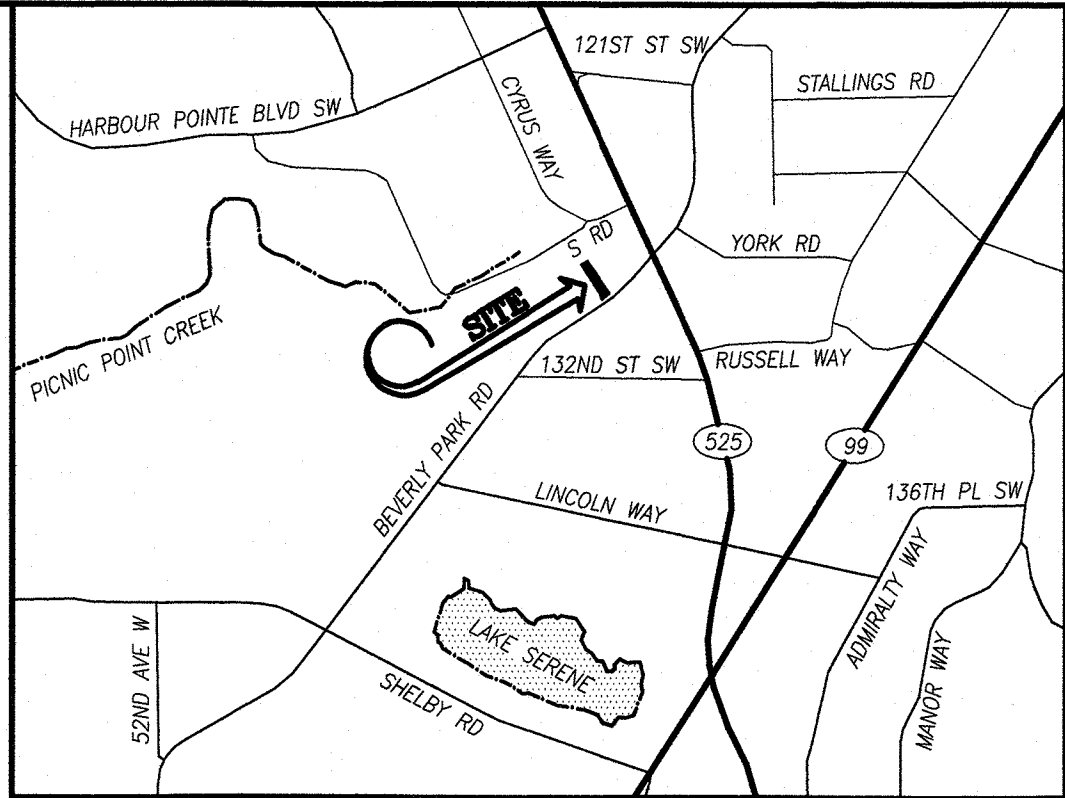


SE 1/4, SW 1/4, SEC.27, T.28, R.04, W.M.
CITY OF MUKILTEO, WASHINGTON



Received by Email

01/28/2021



VICINITY MAP
SCALE 1" = 2000'

LEGEND

- EXISTING STORM DRAIN CATCH BASIN (CB)
- EXISTING STORM DRAIN MANHOLE (SDMH)
- EXISTING FLOW DIRECTION
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- EXISTING SANITARY SEWER CLEAN OUT (SSCO)
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING MAILBOX
- EXISTING POWER POLE
- EXISTING SIGN
- PROPOSED FLOW DIRECTION
- CB#X PROPOSED STORM DRAIN CATCH BASIN (CB)
- SDMH#X PROPOSED STORM DRAIN MANHOLE (SDMH)
- RD PROPOSED STORM DRAIN CULVERT OUTLET
- SSMH#X PROPOSED SANITARY SEWER MANHOLE (SSMH)
- SSCO PROPOSED SS CLEAN OUT (SSCO)
- PROPOSED WATER METER WITH RPBA
- EXISTING CONCRETE
- PROPOSED BUILDING W/ ROOF OVERHANG
- PROPOSED CONCRETE
- PROPOSED PAVEMENT
- EXISTING PROPERTY BOUNDARY
- EXISTING CENTERLINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING CURB
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- SD EXISTING STORM DRAIN LINE
- SS EXISTING SANITARY SEWER LINE
- EXISTING WETLAND BUFFER
- EXISTING WETLAND LINE
- W EXISTING WATER LINE
- XXX PROPOSED GRADING CONTOUR
- PROPOSED EASEMENT LINE
- SD PROPOSED STORM DRAIN LINE
- SS PROPOSED SANITARY SEWER LINE
- W PROPOSED WATER LINE
- PROPOSED WALL

BEC INVESTMENTS, LLC

HORIZONTAL CONTROL:

STATE PLANE COORDINATE SYSTEM PER GPS OBSERVATIONS IN WASHINGTON
STATE REFERENCE NETWORK

VERTICAL CONTROL:

BENCH MARK:
NAVD88 PER GPS OBSERVATIONS IN WASHINGTON STATE REFERENCE NETWORK.

SITE BENCH MARK:
ASPHALT NAIL AS SHOWN
ELEVATION 455.18 FEET.

EQUIPMENT AND PROCEDURES:

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
TOPCON ELECTRONIC TOTAL STATION AND LEICA GPS RECEIVER.

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 322-130-090

BASIS OF BEARING:
STATE PLANE COORDINATE SYSTEM PER GPS OBSERVATIONS IN WASHINGTON
STATE REFERENCE NETWORK.

SHEET INDEX:

SHEET 1 of 7.....COVER SHEET
SHEET 2 of 7.....GRADING AND SWPPP PLAN
SHEET 3 of 7.....GRADING AND SWPPP NOTES AND DETAILS
SHEET 4 of 7.....ROAD PLAN AND PROFILES
SHEET 5 of 7.....DRAINAGE PLAN AND PROFILES
SHEET 6 of 7.....ROAD AND DRAINAGE NOTES AND DETAILS
SHEET 7 of 7.....DETENTION TANK NOTES AND DETAILS
SHEET U1 of 1.....WATER & SEWER PLAN

SURVEY NOTES:

- 1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
- 2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATION; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THE PROPERTY.
- 3.) FIELD WORK PERFORMED IN APRIL 2018.
- 4.) FOR THE ACCURATE TREE DESCRIPTIONS USE AN ARBORIST SERVICES.
- 5.) UTILITY LOCATIONS ARE ONLY WITH SURFACE EVIDENCE.
- 6.) STORM STRUCTURE INFORMATION (ITALIC) PER BEVERLY PARK ROAD PLAN & PROFILE, STA 360+50 TO 638+00, PERITEET ENGINEERING, PROJECT 94440-01, DATED MAY 17, 1996.

CITY OF MUKILTEO
PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION

BY: _____
R/W PERMIT NUMBER: _____

DEVELOPMENT DATA:

EXISTING ZONING: LI - LIGHT INDUSTRIAL
PROPOSED ZONING: LI - LIGHT INDUSTRIAL
PROPOSED USE: COMMERCIAL
TOTAL SITE: 38,834 SQ. FT. (0.892 ACRES)

ENGINEER/
CONTACT: WESTERN ENGINEERS & SURVEYORS, INC.
9740 EVERGREEN WAY
EVERETT, WA 98204
TELEPHONE #: (425) 356-2700
FAX #: (425) 356-2708

SURVEYOR: ACREAGE LAND SURVEYING
24225 107TH PLACE W
EDMONDS, WA 98020
TELEPHONE #: (206) 326-9812

APPLICANT/
OWNERS OF INTEREST: BEC INVESTMENTS, LLC
9326 EVERGREEN WAY
EVERETT, WA 98204
(206) 805-1658
BRIANECOLEB30@GMAIL.COM

LEGAL DESCRIPTION:

THAT PORTION OF LOT 4, BLOCK 2, SERENE ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 17 OF PLATS, PAGE 32, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS
BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 4;
THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4, FOR 100 FEET;
THENCE IN A NORTHWESTERLY DIRECTION TO INTERSECT THE NORTHWESTERLY LINE OF SAID LOT 4 AT A POINT WHICH IS SOUTH 59°01'20" WEST, 82.99 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 4;
THENCE NORTH 59°01'20" EAST, 82.99 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 4;
THENCE SOUTH 35°34'43" EAST 422.58 FEET, ALONG THE NORTH EASTERLY LINE OF SAID LOT 4, TO THE POINT OF BEGINNING.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX ACCOUNT NO.(S): 00568700200402
SITE ADDRESS: 12900 BEVERLY PARK ROAD
MUKILTEO, WA 98275

CALL TWO (2)
BUSINESS DAYS
BEFORE YOU DIG
8-1-1

VEGETATIVE COVER BEFORE CLEARING & GRADING:

PRIMARYLY FORESTED AREA WITH PORTIONS OF LAWN AREA

VEGETATIVE COVER AFTER CLEARING & GRADING:

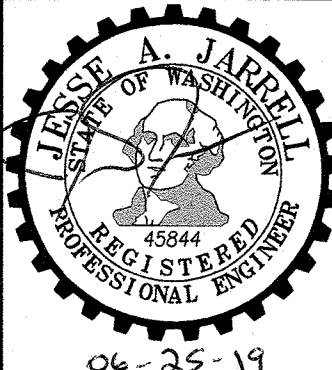
ALL DISTURBED AREAS SURROUNDING THE PROPOSED IMPROVEMENTS WILL BE AMENDED COMMERCIAL LANDSCAPING.

SOILS:
ALDERWOOD-URBAN LAND COMPLEX

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE: 8-1-1 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS & SURVEYORS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



Western
Engineers & Surveyors (425) 356-2700

SURVEYORS • PLANNERS • ENGINEERS

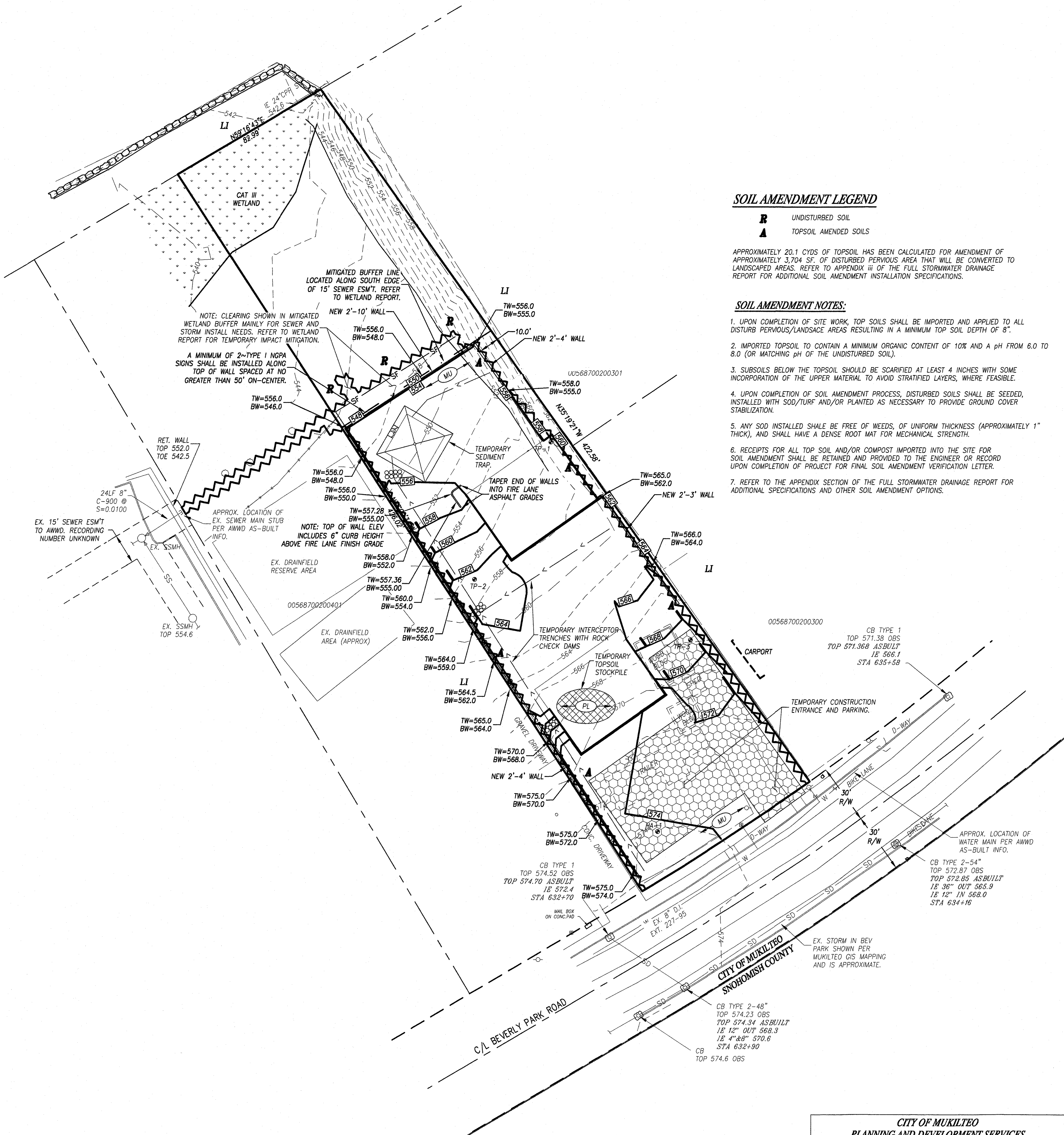
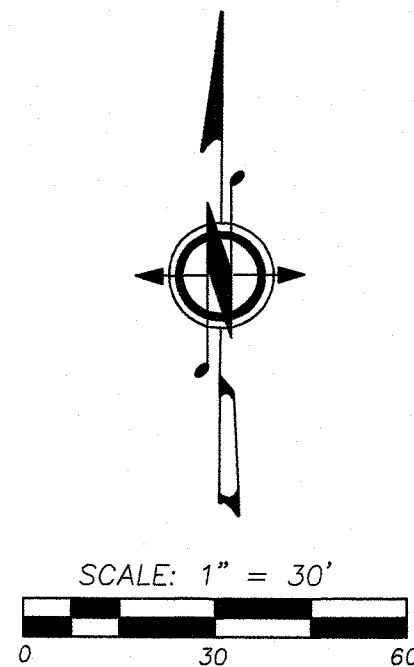
LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS

*** 9740 EVERGREEN WAY • EVERETT • WA • 98204 ***

COVER SHEET FOR:
BEC INVESTMENTS
SE 1/4, SW 1/4, SEC.27, T.28, R.04, W.M.
CITY OF MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
TAS	02-28-19	-	-	J. JARRELL	-
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.	
181758ABASE.DWG	-	-	18-1758-A	1 OF 7	

SE 1/4, SW 1/4, SEC.27, T.28, R.04, W.M.
CITY OF MUKILTEO, WASHINGTON



SOIL AMENDMENT LEGEND

- R** UNDISTURBED SOIL
A TOPSOIL AMENDED SOILS

APPROXIMATELY 20.1 CYDS OF TOPSOIL HAS BEEN CALCULATED FOR AMENDMENT OF APPROXIMATELY 3,704 SF. OF DISTURBED PVIOUS AREA THAT WILL BE CONVERTED TO LANDSCAPED AREAS. REFER TO APPENDIX III OF THE FULL STORMWATER DRAINAGE REPORT FOR ADDITIONAL SOIL AMENDMENT INSTALLATION SPECIFICATIONS.

