

REZONING (RECLASSIFICATION)

FOR SWICKARD BMW

PREPARED FOR
SWICKARD AUTO GROUP

SITE INFORMATION

SITE ADDRESS

18624 HIGHWAY 99
LYNNWOOD, WA 98037

JURISDICTION

CITY OF LYNNWOOD

ZONING

EXISTING: HMU - HIGHWAY 99 MIXED USE
PROPOSED: CG - GENERAL COMMERCIAL

GROSS ACREAGE

9.91 ACRES (EXISTING)

TAX LOT(S)

00374300500201

FLOOD HAZARD

MAP NUMBER: 53061C1310F
ZONE 'X' (UNSHADED)

LOCATION

S 1/2 OF NW 1/4 SECTION 16, T.27N., R.4E.,
W.M., SNOHOMISH COUNTY,
WASHINGTON

PROJECT TEAM

APPLICANT

SWICKARD AUTO GROUP
CONTACT: ERIC IVERSON
25035 SW PARKWAY AVENUE
WILSONVILLE, OR 97070
PHONE: 541-301-2748
EMAIL: eric.iversen@swickard.com

LANDSCAPE ARCHITECT

MEARS DESIGN GROUP, LLC
PO BOX 23338
PORTLAND, OR 97281
CONTACT: TROY MEARS
PHONE: (503) 601-4516
EMAIL: troy@mearsgroup.com

CIVIL ENGINEER

3J CONSULTING, INC.
9600 SW NIMBUS AVENUE SUITE 100
BEAVERTON, OR 97008
CONTACT: ASHLEY DOTY, PE
PHONE: (503) 946-9365 x223
EMAIL: ashley.doty@3j-consulting.com

CONTACT: JIM SCHMITT, PE
PHONE: (503) 946-9365 x238
EMAIL: jim.schmitt@3j-consulting.com

PLANNING CONSULTANT

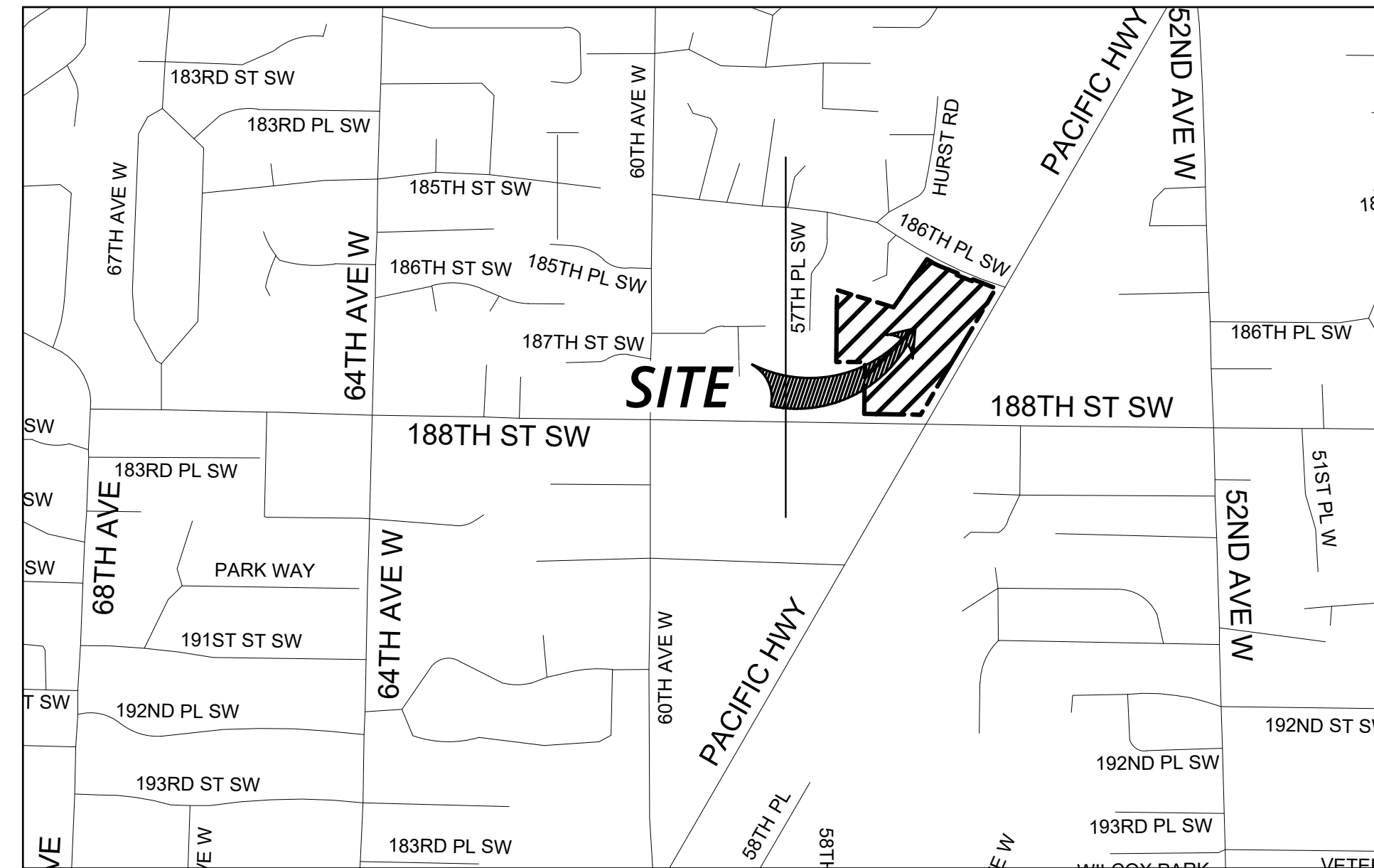
3J CONSULTING, INC.
9600 SW NIMBUS AVENUE SUITE 100
BEAVERTON, OR 97008
CONTACT: MERCEDES SERRA
PHONE: (503) 946-9365
EMAIL: mercedes.serra@3j-consulting.com

