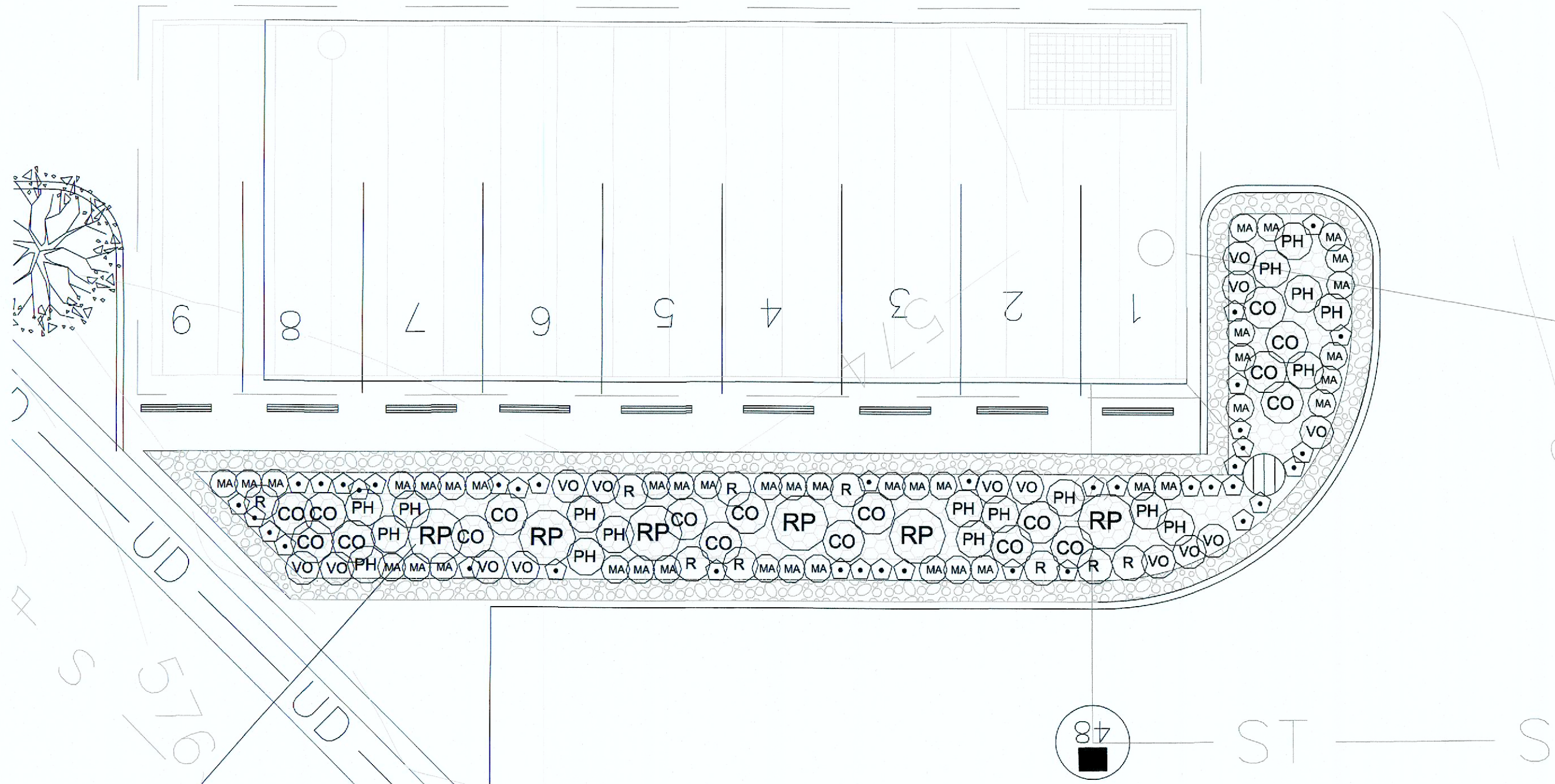


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PLANT SCHEDULE

QUANTITY	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING
SHRUBS				
18	CORNUS S. MIDWINTER FIRE	RED TWIG DOGWOOD	2 GAL	
41	MAHONIA A. COMPACTA	COMPACT OREGON GRAPE	2 GAL	
18	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	DART'S GOLD NINEBARK	2 GAL	
6	ROSA PISOCARPA	PEAFRUIT ROSE	2 GAL	
9	RUBUS SPECTABILIS	SALMONBERRY	2 GAL	
39	SYMPHORICARPOS ALBUS	SNOWBERRY	2 GAL	
14	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	2 GAL	
BIORETENTION GRASSES/GROUNDCOVER MIX MADE UP OF THE FOLLOWING THREE PLANTS. PLANT IN GROUPS OF 5-9, COORDINATE WITH LANDSCAPE ARCHITECT. PLANT A MINIMUM OF 24" FROM CENTER OF ANY SHRUB.				
24	CAREX OBNUPTA	SLOUGH SEDGE	1 GAL	
24	JUNCUS ENSIFOLIUS	DAGGER LEAF RUSH	1 GAL	
24	SCIRPUS MICROCARPUS	SMALL FRUITED BULRUSH	1 GAL	

SEE CIVIL PLANS FOR GRAVEL BORDER.

FILE COPY

APPROVED
City of Mukilteo
STEWART APPROVED 3-6-20 JA

REVISIONS BY

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

© GHA Landscape Architects 2020

gha
GHA Landscape Architects
1417 NE 80th St.
SEATTLE, WA 98115
TEL 206.522.2334 FAX 206.525.5657

APPROVAL

PROJECT
ICOM
550 HARBOUR POINT BLVD SW,
MUKILTEO
BIORETENTION PLANTING PLAN

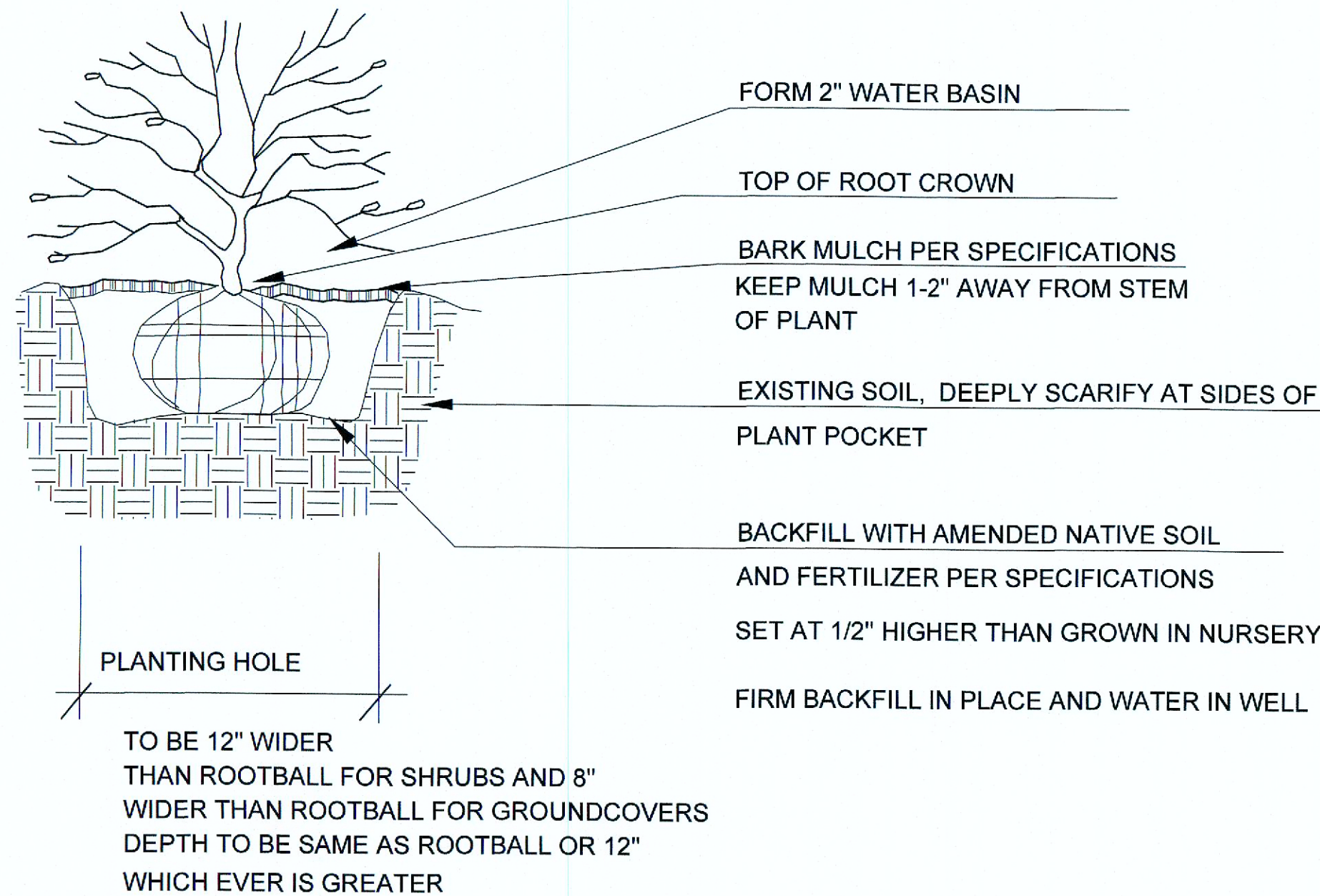
STATE OF WASHINGTON
REGISTERED
LANDSCAPE ARCHITECT
Neil Buchanan
CERTIFICATE NO. 513

RECEIVED
JAN 24 2020
CITY OF MUKILTEO

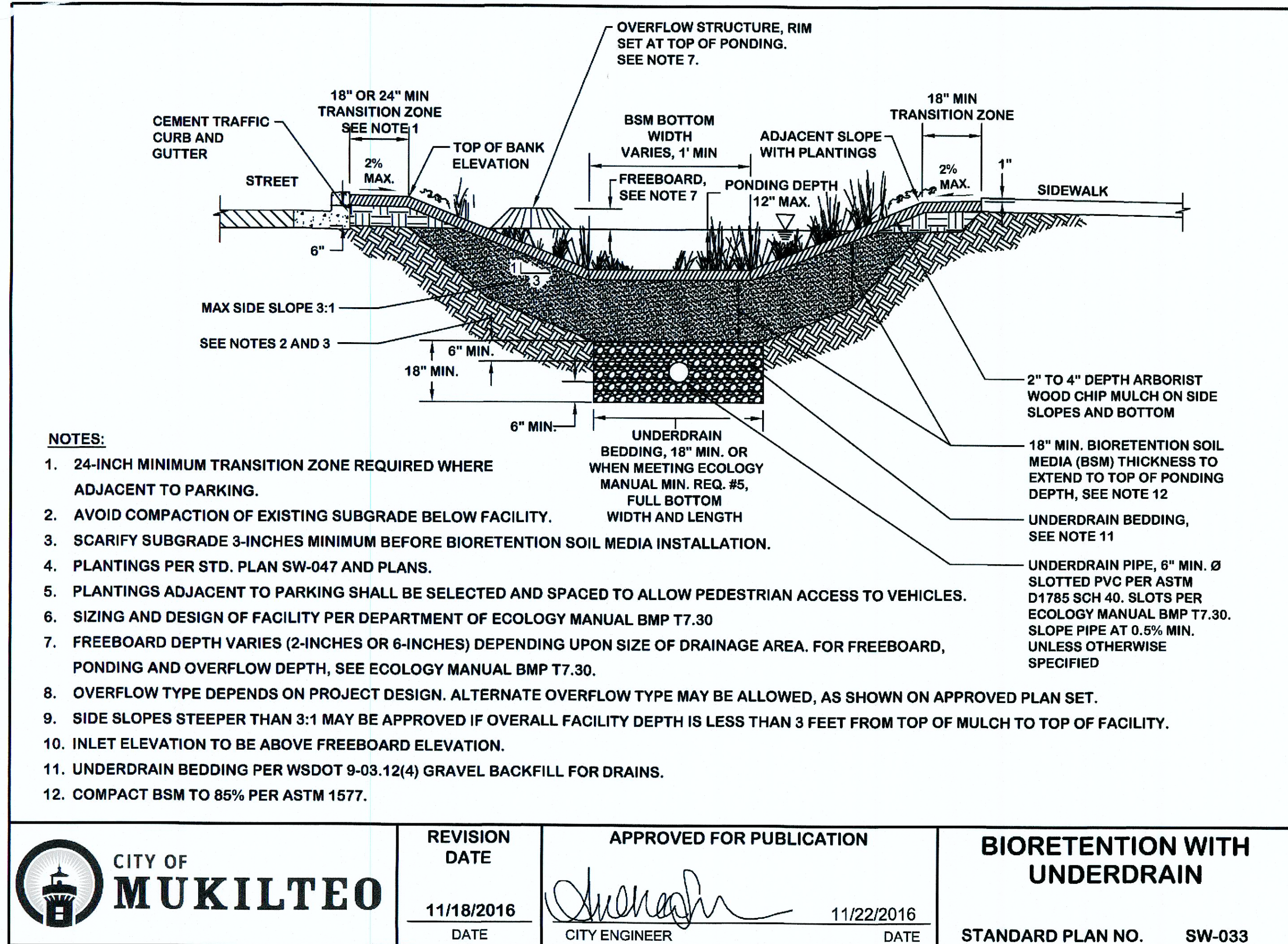
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SCALE: ON PLAN
DRAWN BY: NB
JOB:
SHEET:

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1 of 2 SHEETS



1 SHRUB PLANTING DETAIL



	REVISION DATE	APPROVED FOR PUBLICATION	BIORETENTION WITH UNDERDRAIN STANDARD PLAN NO. SW-033
	11/18/2016 DATE	 CITY ENGINEER 11/22/2016 DATE	

LANDSCAPE CONSTRUCTION NOTES

Contractor shall familiarize themselves with the project including all underground utilities.

