

## PROJECT NARRATIVE – SITE PLAN REVIEW

Mickelo Construction Vehicle Maintenance Shop & Offices  
16731 Tye St SE, Monroe WA 98272

Mike Edelbrock, Owner  
8601 184<sup>th</sup> Dr SE  
Snohomish, WA 98290  
425-481-5507

Mickelo Construction proposes a new 7,815sf vehicle maintenance building, with areas for shop work, offices, bathrooms, shower facility, employee lounge & parts storage, at the address listed above.

The proposed site is already owned by Mickelo Construction and is used for vehicle, parts and material storage. No change in traffic generated is anticipated. The lot is zoned for light industrial, as are the neighboring properties. The total proposed lot coverage is 18,713sf on a total lot area of 51,836sf. The existing curbcut will be removed, and a new driveway located to the east. Most of the north portion of the site will remain existing gravel, except for a proposed bio-retention trench for stormwater. New landscaping at the front of the building and along Tye St. is included in the proposal.

The new building will comprise 5,866sf of shop/vehicle maintenance space, 1,125sf of office space, 583sf of employee amenities, and 240sf of storage. Thirteen parking stalls, including one ADA stall, will be provided. Most of the new building will be low energy, with the only conditioned spaces proposed to be the offices, employee amenities, and storage. It will be a tilt-up concrete structure, with a metal truss-framed roof.

Best regards,

Mike La Fon  
Architect - Capsule