LAND SURVEYOR

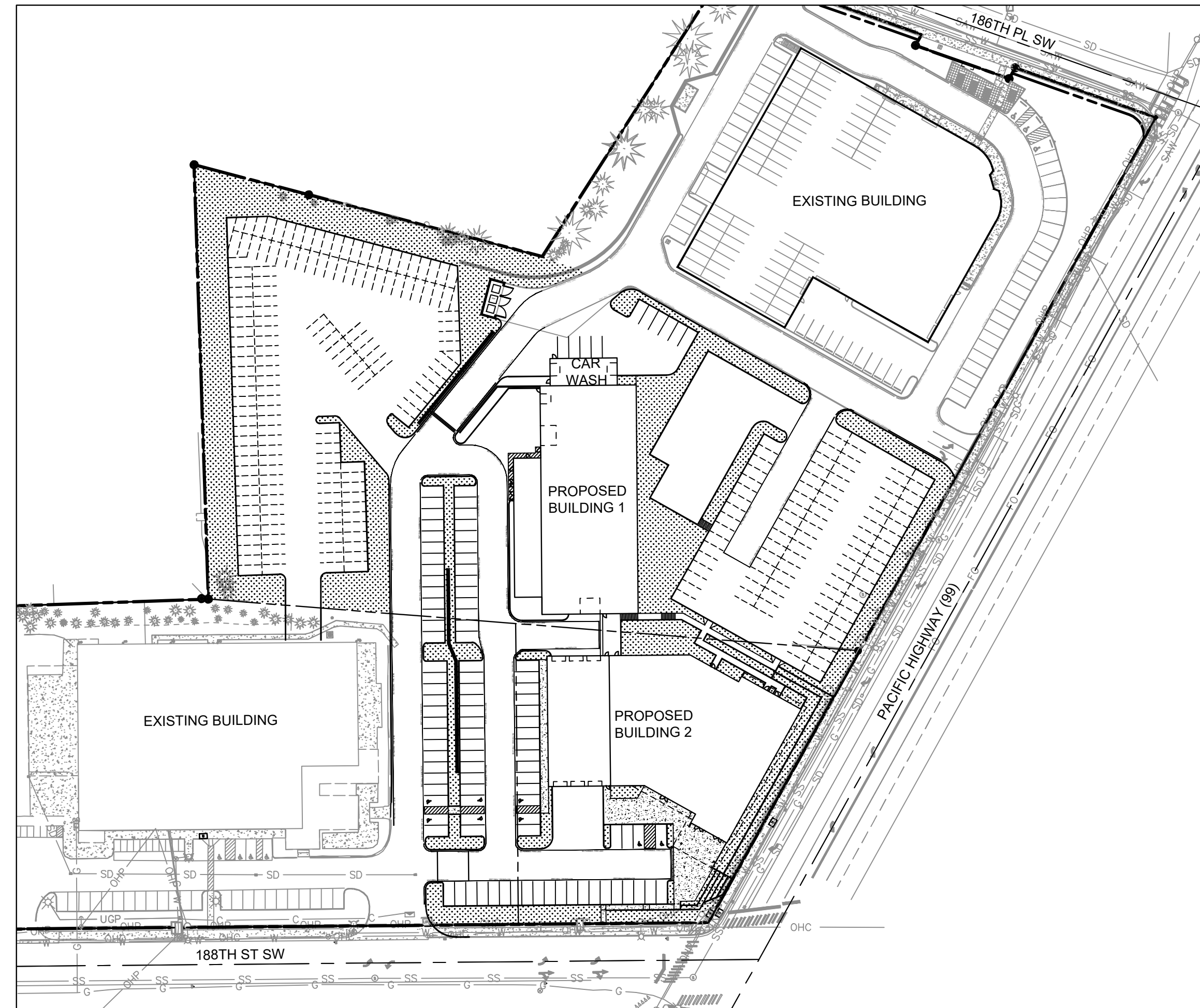
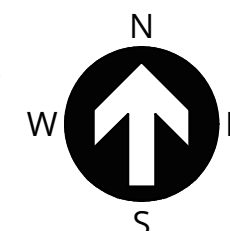
S&F LAND SERVICES
4858 SW SCHOLLS FERRY RD, STE A
PORTLAND, OR 97225
CONTACT: CHRIS SHERBY, PLS
PHONE: (503) 345-0328
EMAIL: chris.sherby@sflands.com

Sheet List Table

Sheet Number	Sheet Title
C000	COVER SHEET
C100	EXISTING CONDITIONS
C110	TREE REMOVAL PLAN
C180	PRELIMINARY PLAT
C200	SITE PLAN
C210	REZONING PLAN
C220	GRADING AND EROSION CONTROL PLAN
C240	UTILITY PLAN

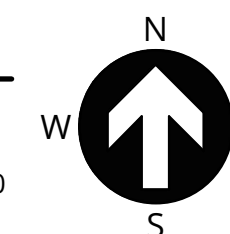


VICINITY MAP
NOT TO SCALE



SITE MAP

SCALE: 1" = 80'



HORIZONTAL AND VERTICAL DATUM:

WASHINGTON NORTH 4601 STATE PLANE COORDINATE SYSTEM NAD 83 (2011)
DISTANCES SHOWN HEREON ARE GROUND DISTANCES, U.S. SURVEY FEET.

NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON GPS
OBSERVATIONS.



PUBLISH DATE

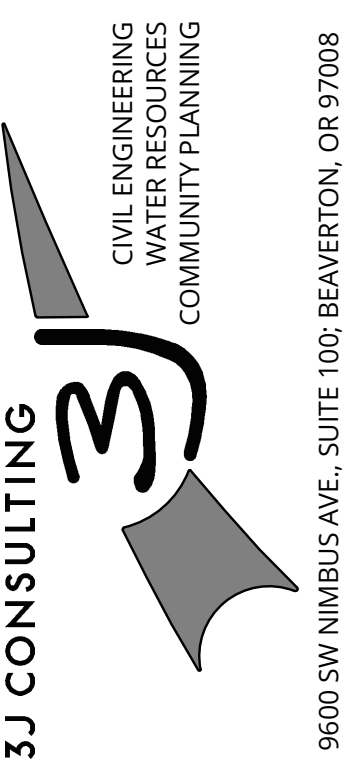
1/31/2023

ISSUED FOR

LAND USE

REVISIONS

COVER SHEET
SWICKARD BMW
18624 HWY 99
 SWICKARD AUTO GROUP
 LYNNWOOD, WA



PROJECT INFORMATION

3J PROJECT # | 22798

TAX LOT(S) | 00374300500201

LAND USE # | TBD

DESIGNED BY | JUS, SRC, JGW

CHECKED BY | AJM

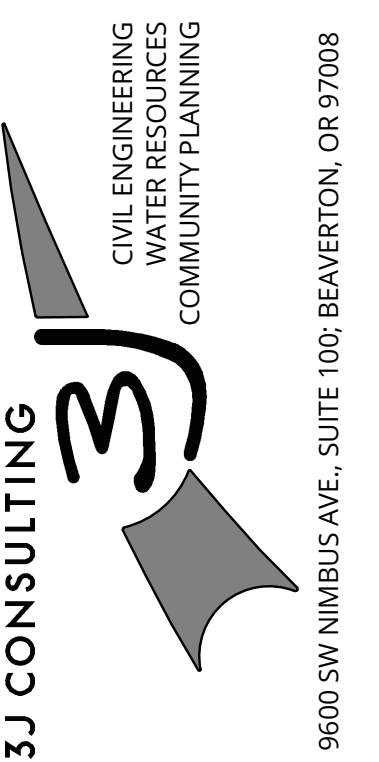
SHEET NUMBER

C000



PUBLISH DATE
1/31/2023
ISSUED FOR
LAND USE
REVISIONS

EXISTING CONDITIONS
SWICKARD BMW
18624 HWY 99
SWICKARD AUTO GROUP
LYNNWOOD, WA



PROJECT INFORMATION
3J PROJECT # | 22798
TAX LOT(S) | 0037430050201
LAND USE # | TBD
DESIGNED BY | JUS, SRC, JGW
CHECKED BY | AJM

SHEET NUMBER
C100

DEMOLITION KEY NOTES

- 1 SHUT OFF, DISCONNECT, AND REMOVE UTILITY LINES AND DISPOSE OFF-SITE.
- 2 REMOVE EXISTING STRUCTURE AND FOUNDATION AND DISPOSE OFF-SITE AFTER ALL UTILITY LINES ARE PROPERLY SHUT OFF AND DISCONNECTED.
- 3 REMOVE EXISTING FENCING AND ASSOCIATED APPURTENANCES AND DISPOSE OFF-SITE.
- 4 REMOVE EXISTING AC AND DISPOSE OF OFF-SITE.
- 5 APPROXIMATE LOCATION OF EXISTING DETENTION SYSTEM PER ASBUILT RECORDS. ASSUMED 8'0" X 11'0" CMP. REMOVE AND DISPOSE OFF SITE.

