SW $\frac{1}{4}$, NE $\frac{1}{4}$, SECTION 18, TOWNSHIP 34 NORTH, RANGE 4 EAST, W.M.
CITY OF MOUNT VERNON, SKAGIT COUNTY, WASHINGTON

ROAD CLASSIFICATION

FREEWAY DRIVE: MINOR ARTERIAL

SITE DATA

TOTAL PROJECT AREA	= 42,992 SF (0.987 AC)
BUILDING & CANOPY AREA	= 4,860 SF (0.112 AC)
PAVED SITE AREA	= 24,177 SF (0.554 AC)
LANDSCAPE AREA	= 12,450 SF (0.286 AC)

BUILDING DATA

SQUARE FOOTAGE:	3,010 SF
HEIGHT:	18'–8"
OCCUPANCY GROUP:	M
CONSTRUCTION TYPE:	VB – NOT SPRINKLERED
BUILDING CODE:	2015 IBC

SITE INFORMATION

PARCEL NUMBER:	P131203
PARCEL AREA(S):	EXISTING LOT 2: ±64,418 SF (1.479 AC) LOT 3: ±81,879 SF (1.880 AC) PROPOSED LOT 2: ±42,991 SF (0.987 AC) LOT 3: ±103,305 SF (2.372 AC)
SITE ADDRESS:	2021 FREEWAY DRIVE
CURRENT ZONING:	C–2
COMP. PLAN:	RM/GC – RETAIL MALLS AND GENERAL COMMERCIAL
PROPOSED USE:	CONVENIENCE STORE W/ FUEL (OPERATION HOURS –24HRS/DAY 7 DAYS/WEEK)

DEVELOPMENT STANDARDS

MAXIMUM BUILDING HEIGHT	UNRESTRICTED
BUILDING SETBACKS	
FRONT YARD	25'
SIDE YARD	0'
SIDE YARD ON STREET	0'
REAR YARD	0'
LANDSCAPE REQUIREMENTS	
FRONT YARD BUFFER:	10'
10% OF GROSS SITE AREA:	4,299 SF REQUIRED 12,450 SF PROVIDED
4% OF PARKING AREA:	N/A – UNDER 20 PARKING STALLS

FLOOD PLAIN

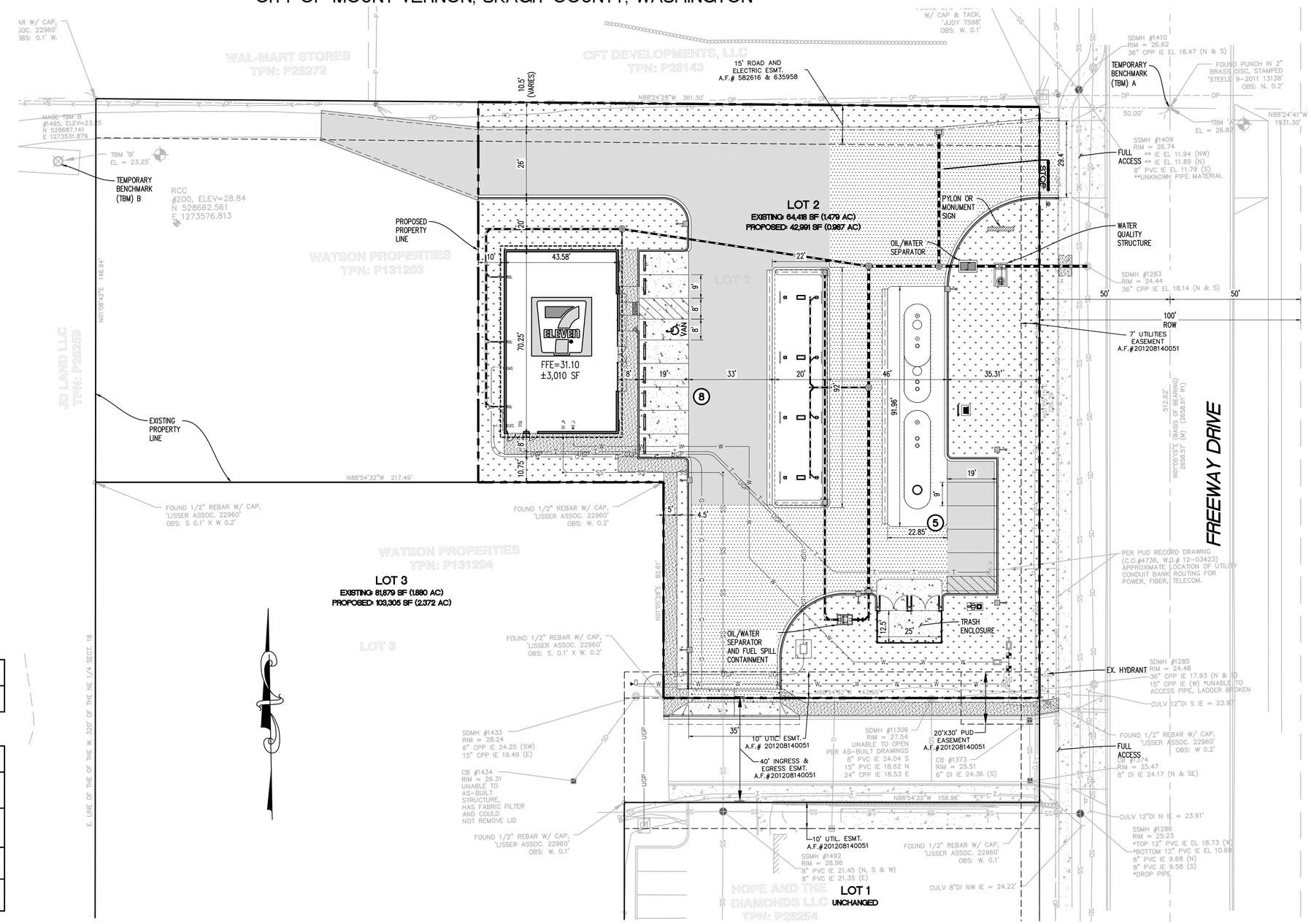
MAP NUMBER:	5301580001 B (PANEL 1 OF 4)
EFFECTIVE DATE:	JANUARY 3, 1985
FLOOD ZONE:	A–21 (BASE FLOOD ELEV. = 30.00)