See City of Mukilteo Standard Plan No. SW-033 for cross section of planting area. Verify with Civil plans.

Soil is to meet City of Mukilteo standards. Use Cedar Grove Bioretention Soil mix, verify that it meets City Standards. Soil mix is a minimum of 18" deep, see City detail.

Place soil over scarified subgrade. Compact soil to 80% to prevent settling and erosion.

Plant shrubs per details this sheet. Mulch beds at with 3" of arborist chips. Keep mulch off of stems of plants.

Mulch is to be free of garbage and weeds and may not contain excessive resin, tannin, or other material detrimental to plant growth.

Gently loosen roots of container stock that is rootbound prior to planting.

Fertilize all plants with best-Paks fertilizer, available at Horizon Inc. 425-828-4554.

One packet per 1 gallon plant, 2 per 2 gallon, 3 per 5 gallon, and 12 per tree. Evenly space packets around rootball, 6-8" from soil surface.

All plants shall conform to America standard for nursery stock, ANLA.

All plants shall be considered very good or better in health and form based on industry standards.

Coordinate all work with General Contractor and Civil Engineer.

Owner is responsible for providing watering through at least the first two growing seasons. Plantings are to be maintained in a healthy condition for the life of the project.

REVISIONS BY

This landscape plan is diagrammatic, all dimensions are approximate and must be field verified.

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1417 NE 80th St.
SEATTLE, WA 98115
TEL 206.522.2334 FAX 206.526.5667

PROJECT
ICOM
550 HARBOUR POINT BLVD SW,
MUKILTEO
PLANTING NOTES AND DETAILS



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CITY OF MUKILTEO

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JOB:
SHEET:

L1.1

2 of 2 SHEETS

VERIFY THAT THIS IS THE CROSS SECTION BEING USED FOR THIS PROJECT, VERIFY WITH CIVIL DRAWINGS

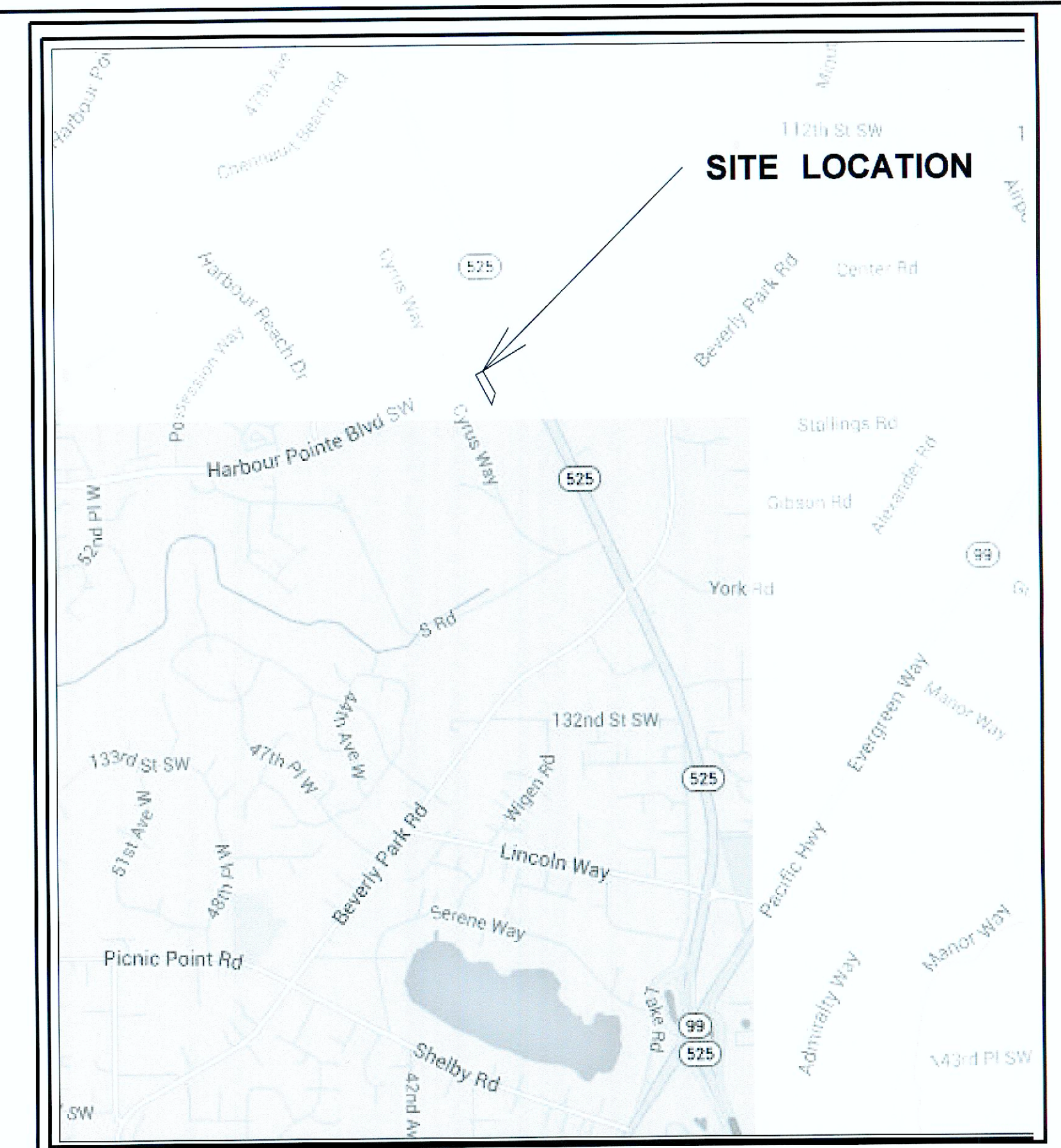
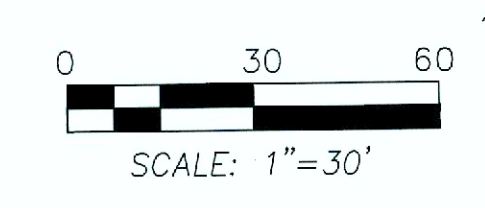
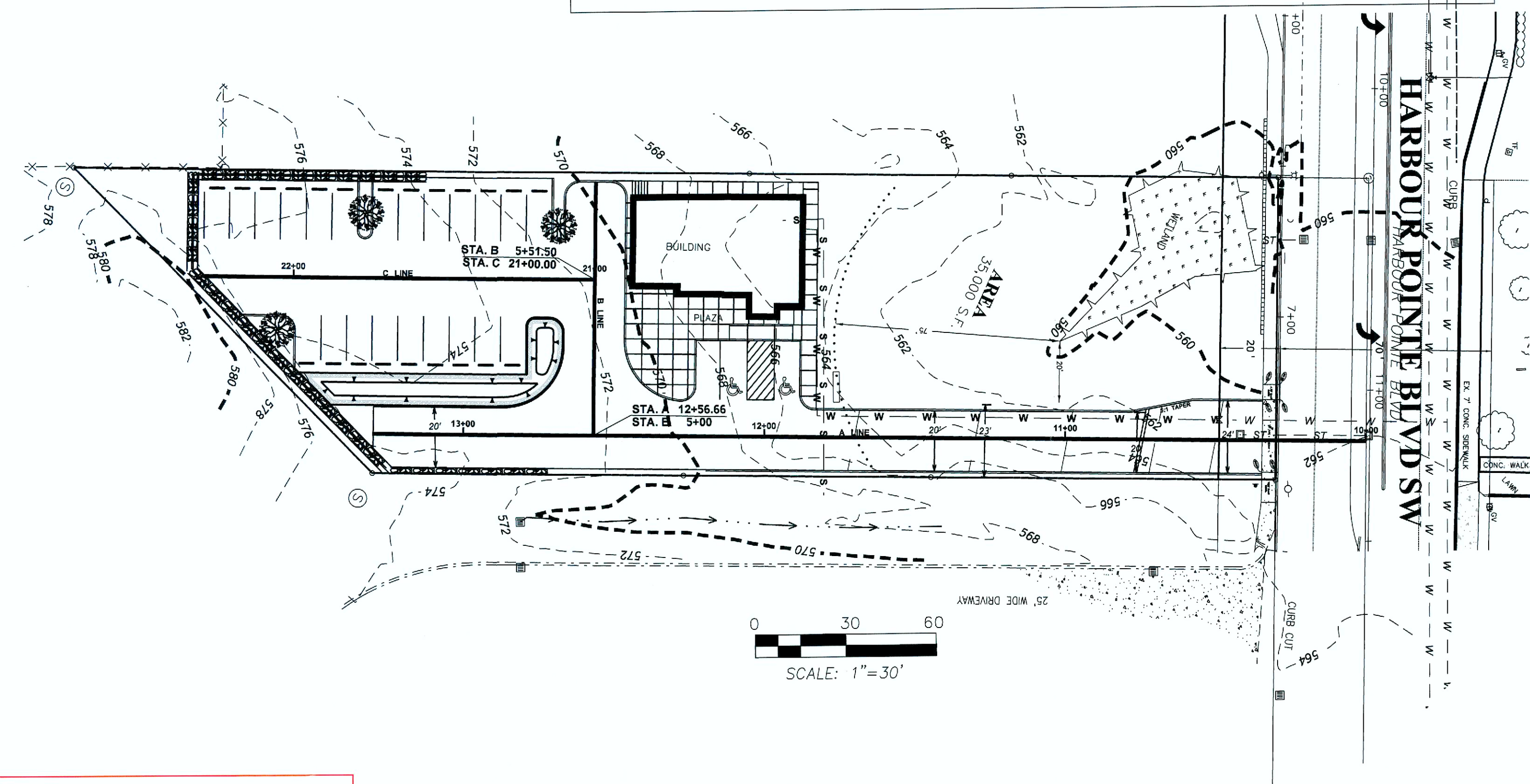


A PORTION OF SE 1/4, OF THE NW 1/4, SECTION 27, TOWNSHIP 28 N, RANGE 4, W.M.

ICOM
ISLAMIC CENTER OF MUKILTEO

RE
SEP 11
CITY OF MUKILTEO

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SEP 11 2020
CITY OF MUKILTEO



VICINITY MAP

NTS
STREET ADDRESS: 550 HARBOUR POINT BLVD SW
TAX NUMBER: 004412000202800

SHEET INDEX

- 1- SITE PLAN
- 2- EXIS. CONDITION & HORIZONTAL CONTROL
- 3- TESC & GRADING PLAN
- 4- ROADWAY SECTION & PROFILES
- 5- DRAINAGE PLAN & PROFILES
- 6- PAVING PLAN & WALL PROFILES
- 7- DRAINAGE DETAILS 1 OF 2
- 8- DRAINAGE DETAILS 2 OF 2
- 9- WALLS DETAILS
- 10- NOTES

SEPA MITIGATION MEASURES

The following measures are intended to protect the wetlands, including limitations on when work gets done and what needs to be provided for future landscape planning.

- 1- A split-rail fence shall be installed along the outer edge of the wetland buffer area on the south and east sides of the buffer area to separate the buffer area from the building to the south and the driveway to the east. If the driveway is not constructed adjacent to the wetland buffer area than a split rail fence does not need to be installed along the east side of the buffer area.
- 2- The Buffer Enhancement Plan as described in the "Critical Areas Study and Buffer Averaging Plan for ICOM - Harbor Pointe Boulevard" dated April 11, 2016 and prepared by Wetland Resources, Inc. shall be implemented with the following modifications:
 - a. An additional five (5) trees shall be planted in the additional buffer area beyond the ten (10) trees called for by the enhancement plan. The same type of trees as described in the plan shall be used.
 - b. Up to five (5) of the 15 trees may be Western hemlocks (Tsuga heterophy/za).
 - c. The size of the trees shall be increased to a minimum of 2 gallons.
 - d. Mulch rings shall be placed around each newly planted tree and extend at a minimum to the drip line of the tree and be at least 4 inches thick.
 - e. Slow-release fertilizer shall be placed in each tree planting hole along with water absorbent gel.
 - f. If an irrigation system is not installed in the wetland buffer area, trees shall only be planted in the late fall; October 15- December 20.
 - g. All plantings shall only occur during the dormant season, no earlier than October 1st and no later than March 1st.
 - h. Non-native vegetation shall be removed by hand from the entire wetland buffer area, not just around the areas where the trees are planted.
- 3- An area two (2) feet wide immediately west of the sidewalk and immediately north of the building footprint area shall be designated as a temporary impact area within the buffer. The temporary impacts caused during construction shall be restored to pre-disturbance conditions. If the sidewalk and/or building are sited more than two (2) feet from the edge of the buffer area than this mitigation measure is not required.