EXISTING CONDITIONS PLAN

THIS PLAN HAS BEEN PREPARED FOR INFORMATIVE PURPOSES ONLY. SITE BACKGROUND INFORMATION AND FEATURES HAVE BEEN GENERATED FROM A COMBINATION OF TOPOGRAPHIC SURVEY DATA PROVIDED BY S&F LAND SERVICES, AERIAL IMAGERY, PUBLIC GIS DATA AND SITE ASSESSMENT/OBSERVATION. NO WARRANTY OR GUARANTEE OF ACCURACY IS EXPRESSED OR IMPLIED.

VERTICAL DATUM

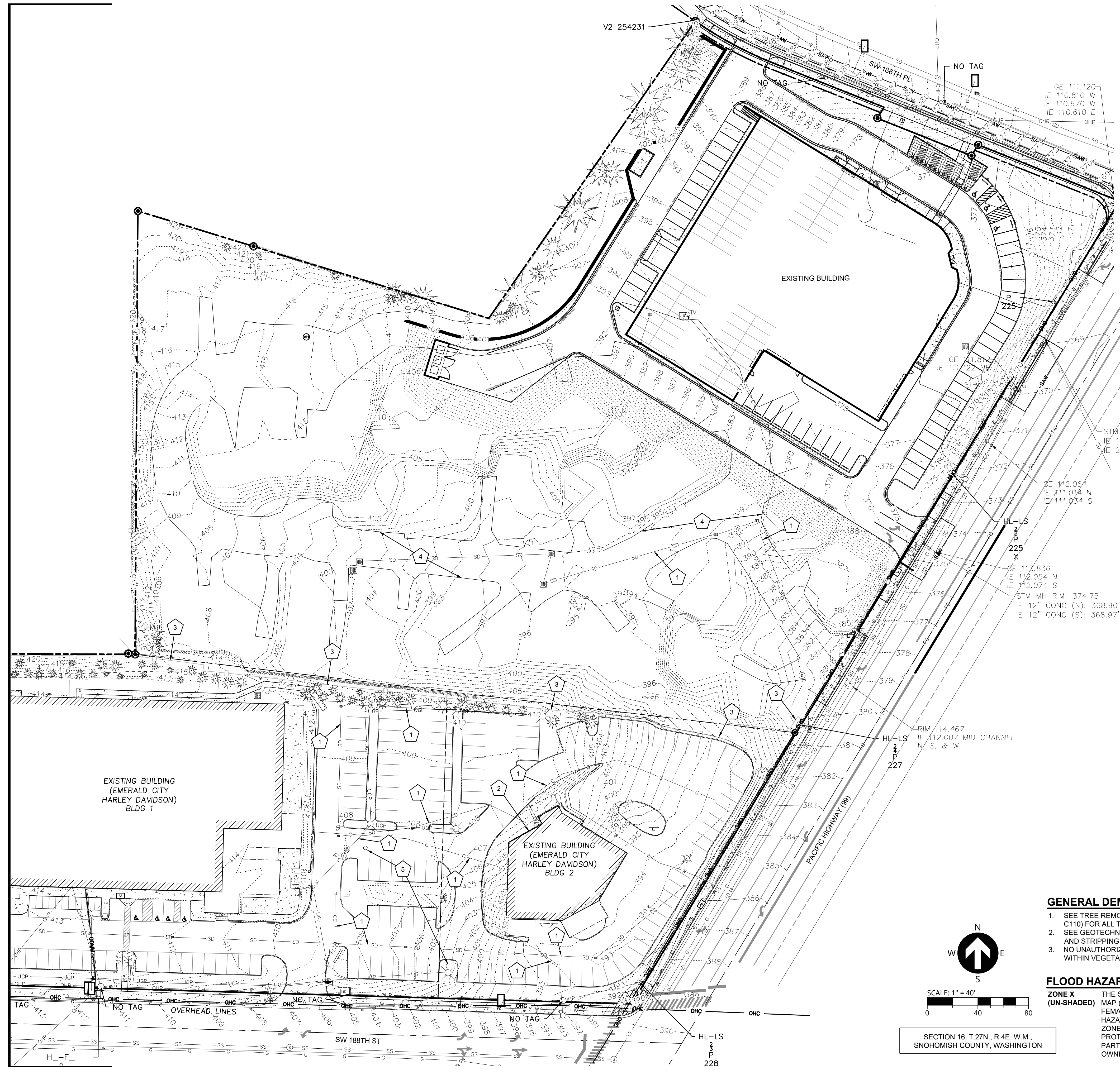
NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) BASED ON GPS OBSERVATIONS.

HORIZONTAL DATUM (BASIS OF BEARINGS)

WASHINGTON NORTH 4801 STATE PLANE COORDINATE SYSTEM NAD 83 (2011) DISTANCES SHOWN HEREON ARE GROUND DISTANCES, U.S. SURVEY FEET.

LEGEND

- EXISTING BUILDING
- PROJECT BOUNDARY
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINE
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING CURB
- EXISTING FENCE LINE
- EXISTING STRIPING: WHITE
- EXISTING TELECOM. LINE
- EXISTING GAS LINE
- EXISTING CABLE LINE
- UGP EXISTING UNDERGROUND POWER
- OHP EXISTING OVERHEAD POWER
- EXISTING VEGETATION LIMITS LINE
- SS EXISTING SANITARY SEWER
- SD EXISTING STORM DRAIN
- W EXISTING WATER MAIN
- 400- EXISTING MAJOR CONTOUR
- 392- EXISTING MINOR CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING BLOW-OFF VALVE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING SIGN
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING UTILITY BOX

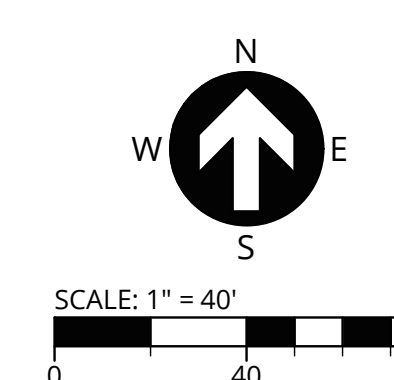


GENERAL DEMOLITION NOTES

1. SEE TREE REMOVAL AND PRESERVATION PLAN (SHEET C110) FOR ALL TREE REMOVAL INFORMATION.
2. SEE GEOTECHNICAL REPORT FOR SURFACE GRUBBING AND STRIPPING INFORMATION.
3. NO UNAUTHORIZED GROUND DISTURBANCE MAY OCCUR WITHIN VEGETATED CORRIDOR AND SENSITIVE AREA.

FLOOD HAZARD INFORMATION

ZONE X (UN-SHADED) THE SITE IS LOCATED WITHIN ZONE X (UN-SHADED) PER FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 53061C1310F. FEMA'S DEFINITION OF ZONE X (UN-SHADED) IS AN AREA OF MINIMAL FLOOD HAZARD. USUALLY DEPICTED ON FIRMS AS ABOVE THE 500-YEAR FLOOD LEVEL. ZONE X IS THE AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD AND PROTECTED BY LEVEE FROM 100-YEAR FLOOD. IN COMMUNITIES THAT PARTICIPATE IN THE NFIP, FLOOD INSURANCE IS AVAILABLE TO ALL PROPERTY OWNERS AND RENTERS IN THESE ZONES.



