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10/10/2024 11:52:37 AM

MILL CREEK WAREHOUSE

17200 BOTHELL EVERETT HWY
MILL CREEK, WA 98012
LAND USE APPLICATION
OCTOBER 10, 2024



PLEASE NOTE: THIS IS NOT THE FINAL REPRESENTATION OF THE BUILDING AND IS SUBJECT TO CHANGE.

SHEET INDEX

GENERAL
G0.00 COVER SHEET

ARCHITECTURAL
A1.00 ARCHITECTURAL SITE PLAN

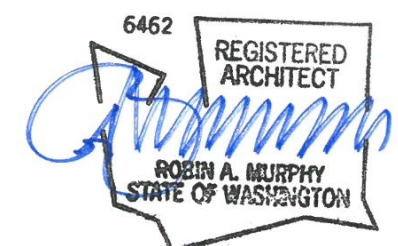


PROGRESS SET
NOT FOR CONSTRUCTION

NITIN GOYAL
18632 29TH AVE SE, BOTHELL WA 98012

MILL CREEK PCID
17200 BOTHELL EVERETT HWY
MILL CREEK, WA 98012

DATE	NO.	DESCRIPTION
10/10/2024		LAND USE APPLICATION



PROJECT NO.: 23159
PROJECT MGR.: DH
DRAWN BY: AKV
CHECKED BY: -

COVER SHEET

G0.00

JACKSON | MAIN ARCHITECTURE P.S. © 2024

APPLICABLE CODES

BUILDING CODES ADOPTED BY THE CITY OF MILL CREEK AS OF 4/28/2024, AS AMENDED BY THE STATE OF WASHINGTON BUILDING CODE (SBCC):
2021 INTERNATIONAL BUILDING CODE (IBC)
2021 INTERNATIONAL FIRE CODE (IFC)
2021 INTERNATIONAL MECHANICAL CODE (IMC)
2021 INTERNATIONAL FUEL GAS CODE
2021 UNIFORM PLUMBING CODE (UPC)
WA STATE AMENDMENTS TO ICC CODES AS APPLICABLE
NATIONAL ELECTRICAL CODE: ELECTRICAL PERMITS ADMINISTERED BY THE WA STATE DEPT. OF L & I
2024 MILL CREEK MUNICIPAL CODE

LEGAL DESCRIPTION

TRACT 7, TWIN VALLEY GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 21, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9205220326, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

TAX PARCEL NO. 00602000000700
ZONING: BUSINESS PARK (BP)

ASSOCIATED DISCRETIONARY PERMITS AND APPROVALS

• PRE-APPLICATION SUBMITTAL PL2023-0014 9TH SEPTEMBER 2023
PL2024-0008 1ST MAY 2024

ECOLOGY CONSULTANT

FACET

750 6TH ST S
KIRKLAND, WA 98033
PHONE: (425) 650 1323
EMAIL: SPAYNE@FACETNW.COM
CONTACT: SAM PAYNE

TRAFFIC STUDY CONSULTANT

KIMLEY HORN

2828 COLBY AVENUE, SUITE 200
EVERETT, WA 98201
PHONE: (425) 708 8275
EMAIL: MATT.PALMER@KIMLEY-HORN.COM
CONTACT: MATT PALMER

PROJECT DESCRIPTION

PROPOSED CONSTRUCTION OF AN APPROXIMATELY 36,500 SF OF INDUSTRIAL BUILDING CONSISTING OF WAREHOUSE SPACE ON THE GROUND FLOOR AND OFFICE SPACES ON THE SECOND FLOOR. THE OVERALL BUILDING FOOTPRINT WILL BE ROUGHLY 18,280 SF (9% OF TOTAL SITE COVERAGE). THIS FACILITY WILL ALSO PROVIDE THE ASSOCIATED AND REQUIRED PARKING AREAS, UTILITY INFRASTRUCTURE, LANDSCAPING, STORMWATER FACILITIES, AND FRONTAGE IMPROVEMENTS ON THE 4.56 ACRE PARCEL LOCATED ALONG THE WEST SIDE OF BOTHELL-EVERETT HWY, JUST NORTH OF 173RD ST SE.