SOIL AMENDMENT NOTES:

- UPON COMPLETION OF SITE WORK, TOP SOILS SHALL BE IMPORTED AND APPLIED TO ALL DISTURB PVIOUS/LANDSCAPE AREAS RESULTING IN A MINIMUM TOP SOIL DEPTH OF 8".
- IMPORTED TOPSOIL TO CONTAIN A MINIMUM ORGANIC CONTENT OF 10% AND A pH FROM 6.0 TO 8.0 (OR MATCHING pH OF THE UNDISTURBED SOIL).
- SUBSOILS BELOW THE TOPSOIL SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
- UPON COMPLETION OF SOIL AMENDMENT PROCESS, DISTURBED SOILS SHALL BE SEEDED, INSTALLED WITH SOD/TURF AND/OR PLANTED AS NECESSARY TO PROVIDE GROUND COVER STABILIZATION.
- ANY SOD INSTALLED SHALL BE FREE OF WEEDS, OF UNIFORM THICKNESS (APPROXIMATELY 1" THICK), AND SHALL HAVE A DENSE ROOT MAT FOR MECHANICAL STRENGTH.
- RECEIPTS FOR ALL TOP SOIL AND/OR COMPOST IMPORTED INTO THE SITE FOR SOIL AMENDMENT SHALL BE RETAINED AND PROVIDED TO THE ENGINEER OR RECORD UPON COMPLETION OF PROJECT FOR FINAL SOIL AMENDMENT VERIFICATION LETTER.
- REFER TO THE APPENDIX SECTION OF THE FULL STORMWATER DRAINAGE REPORT FOR ADDITIONAL SPECIFICATIONS AND OTHER SOIL AMENDMENT OPTIONS.

LEGEND

- EXISTING STORM DRAIN CATCH BASIN (CB)
- EXISTING STORM DRAIN MANHOLE (SDMH)
- EXISTING FLOW DIRECTION
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- EXISTING SANITARY SEWER CLEAN OUT (SSCO)
- EXISTING WATER VALVE
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- EXISTING FIRE HYDRANT
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- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WETLAND BUFFER
- EXISTING WETLAND LINE
- EXISTING WATER LINE

T.E.S.C. LEGEND

- CATCH BASIN INSERT
- PROPOSED CONTOUR LINE
- CLEARING LIMITS/LIMITS OF CONSTRUCTION - ORANGE CONSTRUCTION FENCE (OR EQUAL)
- MULCH &/OR STRAW MATTING
- PLASTIC COVER
- SILT FENCE
- TEMPORARY CONSTRUCTION ENTRANCE

SEDIMENT TRAP CALCULATIONS

2-YEAR PEAK RUNOFF RATE	= 0.232 CFS.
FS (FACTOR OF SAFETY)	= 2
V _s (SETTLING VELOCITY)	= 0.00096 FT/SEC.
PONDING SURFACE AREA REQ.	= 483.33 SF.
DESIGNED SURFACE AREA	= 484 SF.
BERM TOP	= 549.0
OVERFLOW	= 548.0
TOE	= 544.5

SOIL LOGS:

- TP-1 - TEST PIT 1
0.0'-1.2' TOPSOIL AND ROOTMASS
1.2'-3.0' SILTY SAND W/ TRACE GRAVEL, MEDIUM DENSE
3.0'-6.0' SILTY SAND W/ TRACE GRAVEL, DENSE (TILL)
- TP-2 - TEST PIT 2
0.0'-1.0' TOPSOIL AND ROOTMASS
1.0'-3.0' SILTY SAND W/ TRACE GRAVEL, MEDIUM DENSE
3.0'-5.5' SILTY SAND W/ TRACE GRAVEL, DENSE (TILL)
- TP-3 - TEST PIT 3
0.0'-0.9' TOPSOIL AND ROOTMASS
0.9'-4.5' SILTY SAND W/ TRACE GRAVEL, MEDIUM DENSE
4.5'-6.0' SILTY SAND W/ TRACE GRAVEL, DENSE (TILL)
- HA-1 - HAND AUGER 1
0.0'-0.3' TOPSOIL AND ROOTMASS
0.3'-2.5' SILTY SAND W/ TRACE GRAVEL, MEDIUM DENSE
2.5'-3.5' SILTY SAND W/ TRACE GRAVEL, DENSE (TILL)

CALL TWO (2)
BUSINESS DAYS
BEFORE YOU DIG
8-1-1

GRADING QUANTITIES

CUT: 750 CU.YDS.
FILL: 2,250 CU.YDS.

(GRADING QUANTITIES ARE ROUGH CALCULATIONS WHICH DO NOT ACCOUNT FOR SOIL SWELLING & SHRINKAGE)

CUT VOLUME INCLUDES APPROXIMATELY 350 CYDS EXCAVATION FOR DETENTION TANK. EXCESS CUT MAY BE SPREAD ON SITE. ALL MATERIAL REMOVED FROM SITE SHALL BE HAULED TO A COUNTY APPROVED SITE.

VEGETATIVE COVER BEFORE CLEARING & GRADING:

LAWN, FOREST, AND WETLAND VEGETATION

VEGETATIVE COVER AFTER CLEARING & GRADING:

ALL DISTURBED AREAS SURROUNDING THE PROPOSED DEVELOPMENT WILL BE AMENDED COMMERCIAL LANDSCAPING. ANY IMPACTS TO WETLAND BUFFERS WILL BE MITIGATED PER WETLAND PLAN BY ACRE ENVIRONMENTAL CONSULTING, LLC.

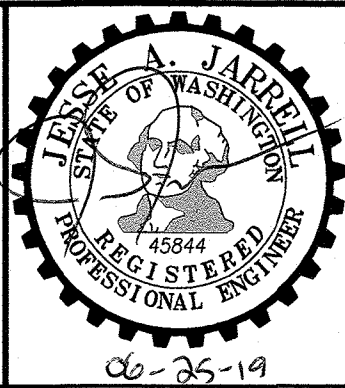
SOILS:

ALDERWOOD-URBAN LAND COMPLEX

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 8-1-1 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS & SURVEYORS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



Western Engineers & Surveyors (425) 356-2700
SURVEYORS • PLANNERS • ENGINEERS
LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
*** 9740 EVERGREEN WAY • EVERETT • WA • 98204 ***

GRADING & SWPPP PLAN FOR:

BEC INVESTMENTS
SE 1/4, SW 1/4, SEC.27, T.28, R.04, W.M.
CITY OF MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
TAS	02-28-19	-	-	J. JARRELL	1" = 30'
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.	
181758ABASE.DWG	-	-	18-1758-A	2 OF 7	

SE 1/4, SW 1/4, SEC.27, T.28, R.04, W.M.
CITY OF MUKILTEO, WASHINGTON

GENERAL NOTES:

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF MUKILTEO DEVELOPMENT STANDARDS, THE CURRENT EDITION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION; AND THE ADOPTED EDITION OF THE WASHINGTON STATE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
- ALL WORK WITHIN THE PLAT AND CITY RIGHT-OF-WAY SHALL BE SUBJECT TO THE INSPECTION OF THE CITY.
- PRIOR TO ANY SITE CONSTRUCTION INCLUDING CLEARING/LOGGING OR GRADING, THE SITE CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR (OR PROJECT ENGINEER) AS REQUIRED BY THESE PLANS. THE PROJECT SURVEYOR'S NAME AND PHONE NUMBER IS _____.
- THE DEVELOPER, CONTRACTOR AND PROJECT ENGINEER IS RESPONSIBLE FOR WATER QUALITY AS DETERMINED BY THE MONITORING PROGRAM ESTABLISHED BY THE PROJECT ENGINEER. THE PROJECT ENGINEER'S NAME AND PHONE NUMBER IS _____.
- PRIOR TO ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE CITY OF MUKILTEO PLANNING & COMMUNITY DEVELOPMENT AT 425-263-8000 TO SCHEDULE A PRECONSTRUCTION CONFERENCE.
- ENGINEERED AS-BUILT DRAWINGS IN ACCORDANCE WITH THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE SHALL BE REQUIRED PRIOR TO FINAL SITE APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FOR UTILITY, ROAD, AND RIGHT-OF-WAY CONSTRUCTION. THE CONTRACTOR FOR THIS PROJECT IS
CONTACT PERSON: _____
PHONE: _____
MOBILE: _____
24-HOUR EMERGENCY CONTACT AND PHONE: _____.
- THE CONSTRUCTION STORMWATER POLLUTION PREVENTION (SWPP) FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SWPPP PLANS PRIOR TO ANY GRADING OR LAND CLEARING. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED. SEDIMENT LADEN WATERS SHALL NOT ENTER THE NATURAL DRAINAGE SYSTEM.
- A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) OR SWPPP SUPERVISOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SWPP FACILITIES, AS OUTLINED IN THE APPROVED SWPPP, OR AS MODIFIED FROM TIME TO TIME. CONTACT INFORMATION FOR THE CESCL (OR SWPPP SUPERVISOR) FOR THE PROJECT SHALL BE GIVEN TO THE CITY.
- NONCOMPLIANCE WITH THE REQUIREMENTS FOR EROSION CONTROLS, WATER QUALITY AND CLEARING LIMITS MAY RESULT IN REVOCATION OF PROJECT PERMITS, PLAN APPROVAL, AND BOND FORECLOSURES.
- TRENCH BACKFILL OF NEW UTILITIES AND STORM DRAINAGE FACILITIES SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (MODIFIED PROCTOR) UNDER ROADWAYS AND 90% MAXIMUM DENSITY (MODIFIED PROCTOR) OFF ROADWAYS. COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 7-08.3(3) AND 2-03.3(14) OF THE WSDOT STANDARD SPECIFICATIONS.
- THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. LOCATION OF UTILITIES SHOWN ON CONSTRUCTION PLANS ARE BASED ON BEST RECORDS AVAILABLE AND ARE SUBJECT TO VARIATION. FOR ASSISTANCE IN UTILITY LOCATION, CALL 811.
- PRIOR TO CONSTRUCTION THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE PUBLIC WORKS DIRECTOR WHEN CONFLICTS EXIST BETWEEN THE PLANS AND FIELD CONDITIONS. CONFLICTS SHALL BE RESOLVED (INCLUDING PLAN AND PROFILE REVISIONS) AND RESUBMITTED FOR APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION.
- THE CONTRACTOR SHALL KEEP TWO SETS OF PLANS ON SITE AT ALL TIMES FOR RECORDING AS-BUILT INFORMATION; ONE SET SHALL BE SUBMITTED TO THE PROJECT ENGINEER, AND ONE SET SHALL BE SUBMITTED TO THE CITY AT COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF WORK.
- A GRADING PERMIT ISSUED PURSUANT TO THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE, AND APPROVAL OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE OBTAINED FROM THE PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ANY ON-SITE GRADING WORK NOT EXPRESSLY EXEMPT BY THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.