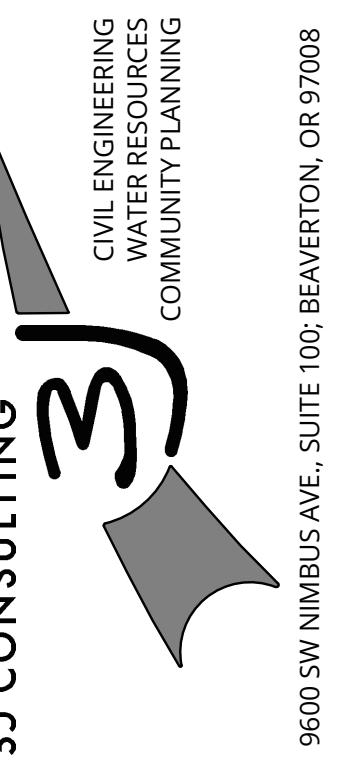
SECTION 16, T.27N., R.4E, W.M., SNOHOMISH COUNTY, WASHINGTON





PUBLISH DATE
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TREE REMOVAL PLAN
SWICKARD BMW
18624 HWY 99
SWICKARD AUTO GROUP
LYNNWOOD, WA



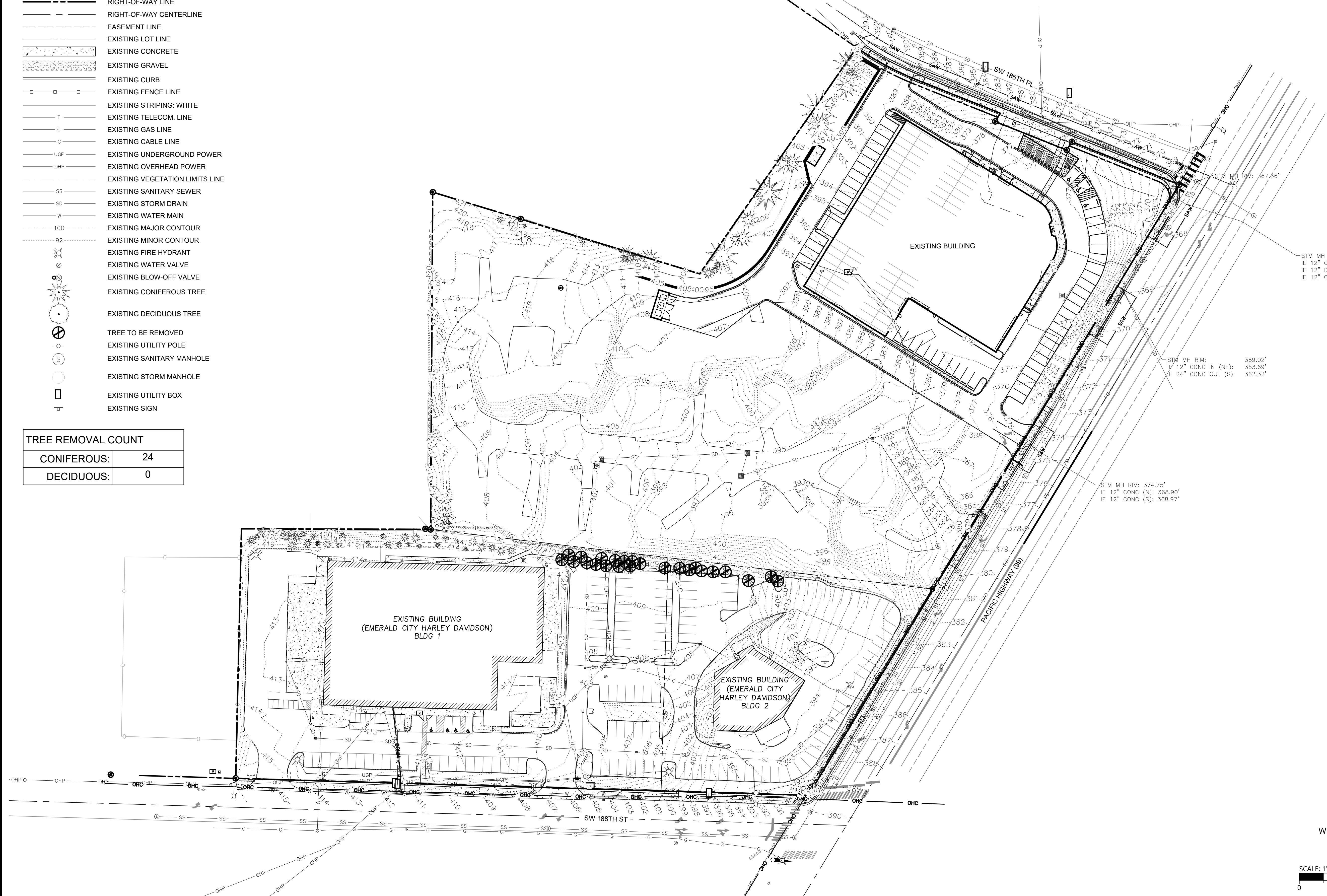
PROJECT INFORMATION
3J PROJECT # | 22798
TAX LOT(S) | 00374300500201
LAND USE # | TBD
DESIGNED BY | JJS, SRC, JGW
CHECKED BY | AJM

SHEET NUMBER
C110

LEGEND

- EXISTING BUILDING
- PROJECT BOUNDARY
- RIGHT-OF-WAY LINE
- RIGHT-OF-WAY CENTERLINE
- EASEMENT LINE
- EXISTING LOT LINE
- EXISTING CONCRETE
- EXISTING GRAVEL
- EXISTING CURB
- EXISTING FENCE LINE
- EXISTING STRIPING: WHITE
- EXISTING TELECOM. LINE
- EXISTING GAS LINE
- EXISTING CABLE LINE
- UGP EXISTING UNDERGROUND POWER
- OHP EXISTING OVERHEAD POWER
- EXISTING VEGETATION LIMITS LINE
- SS EXISTING SANITARY SEWER
- SD EXISTING STORM DRAIN
- W EXISTING WATER MAIN
- 100- EXISTING MAJOR CONTOUR
- 92- EXISTING MINOR CONTOUR
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING BLOW-OFF VALVE
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- TREE TO BE REMOVED
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE
- EXISTING STORM MANHOLE
- EXISTING UTILITY BOX
- EXISTING SIGN

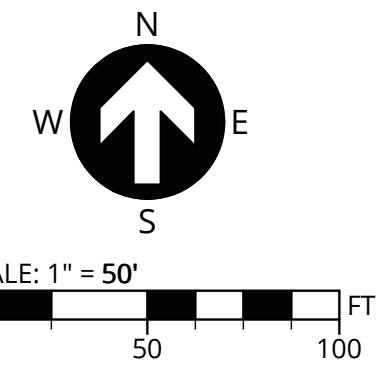
TREE REMOVAL COUNT	
CONIFEROUS:	24
DECIDUOUS:	0



STM MH RIM: 367.59'
IE 12" CONC (S): 363.98'
IE 12" DI IN (E): 364.93'
IE 12" CONC (N): 364.54'

STM MH RIM: 369.02'
IE 12" CONC IN (NE): 363.69'
IE 24" CONC OUT (S): 362.32'

STM MH RIM: 374.75'
IE 12" CONC (N): 368.90'
IE 12" CONC (S): 368.97'



