ON-SITE RAIN GARDEN; TO BE CREATED WITH SMVBP LOT 4 SHORT PLAT (CMV FILE NUMBER PLAN21-0685)
- H 24'X177.5' INGRESS AND EGRESS EASEMENT; TO BE CREATED WITH SMVBP LOT 4 SHORT PLAT (CMV FILE NUMBER PLAN21-0685)

RECORDED DOCUMENTS

- AFN 200709100133 - SOUTH MOUNT VERNON BUSINESS PARK BINDING SITE PLAN
- AFN 202110010037 - ROAD EASEMENT AND MAINTENANCE AGREEMENT
- AFN 202111180016 - AMENDMENT TO EASEMENT

EXISTING CONDITIONS



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PROJECT:
**LOT 4 SMVBP
SITE PLAN
FOR
LEONARD KARGACIN**

SHEET DESCRIPTION:
**EXISTING CONDITIONS
MAP**



SCALE:	1" = 20'
DRAWN BY:	C.SEVERIN
DESIGNED BY:	P.SEVERIN
DATE:	12.22.2021
JOB NUMBER:	21028
DWG NAME:	21028ENG.DWG
SHEET NUMBER:	

SITE PLAN NOTES

- BUILDING A EXTERIOR DIMENSIONS: 50.3' X 125.3'
BUILDING B EXTERIOR DIMENSIONS: 47' X 143' WITH 2' X 22.75' JOGS TO THE SOUTH
BUILDING A (MULTI-TENANT): WAREHOUSE/STORAGE = SEE ARCH. PLANS FOR AREA (FIVE, TWO-STORY UNITS)
BUILDING B (MULTI-TENANT): WAREHOUSE/STORAGE = SEE ARCH. PLANS FOR AREA (SIX, TWO-STORY UNITS)
- ALL SIDEWALKS ON SITE PERIMETER TO MAINTAIN 5.5' WIDTH WITH STREETSIDE CURB. SIDEWALKS IN SITE INTERIOR TO MAINTAIN AT LEAST 6' WIDTH AND ARE FLUSH WITH THE ASPHALT PARKING LOT.
- ON-SITE PARKING STALLS TO BE STRIPED AT 0° ANGLE WITH MINIMUM WIDTH OF 8.5' AND LENGTH OF 17' WITH A 2' OVERHANG INTO THE 6' SIDEWALK. LARGEST STALL ON SITE MEASURES 12' X 17'. SMALLEST STALL ON-SITE MEASURES 8.5' X 17'. THERE ARE 2 HANDICAP STALLS PRESENT AND THREE COMPACT STALLS (WIDTH = 8.5'), AS DENOTED WITH A "C".
- PARKING AREA LANDSCAPE ISLANDS MEASURE 6' X 16'
- DUMPSTER AND RECYCLING AREA: ONE STEP DOWN FROM SIDEWALK TO DUMPSTER AREA. EASTERN EDGE OF DUMPSTER PAD TO BE THICKENED EDGE CONCRETE THAT EXTENDS 1' DEEPER THAN THE BOTTOM OF THE ADJACENT BIORETENTION CELL. ADJACENT CATCH BASIN GRATE TO BE OFFSET WITH RISERS AS NECESSARY.
DIMENSIONS: 12' X 15' PAD WITH 7' SCREENING AROUND DUMPSTER AREA
- RIGHT OF WAY LINE AS DISPLAYED IS ALSO SOUTH MOUNT VERNON BUSINESS PARK LOT 4 NORTH AND EAST PROPERTY LINE
- ON-SITE FIRE LANES, AS INDICATED WITH STRIPING ON THESE PLANS, ARE TO BE IN ACCORDANCE WITH MOUNT VERNON MUNICIPAL CODE 15.08.130 AND INTERNATIONAL FIRE CODE APPENDIX D
- ADA ACCESSIBLE RAMPS WITH TACTILE WARNING
- ALL UTILITIES LOCATED WITHIN THE INGRESS/EGRESS EASEMENT (EASEMENT A) FOR LOT 3 WILL BE INSTALLED/STUBBED AT THE PROPERTY LINE BY LOT 4. LOT 3 WILL BE RESPONSIBLE FOR THE INSTALLATION OF THEIR UTILITIES WEST OF THE PROPERTY LINE AND THE PAVING OF THE SHARED ACCESS ROAD. THE FIRE HYDRANT IN THE NE CORNER OF LOT 3 WILL BE INSTALLED BY PUB. LOT 4 WILL BE RESPONSIBLE FOR ALL UTILITIES BENEFITING LOT 4, INCLUDING FIRE DEPARTMENT CONNECTIONS, SPRINKLER AND FDC LINES, AND SEWER LINES AS INDICATED.
THE RAIN GARDEN IN THE NW CORNER OF LOT 4 WILL ALSO BE COMPLETED DURING THE DEVELOPMENT OF LOT 3, AS INDICATED