DEFERRED SUBMITTALS

ECOLOGY CONSULTANT

FACET

750 6TH ST S
KIRKLAND, WA 98033
PHONE: (425) 650 1323
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TRAFFIC STUDY CONSULTANT

KIMLEY HORN

2828 COLBY AVENUE, SUITE 200
EVERETT, WA 98201
PHONE: (425) 708 8275
EMAIL: MATT.PALMER@KIMLEY-HORN.COM
CONTACT: MATT PALMER

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DEFERRED SUBMITTALS

SPECIAL INSPECTIONS & FIRE STOPPING

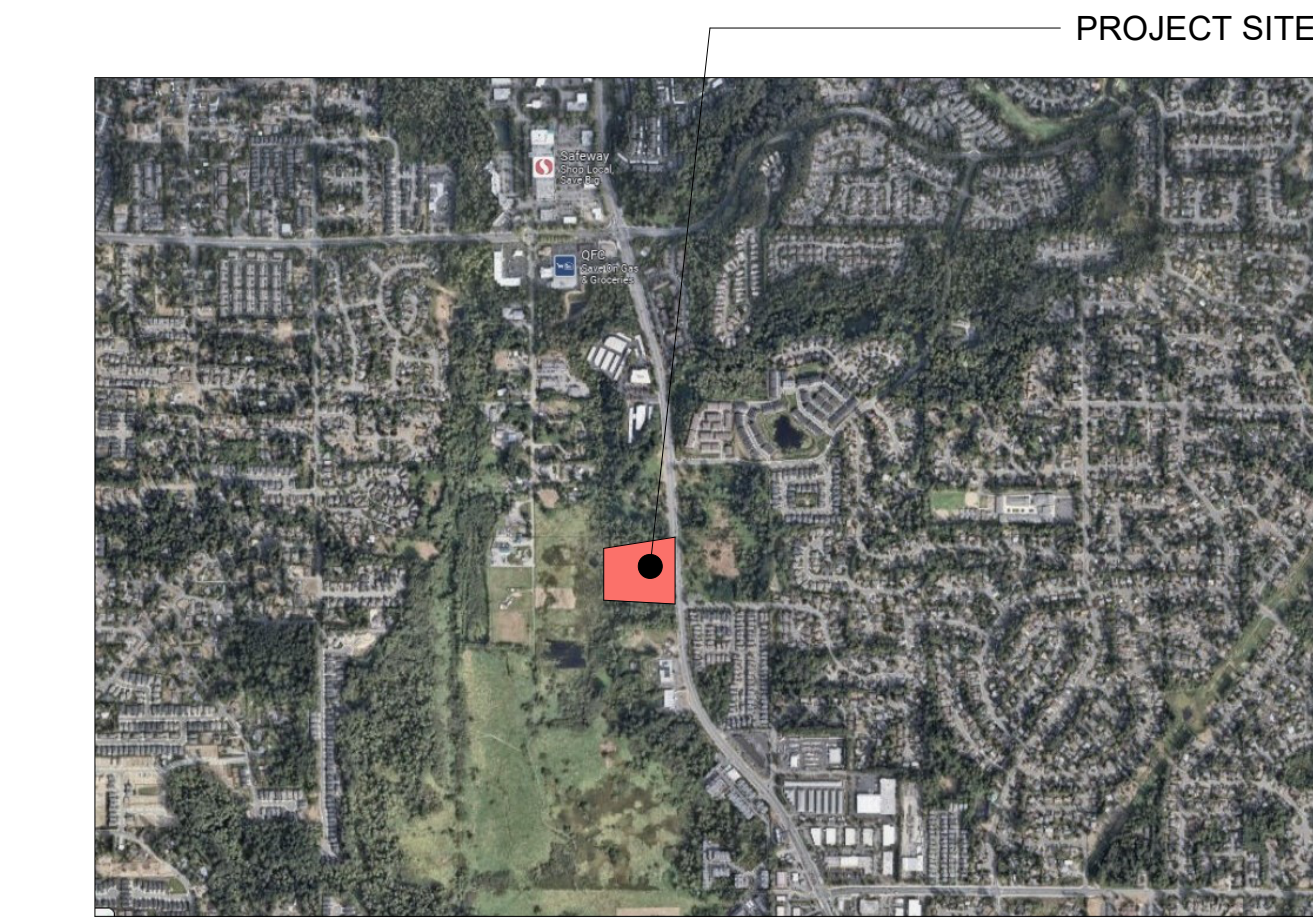
A. THE GENERAL CONTRACTOR SHALL ARRANGE FOR AND COORDINATE THE FOLLOWING SPECIAL INSPECTIONS:
1. STRUCTURAL SPECIAL INSPECTIONS (REFER TO STRUCTURAL DRAWINGS FOR REQUIRED STRUCTURAL SPECIAL INSPECTIONS)