P:\22798-SWICKARD-BMW LYNNWOOD\CAD\SHEETS\22798-TREE REMOVAL PLAN.DWG

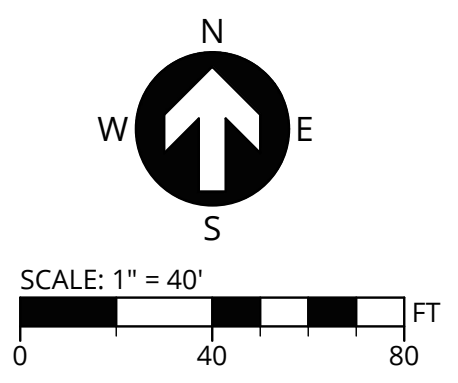
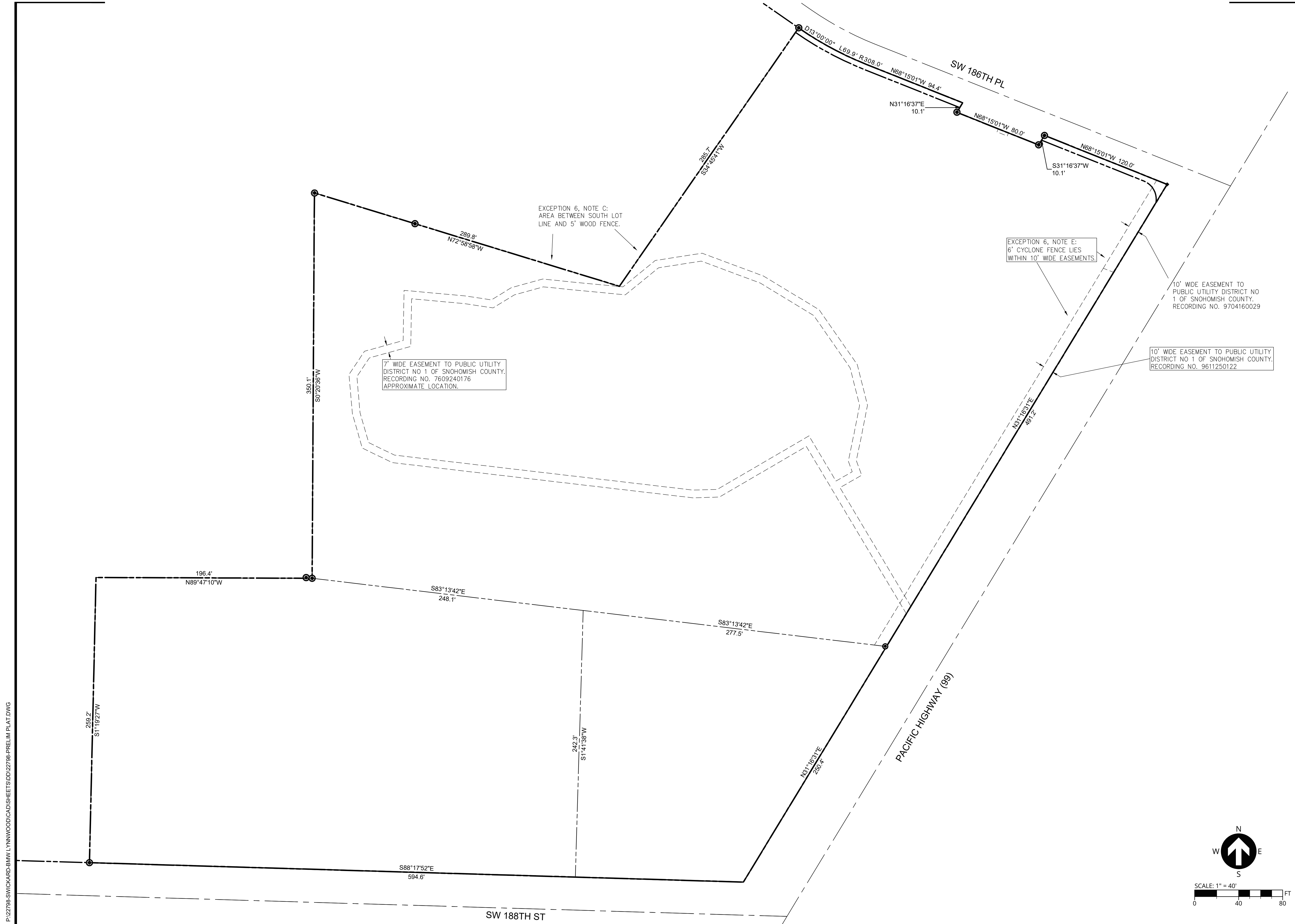


PUBLISH DATE
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REVISIONS

PRELIMINARY PLAT
SWICKARD BMW
18624 HWY 99
SWICKARD AUTO GROUP
LYNNWOOD, WA





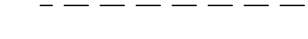
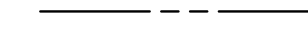
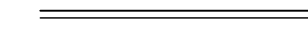
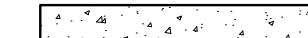






PROJECT INFORMATION
3J PROJECT # | 22798
TAX LOT(S) | 00374300500201
LAND USE # | TBD
DESIGNED BY | JJS, SRC, JGW
CHECKED BY | AJM