PARKING CALCULATIONS

TYPE OF USE FROM MVMC 17.84.030	PARKING RATIO REQUIRED	GROSS AND NET SQUARE FOOTAGE	# OF PARKING STALLS REQUIRED
RETAIL	1/300 SF	3,010 SF	10 STALLS

LANDSCAPING CALCULATIONS

GROSS SITE AREA	42,991 SF
% OF GROSS SITE AREA TO BE LANDSCAPED (SEE MVMC 17.93.020(D))	10% – C–2 4,299 SF REQUIRED 12,450 SF PROVIDED
WIDTH OF PLANTING STRIP TO BE LOCATED ALONG ALL PUBLIC AND PRIVATE ROADS (SEE MVMC 17.93.020(D))	10 FEET PROVIDED, SEE SITE PLAN
SQUARE FOOTAGE FOR PARKING AREA (SEE MVMC 17.93.030(B))	NOT APPLICABLE – UNDER 20 PARKING STALLS
% OF PARKING AREA TO BE LANDSCAPED (SEE MVMC 17.93.030(B))	NOT APPLICABLE – UNDER 20 PARKING STALLS



LEGEND

CONCRETE PAVEMENT	EASEMENT	GAS	G
CONCRETE SIDEWALK	SIGN	TELECOM	T
HEAVY DUTY A.C. PAVEMENT	PARKING STALLS PER ROW	POWER	UGP
STANDARD DUTY A.C. PAVEMENT	PRECAST CONCRETE WHEEL STOP		
LANDSCAPING	SAWCUT		
CONCRETE VALLEY GUTTER	PROPOSED LIGHT STANDARD & BASE		
CONCRETE CURB & GUTTER	STORMWATER SYSTEM		
CONCRETE CURB	SANITARY SEWER		SS
PROPERTY LINE	WATER		W

SITE PLAN APPROVAL SUBJECT TO CITY OF MOUNT VERNON APPROVAL OF BOUNDARY LINE ADJUSTMENT AND RECORDING OF THE SAME

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

NOT FOR CONSTRUCTION

811 Know what's below. Call before you dig.

No.	Date	By	Revision Description

Designed By: SMM	Issue Date: 5/7/2019 PERMIT		
Drawn By: TAC			
Checked By: SMM	Project No: 10-522-008		

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7-ELEVEN (#1043316)
2021 FREEWAY DRIVE
MOUNT VERNON, WA

SITE PLAN

C-1.0

S:\Washington\Mount Vernon\WLDC\2021 FREEWAY DRIVE\2DWGS\WTMV110SP.dwg May 10, 2019 – 10:50am