OWNER
NITIN GOYAL
18632 29TH AVE SE
BOTHELL WA 98012
PHONE: (206) 852 2622
EMAIL: KYLEMILLER.GP@OUTLOOK.COM
CONTACT: KYLE MILLER

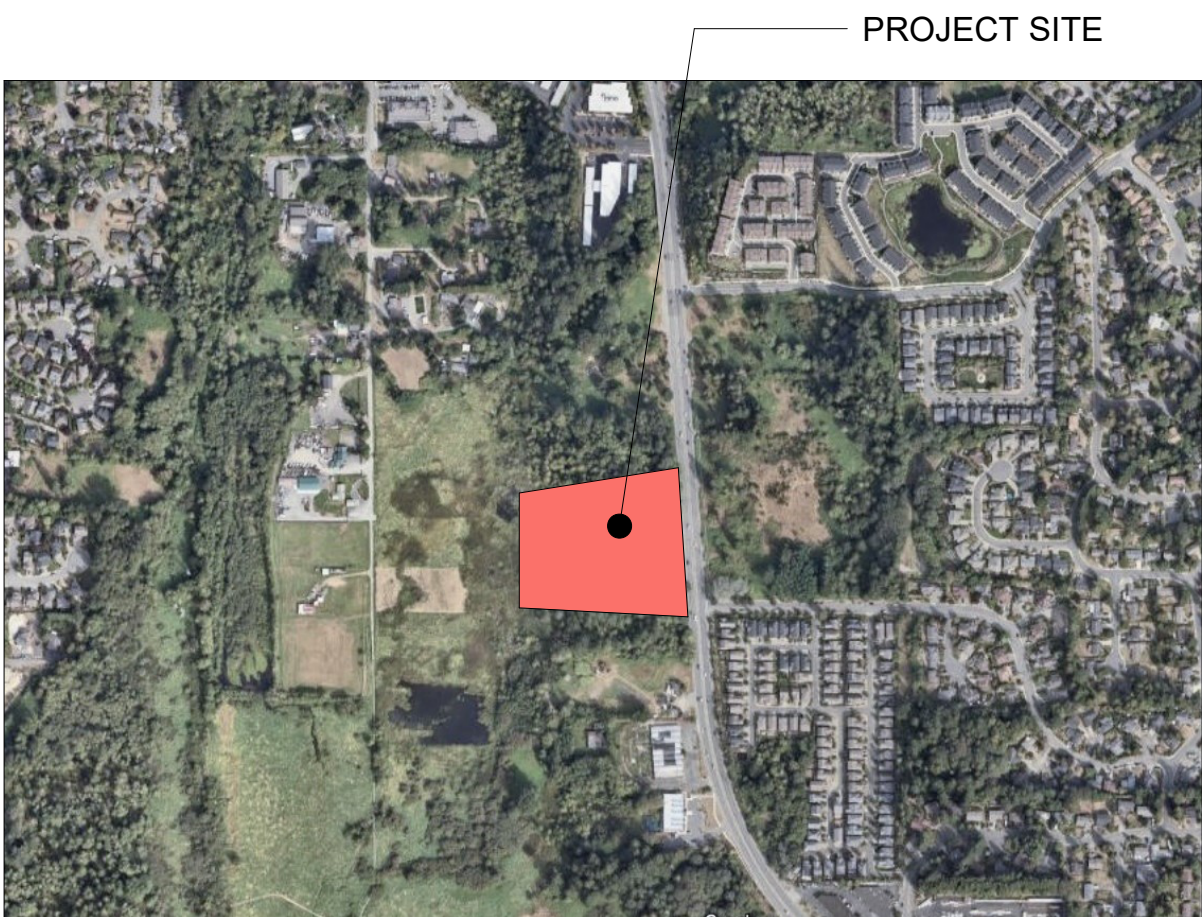
ARCHITECT
JACKSON | MAIN ARCHITECTURE P.S.
311 1ST AVE. S.
SEATTLE WA 98104
PHONE: (206) 324 4800
EMAIL: DAVID.HUANG@JACKSONMAIN.COM
CONTACT: DAVID HUANG
ARCHITECT: ROBIN MURPHY, AIA