SHEET NUMBER
C180



P:\22798-SWICKARD-BMW-LYNNWOOD\CAD\SHEETS\DD\22798-PRELIM PLAT.DWG

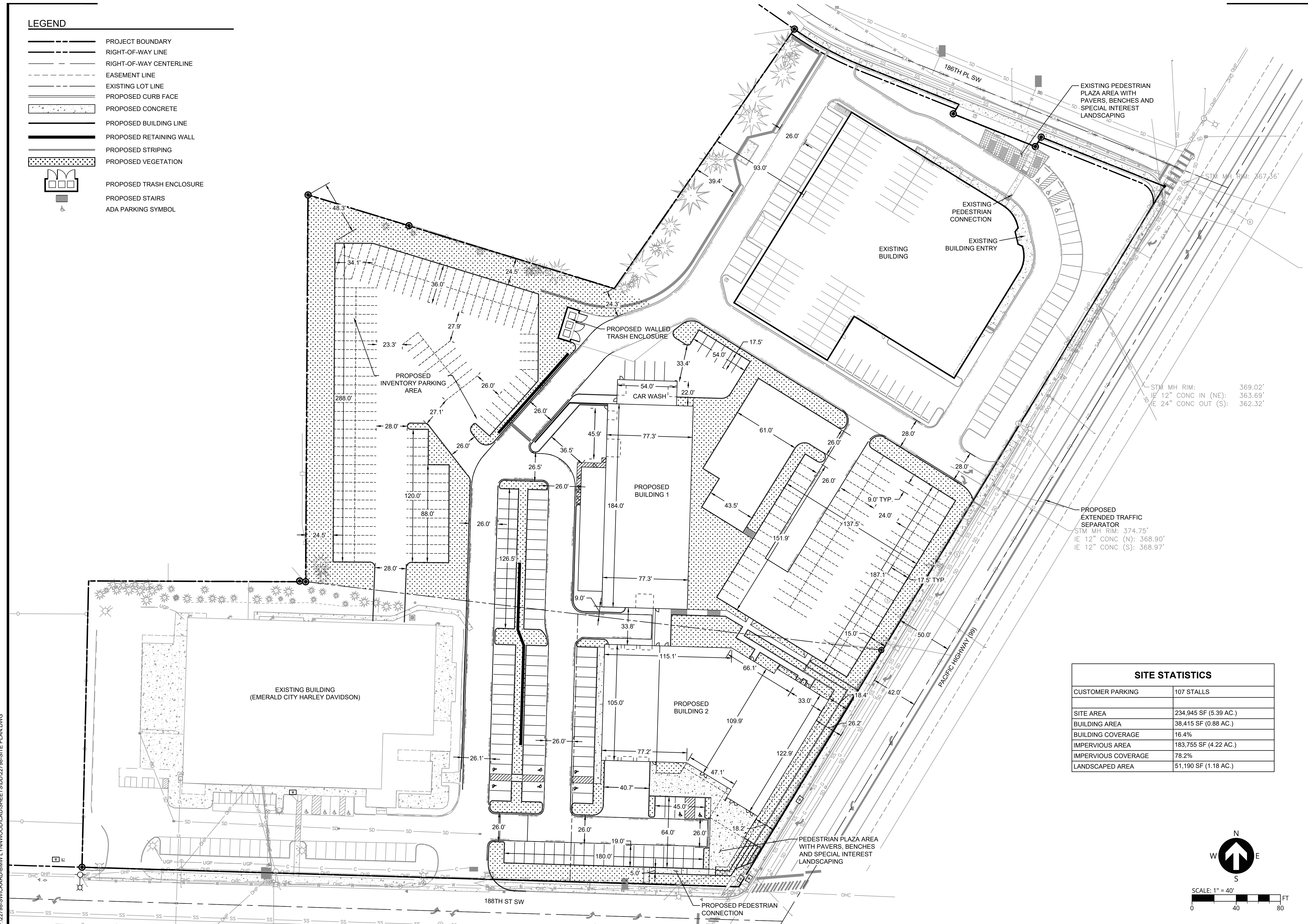
LEGEND

-  PROJECT BOUNDARY
-  RIGHT-OF-WAY LINE
-  RIGHT-OF-WAY CENTERLINE
-  EASEMENT LINE
-  EXISTING LOT LINE
-  PROPOSED CURB FACE
-  PROPOSED CONCRETE
-  PROPOSED BUILDING LINE
-  PROPOSED RETAINING WALL
-  PROPOSED STRIPING
-  PROPOSED VEGETATION
-  PROPOSED TRASH ENCLOSURE
-  PROPOSED STAIRS
-  ADA PARKING SYMBOL



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REVISIONS

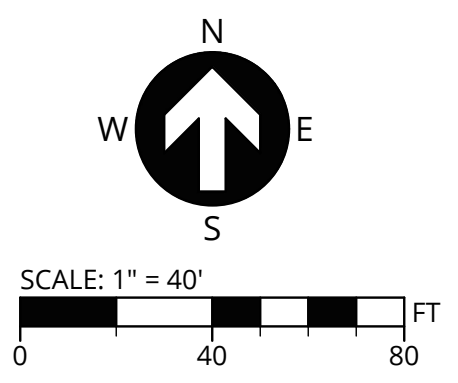
SITE PLAN
SWICKARD BMW
18624 HWY 99
SWICKARD AUTO GROUP
LYNNWOOD, WA



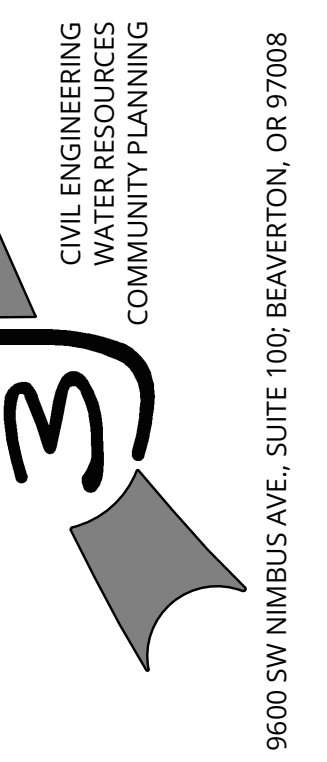
STM MH RIM: 369.02'
IE 12" CONC IN (NE): 363.69'
IE 24" CONC OUT (S): 362.32'

PROPOSED EXTENDED TRAFFIC SEPARATOR
STM MH RIM: 374.75'
IE 12" CONC (N): 368.90'
IE 12" CONC (S): 368.97'

SITE STATISTICS	
CUSTOMER PARKING	107 STALLS
SITE AREA	234,945 SF (5.39 AC.)
BUILDING AREA	38,415 SF (0.88 AC.)
BUILDING COVERAGE	16.4%
IMPERVIOUS AREA	183,755 SF (4.22 AC.)
IMPERVIOUS COVERAGE	78.2%
LANDSCAPED AREA	51,190 SF (1.18 AC.)



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PROJECT INFORMATION
3J PROJECT # | 22798
TAX LOT(S) | 00374300500201
LAND USE # | TBD
DESIGNED BY | JUS, SRC, JGW
CHECKED BY | AJM

SHEET NUMBER
C200



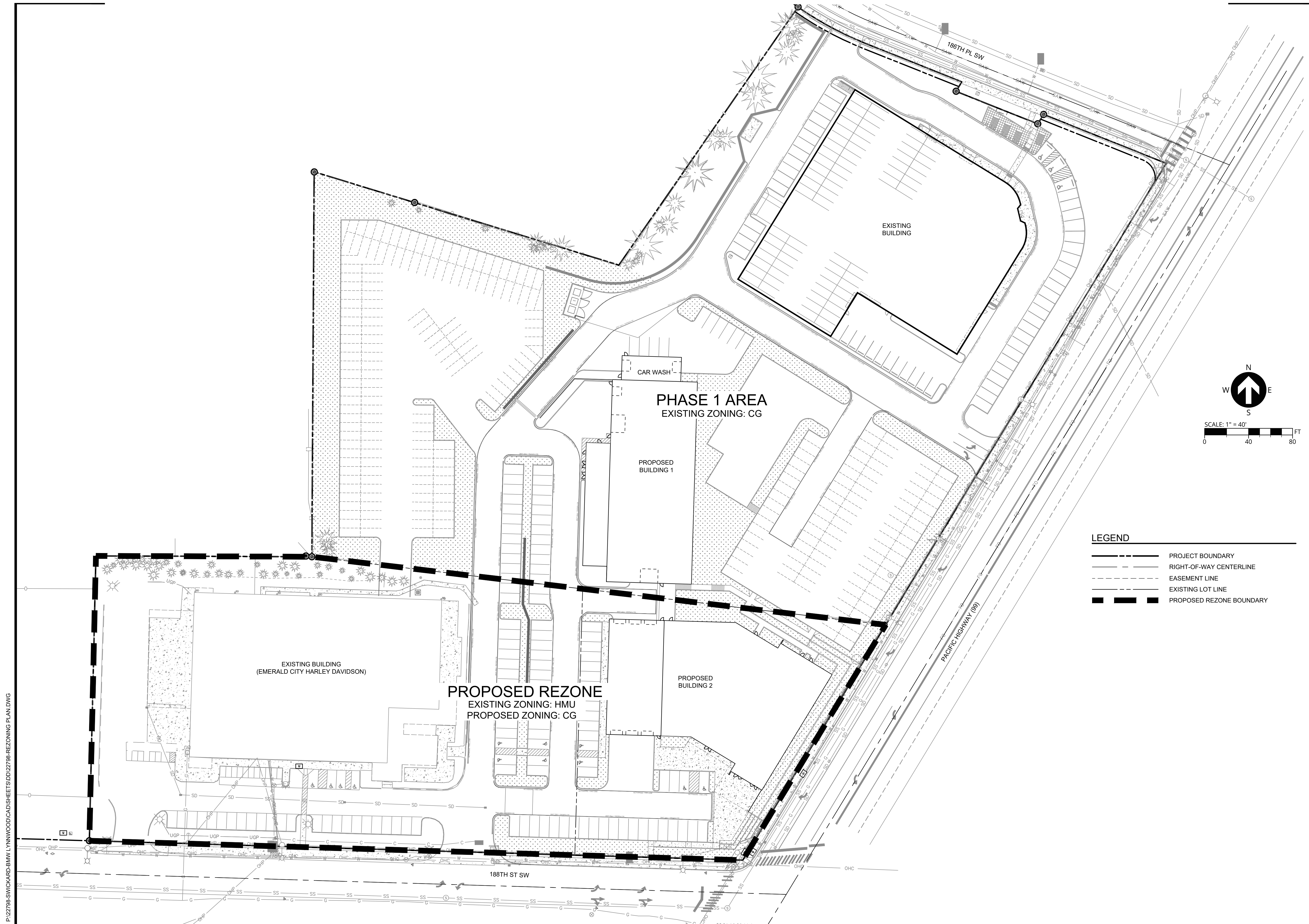
PUBLISH DATE
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REVISIONS