UTILITY INFORMATION
SEWER-ALDERWOOD WATER AND SEWER DISTRICT
WATER-ALDERWOOD WATER AND SEWER DISTRICT
ELECTRICITY-PUD
GAS-PSE
FIRE-MUKILTEO FIRE DISTRICT
SCHOOL-MUKILTEO SCHOOL DISTRICT

LAND USE DATA
EXISTING ZONING, CB (S)
PROPOSED ZONING,CB (S)
PROPOSED LAND USE Mosque/Place of Worship

SUMMARY OF DEVELOPMENT AREA
WETLAND BUFFER IMPACTS: 3,931 SQ FT
IMPERVIOUS AREA: 18,709 SQ FT
PERVIOUS AREA: 16,291 SQ FT

PROJECT TEAM

APPLICANT
ISLAMIC CENTER OF MUKILTEO
Fatah Boualamallah
5333 150th PI SW
Edmonds, WA 98026
PHONE:425 268-3883
EMAIL: fbarchitects@frontier.com

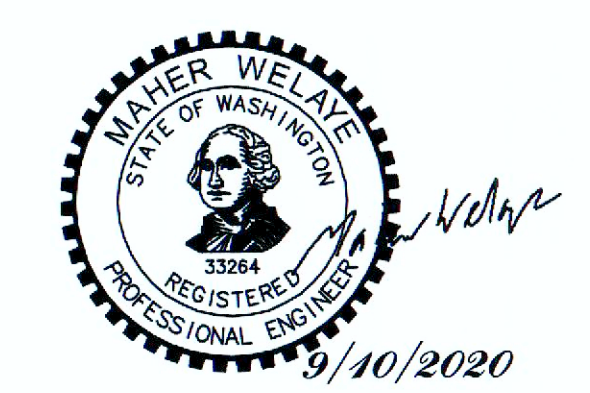
SURVEYOR
JOE WILLIS, PLS
1317 MAPLE AVE.
SNOHOMISH, WA 98290
PHONE: 360 568-4031

CIVIL ENGINEER:
MAHER WELAYE, PE
15516 56TH AVE. W
EDMONDS, WA 98026
PHONE: 206-816-0455
EMAIL: MAHERWELAYE@GMAIL.COM

GEOTECHNICAL ENGINEER:
NELSON GEOTECHNICAL ASSOCIATE, INC
17311 135TH AVE. NE A-500
WOODINVILLE, WA 98072
PHONE: 425 486-1669

ARCHITECT:
Fatah Boualamallah Architect, AIA
5333 150th PI SW
Edmonds, WA 98026
PHONE:425-268-3883
EMAIL: fbarchitects@frontier.com

CITY OF MUKILTEO PLANNER
Dave Osaki
Planning Manager
Planning & Community Development
PHONE:425.263-8042



DESIGN BY: M. WALLAIA	REVISION	
	DATE	BY
DRAWN BY: M. WALLAIA		
CHECKED BY: M. WELAYE		
DATE: Jan. 2020		
JOB NO. 3935		

ICOM
SITE PLAN
PERMIT # _____
CITY OF MUKILTEO SNOHOMISH COUNTY

SCALE
AS NOTED
SHEET
1
OF
10
SHEETS

JOB NO. 3935

A PORTION OF SE 1/4, OF THE NW 1/4, SECTION 27, TOWNSHIP 28 N, RANGE 4, W.M.



HARBOR PONTE BLVD SW

SURVEY NOTES

DATUM
VERTICAL DATUM IS NAVD88 = 549.77' @ MONUMENT IN CASE AT THE CENTERLINE INTERSECTION OF HARBOR PONTE BLVD & CYRUS WAY.

BASIS OF BEARINGS
CENTERLINE HARBOR PONTE BOULEVARD SW BETWEEN FOUND MONUMENTS TAKEN AS S65°58'40"W - PER THE PLAT OF EVERGREEN MANOR, RECORDED ON PAGE 42, VOLUME 13, OF PLATS, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

REFERENCES
- PLAT 1 OF EVERGREEN MANOR, VOLUME 13, PAGE 42
- PLAT OF EVERGREEN MANOR 2 VOLUME 13, PAGE 64

NOTES
INSTRUCTION FOR THIS SURVEY WAS A SOKKIA SRX ROBATO TOTAL STATION.

PROCEDURES USED WERE FILED TRAVERSE METING OR EXCEEDING STANDARD SET BY WAC 332-130-040

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENT OF RECORD OR OTHERWISE IF ANY.

ALL UTILITIES SHOWN WERE DERIVED FROM PHYSICAL LOCATIONS ON THE GROUND SURFACE AT TIME OF SURVEY CONTRACTOR TO VERIFY PRIOR TO ANY EXCAVATION.

LEGAL DESCRIPTION
LOT 28, EVERGREEN MANOR, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS PAGE 42, RECORDS OF SNOHOMISH COUNTY, WASHINGTON. SITUATE IN THE COUNTY OF SNOHOMISH STATE OF WASHINGTON

CONTROL DATA
ANY CONTROL DATA OTHER THAN SHEET 2 IS SHOWN FOR REFERENCE ONLY.



JOB NO. 3935

REVISION		ICOM EXIS. CONDITION & HORIZONTAL CONTROL PERMIT # _____ CITY OF MUKILTEO SNOHOMISH COUNTY	SCALE AS NOTED SHEET 2 OF 10 SHEETS
DESIGN BY: M. WALLAIA	DATE		
DRAWN BY: M. WALLAIA	BY		
CHECKED BY: M. WELAYE			
DATE: Jan. 2020			
JOB NO. 3935			

LEGEND

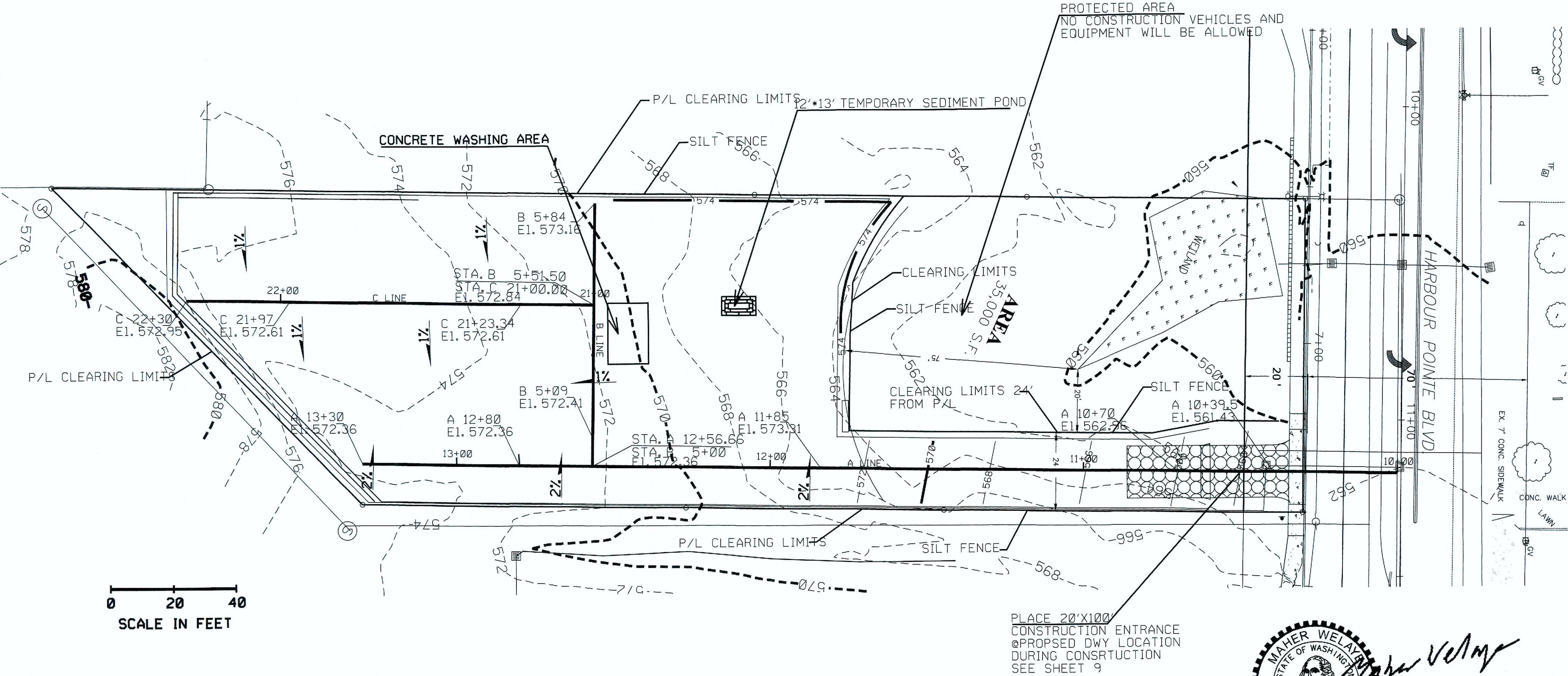
- UTILITY POLE
- UTILITY POLE WITH LUMINARE
- WATER METER
- CATCH BASIN
- SANITARY SEWER MANHOLE
- GAS VALVE
- g- APPROX. GAS LINE LOCATION
- w- APPROX. WATER LINE LOCATION
- s- APPROX. SANITARY SEWER LINE LOCATION
- sd- APPROX. STORM DRAINAGE LINE LOCATION
- ho- APPROX. OVERHEAD UTILITY LINE LOCATION
- (M) MEASURED DIMENSION
- (P) PLAT DIMENSION
- (C) CALCULATED DIMENSION

ANY CONTROL DATA OTHER THAN SHEET 2 IS SHOWN FOR REFERENCE ONLY.

SCALE IN FEET
0 20 40

- SET LINE MARKER 1/2" REBAR W/YELLOW PLASTIC CAP (LS#50711)
- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR W/YELLOW PLASTIC CAP (LS#50711)
- SET TACK WITH SHINER #50711

A PORTION OF SE 1/4, OF THE NW 1/4, SECTION 27, TOWNSHIP 28 N, RANGE 4, W.M.



0 20 40
SCALE IN FEET

CONSTRUCTION SEQUENCE:

1. PRE- CONSTRUCTION MEETING WITH OWNER, CONTRACTOR, DESIGN AND CITY ENGINEER.
2. FLAG CLEARING LIMITS.
3. INSTALL SILT FENCE AND CONSTRUCTION ENTRANCE AS SHOWN.
4. CLEAR WITHIN THE LIMITS.
5. CONSTRUCT DRAINAGE VAULT AND DRAINAGE FACILITIES.
6. ROUGH GRADE.
7. INSTALL UTILITIES.
8. FINAL GRADE, CONSTRUCT RETAINING WALLS AND HYDROSEED.
9. REMOVE REMAINING TESC FACILITY.

EXISTING UTILITY NOTE:

VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES (WHETHER OR NOT SHOWN) IN POTENTIAL CONFLICT W/ PROPOSED CONSTRUCTION PRIOR TO ANY WORK.

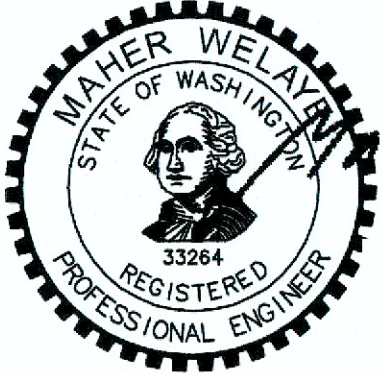
EXISTING TOPOGRAPHY NOTES:

- EXISTING TOPOGRAPHY NOTES:
1. VERIFY EXISTING TOPOGRAPHY IN AREA OF PROPOSED CONSTRUCTION PRIOR TO ANY WORK. NOTIFY ENGINEER IF CONFLICTS ARE IDENTIFIED.
 2. NO KNOWN BUILDINGS OR OTHER STRUCTURES ARE KNOWN TO EXIST WITHIN 15 FEET OF THE SITE.

EARTHWORK QUANTITIES:

CUT = 2400 C. Y.
FILL = 250 C. Y.
NOTE:
THE QUANTITIES SHOWN ARE PRELIMINARY ESTIMATES ONLY AND INTENDED FOR MUNICIPAL PERMITTING AND REVIEW FEES. THE CONTRACTOR SHALL IGNORE THESE QUANTITIES, THEY ARE EXCLUDED FROM THE BID DOCUMENT INFORMATION. THESE VOLUMES SHALL NOT BE USED BY THE CONTRACTOR AS A BASIS FOR ANY CONTRACTUAL INFORMATION. THE CONTRACTOR SHALL PREPARE THEIR OWN EARTHWORK QUANTITIES BASED ON THE INFORMATION PROVIDED IN THE CONTRACT DOCUMENTS, INCLUDING BUT NOT LIMITED TO DRAWINGS, SPECIFICATIONS, AND THE GEOTECHNICAL REPORT.