CIVIL ENGINEER
EASTSIDE CONSULTANTS
1320 NW MALL ST SUITE 8
ISSAQUAH, WA 98027
PHONE: (425) 392 5351
EMAIL: RFREDERIKSEN@EASTSIDECONSULTANTS.COM
CONTACT: RON FREDERIKSEN, P.E.

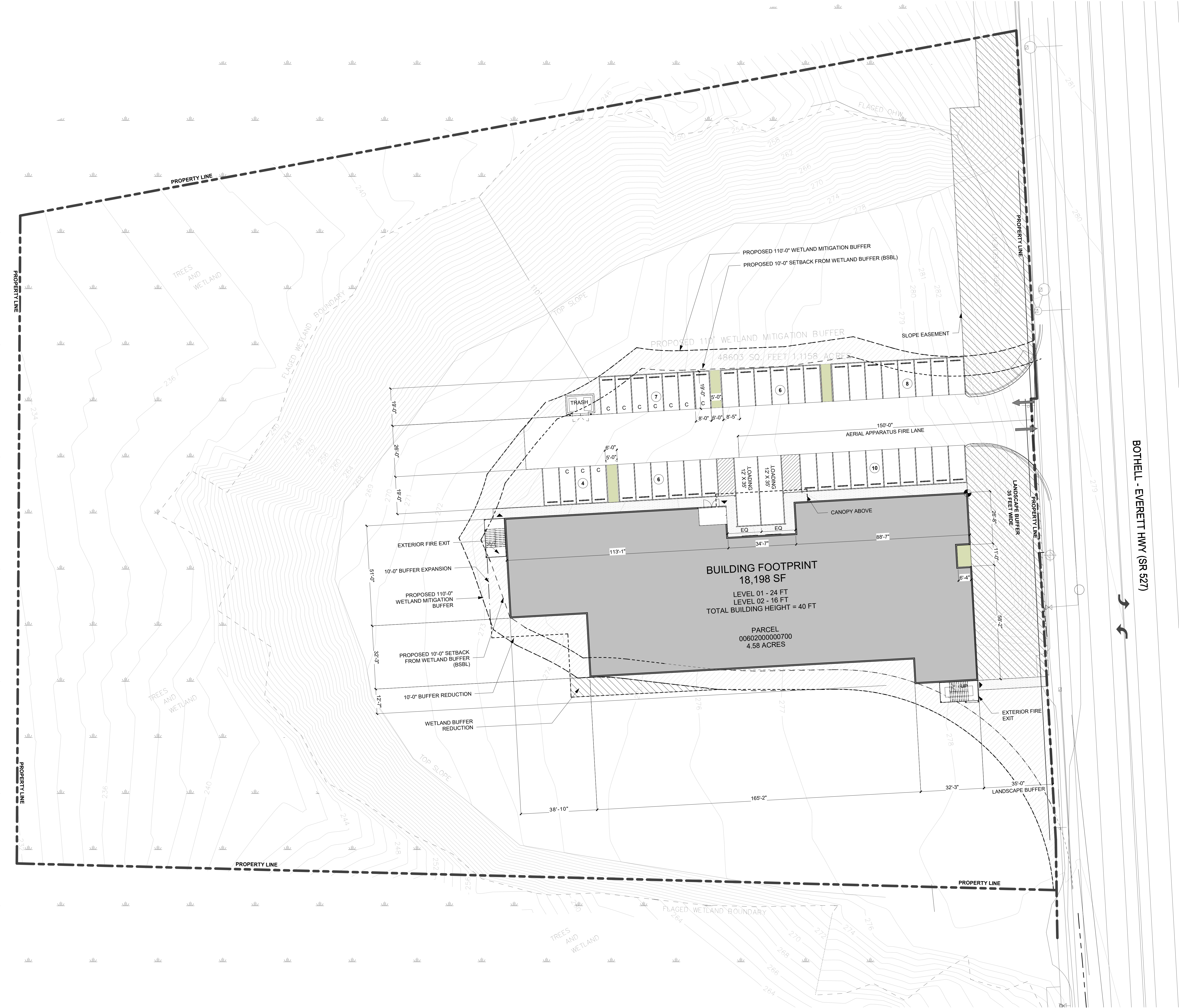
LANDSCAPE ARCHITECT
VARLEY. VARLEY. VARLEY
19819 30TH DRIVE SE
BOTHELL WA 98012
PHONE: (425) 466 9430
EMAIL: VARLEY.JEFF@HOTMAIL.COM
CONTACT: JEFF VARLEY