REZONING PLAN
SWICKARD BMW
18624 HWY 99
SWICKARD AUTO GROUP
LYNNWOOD, WA

3J CONSULTING
CIVIL ENGINEERING
WATER RESOURCES
COMMUNITY PLANNING
9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008


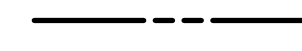
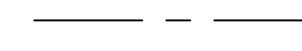
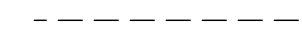
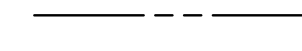
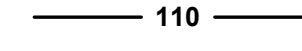
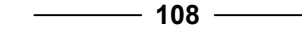
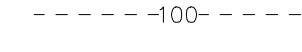
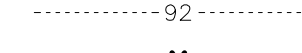
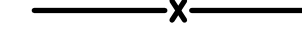
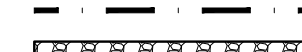

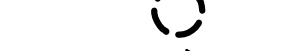
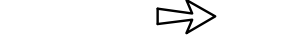
PROJECT INFORMATION
3J PROJECT # | 22798
TAX LOT(S) | 00374300500201
LAND USE # | TBD
DESIGNED BY | JJS, SRC, JGW
CHECKED BY | AJM

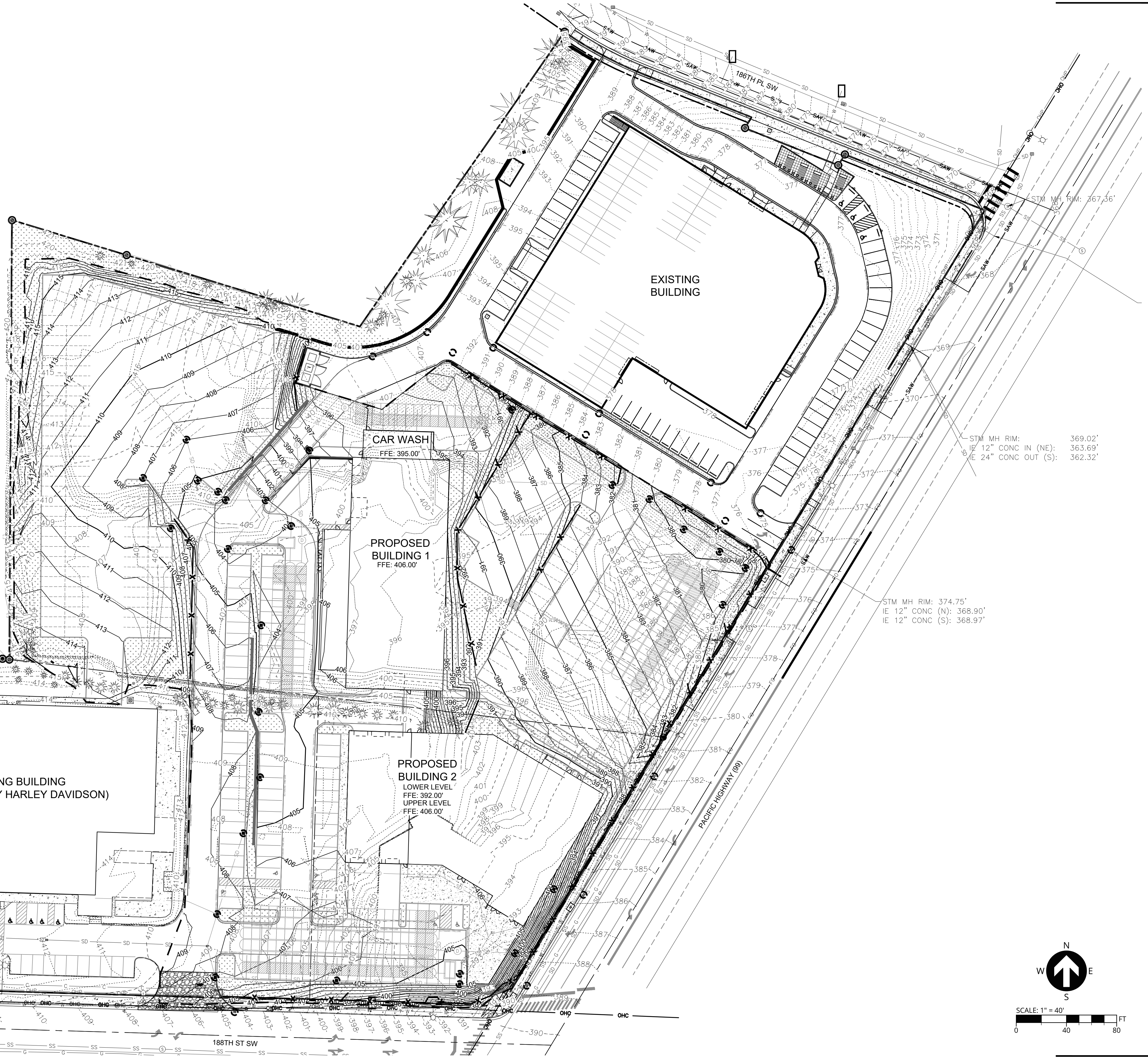
SHEET NUMBER
C210



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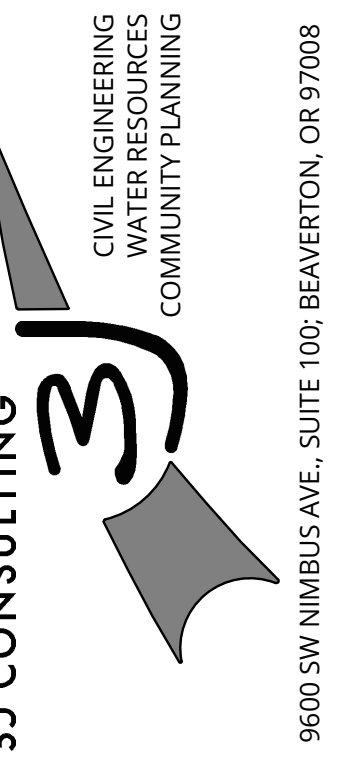
LEGEND

-  PROJECT BOUNDARY
-  RIGHT-OF-WAY LINE
-  RIGHT-OF-WAY CENTERLINE
-  EASEMENT LINE
-  EXISTING LOT LINE
-  110 PROPOSED MAJOR CONTOUR
-  108 PROPOSED MINOR CONTOUR
-  100 EXISTING MAJOR CONTOUR
-  92 EXISTING MINOR CONTOUR
-  PROPOSED SILT FENCING
-  PROPOSED LIMITS OF DISTURBANCE
-  PROPOSED CONSTRUCTION ENTRANCE
-  PROPOSED INLET PROTECTION
-  SURFACE RUN-OFF FLOW ARROW