SITE GRADING AND SWPPP NOTES:

- PRIOR TO ANY SITE WORK, INCLUDING CLEARING, LOGGING OR GRADING, THE SITE CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR (OR PROJECT ENGINEER) AS REQUIRED BY THESE THE PROJECT SURVEYOR'S NAME AND PHONE NUMBER IS _____.
- SOILS IN MUKILTEO OFTEN CONTAIN FINE PARTICLES WHICH WILL PASS THROUGH SEDIMENT TRAPS UNTREATED AND HAVE EXTREMELY LONG SETTLING TIMES. THEREFORE, THE NEED TO CONTROL EROSION FROM THE SITE IS THE FIRST PRIORITY AND SHOULD BE EMPHASIZED.
- THE CONSTRUCTION STORMWATER POLLUTION PREVENTION FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SWPPP PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING. AN INSPECTION BY THE CITY OF THESE FACILITIES SHALL BE ARRANGED FOR BY THE CONTRACTOR PRIOR TO ANY GRADING. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
- STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED BY TEMPORARY SEEDING AND MULCHING. HYDROSEEDING IS PREFERRED.
- THE DEVELOPER (OR PROJECT ENGINEER) IS RESPONSIBLE FOR WATER QUALITY AS DETERMINED BY THE MONITORING PROGRAM ESTABLISHED BY THE PROJECT ENGINEER. THE PROJECT ENGINEER'S NAME AND PHONE NUMBER IS _____.
- IF THE PROJECT WILL DISTURB MORE THAN ONE (1) ACRE OF LAND, THEN A CONSTRUCTION NPDES PERMIT IS REQUIRED AND A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) SHALL BE ASSIGNED TO THE SITE. THE CESCL'S NAME, PHONE NUMBER, AND CESCL CERTIFICATE NUMBER IS _____.
- ALL SITE WORK MUST BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY ADOPTED INTERNATIONAL BUILDING CODE.
- ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS. A PRECONSTRUCTION SOILS INVESTIGATION MAY BE REQUIRED TO EVALUATE SOILS STABILITY.
- IF CUT AND FILL SLOPES EXCEED A MAXIMUM OF TWO FEET HORIZONTAL TO ONE FOOT VERTICAL, A ROCK OR CONCRETE RETAINING WALL MAY BE REQUIRED. ALL ROCK RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT ARE TO BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER EXPERIENCED IN SOIL MECHANICS.
- THE SURFACE OF ALL SLOPES SHALL BE COMPACTED. THIS MAY BE ACCOMPLISHED BY OVER-BUILDING THE SLOPES, THEN CUTTING BACK TO FINAL GRADES; OR BY COMPACTING EACH LIFT AS THE SLOPE IS BEING CONSTRUCTED. ALL SLOPES SHALL BE COMPACTED BY THE END OF EACH WORKING DAY.
- ALL STRUCTURAL FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN THE UPPER 4 FEET & 90% MAXIMUM DENSITY BELOW 4 FEET AS DETERMINED BY MODIFIED PROCTOR.
- NONCOMPLIANCE WITH THE EROSION CONTROL, REQUIREMENTS, WATER QUALITY REQUIREMENTS AND CLEARING LIMITS VIOLATIONS MAY RESULT IN REVOCATION OF PROJECT PERMITS AND PLAN APPROVAL AND BOND FORECLOSURES.
- UPON COMPLETION OF WORK, FINAL REPORTS MUST BE SUBMITTED TO THE CITY IN CONFORMANCE WITH THE CURRENT CITY ADOPTED INTERNATIONAL BUILDING CODE.
- A WET WEATHER EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL ON OR BEFORE SEPTEMBER 1. IF THE PROJECT IS PROPOSING TO ACTIVELY CLEAR, GRADE, OR OTHERWISE DISTURB 1,000 SQUARE FEET OR MORE OF SOIL DURING THE PERIOD BETWEEN OCTOBER 1 AND APRIL 30. OTHER THRESHOLDS FOR A WET WEATHER EROSION CONTROL PLAN INCLUDE PROJECTS THAT:
 - HAVE AREA(S) THAT DRAIN, BY PIPE, OPEN DITCH, SHEET FLOW, OR A COMBINATION OF THESE TO A TRIBUTARY WATER, AND THE TRIBUTARY WATER IS ONE-QUARTER MILE OR LESS DOWNSTREAM; OR
 - HAVE SLOPES STEEPER THAN 15 PERCENT ADJACENT OR ON-SITE; OR
 - HAVE HIGH POTENTIAL FOR SEDIMENT TRANSPORT, AS DETERMINED BY THE CONSTRUCTION SITE SEDIMENT TRANSPORT POTENTIAL WORKSHEET; OR
 - HAVE A CRITICAL AREA OR CRITICAL AREA BUFFER ON-SITE, OR WITHIN 50 FEET OF THE SITE; OR
 - HAVE HIGH GROUNDWATER TABLE OR SPRINGS.