NOTE: EASEMENT LIST FOR ITEMS A-H CAN BE FOUND ON PAGE C-1.1 OF THIS PLAN SET

PROPOSED PARKING

PARKING STALL SIZE: WIDTH VARIES (MIN. 8.5', MAX. 12') BY 17' LONG
OF HANDICAP STALLS: 2

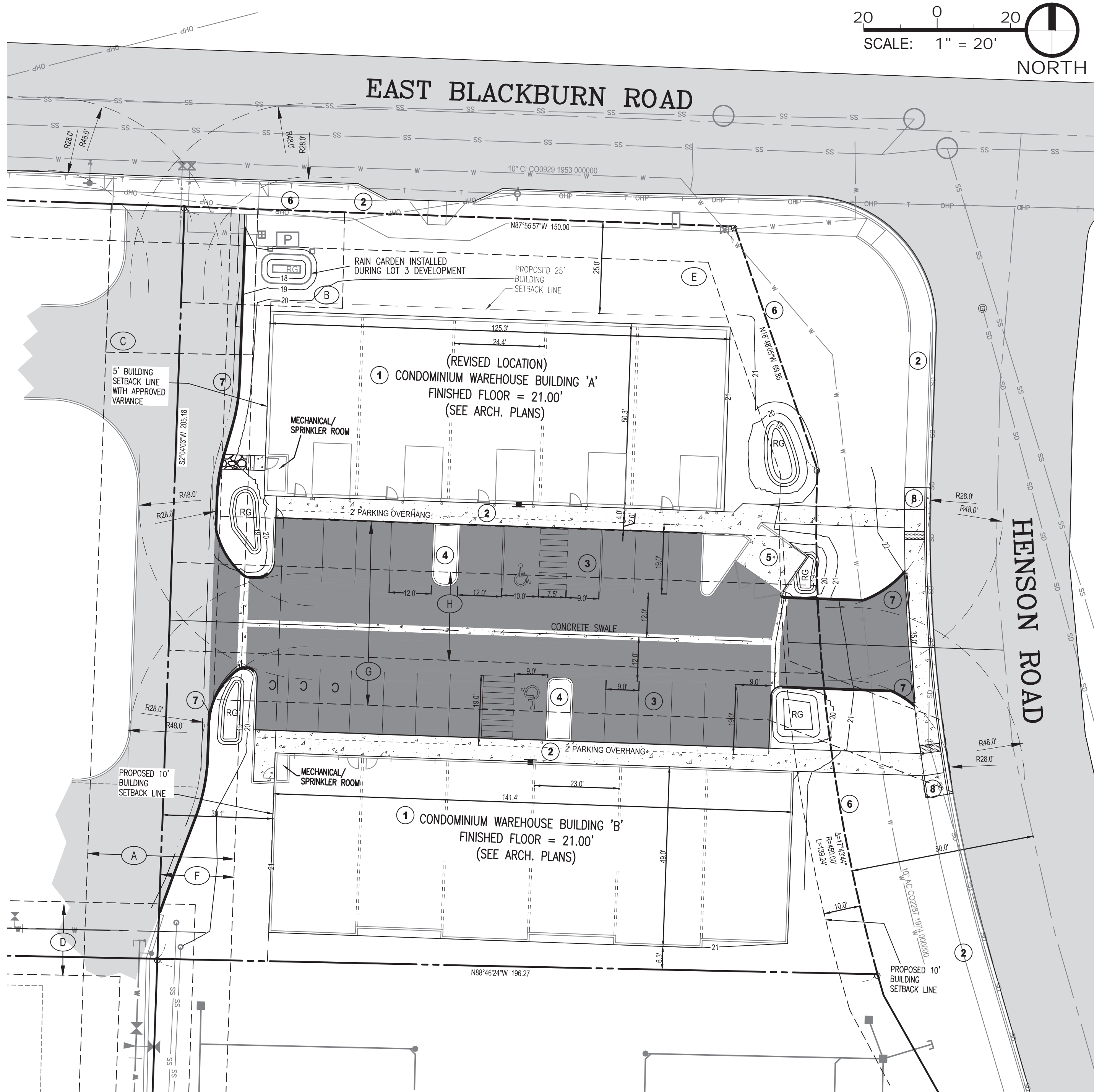
SITE PARKING					
BUILDING	TYPE OF USE FROM MVMC 17.84.030	PARKING RATIO REQUIRED	SQUARE FOOTAGE / # OF EMPLOYEES	# OF STALLS REQUIRED	# OF STALLS PROVIDED
A	WAREHOUSE	1.5 EMPLOYEES PER STALL	5 EMPLOYEES	4	10
B	WAREHOUSE	1.5 EMPLOYEES PER STALL	6 EMPLOYEES	4	14