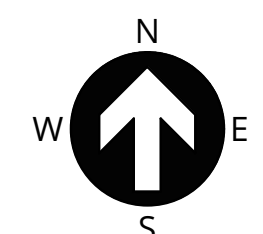
PUBLISH DATE
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REVISIONS

GRADING AND EROSION CONTROL PLAN
SWICKARD BMW
18624 HWY 99
 SWICKARD AUTO GROUP
 LYNNWOOD, WA



PROJECT INFORMATION
 3J PROJECT # | 22798
 TAX LOT(S) | 00374300500201
 LAND USE # | TBD
 DESIGNED BY | JUS, SRC, JGW
 CHECKED BY | AJM

SHEET NUMBER
C220



SCALE: 1" = 40'
 0 40 80 FT

P:\22798-SWICKARD-BMW-LYNNWOOD\CAD\SHEETS\DD\22798-GRADING AND EROSION CONTROL PLAN.DWG



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UTILITY PLAN
SWICKARD BMW
18624 HWY 99
SWICKARD AUTO GROUP
LYNNWOOD, WA

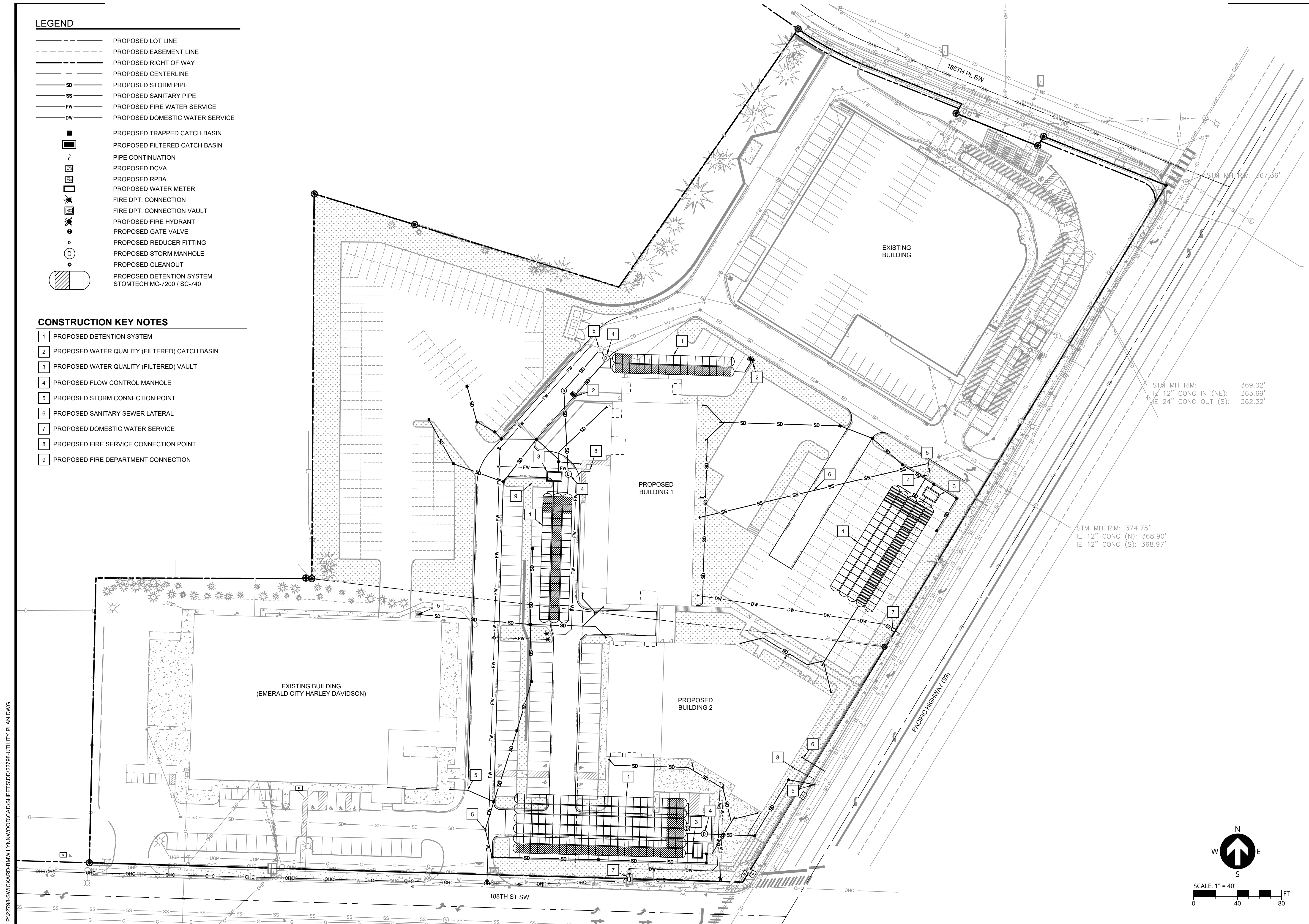
3J CONSULTING
CIVIL ENGINEERING
WATER RESOURCES
COMMUNITY PLANNING
9600 SW NIMBUS AVE., SUITE 100, BEAVERTON, OR 97008

PROJECT INFORMATION
3J PROJECT # | 22798
TAX LOT(S) | 00374300500201
LAND USE # | TBD
DESIGNED BY | JUS, SRC, JGW
CHECKED BY | AJM

SHEET NUMBER
C240

- LEGEND**
- PROPOSED LOT LINE
 - PROPOSED EASEMENT LINE
 - PROPOSED RIGHT OF WAY
 - PROPOSED CENTERLINE
 - SD PROPOSED STORM PIPE
 - SS PROPOSED SANITARY PIPE
 - FW PROPOSED FIRE WATER SERVICE
 - DW PROPOSED DOMESTIC WATER SERVICE
 - PROPOSED TRAPPED CATCH BASIN
 - PROPOSED FILTERED CATCH BASIN
 - ~ PIPE CONTINUATION
 - PROPOSED DCVA
 - PROPOSED RPBA
 - PROPOSED WATER METER
 - ⊗ FIRE DPT. CONNECTION
 - ⊗ FIRE DPT. CONNECTION VAULT
 - ⊗ PROPOSED FIRE HYDRANT
 - ⊗ PROPOSED GATE VALVE
 - ⊗ PROPOSED REDUCER FITTING
 - ⊗ PROPOSED STORM MANHOLE
 - ⊗ PROPOSED CLEANOUT
 - PROPOSED DETENTION SYSTEM
STOMTECH MC-7200 / SC-740

- CONSTRUCTION KEY NOTES**
- 1 PROPOSED DETENTION SYSTEM
 - 2 PROPOSED WATER QUALITY (FILTERED) CATCH BASIN
 - 3 PROPOSED WATER QUALITY (FILTERED) VAULT
 - 4 PROPOSED FLOW CONTROL MANHOLE
 - 5 PROPOSED STORM CONNECTION POINT
 - 6 PROPOSED SANITARY SEWER LATERAL
 - 7 PROPOSED DOMESTIC WATER SERVICE
 - 8 PROPOSED FIRE SERVICE CONNECTION POINT
 - 9 PROPOSED FIRE DEPARTMENT CONNECTION



P:\22798-SWICKARD-BMW-LYNNWOOD\CAD\SHEETS\DD\22798-UTILITY PLAN.DWG