NO BORROW OR WASTE SITES ARE REQUIRED FOR THIS PROJECT.



6/4/2020

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- SILT FENCE/CLEARING LIMITS
- PROPERTY LINE/CLEARING LIMITS
- ALIGNMENTS
- REINFORCED ULTRA BLOCK WALL - FILL CONDITION
- GRAVITY BLOCK WALL - FILL CONDITION
- ULTRA BLOCK GRAVITY WALL DETAIL - CUT CONDITION

EXIST GROUND
FINISH GROUND
CUT WALL CASE 1
3.5' MIN.
P/L
ULTRA BLOCK GRAVITY WALL DETAIL
CUT CONDITION SEE SHEET 6&9

FINISH GROUND
EXIST GROUND
WALL ALIGNMENT
2' MIN.
P/L
FILL WALL
WETLAND BUFFER
CONC. WALK
LAWN
REINFORCED ULTRA BLOCK WALL DETAIL
FILL CONDITION SEE SHEET 6&9

FINISH GROUND
CUT WALL CASE 2
WALL ALIGNMENT
2' MIN.
P/L
EXIST GROUND
GRAVITY BLOCK WALL DETAIL
FILL CONDITION SEE SHEET 6&9

REVISION	
DATE	BY
DESIGN BY: M. WALLAIA	
DRAWN BY: M. WALLAIA	
CHECKED BY: M. WELAYE	
DATE: DEC. 2019	
JOB NO. 3935	

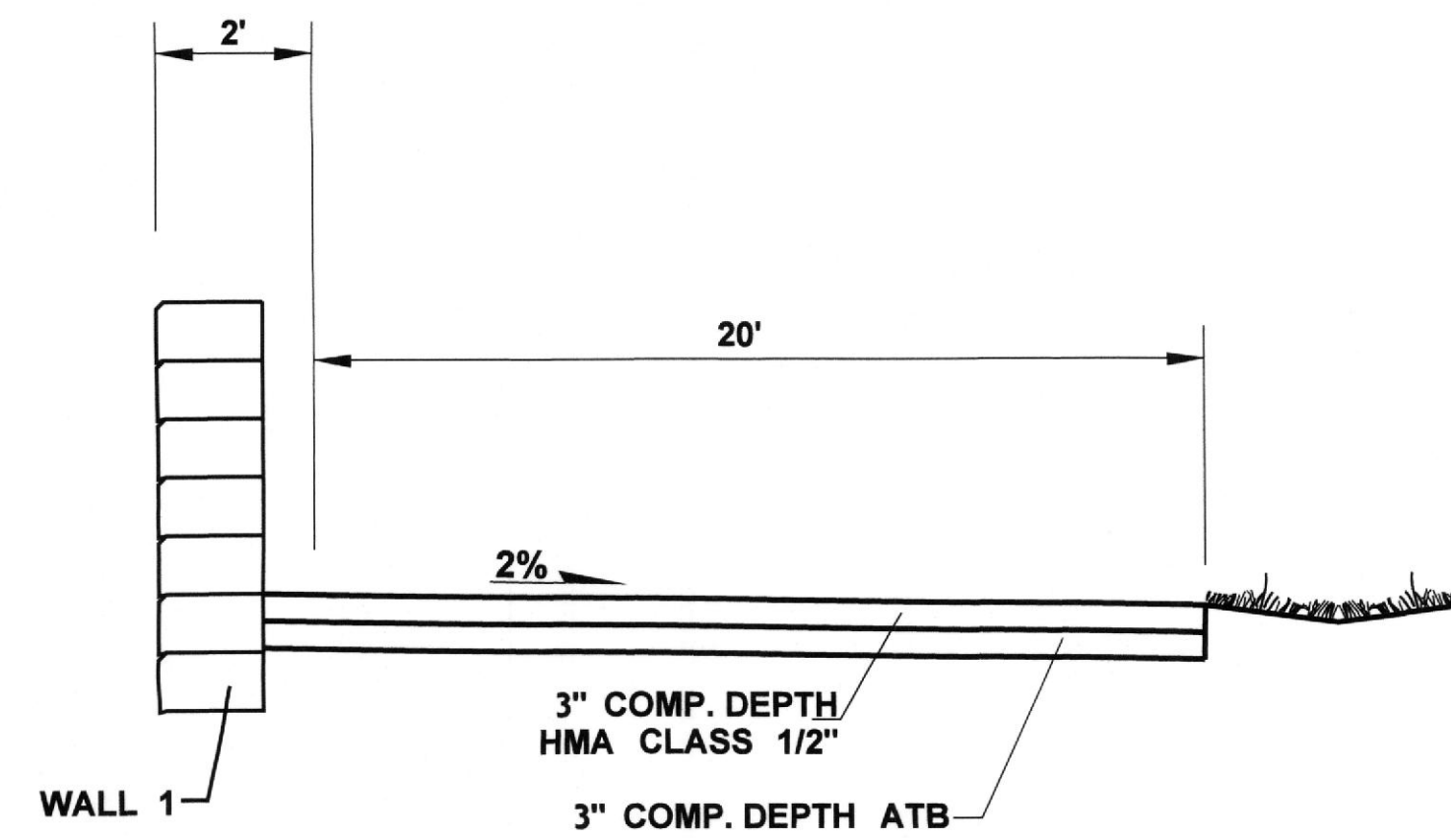
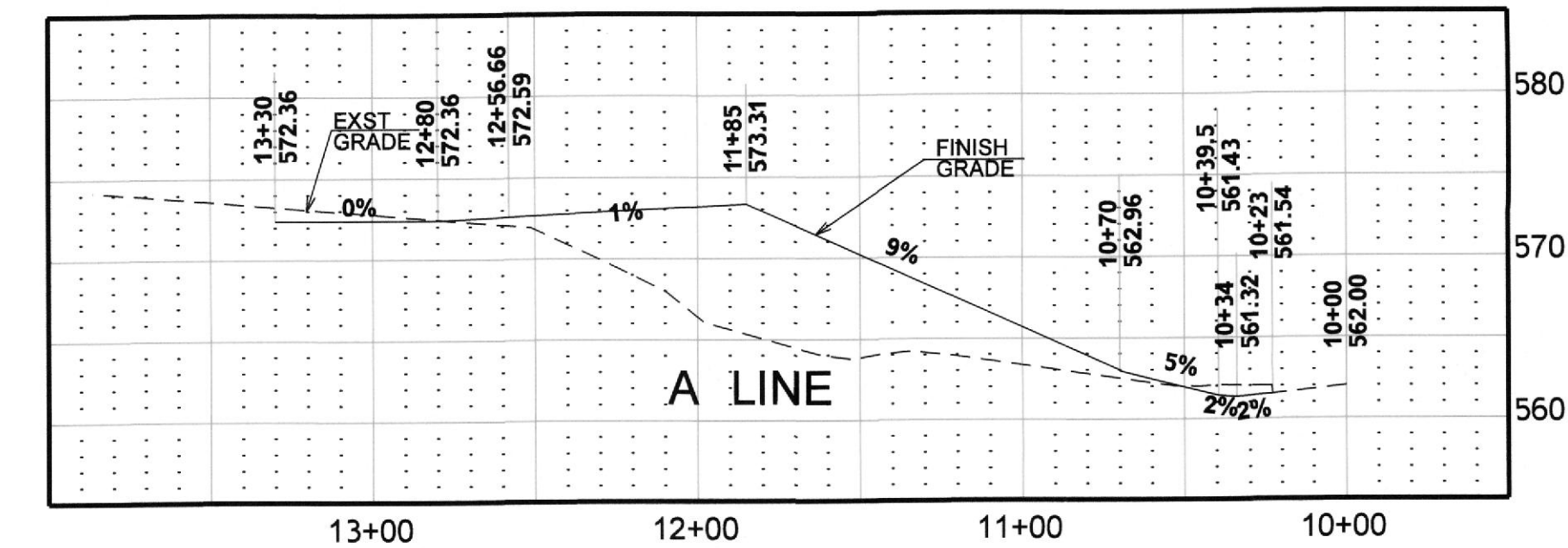
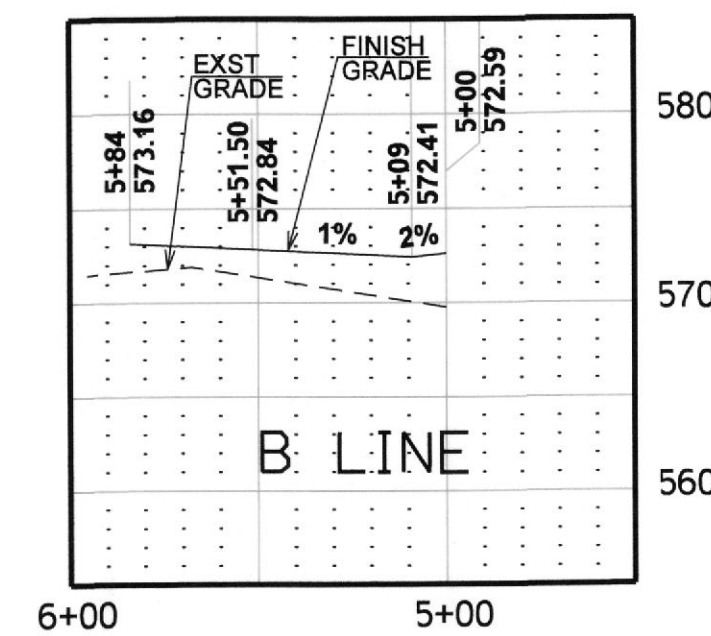
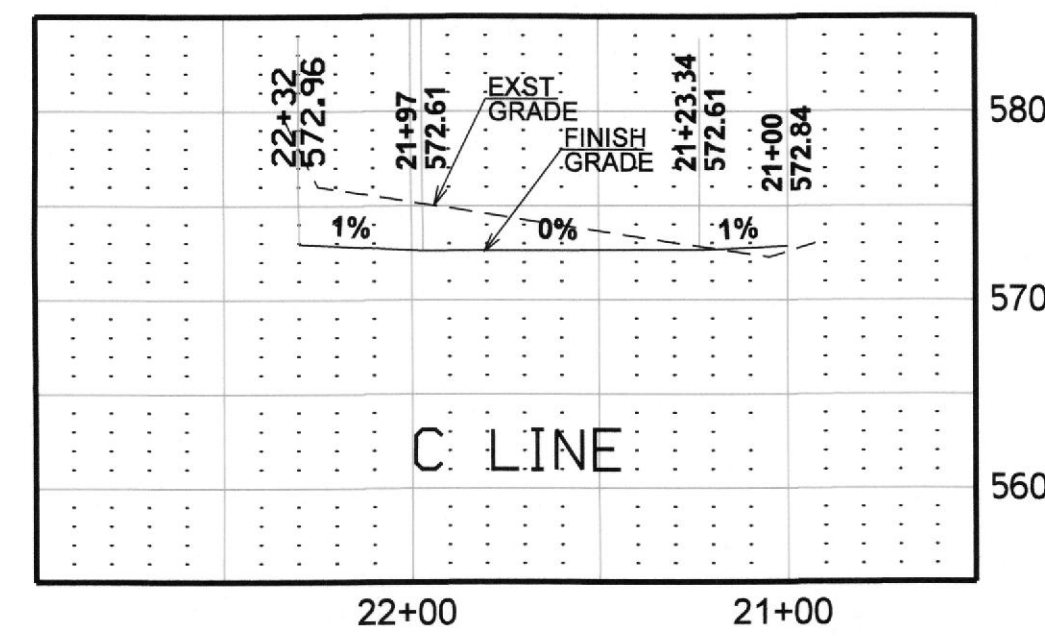
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PERMIT # _____
CITY OF MUKILTEO SNOHOMISH COUNTY