REVISION 2 NOTE:

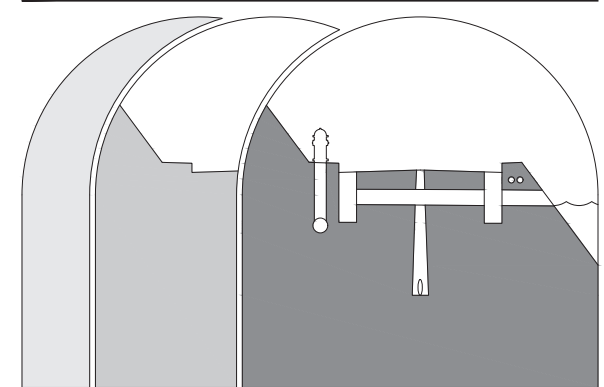
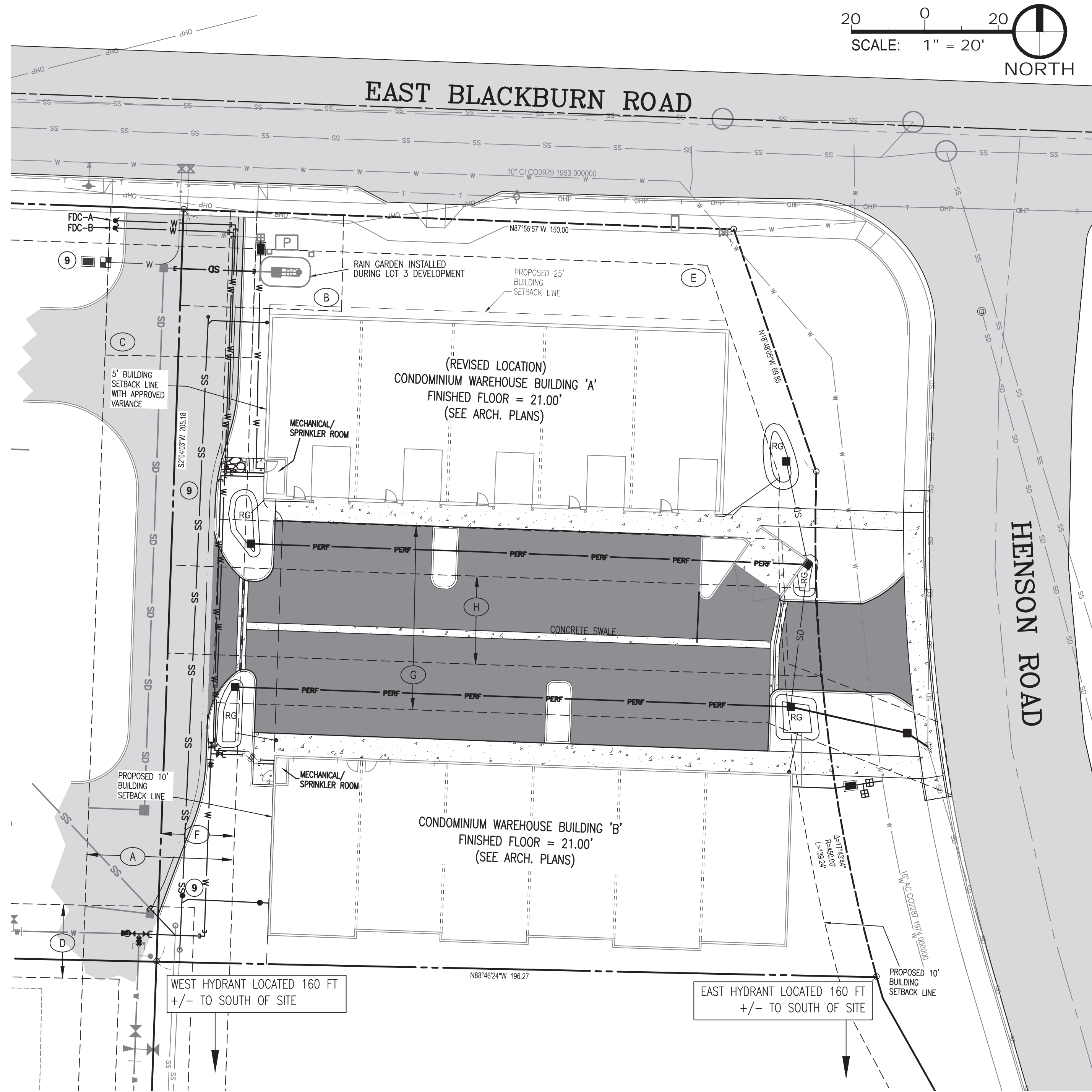
THE FOLLOWING SITE PLAN FEATURES HAVE CHANGED FROM THE ORIGINALLY APPROVED PLAN SET:

- BUILDING A IS A STEEL BUILDING, CHANGED FROM WOOD-FRAMED - EXTERIOR DIMENSIONS INCREASED BY 1.3'
- BUILDING A JOGS ON THE NORTH FACE HAVE BEEN REMOVED - INCREASES SQUARE FOOTAGE OF BUILDING
- ALL SITE FEATURES HAVE BEEN SHIFTED SOUTH 3.8' TO REMAIN WITHIN BUILDING SETBACK LINES
- DUMPSTER PAD DIMENSIONS INCREASED TO ACCOMMODATE DUMPSTER SIZE - ONE PARKING STALL FOR BUILDING A WAS REMOVED, BIORETENTION CELL ASSOCIATED WITH CB #2 INCREASED IN SIZE, CATCH BASIN #2 WILL NEED TO BE OFFSET AS NEEDED WITH RISERS, EASTERN EDGE OF PAD WILL BE THICKENED AND EXTEND 1' DEEPER THAN THE BOTTOM ELEVATION OF ADJACENT BIORETENTION CELL
- GRADING ASSOCIATED WITH PARKING LOT CONNECTIONS - REVISED TO ACCOUNT FOR SOUTHERN SHIFT IN SITE AT CONNECTION WITH HENSON ROAD AND THE PLANNED ACCESS ROAD

BUILDING PLAN



UTILITY PLAN



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