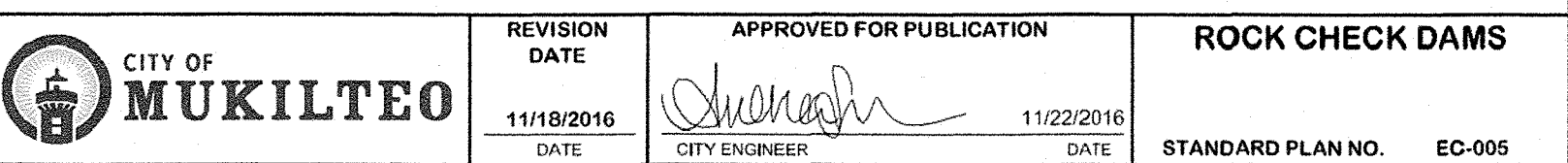
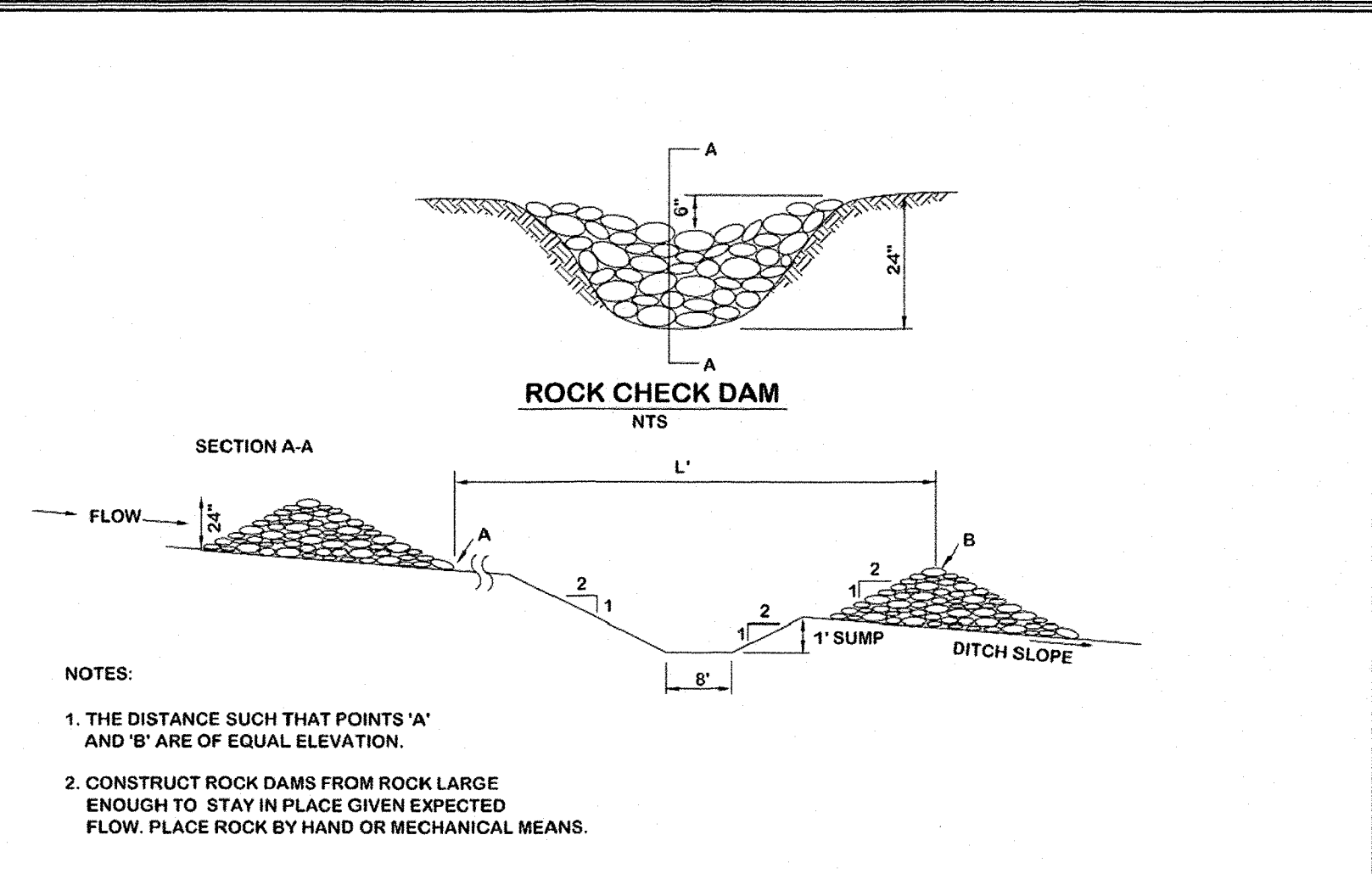
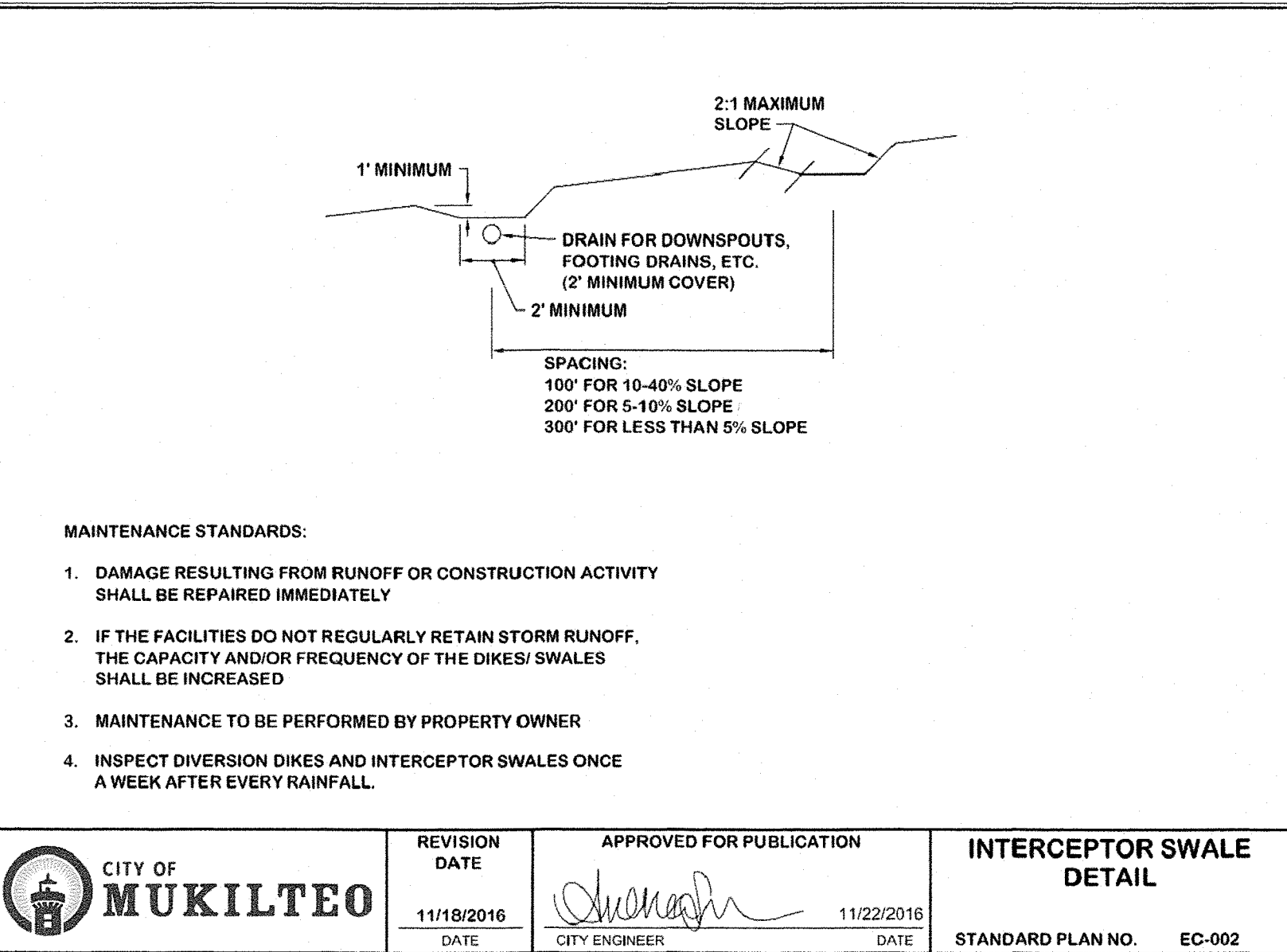
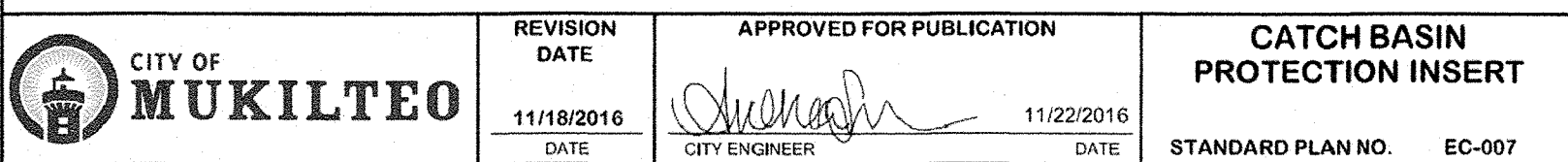
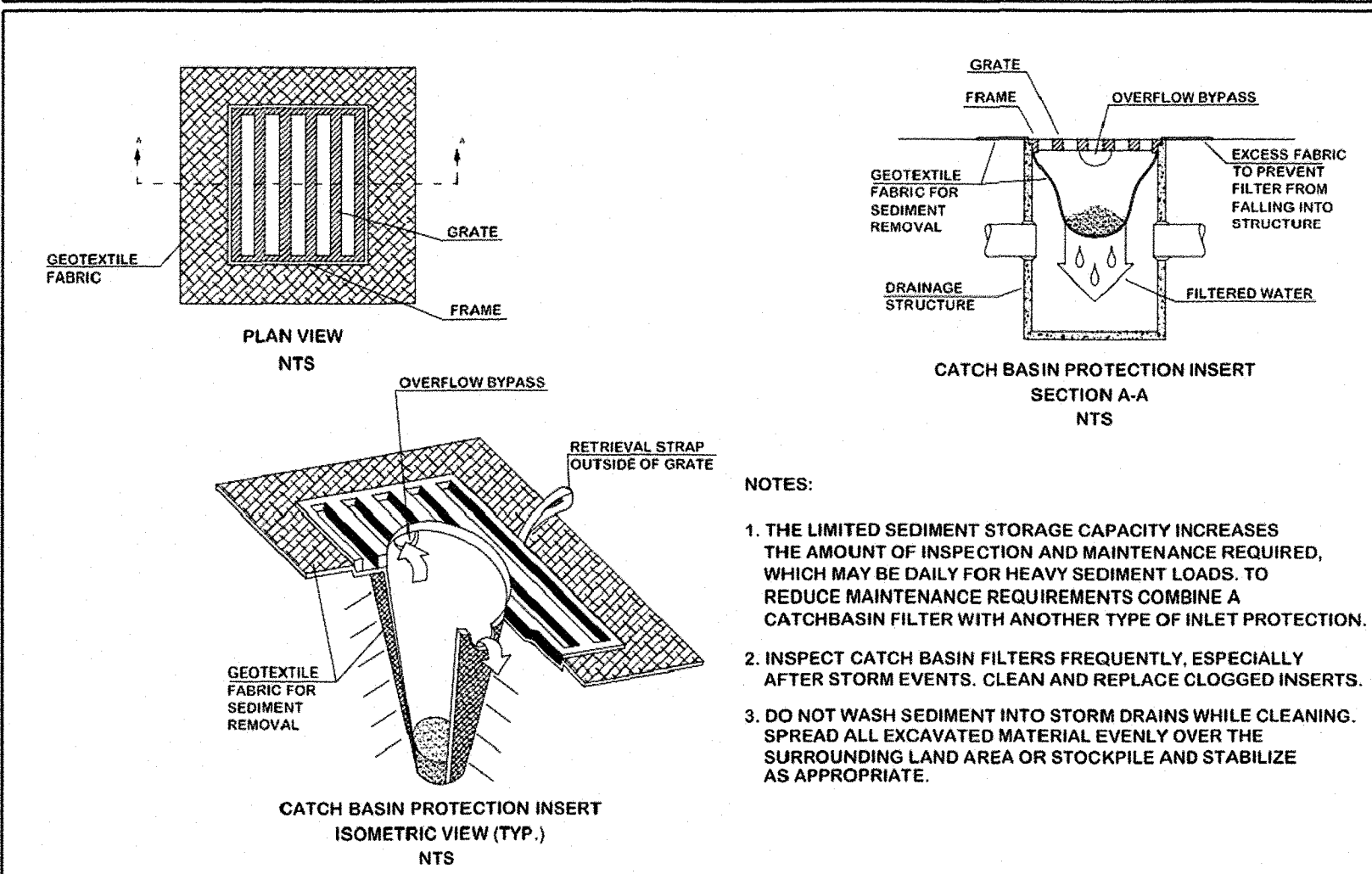
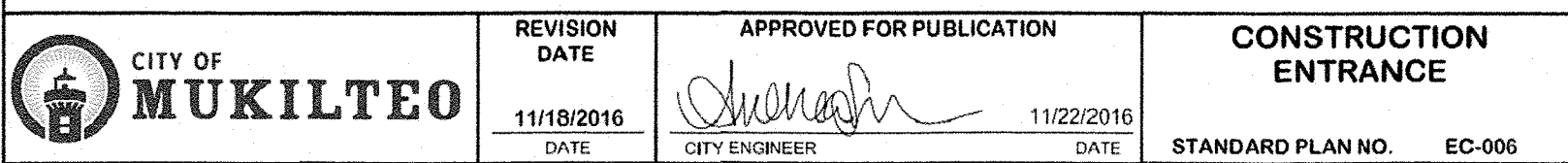
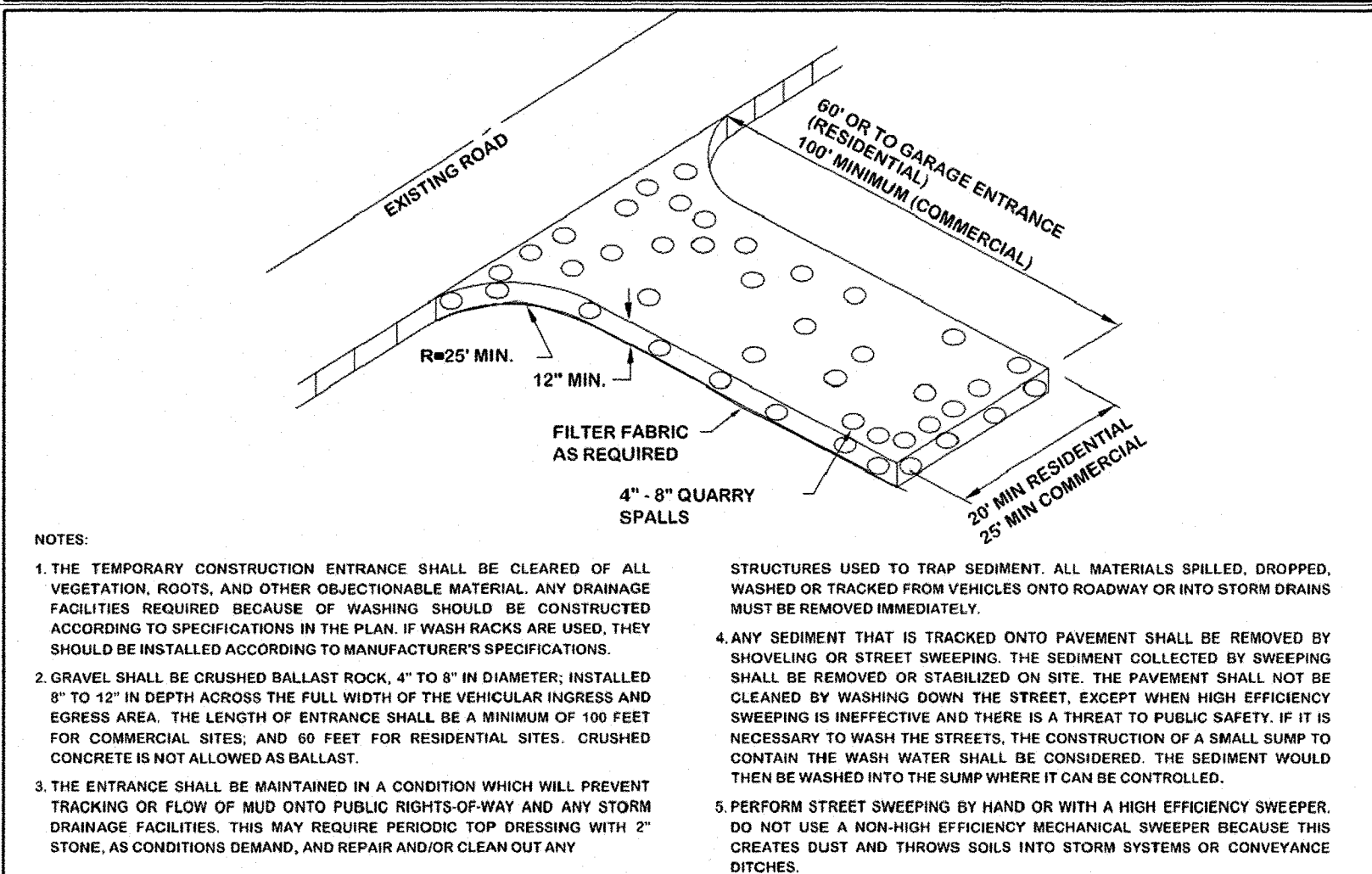
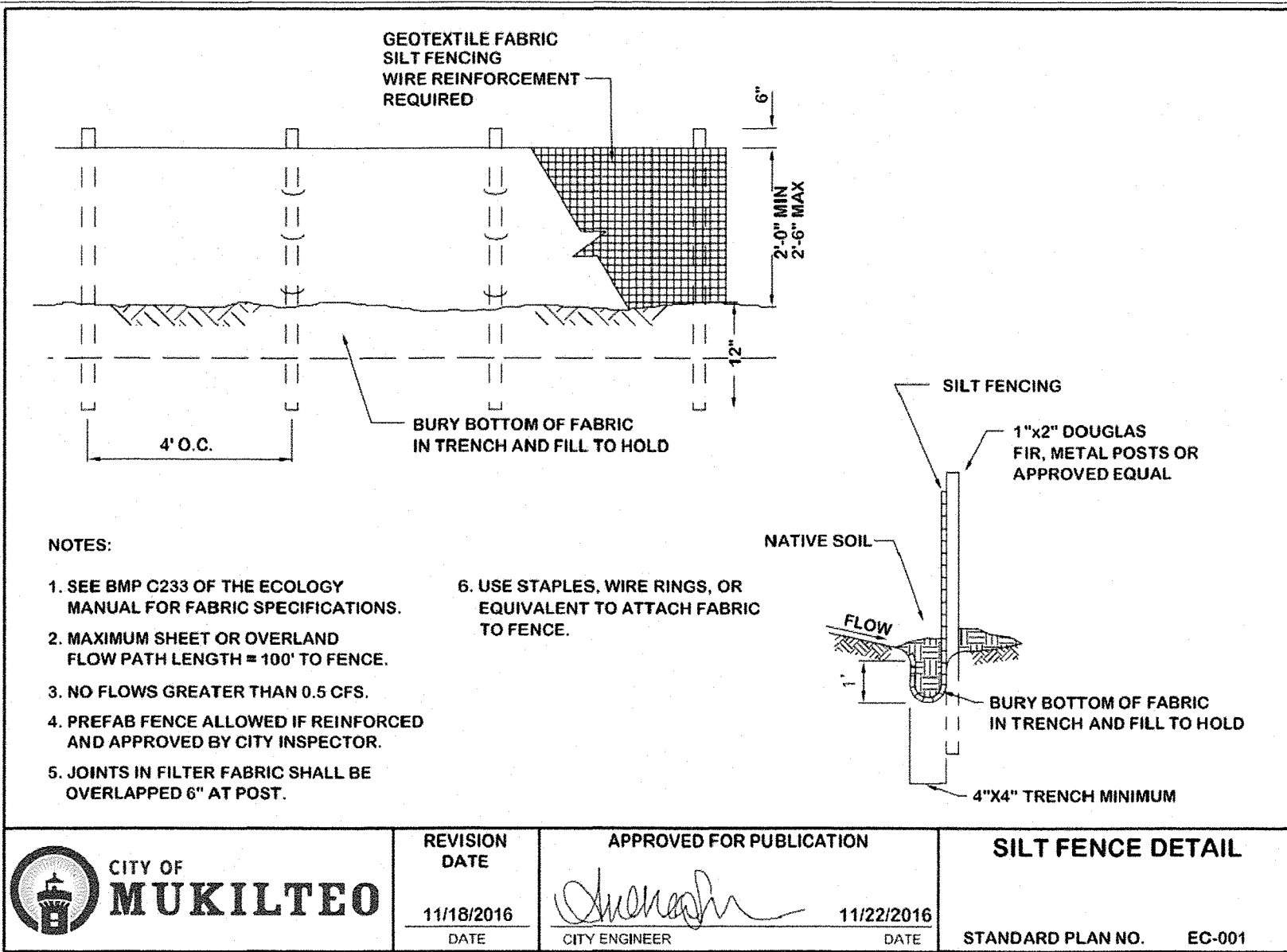
TEMPORARY SEEDING GENERAL NOTES:

- USE SEEDING THROUGHOUT THE PROJECT ON DISTURBED AREAS THAT HAVE REACHED FINAL GRADE OR THAT WILL REMAIN UNWORKED FOR MORE THAN 30 DAYS.
- THE OPTIMUM SEEDING WINDOWS ARE APRIL 1 THROUGH JUNE 30 AND SEPTEMBER 1 THROUGH OCTOBER 1. BETWEEN OCTOBER 1 AND MARCH 30 SEEDING REQUIRES A COVER OF MULCH WITH STRAW OR AN EROSION CONTROL BLANKET UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED.
- REVIEW ALL DISTURBED AREAS IN LATE AUGUST TO EARLY SEPTEMBER AND COMPLETE ALL SEEDING BY THE END OF SEPTEMBER.
 - MULCH IS REQUIRED AT ALL TIMES FOR SEEDING. MULCH CAN BE APPLIED ON TOP OF THE SEED OR SIMULTANEOUSLY BY HYDROSEEDING (SEE ECOLOGY BMP C121 MULCHING FOR SPECIFICATIONS).
 - SEED AND MULCH ALL DISTURBED AREAS NOT OTHERWISE VEGETATED AT FINAL SITE STABILIZATION.

MAINTENANCE OF SILTATION BARRIERS:

- SILTATION BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. CLOSE ATTENTION SHALL BE PAID TO THE REPAIR OF DAMAGED EROSION CONTROL ELEMENTS, ESPECIALLY END-RUNS AND SEDIMENT BUILD-UP. NECESSARY REPAIRS TO BARRIERS SHALL BE ACCOMPLISHED THE SAME DAY.
 - SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE SEDIMENT LEVEL REACHES APPROXIMATELY ONE-HALF THE SILTATION BARRIER HEIGHT.
 - ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE CHECK DAM IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDDED.
- SEDIMENT TRAP GENERAL NOTES:
- SEDIMENT TRAPS ARE ONLY EFFECTIVE IN REMOVING SEDIMENT DOWN TO ABOUT THE MEDIUM SILT SIZE FRACTION. SOILS IN MUKILTEO OFTEN CONTAIN FINE SILT AND MAY NOT BE ADEQUATELY TREATED WITH SEDIMENT PONDS. THEREFORE, EROSION CONTROL PRACTICES SHOULD BE EMPHASIZED AND PRIORITIZED.
 - THE POND SHALL BE CHECKED AFTER EACH RAIN EVENT, OR WEEKLY, WHICHEVER IS SOONER, TO INSURE THAT IT THE WALLS ARE STRUCTURALLY SOUND, THE POND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT, AND TO DETERMINE MAINTENANCE NEEDS.
 - ANY DAMAGE TO THE POND EMBANKMENTS OR SLOPES SHALL BE REPAIRED IMMEDIATELY.
 - THE EMERGENCY SPILLWAY SHOULD BE CHECKED REGULARLY TO INSURE THAT THE LINING IS WELL ESTABLISHED AND EROSION RESISTANT. THE SILTATION BASIN SHOULD BE CHECKED FOR SEDIMENT CLEANOUT AFTER EACH RAINFALL WHICH PRODUCES RUNOFF.
 - WHEN THE SEDIMENT REACHES THE CLEANOUT LEVEL (TYPICALLY 1-FOOT IN DEPTH), IT SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
 - SECONDARY TREATMENT MAY BE NECESSARY IF THE SEDIMENT POND CANNOT EFFECTIVELY REMOVE THE FINE GRAIN SOILS.