VICINITY MAP
N.T.S.
TRUE NORTH



LOCATION MAP
N.T.S.
TRUE NORTH



SHEET NOTES:

- A. LIMITS OF WORK ARE DEFINED WITHIN THE PROPERTY LINES AND ADJACENT RIGHT OF WAYS.
- B. SITE CONTROLS ARE EXISTING PROPERTY CORNERS AS IDENTIFIED BY PROPERTY SURVEY.
- C. REFER TO LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION ON ALL LANDSCAPE FEATURES AND ELEMENTS.
- D. REFER TO CIVIL DRAWINGS FOR SITE GRADING AND UTILITY LOCATIONS.
- E. EXPANSION JOINTS ARE SHOWN ON SITE PLANS, ALL OTHER LINES WITHIN CONCRETE PAVING AREAS ARE TO BE CONTROL JOINTS UNLESS OTHERWISE NOTED. REFER TO CIVIL DRAWINGS.
- F. SIDEWALKS TO MAINTAIN A SLOPE NO GREATER THAN 1:20 IN THE PRIMARY DIRECTION OF TRAVEL AND A SLOPE NO GREATER THAN 1:50 PERPENDICULAR TO THE PRIMARY DIRECTION OF TRAVEL, REFER TO CIVIL DRAWINGS.
- G. CURB TO BE MEDIUM BROOM FINISH, PARALLEL TO GUTTER LINE, UNLESS OTHERWISE NOTED.
- H. GRIDLINES CORRESPOND WITH BUILDING FLOOR PLAN GRIDLINES.
- I. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING.
- J. ARCHITECT SITE PLAN IS SHOWN FOR REFERENCE ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR PARAMETERS OF SITE INCLUDING ROADWORK, LANDSCAPING AND CONTEXTUAL SITE INFORMATION.
- K. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS (FFE) - THESE CORRESPOND TO ARCHITECTURAL 0'-0"
- L. ALL EXTERIOR CONCRETE STAIRS SHALL RECEIVE EMBEDDED NOSING AS SPECIFIED. SURFACE MOUNTED NOSING WITH MECHANICAL FASTENERS ARE NOT ACCEPTABLE.