JOB NO. 3935

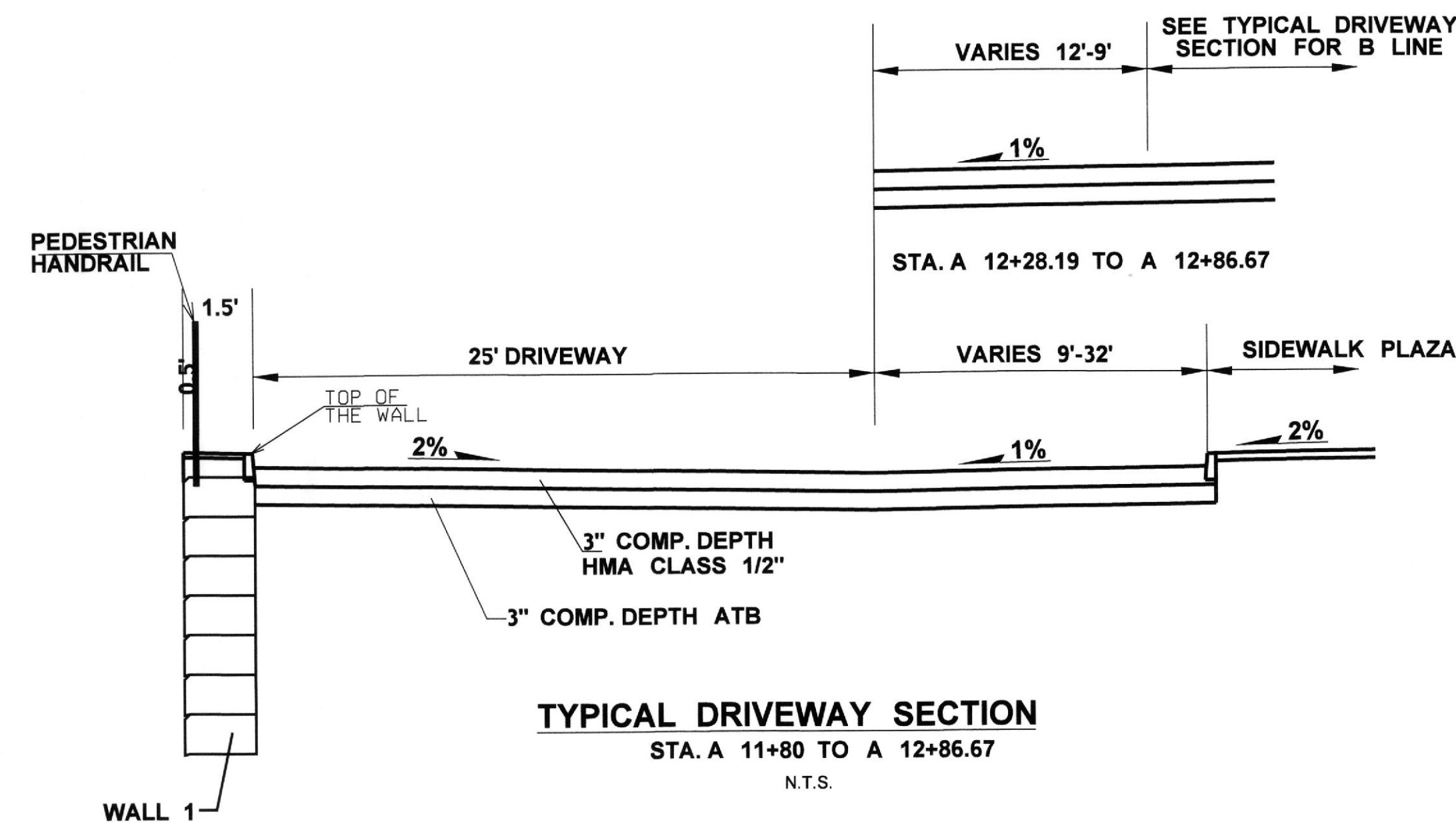
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CITY OF MUKILTEO

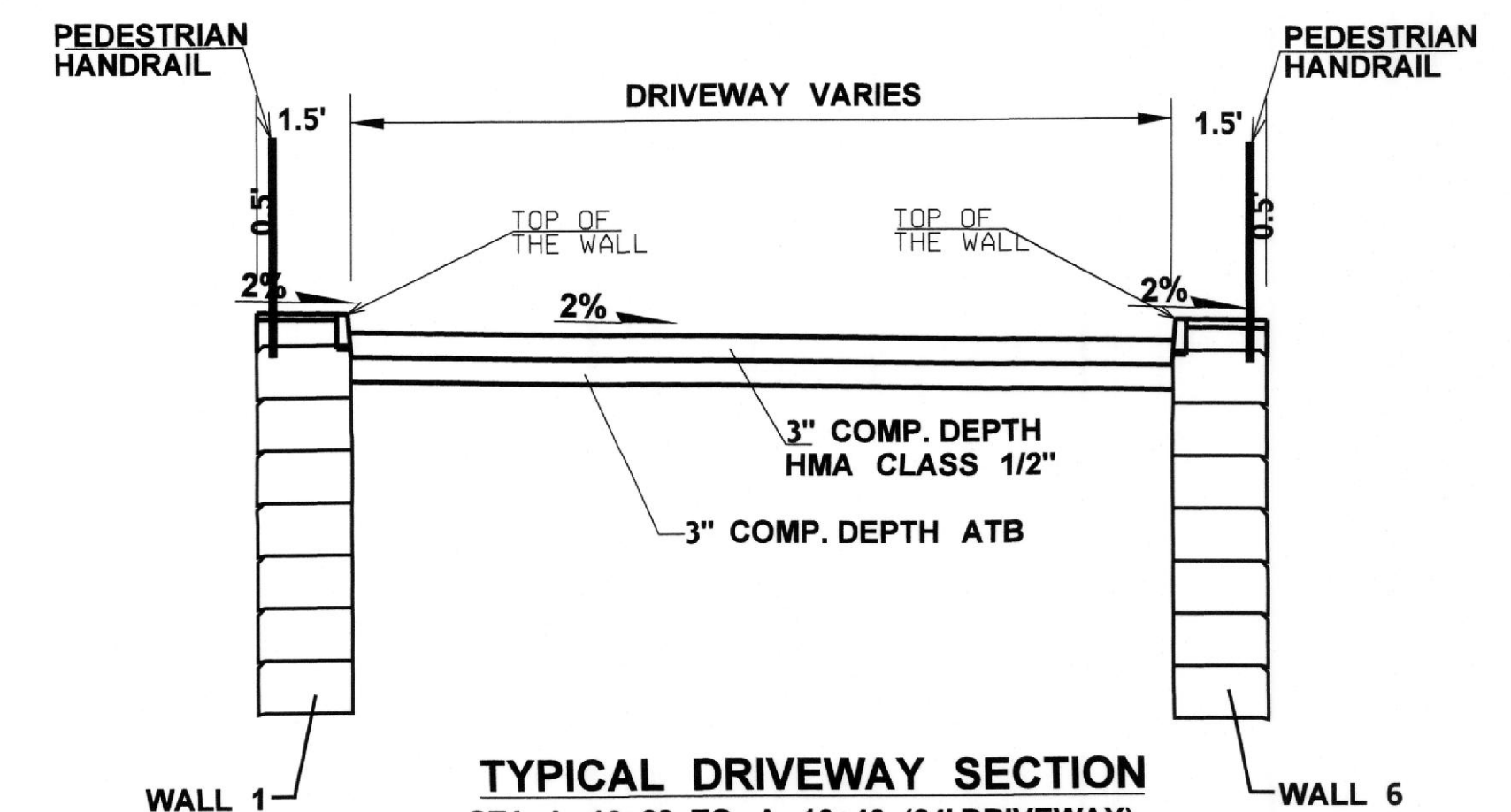
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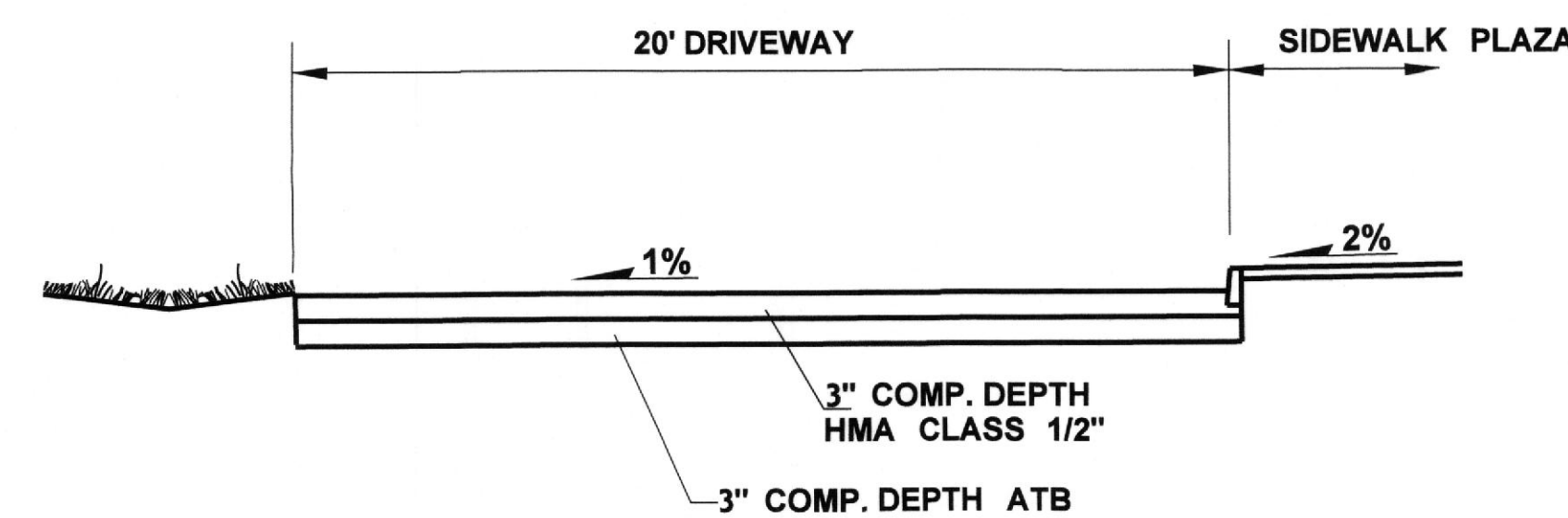
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N.T.S.



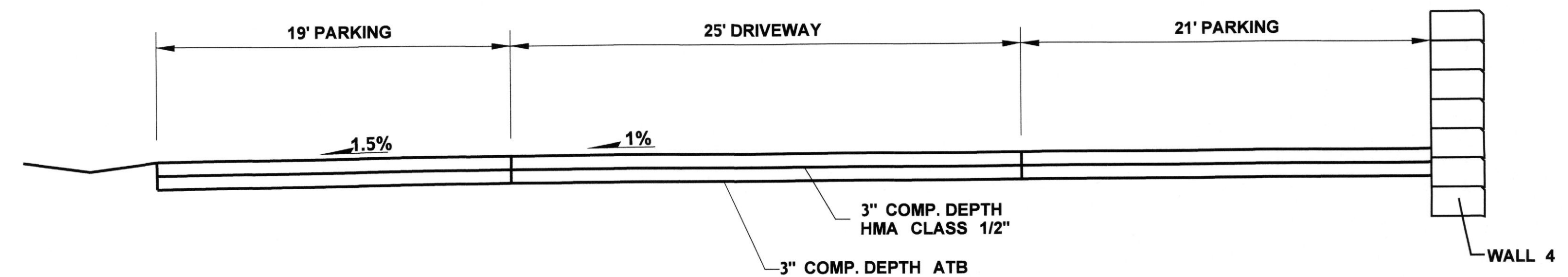
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STA. A 11+80 TO A 12+86.67
N.T.S.



TYPICAL DRIVEWAY SECTION
STA. A 10+23 TO A 10+40 (24' DRIVEWAY)
STA. A 10+40 TO A 10+80 (DRIVEWAY TAPER)
N.T.S.



TYPICAL DRIVEWAY SECTION
STA. B 5+10 TO B 5+84
N.T.S.



TYPICAL PARKING SECTION
STA. C 21+10 TO C 22+30
N.T.S.