SEDIMENT TRAP GENERAL NOTES:

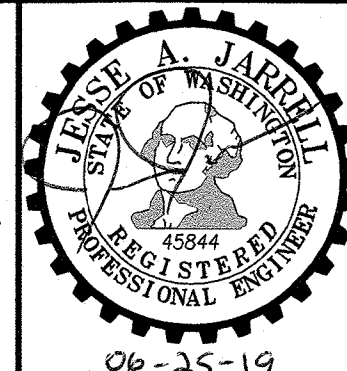


CALL TWO (2)
BUSINESS DAYS
BEFORE YOU DIG
8-1-1

UTILITY CONFLICT NOTE:

CAUTION:

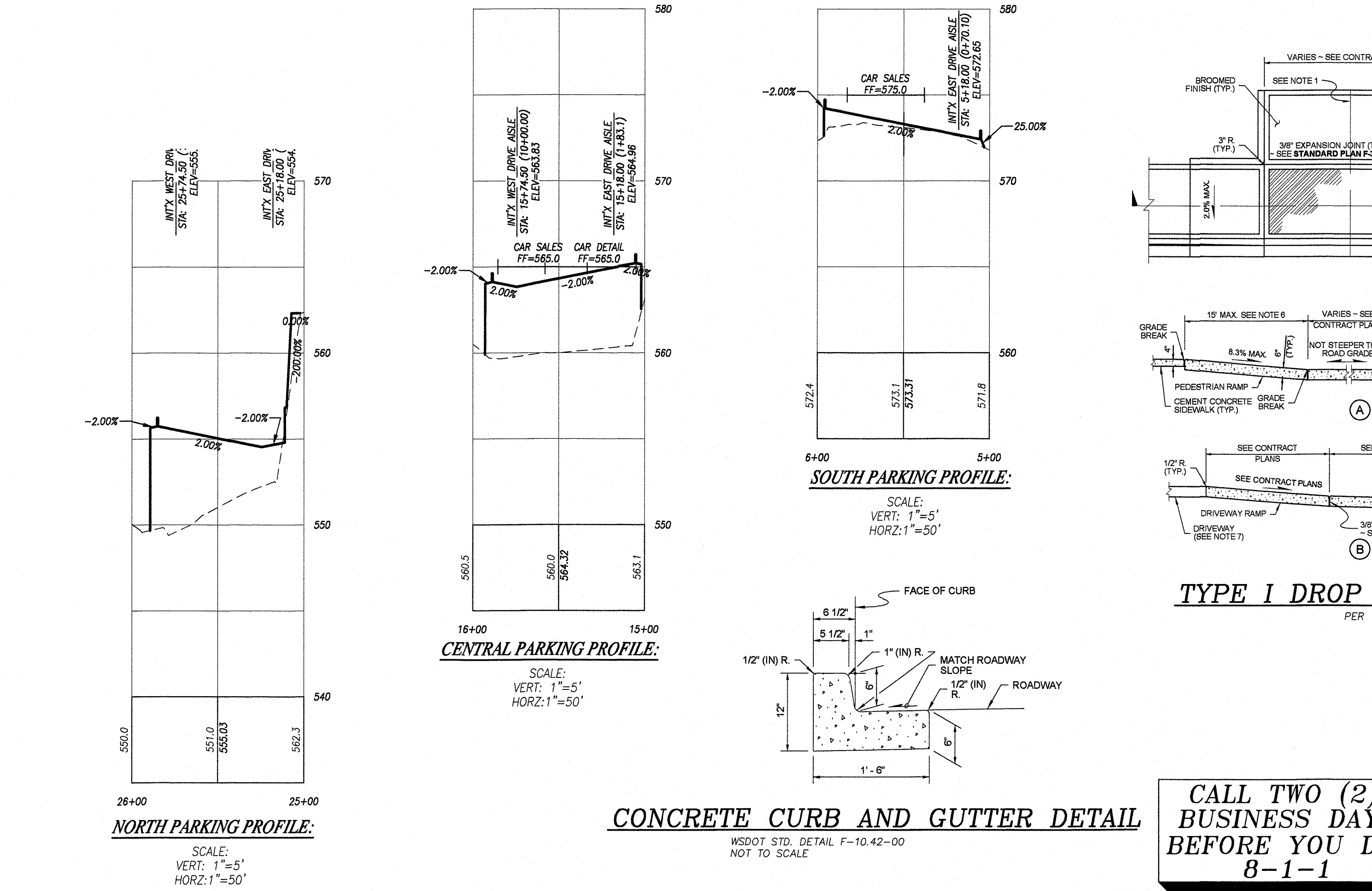
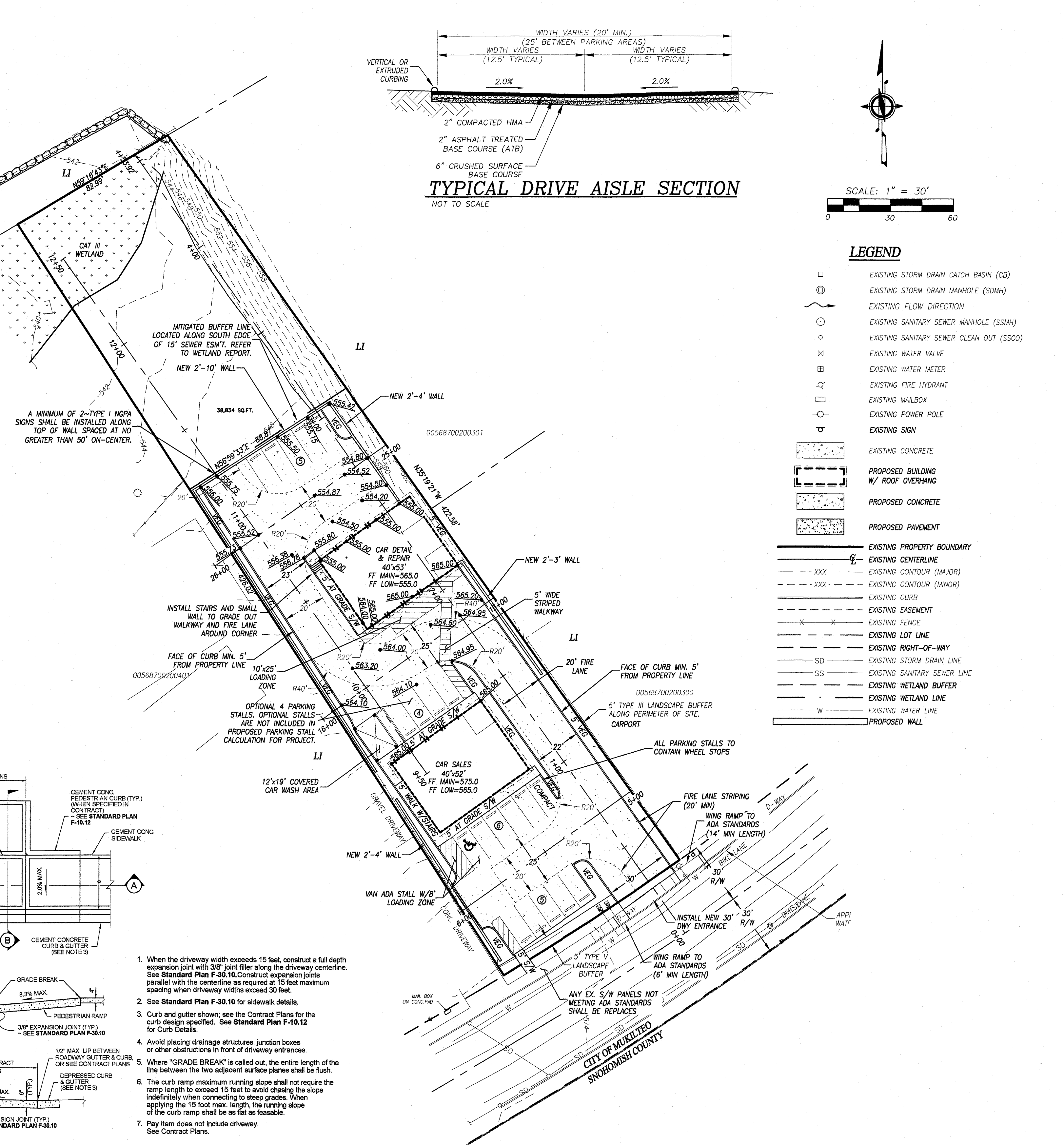
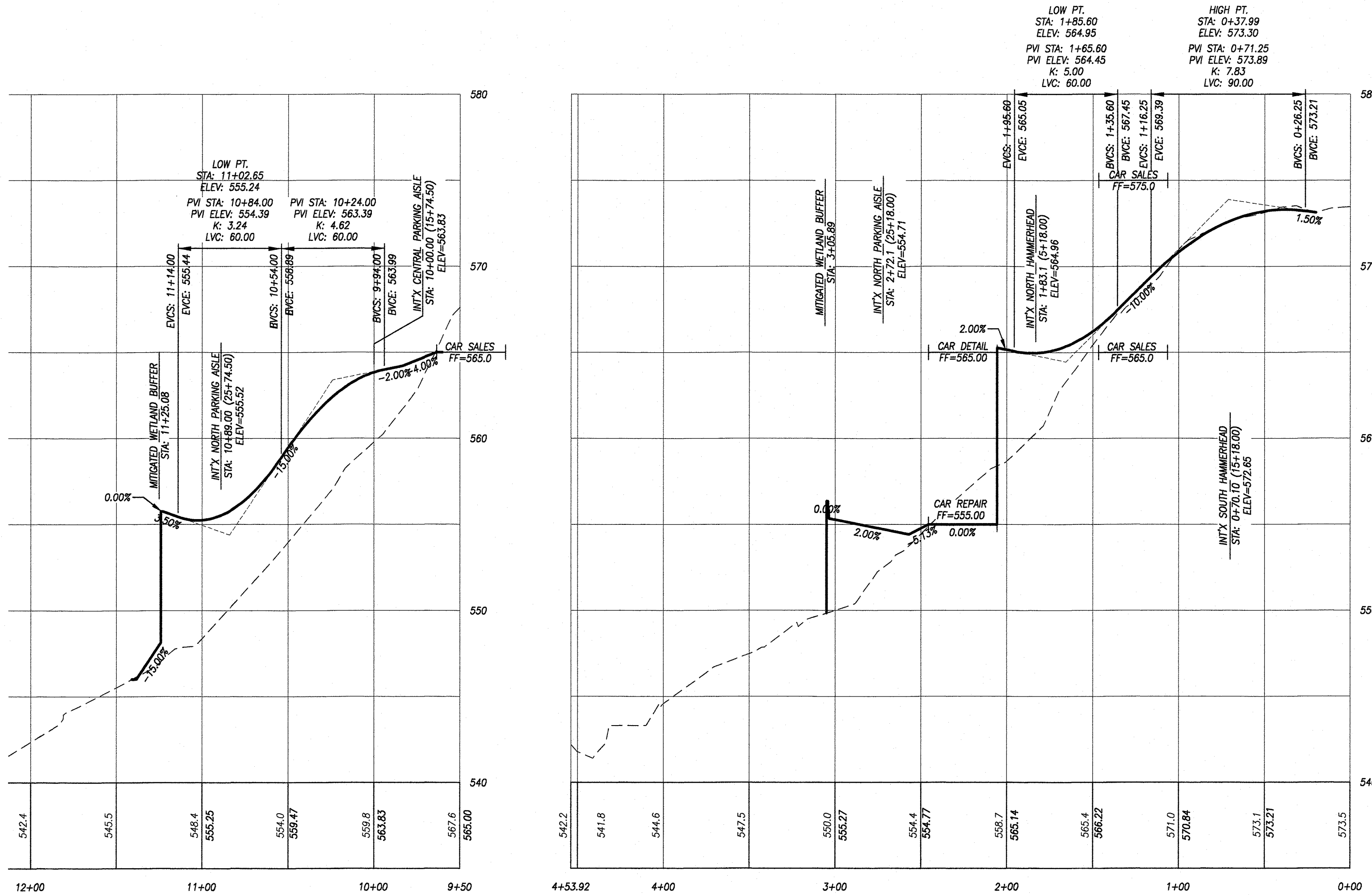
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 8-1-1 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS & SURVEYORS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



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LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
*** 9740 EVERGREEN WAY • EVERETT • WA • 98204 ***

DRAWN BY				DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
TAS				02-28-19	-	-	J. JARRELL	1" = 30'
DRAWING FILE NAME				CHK. BY	F.B. NO.	JOB NO.	SHT. NO.	
181758ABASE.DWG				-	-	18-1758-A	3 OF 7	