SITE INFORMATION:

TAX PARCEL NUMBER: 00602000000700
LEGAL DESCRIPTION:
TRACT 7, TWIN VALLEY GARDEN TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 21, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
EXCEPT THAT PORTION CONVEYED TO THE STATE OF WASHINGTON BY DEED RECORDED UNDER AUDITOR'S FILE NO. 9205220328, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

ZONING SUMMARY:

ZONING CODE FOR BP - BUSINESS PARK (MCMC 17.20)
MIN. / MAX. LOT COVERAGE: NONE
SETBACKS: FRONT, SIDE AND REAR YARD: NONE
BUFFER: 50 FEET FROM A ROADWAY
MAX. HEIGHT: 50 FEET
FAR: NONE
LANDSCAPE: NONE. MIN. 20 FT DEPTH OF LANDSCAPE IF ABUTTING RESIDENTIAL OR COMMERCIAL ZONE.

PARKING COUNT:

PER CITY OF MILL CREEK MUNICIPAL CODE, 17.27.020.D
WAREHOUSE (LEVEL 1) = 18,198 SF
OFFICE (LEVEL 2) = 17,726 SF
PARKING REQUIRED FOR OFFICE
WITHOUT PROVIDING ON-SITE CUSTOMER SERVICE - 1 SPACE/800SF = 17,726/800 = 22.15 OR 23 STALLS
PARKING REQUIRED FOR WAREHOUSE
1 SPACE PER EMPLOYEE: 18,198 SF STORAGE WAREHOUSE@1/EMPLOYEE = 17 EMPLOYEES ALLOWED.
TOTAL REQUIRED PARKING STALLS = 17 + 23 = 40
TOTAL PROVIDED PARKING STALLS = 41
PER 17.27.040 -
UPTO 25% OF ALL REQUIRED SPACES MAY BE DESIGNATED AND MARKED FOR COMPACT CARS.
25% OF 41 STALLS = 10 STALLS: THE COMPACT STALLS ARE MARKED ON THE SITE PLAN.
SIZE OF REGULAR STALL = 8'-6" X 19'-0"
SIZE OF COMPACT STALL = 6'-0" X 16'-0"
BICYCLE PARKING REQUIREMENT
PER CITY OF MILL CREEK MUNICIPAL CODE, 17.27.030
• ENCOURAGED IN ALL DEVELOPMENTS.
• BICYCLE PARKING SHALL BE A BIKE RACK OR LOCKER-TYPE PARKING FACILITIES UNLESS OTHERWISE SPECIFIED.
• BICYCLE FACILITIES FOR PATRONS, WHEN REQUIRED, SHALL BE LOCATED WITHIN 100 FEET OF THE BUILDING ENTRANCE AND SHALL BE DESIGNED TO ALLOW EITHER A BICYCLE FRAME OR WHEELS TO BE LOCKED TO A STRUCTURE ATTACHED TO THE PAVEMENT.
• ALL BICYCLE PARKING AND STORAGE SHALL BE LOCATED IN SAFE, VISIBLE AREAS THAT DO NOT IMPEDE PEDESTRIAN OR VEHICLE TRAFFIC FLOW AND SHALL BE WELL LIT FOR NIGHTTIME USE.

OCCUPANCY AND EGRESS SUMMARY:

PER CITY OF 2021 WASHINGTON STATE BUILDING CODE, TABLE 1004.5
MAXIMUM FLOOR AREA PER OCCUPANT:
WAREHOUSE = 500 SF (GROSS)
OFFICE = 150 SF (GROSS)
OCCUPANT LOAD:
WAREHOUSE: 18,101 SF / 500 = 36.2 OCC.
OFFICE: 17,646 SF / 150 = 117.6 OCC.
TOTAL BUILDING OCCUPANT LOAD = 154
MINIMUM NUMBER OF EXITS REQUIRED (PER WBC 1008.3) = 2
NUMBER OF EXITS PROVIDED AT EACH LEVEL = 2

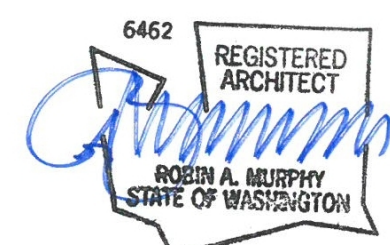


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SITE PLAN

A1.00