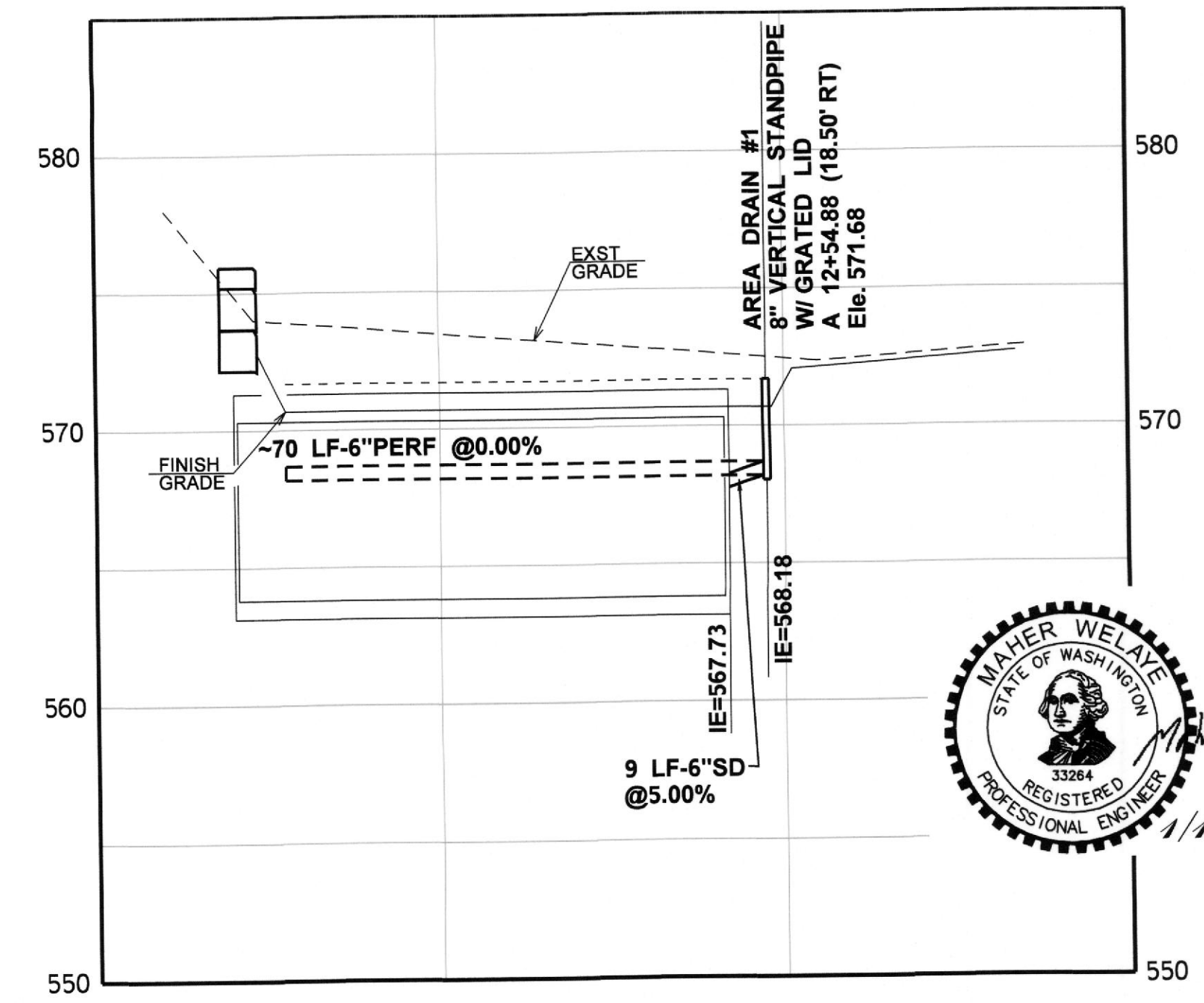
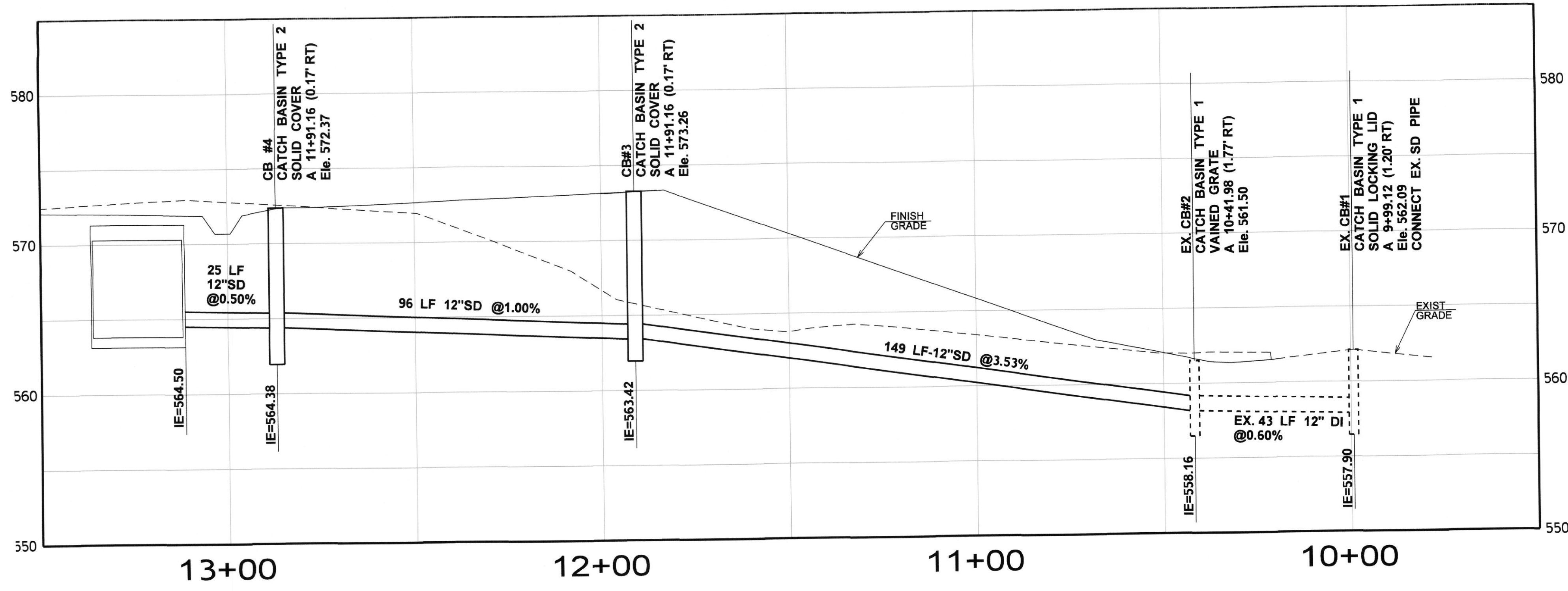
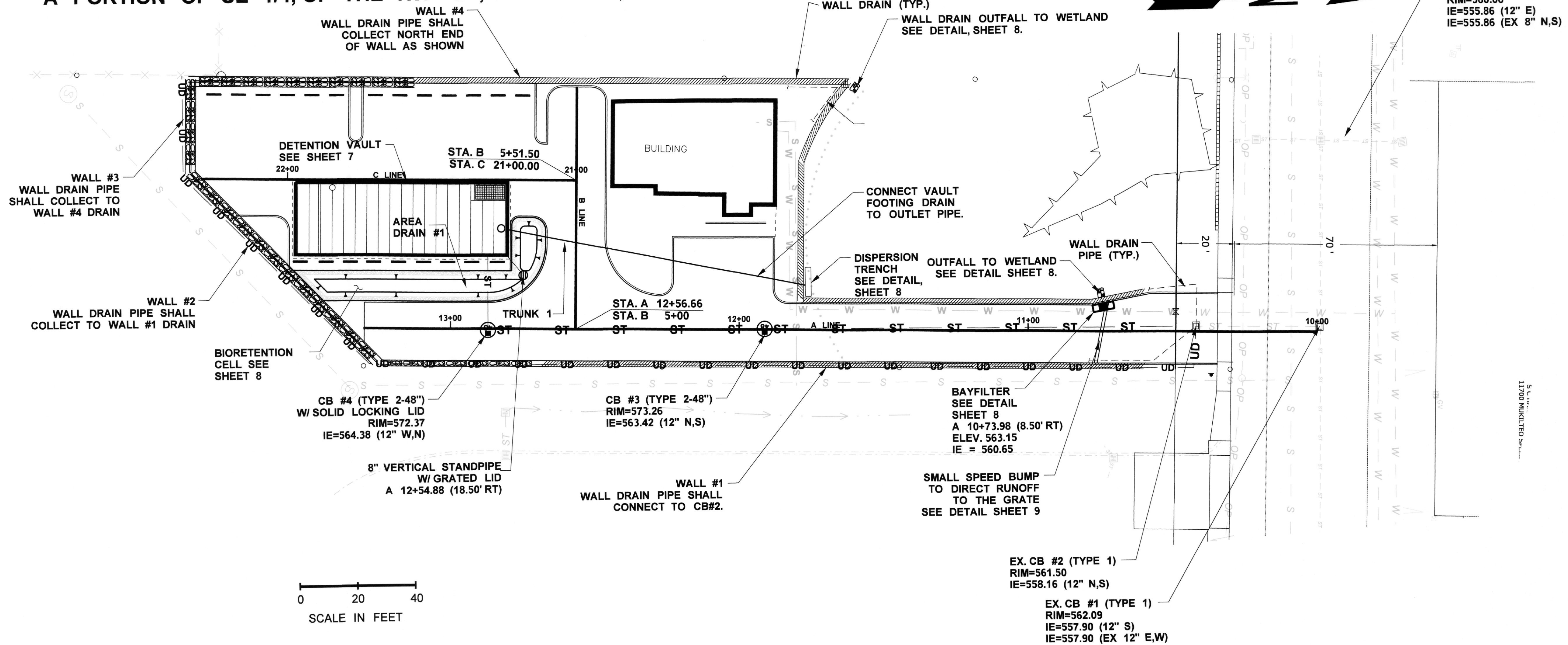
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DRAWN BY: M. WALLAIA			
CHECKED BY: M. WELAYE			
DATE: Jan. 2020			
JOB NO. 3935			

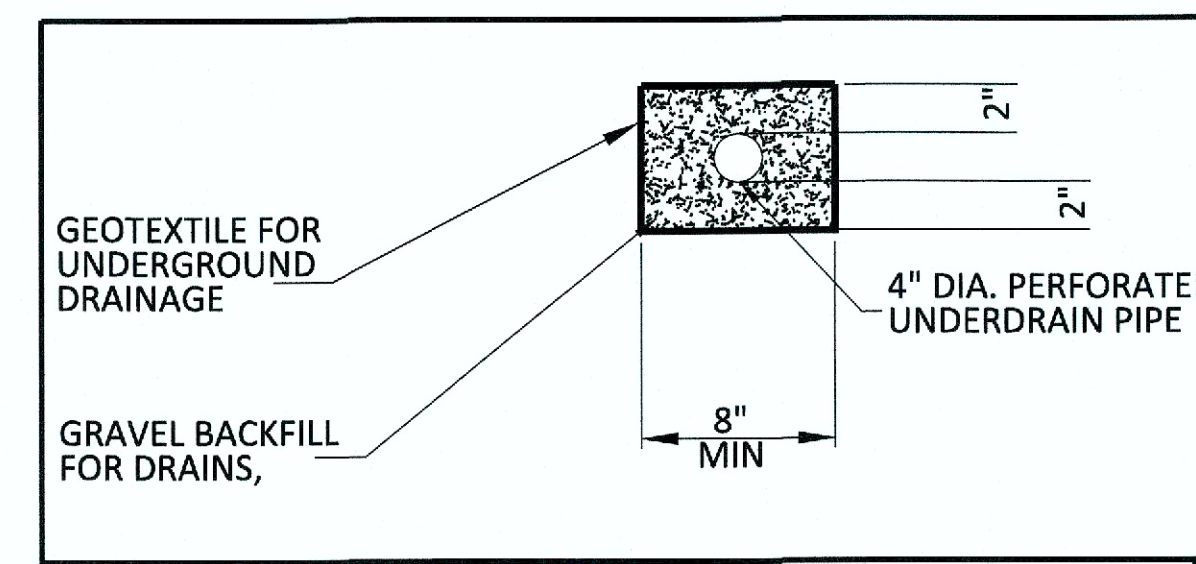
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ROADWAY SECTION & PROFILES
PERMIT # _____
CITY OF MUKILTEO SNOHOMISH COUNTY

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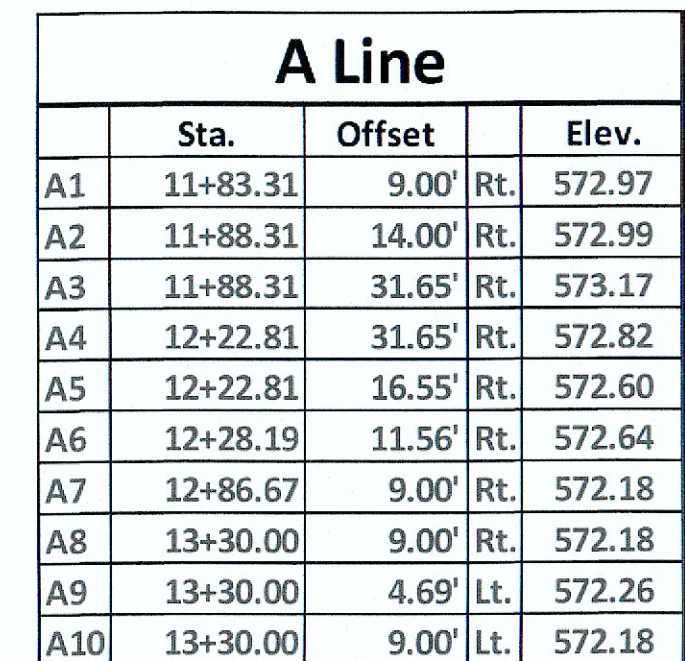
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		ICOM DRAINAGE PLAN & PROFILES PERMIT # _____ CITY OF MUKILTEO SNOHOMISH COUNTY	SCALE AS NOTED
DESIGN BY: M. WALLAIA			SHEET 5 OF
DRAWN BY: M. WALLAIA			10
CHECKED BY: M. WELAYE			SHEETS
DATE: Jan. 2020			
JOB NO. 3935			