SE 1/4, SW 1/4, SEC.27, T.28, R.04, W.M.
CITY OF MUKILTEO, WASHINGTON

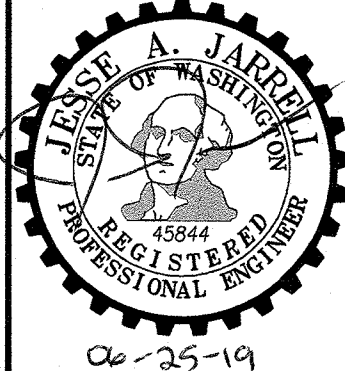


TYPE 1 DROP CURB DRIVEWAY DETAIL

PER WSDOT STD. DWG F-80.10-01 NOT TO SCALE

CALL TWO (2) BUSINESS DAYS BEFORE YOU DIG 8-1-1

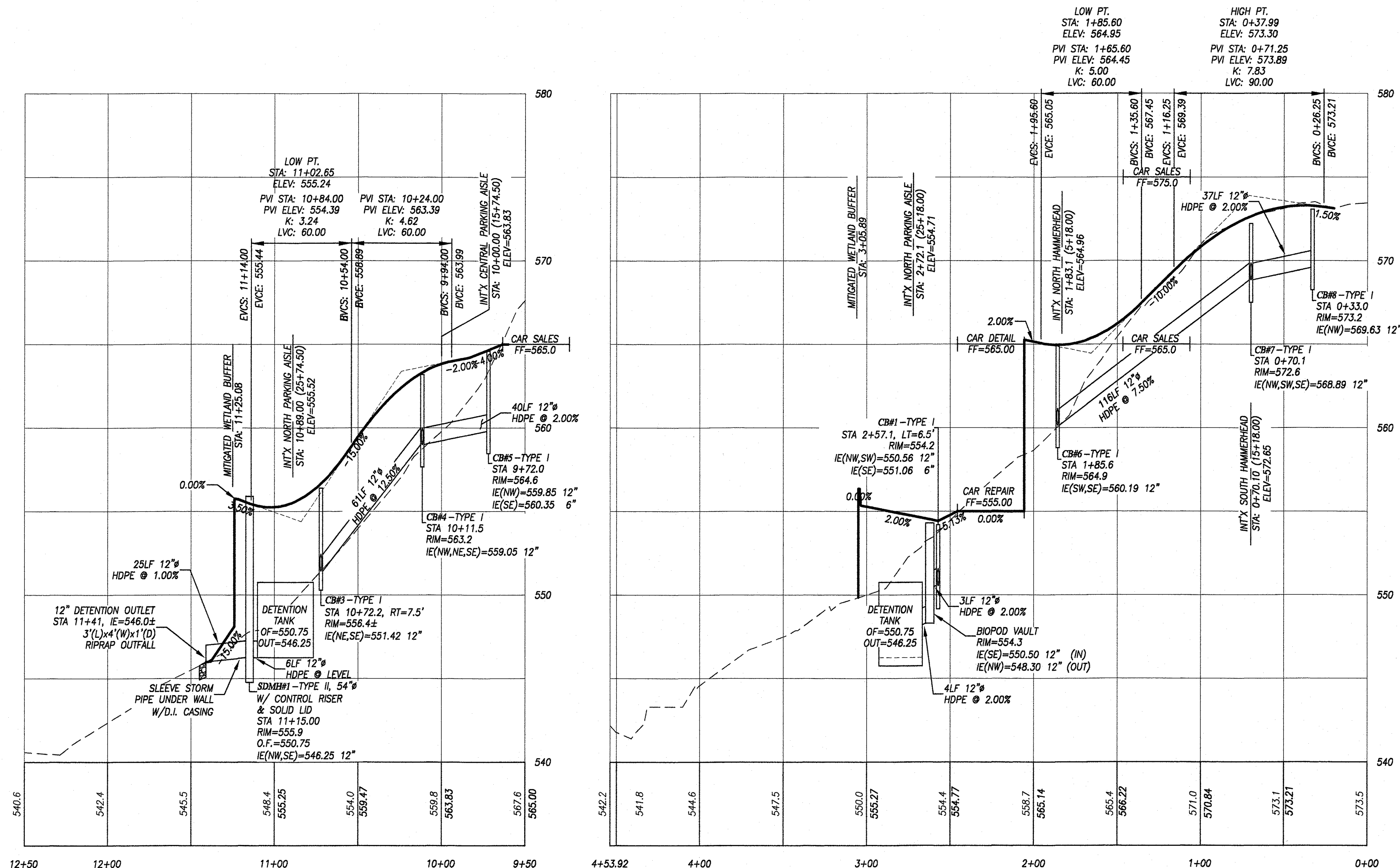
UTILITY CONFLICT NOTE:
CAUTION:
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<u>TAX ACCOUNT NO.(S):</u> 00568700200402			<u>SITE ADDRESS:</u> 12900 BEVERLY PARK ROAD MUKILTEO, WA 98275		
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SE 1/4, SW 1/4, SEC.27, T.28, R.04, W.M.
CITY OF MUKILTEO, WASHINGTON



WEST DRIVE AISLE PROFILE:

SCALE:
VERT: 1"=5'
HORIZ: 1"=50'

EAST DRIVE AISLE PROFILE:

SCALE:
VERT: 1"=5'
HORIZ: 1"=50'

STORM DRAIN NOTES:

1. ALL PIPE SHALL BE PLACED ACCORDING DIVISION 7 OF THE WSDOT STANDARD SPECIFICATIONS.
2. BACKFILL SHALL BE PLACED EQUALLY ON BOTH SIDES OF THE PIPE OR PIPE-ARCH IN 6" AVERAGE DEPTH LOOSE LIFTS. MAXIMUM LIFT DEPTH SHALL NOT EXCEED 9". EACH LIFT SHALL BE THOROUGHLY COMPACTED. COMPACTED LIFTS MUST EXTEND AT LEAST ONE PIPE DIAMETER ON EACH SIDE OF THE PIPE OR TO THE SIDE OF THE TRENCH. BACKFILL OVER THE PIPE SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 7-08.3(3) THE WSDOT STANDARD SPECIFICATIONS.
3. ALL GRATES LOCATED IN THE GUTTER FLOW LINE (INLET AND CATCH BASIN) SHALL BE DEPRESSED 0.1 FEET BELOW PAVEMENT LEVEL.
4. ALL CATCH BASINS ARE TO BE TYPE "I" UNLESS OTHERWISE APPROVED BY THE CITY OR DESIGNATED REPRESENTATIVE. THE USE AND INSTALLATION OF INLETS IS NOT ALLOWED.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTING ALL MANHOLE, INLET AND CATCH BASIN FRAMES AND GRATES TO GRADE JUST PRIOR TO CURB INSTALLATION AND/OR PAVING.
6. ALL CATCH BASINS WITH A DEPTH OF 5 FEET OR GREATER TO THE FLOW LINE SHALL BE TYPE "II" CATCH BASINS.
7. VANED GRATES ARE REQUIRED ON ALL STORM STRUCTURES. ALL CATCH BASINS AND MANHOLES SHALL HAVE LOCKING LIDS. ROLLED GRATES ARE NOT APPROVED FOR USE.
8. POLYPROPYLENE SAFETY STEPS AND LADDER STEPS SHALL BE PROVIDED IN ALL MANHOLES AND SHALL BE POSITIONED CORRECTLY WITH THE BOLT AREAS ON THE RIM.
9. CATCH BASIN FRAMES AND GRATES SHALL BE OLYMPIC FOUNDRY MODEL SM60, SM62, OR SM44, LOCKING TYPE OR EQUIVALENT, MODEL SM62 SHALL BE REFERRED TO AS A "THROUGH CURB INLET" ON THE PLANS.
10. DETENTION PONDS WITH SIDE SLOPES STEEPER THAN 3:1 OR WITH A MAXIMUM WATER DEPTH GREATER THAN 3 FEET SHALL REQUIRE A VINYL COATED CHAIN LINK PERIMETER FENCE. SIDE SLOPE AVERAGING SHALL NOT BE ALLOWED. ALL INLET AND OUTFALL PIPES SHALL HAVE A TRASH RACK INSTALLED AND A MORTARED RIPRAP HEADWALL.
11. PRIOR TO SIDEWALK CONSTRUCTION, LOT DRAINAGE SYSTEMS, STUB-OUTS AND ANY BEHIND SIDEWALK DRAINS MUST BE INSTALLED AS REQUIRED. PIPE SHALL BE PVC 3034, OR SDR-35. STUB-OUTS SHALL BE MARKED WITH A 2" X 4" WITH 3 FEET VISIBLE ABOVE GROUND AND MARKED "STORM". LOCATIONS OF THESE INSTALLATIONS SHALL BE SHOWN ON THE AS-BUILT CONSTRUCTION PLANS SUBMITTED TO THE CITY.
12. STORM WATER RETENTION/DETENTION FACILITIES, STORM DRAINAGE PIPE AND CATCH BASINS SHALL BE FLUSHED AND CLEANED BY THE DEVELOPER PRIOR TO:
 - A. CITY OF MUKILTEO FINAL ACCEPTANCE OF THE PROJECT AND;
 - B. UPON COMMENCEMENT AND COMPLETION OF THE 2 YEAR WARRANTY PERIOD FOR THE STORM DRAINAGE SYSTEM. AN INVOICE DETAILING THE FLUSHING AND CLEANING SHALL BE PROVIDED TO THE CITY.
13. ALL PIPES SHALL BE INSTALLED WITH RUBBER GASKETS AS PER MANUFACTURER'S RECOMMENDATIONS.
14. COVERAGE REQUIREMENTS FOR 12" DIAMETER PIPE:

BACKFILL OVER PIPE LESS THAN 12" REQUIRES RCP CLASS IV. BACKFILL OVER PIPE LESS THAN 24" REQUIRES RCP MINIMUM. BACKFILL OVER PIPE GREATER THAN 24" REQUIRES 16 GAGE CMP MINIMUM.
15. CORRUGATED POLYETHYLENE PIPE (CPP):
 - A. ALL PIPE SHALL BE SMOOTH INTERIOR. CPP SHALL BE DOUBLE-WALLED. ALL PIPE SHALL MEET AASHTO AND ASTM SPECIFICATIONS.
 - B. UPON REQUEST BY THE CITY INSPECTOR, ALL PIPE RUNS SHALL PASS THE LOW PRESSURE AIR TEST REQUIREMENTS OF SECTION 7-04.3(1) E & F OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION. PIPE RUNS SHALL BE TESTED WITH PIPE LOADED AND COMPACTED TO FINISH GRADE.
 - C. UPON REQUEST BY THE CITY INSPECTOR, PIPE SHALL BE SUBJECT TO MANDREL TESTING (MANDREL SIZE = 90% OF NOMINAL PIPE DIAMETER).
 - D. PIPE SHALL BE STORED ON SITE IN SHIPPING BUNKS BUILT ON A FLAT LEVEL SURFACE. THIS REQUIREMENT WILL BE STRICTLY ENFORCED; FAILURE TO COMPLY MAY RESULT IN REJECTION OF THE PIPE AND/OR FUTURE RESTRICTION ON USE OF MATERIAL.
 - E. MINIMUM DEPTH OF COVER SHALL BE 2 FEET.
 - F. COUPLINGS SHALL BE INTEGRAL BELL AND SPIGOT OR DOUBLE BELL SEPARATE COUPLINGS. SPLIT COUPLINGS WILL NOT BE ALLOWED.
 - G. BACKFILL SHALL COMPLY WITH SECTION 7-08.3(3) OF THE WSDOT STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION WITH THE EXCEPTION THAT THE SECOND PARAGRAPH OF SECTION 7-08.3(3) IS DELETED AND REPLACED WITH: THE MATERIAL USED FOR BACKFILLING AROUND AND TO A POINT 1 FOOT ABOVE THE TOP OF THE PIPE SHALL BE CLEAN GARTH OR SAND, FREE FROM CLAY, ANY GRAVEL OR STONES INCLUDED IN THE BACKFILL SHALL PASS THROUGH A 1 INCH SIEVE.
16. ALL NON-PERFORATED METAL PIPE SHALL HAVE NEOPRENE GASKETS AT THE JOINTS. O-RING GASKETS MAY BE USED FOR TYPE-F COUPLING BAND.
17. CULVERT ENDS SHALL BE BEVELED TO MATCH SIDE SLOPES. FIELD CUTTING OF CULVERT ENDS IS PERMITTED WHEN APPROVED BY THE CITY.
18. ALL FIELD CUT CULVERT PIPE SHALL BE TREATED AS REQUIRED IN THE STANDARD SPECIFICATIONS OR GENERAL SPECIAL PROVISIONS.