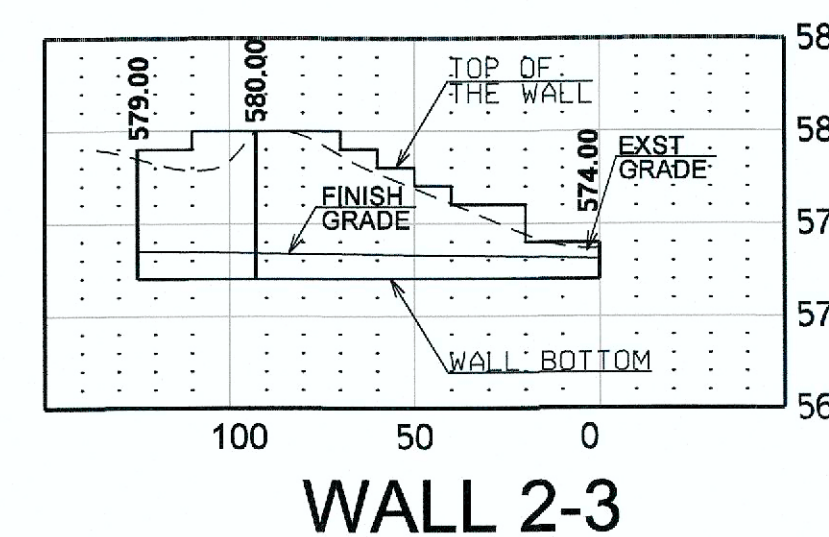


WALL 4

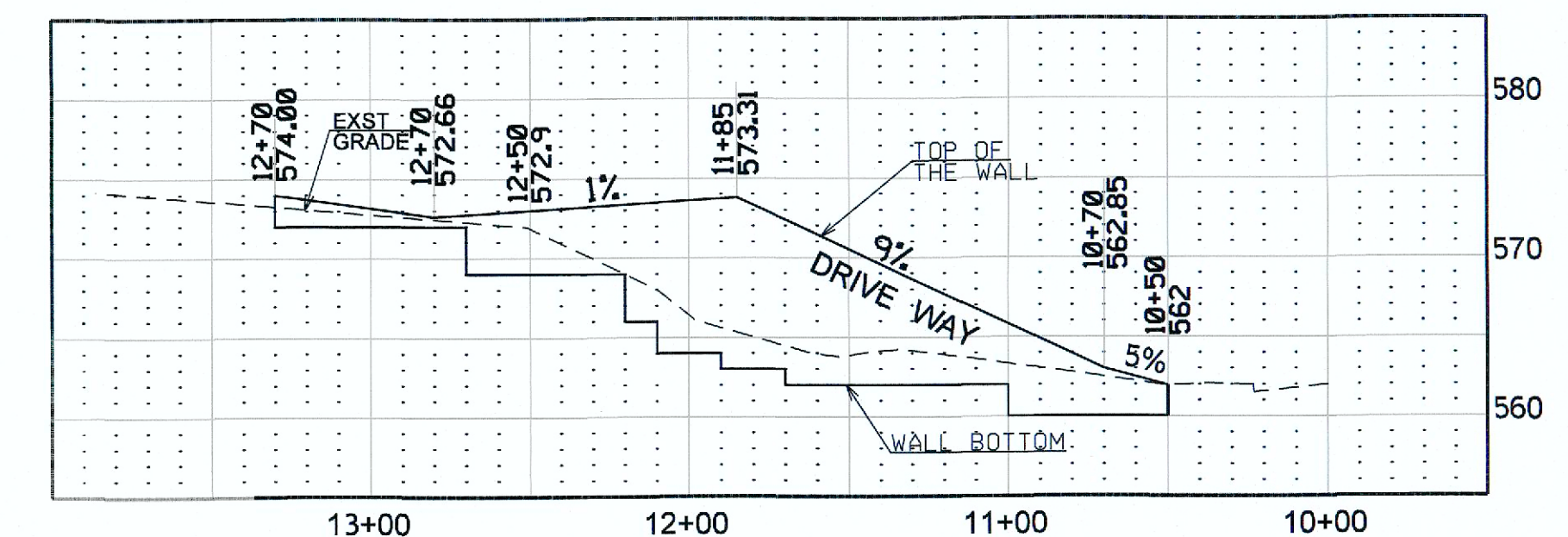


B Line				
	Sta.	Offset		Elev.
B1	5+29.00	10.00'	Rt.	572.71
B2	5+31.51	10.00'	Lt.	572.54
B3	5+34.01	10.00'	Lt.	572.56
B4	5+64.01	10.00'	Lt.	572.86
B5	5+78.88	10.00'	Lt.	573.01
B6	5+78.88	10.00'	Lt.	573.21

C Line				
	Sta.	Offset		Elev.
C1	21+14.50	15.50'	Rt.	572.85
C2	21+14.50	33.49'	Rt.	573.03
C3	21+15.00	12.50'	Lt.	572.57
C4	21+19.76	12.50'	Lt.	572.52
C5	21+22.76	15.50'	Lt.	572.46
C6	21+22.76	31.50'	Lt.	572.30
C7	21+74.00	32.00'	Rt.	572.93
C8	21+79.00	32.00'	Rt.	572.93
C9	21+99.26	31.50'	Lt.	572.29
C10	21+99.26	17.51'	Lt.	572.43
C11	22+04.26	12.51'	Lt.	572.48
C12	22+16.84	12.51'	Lt.	572.48
C13	22+32.00	2.66'	Lt.	572.98
C14	22+32.00	32.00'	Lt.	573.28



NOTE:
FOR WALLS DETAIL SEE SHEET 9



6/4/2020



6/4/2020

	REVISION	
DESIGN BY: M. WALLAIA	DATE	BY
DRAWN BY: M. WALLAIA		
CHECKED BY: M. WELAYE		
DATE: Jan. 2020		
JOB NO. 3935		

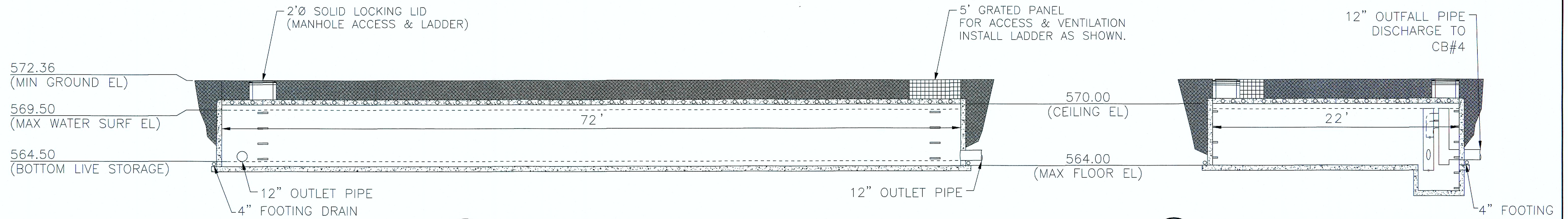
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PAVING PLAN & WALL PROFILES
PERMIT # _____
CITY OF MUKILTEO SNOHOMISH COUNTY

JOB NO. 3935

SCALE
AS NOTED

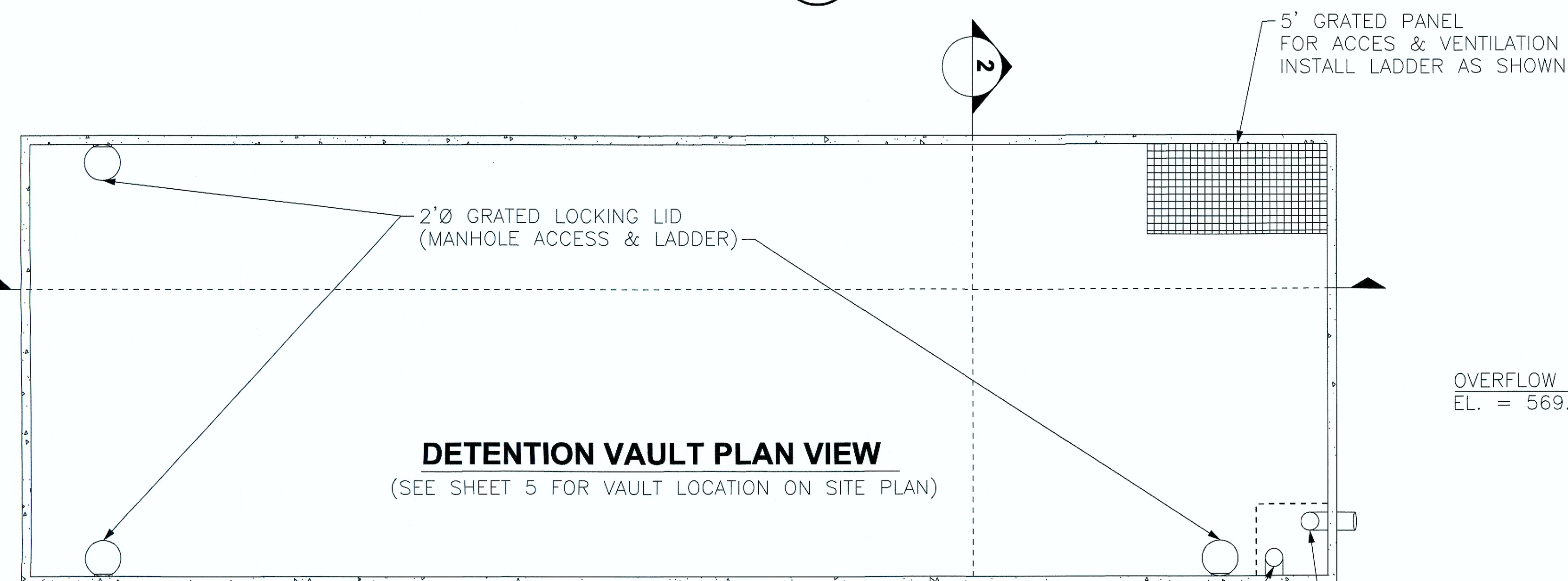
SHEET
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OF
10
SHEETS

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CITY OF MUKILTEO

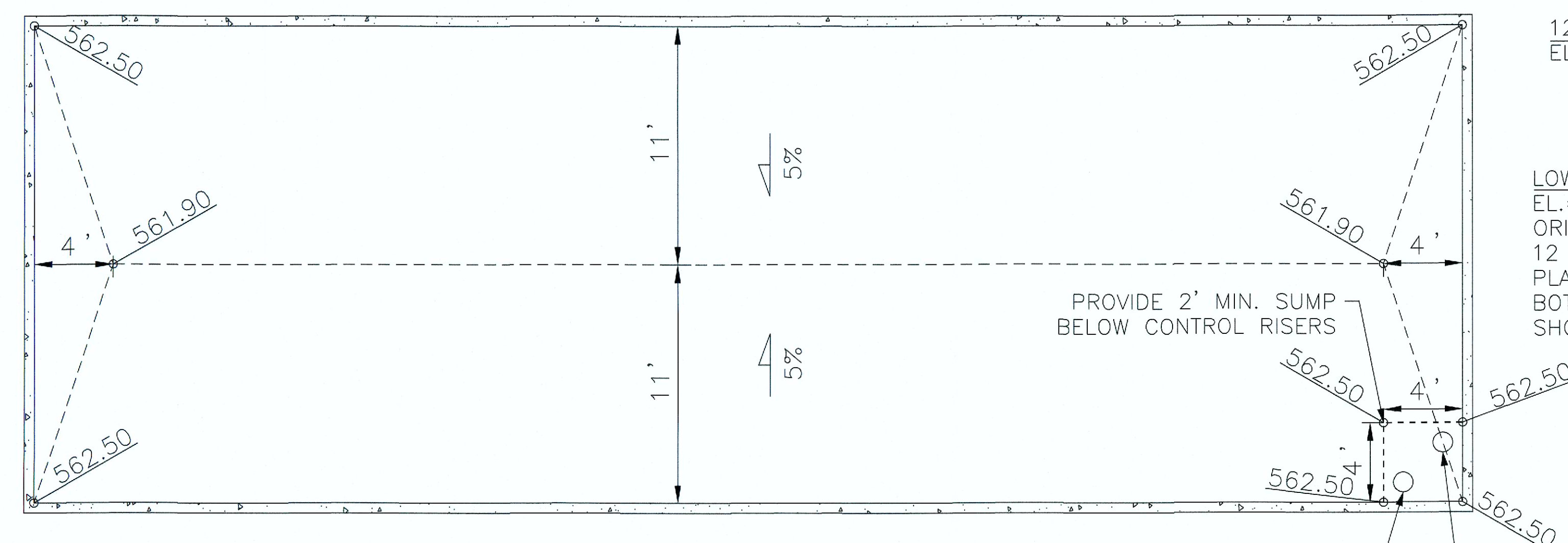


1
—
DETENTION VAULT SECTION
SCALE: 1" = 10'

2
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DETENTION VAULT SECTION
SCALE: 1" = 10'