SOUTH PARKING PROFILE:

SCALE:
VERT: 1"=5'
HORIZ: 1"=50'

CENTRAL PARKING PROFILE:

SCALE:
VERT: 1"=5'
HORIZ: 1"=50'

NORTH PARKING PROFILE:

SCALE:
VERT: 1"=5'
HORIZ: 1"=50'

LEGEND

- EXISTING STORM DRAIN CATCH BASIN (CB)
- EXISTING STORM DRAIN MANHOLE (SDMH)
- EXISTING FLOW DIRECTION
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- EXISTING SANITARY SEWER CLEAN OUT (SSCO)
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING FIRE HYDRANT
- EXISTING MAILBOX
- EXISTING POWER POLE
- EXISTING SIGN
- PROPOSED FLOW DIRECTION
- PROPOSED STORM DRAIN CATCH BASIN (CB)
- PROPOSED STORM DRAIN MANHOLE (SDMH)
- PROPOSED STORM DRAIN CULVERT OUTLET
- PROPOSED ROOF DRAIN STUB
- PROPOSED SANITARY SEWER MANHOLE (SSMH)
- PROPOSED SS CLEAN OUT (SSCO)
- PROPOSED WATER METER WITH RPBA
- EXISTING CONCRETE
- PROPOSED BUILDING W/ ROOF OVERHANG
- EXISTING PROPERTY BOUNDARY
- EXISTING CENTERLINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING CURB
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING STORM DRAIN LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WETLAND BUFFER
- EXISTING WETLAND LINE
- EXISTING WATER LINE
- PROPOSED EASEMENT LINE
- PROPOSED STORM DRAIN LINE
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE
- PROPOSED WALL

SCALE: 1" = 30'

CITY OF MUKILTEO
PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION

BY: NAME _____
R/W PERMIT NUMBER: _____

TAX ACCOUNT NO.(S):
00568700200402

SITE ADDRESS:
12900 BEVERLY PARK ROAD
MUKILTEO, WA 98275

Western Engineers & Surveyors (425) 356-2700
SURVEYORS • PLANNERS • ENGINEERS
LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
*** 9740 EVERGREEN WAY • EVERETT • WA • 98204 ***

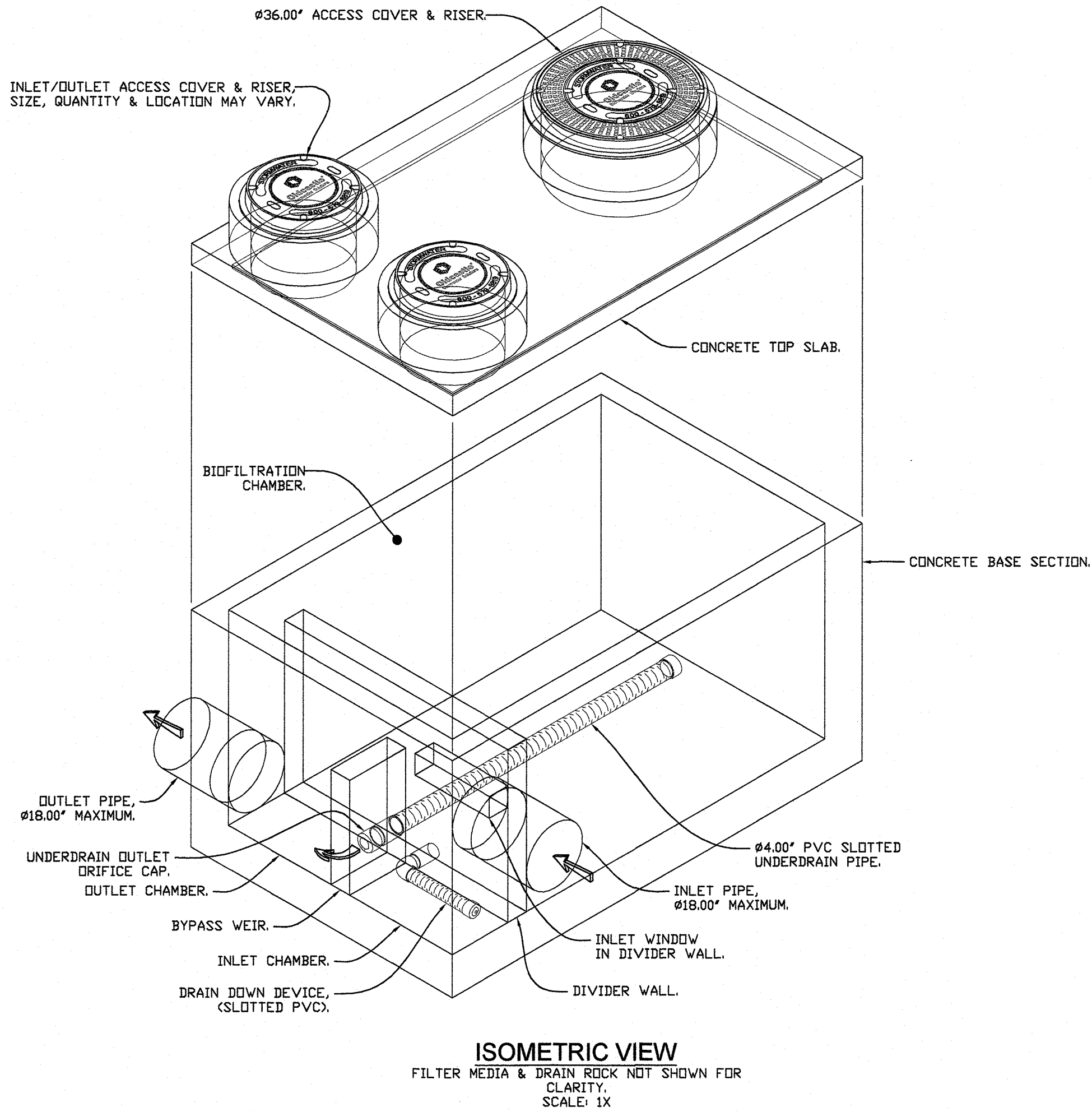
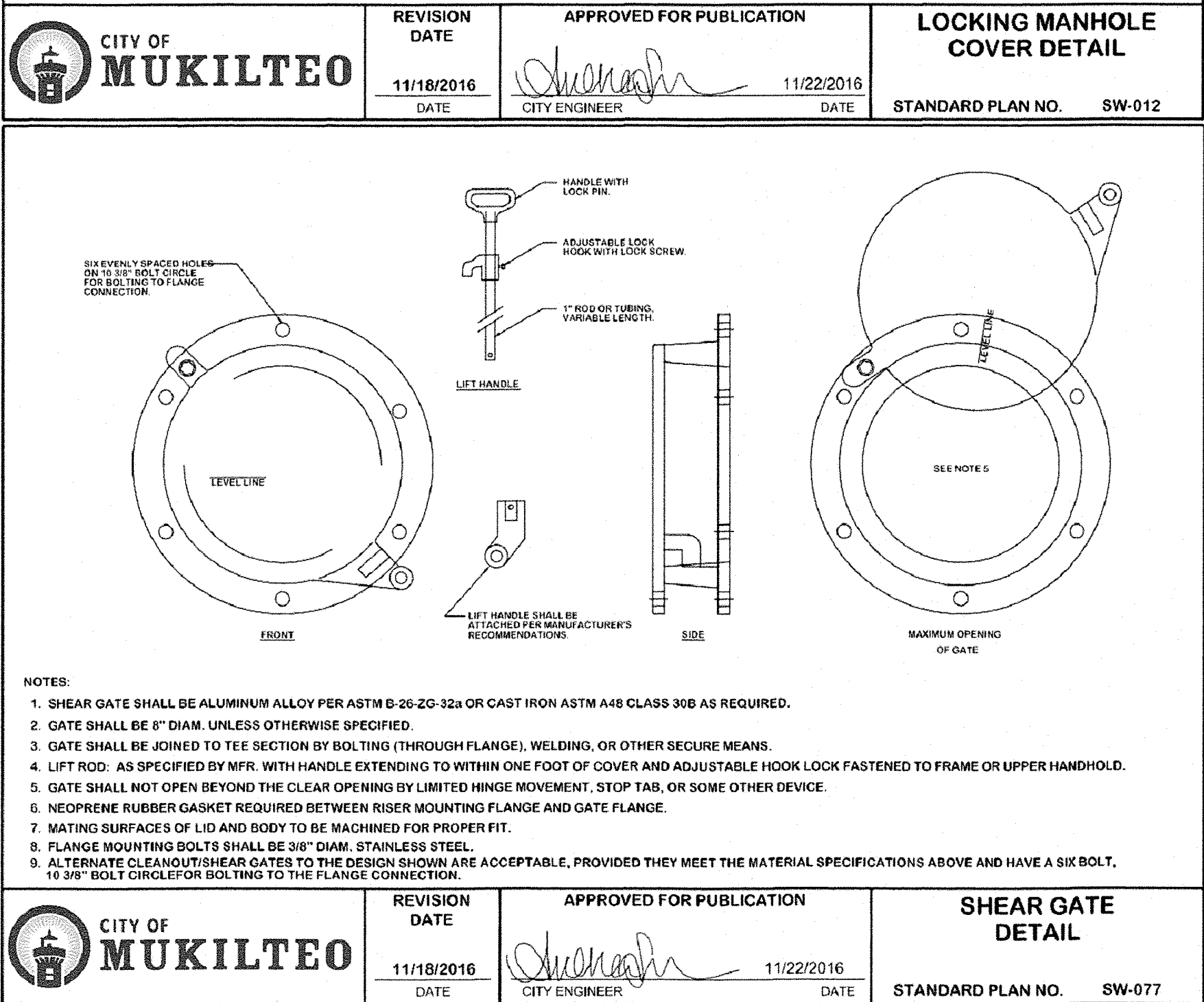
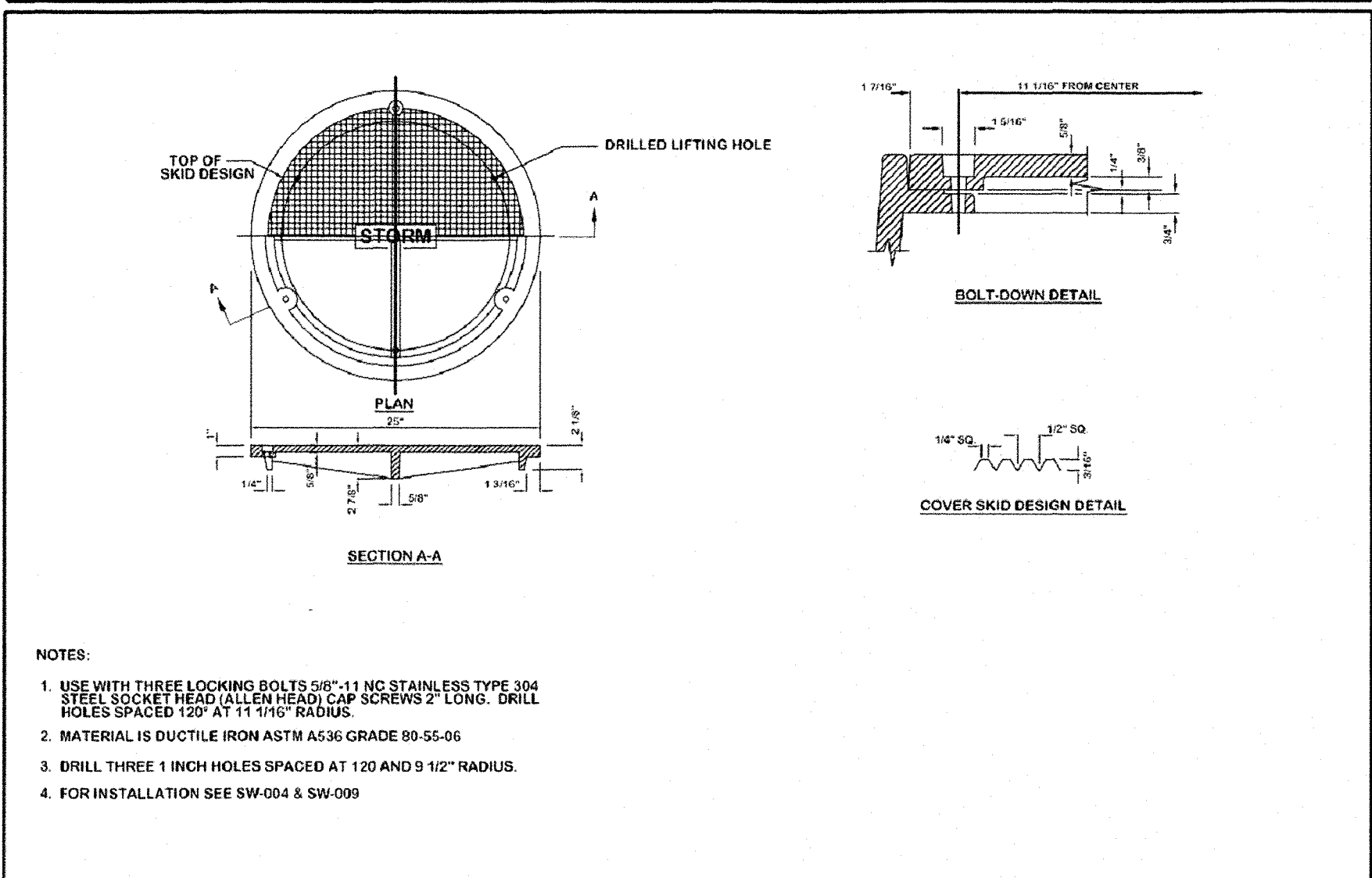
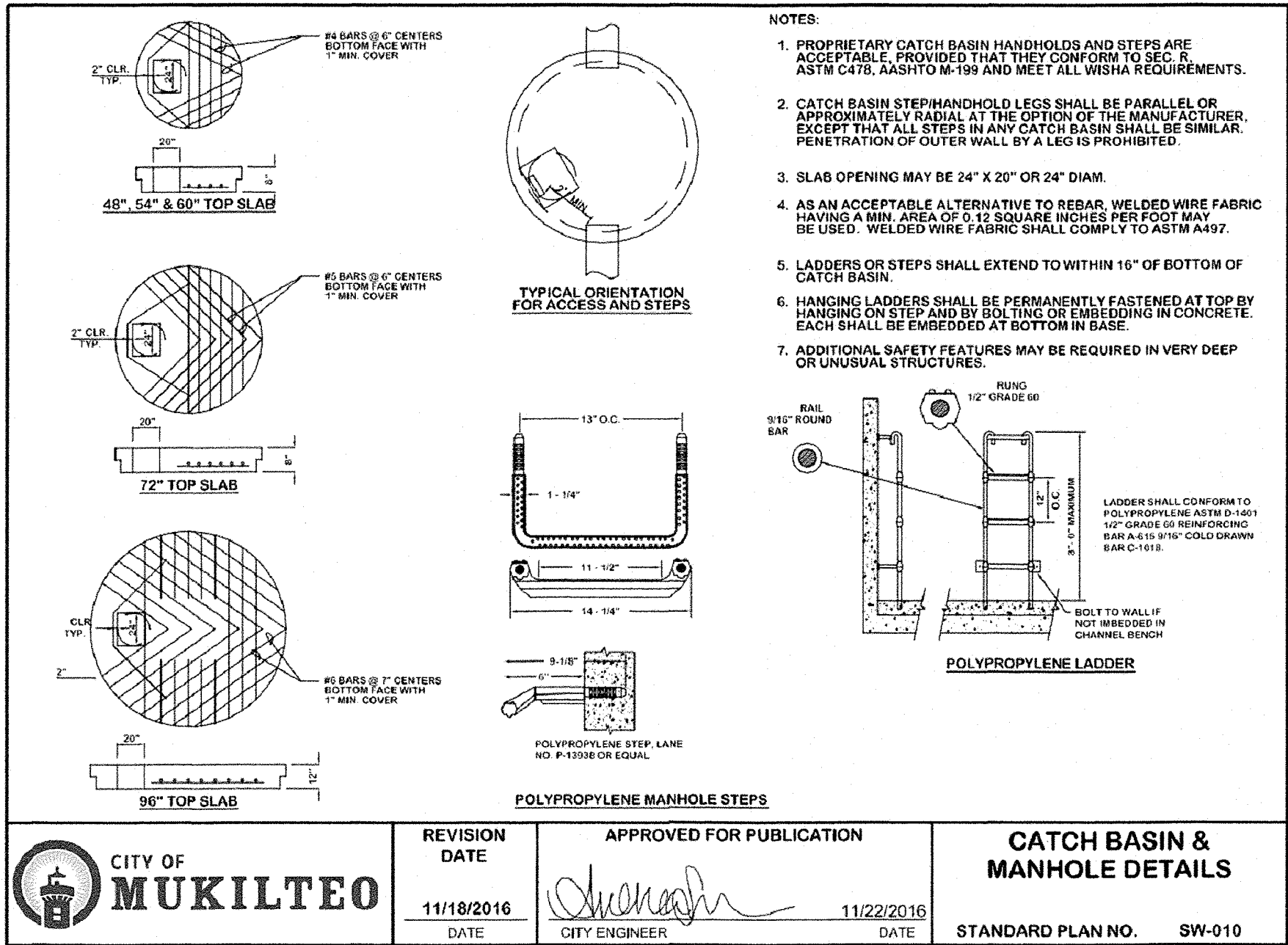
DRAINAGE PLAN FOR:
BEC INVESTMENTS
SE 1/4, SW 1/4, SEC.27, T.28, R.04, W.M.
CITY OF MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
TAS	03-06-19	-	-	J. JARRELL	1" = 30'
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.	
181758ABASE.DWG	-	-	18-1758-A	5 OF 7	

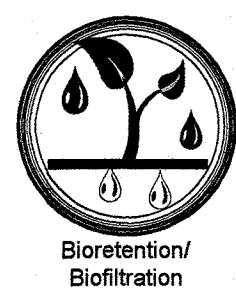
CALL TWO (2)
BUSINESS DAYS
BEFORE YOU DIG
8-1-1

UTILITY CONFLICT NOTE:

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES SHOWN ON THESE PLANS OR NOT, BY POT-HOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 8-1-1 AND THEN POT-HOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS & SURVEYORS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



- NOTES:
1. CONTACT OLDCASTLE STORMWATER FOR ENGINEERING ASSISTANCE AND DETAIL DRAWINGS.
 2. CONCRETE COMPONENTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C993 & C918.



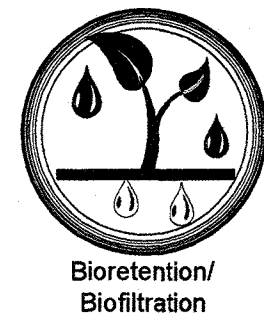
BioPod™ Biofilter
Underground
Vault with Internal Bypass



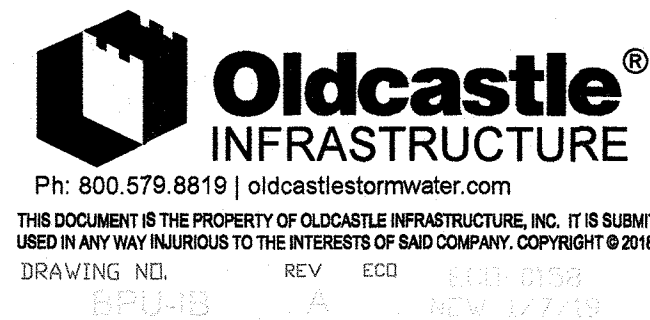
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DRAWING NO. REV. ECD DATE

BPJ-1B A JPB 12/7/19 JPB 10/11/19 104311101



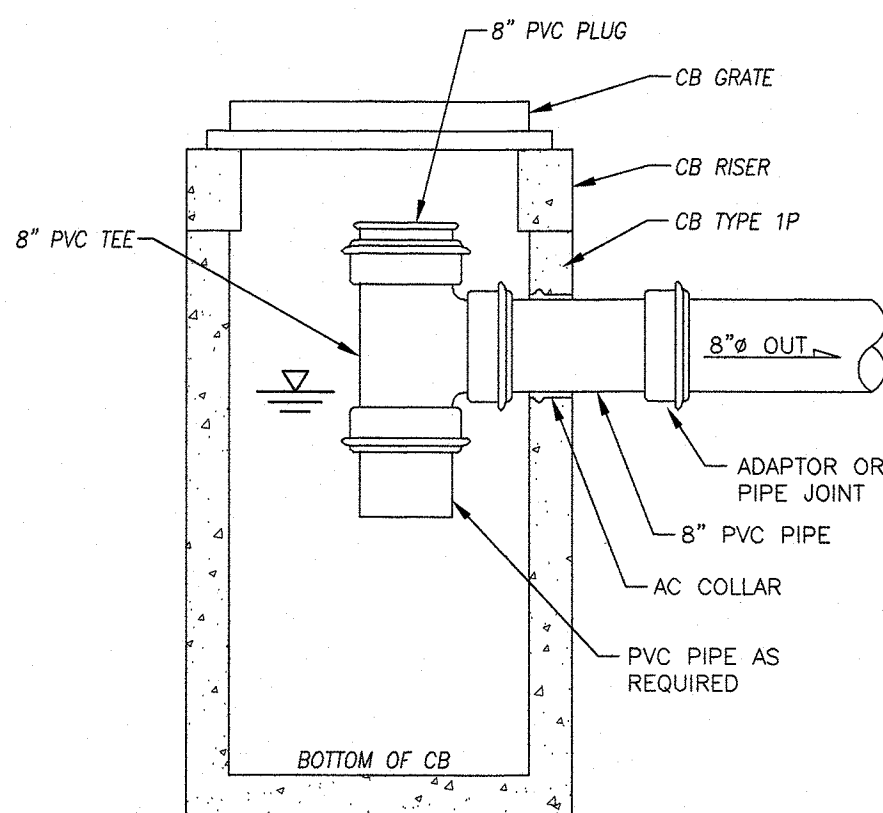
BioPod™ Biofilter
Underground
Vault with Internal Bypass



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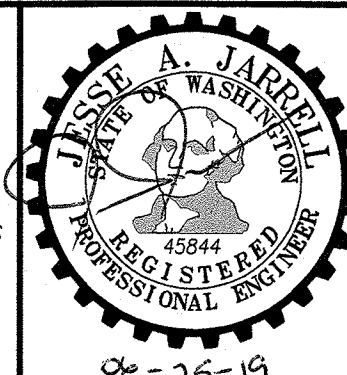


CALL TWO (2)
BUSINESS DAYS
BEFORE YOU DIG
8-1-1

UTILITY CONFLICT NOTE:

CAUTION:

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CITY OF MUKILTEO
PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION

BY: NAME _____

R/W PERMIT NUMBER: _____

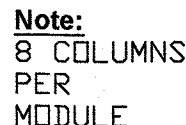
TAX ACCOUNT NO.(S):
00568700200402

SITE ADDRESS:
12900 BEVERLY PARK ROAD
MUKILTEO, WA 98275

WATER QUALITY DETAILS FOR:
BEC INVESTMENTS
SE 1/4, SW 1/4, SEC.27, T.28., R.04., W.M.
CITY OF MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
TAS	03-19-19	-	-	J. JARRELL	AS SHOWN
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.	
181758ABASE.DWG	-	-	18-1758-A	6 OF 7	

CITY OF MUKILTEO, WASHINGTON

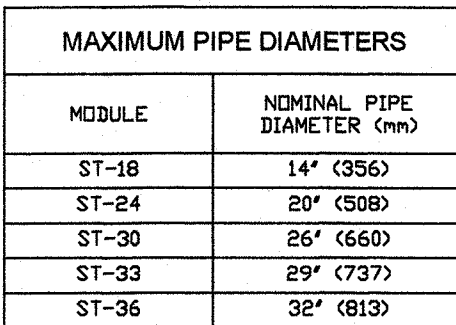
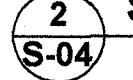


NOTE: TOTAL STORAGE VOLUME INCLUDES APPROXIMATELY 19.61 CUBIC FEET OF LIVE STORAGE AND 2.11 CUBIC FEET OF DEAD STORAGE PER MODULE STACK

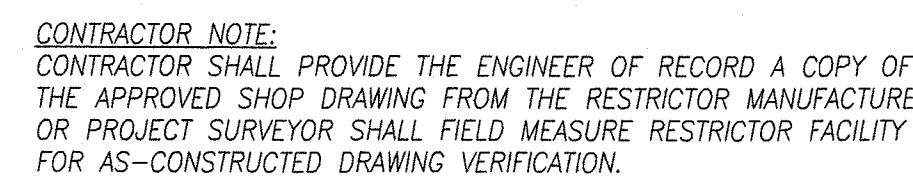
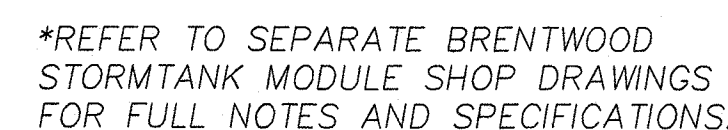
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S-03



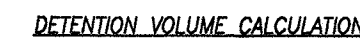
1
S-04



3
S-03



1. PIPE SIZES AND SLOPES: PER PLAN.
2. OUTLET CAPACITY: NOT LESS THAN COMBINED INFLUENTS.
3. EXCEPT AS SHOWN OR NOTED, UNITS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS FOR CATCH BASIN TYPE 2, 54" MIN. DIAMETER.
4. PIPE SUPPORTS AND RESTRICTOR/SEPARATOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 8" DIAMETER STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL.
5. THE RESTRICTOR/SEPARATOR SHALL BE FABRICATED FROM 0.060" ALUMINUM, OR 0.064" ALUMINIZED STEEL, OR 0.064" GALVANIZED STEEL PIPE; IN ACCORDANCE WITH AASHTO M 36 M 196, M 197 AND M 274. GALVANIZED STEEL SHALL HAVE TREATMENT 1.
6. OUTLET SHALL BE CONNECTED TO CULVERT OR STORM DRAIN WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE, OR GROUDED INTO THE BELL OF CORRUGATE PIPE.
7. THE VERTICAL RISER STEM OF THE RESTRICTOR/SEPARATOR SHALL BE THE SAME DIAMETER AS THE HORIZONTAL OUTLET PIPE, WITH AN 8" MIN. DIAMETER.
8. FRAME AND LADDER OR STEPS OFFSET SO THAT:
 - A. CLEANOUT GATE IS VISIBLE FROM TOP.
 - B. CLIMB DOWN SPACE IS CLEAR OF RISER AND CLEANOUT GATE.
 - C. FRAME IS CLEAR OF CURB
9. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE: OUTLET PIPE ID. HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".
10. MULTI-ORFICE ELBOWS MAY BE LOCATED AS SHOWN OR ALL ON ONE SIDE OF RISER TO ASSURE LADDER CLEARANCE.



REQUIRED LIVE DETENTION VOLUME (WWHM) = 8,242 SI
DESIGNED TANK LIVE DETENTION VOLUME = 8,295 SI

REFER TO FULL STORMWATER DRAINAGE REPORT FOR WWHM
DETENTION AND WATER QUALITY SYSTEM SIZING CALCULATIONS

SCALE: 1"=10'

BY: _____

CALCULUS

[illegible]

TAX ACCOUNT NO.(S).
00568700200402

SITE ADDRESS:
12900 BEVERLY PARK ROAD
MUKILTEO, WA 98275

**NOTES AND DETAILS FOR:
BEC INVESTMENTS**
SE 1/4, SW 1/4, SEC.27, T.28., R.04., W.M
CITY OF MUKILTEO, WASHINGTON

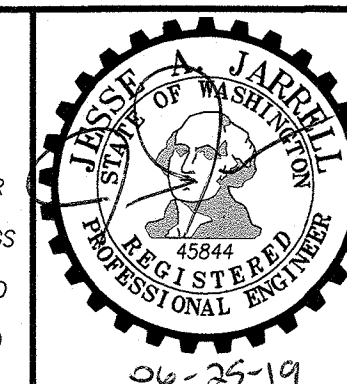
DRAWN BY TAS	DATE 02-28-19	REV. BY -	DATE	PROJECT MANAGER J. JARRELL	SCALE 1' = 30'
DRAWING FILE NAME 181758ABASE.DWG	CHK. BY	F.B. NO. -	JOB NO. 18-1758-A	SHT. NO. 7 OF 7	

**CALL TWO (2)
BUSINESS DAYS
BEFORE YOU DIG
8-1-1**

UTILITY CONFLICT NOTE:

CAUTION

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POTHOLES, THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE ~~9-1-1~~ **AND THEN** POTHOLES ALL OF THE EXISTING UTILITIES. LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT **WESTERN ENGINEERS & SURVEYORS, INC.** TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



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*** 9740 EVERGREEN WAY * EVERETT * WA * 98204