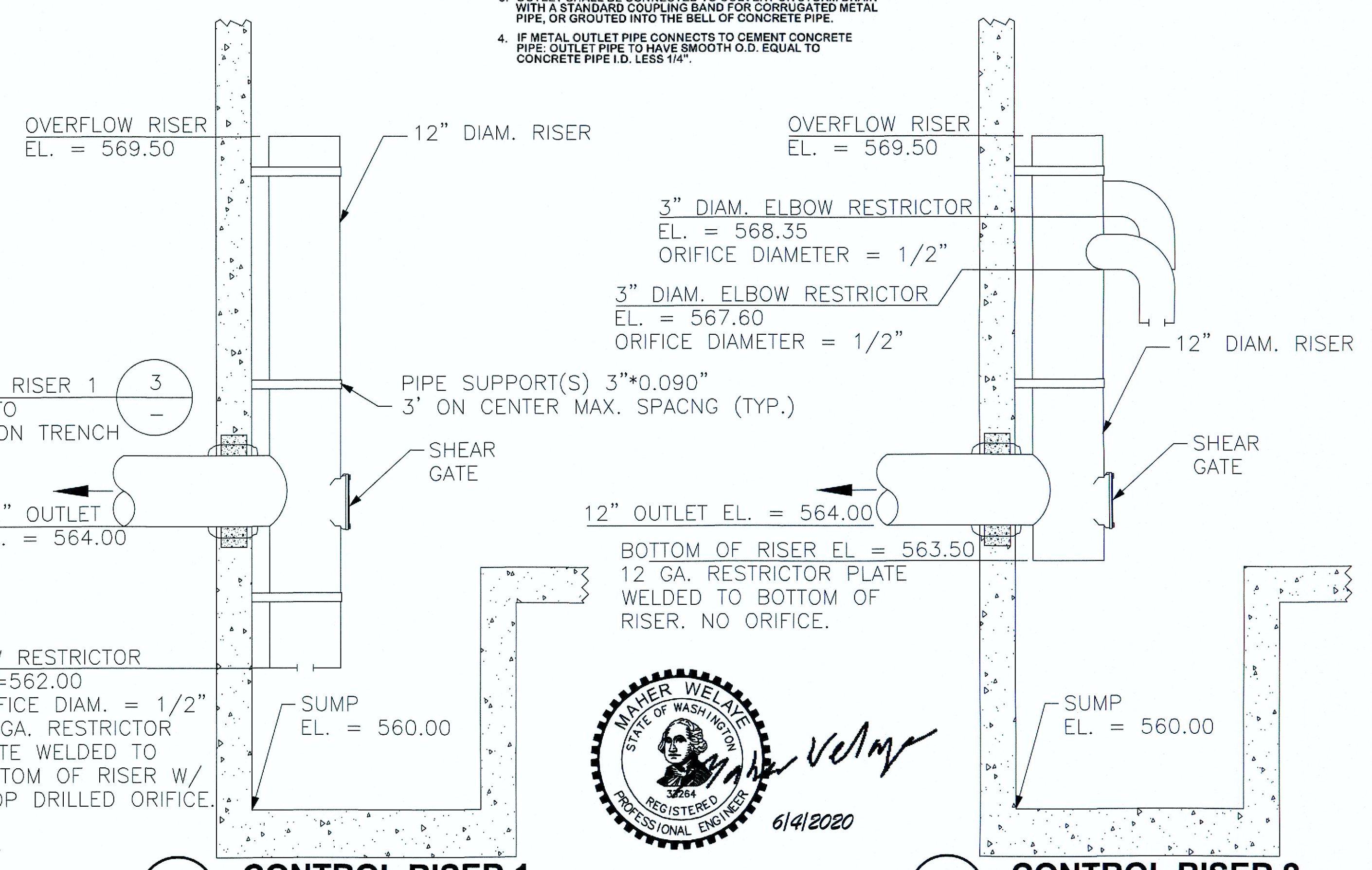


DETENTION VAULT PLAN VIEW
(SEE SHEET 5 FOR VAULT LOCATION ON SITE PLAN)



VAULT FLOOR ELEVATIONS
SCALE: 1" = 10'

- NOTES:
1. PIPE SUPPORTS AND RESTRICTOR/SEPARATOR SHALL BE OF SAME MATERIAL, AND BE ANCHORED AT 3' MAX. SPACING BY 3/8" DIAM. STAINLESS STEEL EXPANSION BOLTS OR EMBEDDED 2" IN WALL.
 2. THE RESTRICTOR/SEPARATOR SHALL BE FABRICATED FROM .060" ALUMINUM OR .064" ALUMINIZED STEEL OR .064" GALVANIZED STEEL PIPE, IN ACCORDANCE WITH AASHTO M 36, M 186, M 197 AND M 274. GALVANIZED STEEL SHALL HAVE TREATMENT 1.
 3. OUTLET SHALL BE CONNECTED TO CULVERT OR STORM DRAIN WITH A STANDARD COUPLING BAND FOR CORRUGATED METAL PIPE, OR GROUTED INTO THE BELL OF CONCRETE PIPE.
 4. IF METAL OUTLET PIPE CONNECTS TO CEMENT CONCRETE PIPE, OUTLET PIPE TO HAVE SMOOTH O.D. EQUAL TO CONCRETE PIPE I.D. LESS 1/4".



3
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CONTROL RISER 1
SCALE: NTS

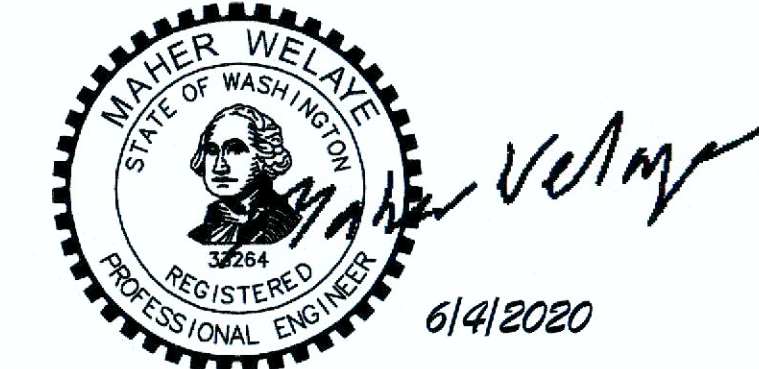
4
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CONTROL RISER 2
SCALE: NTS

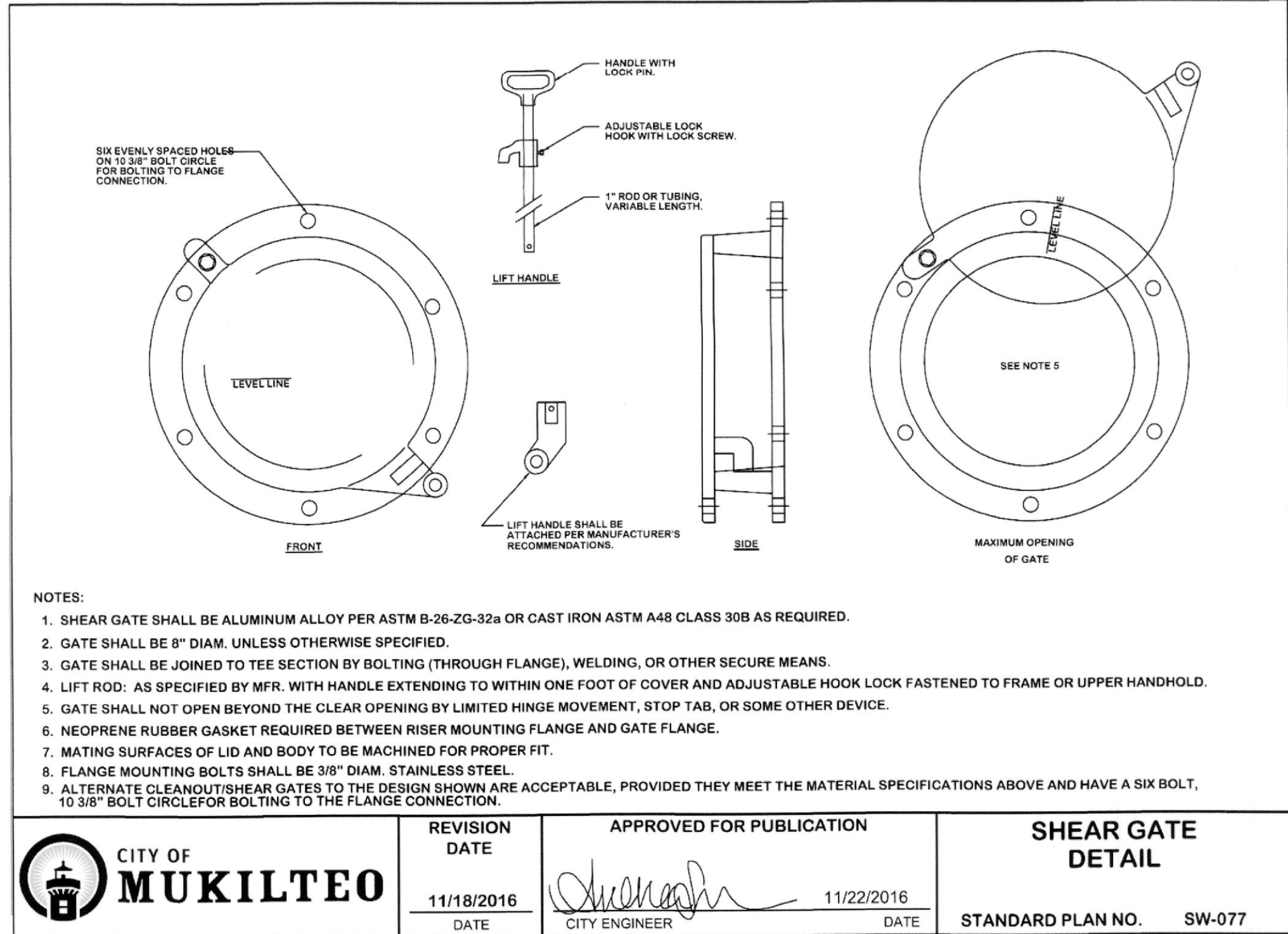
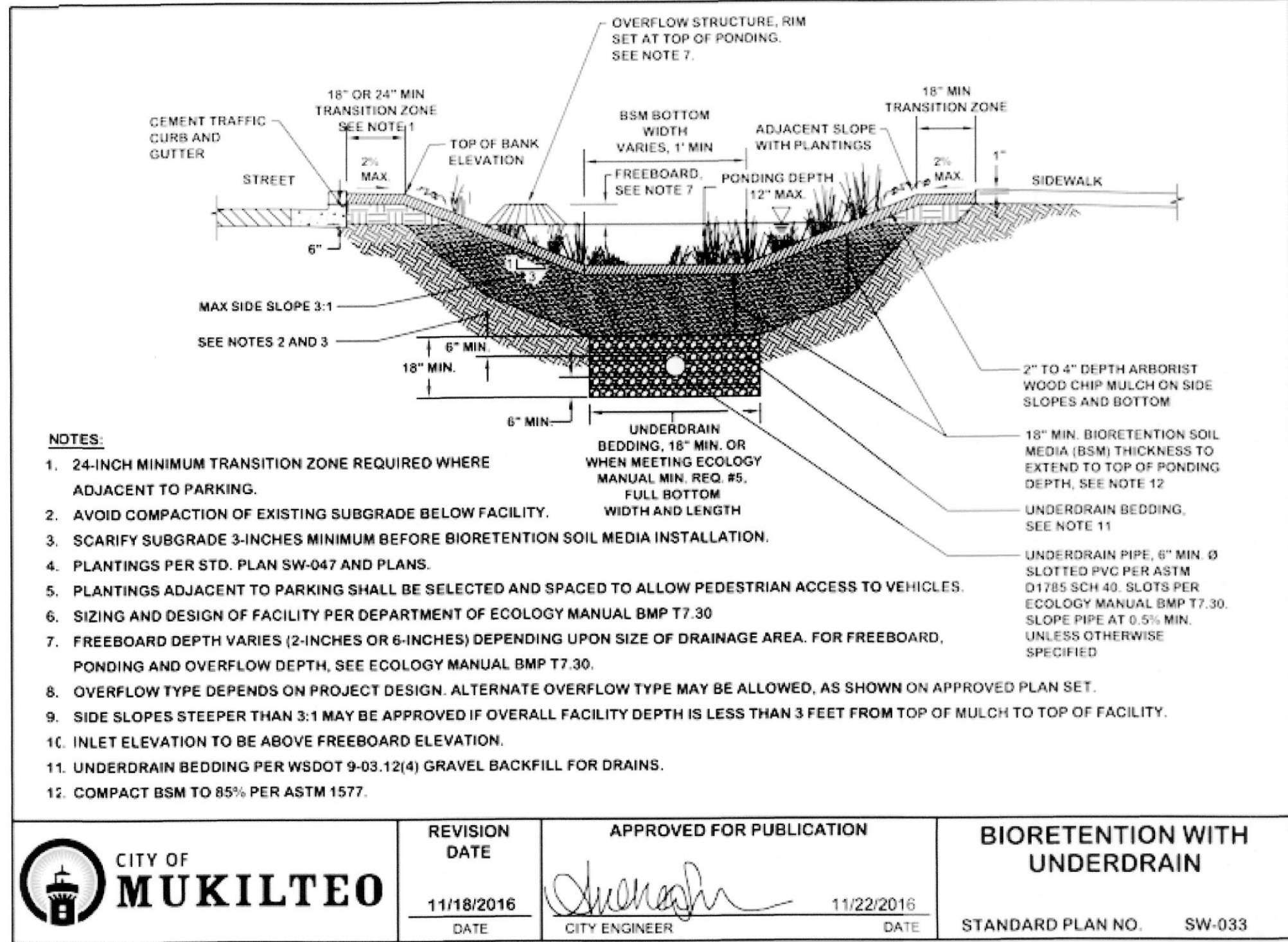
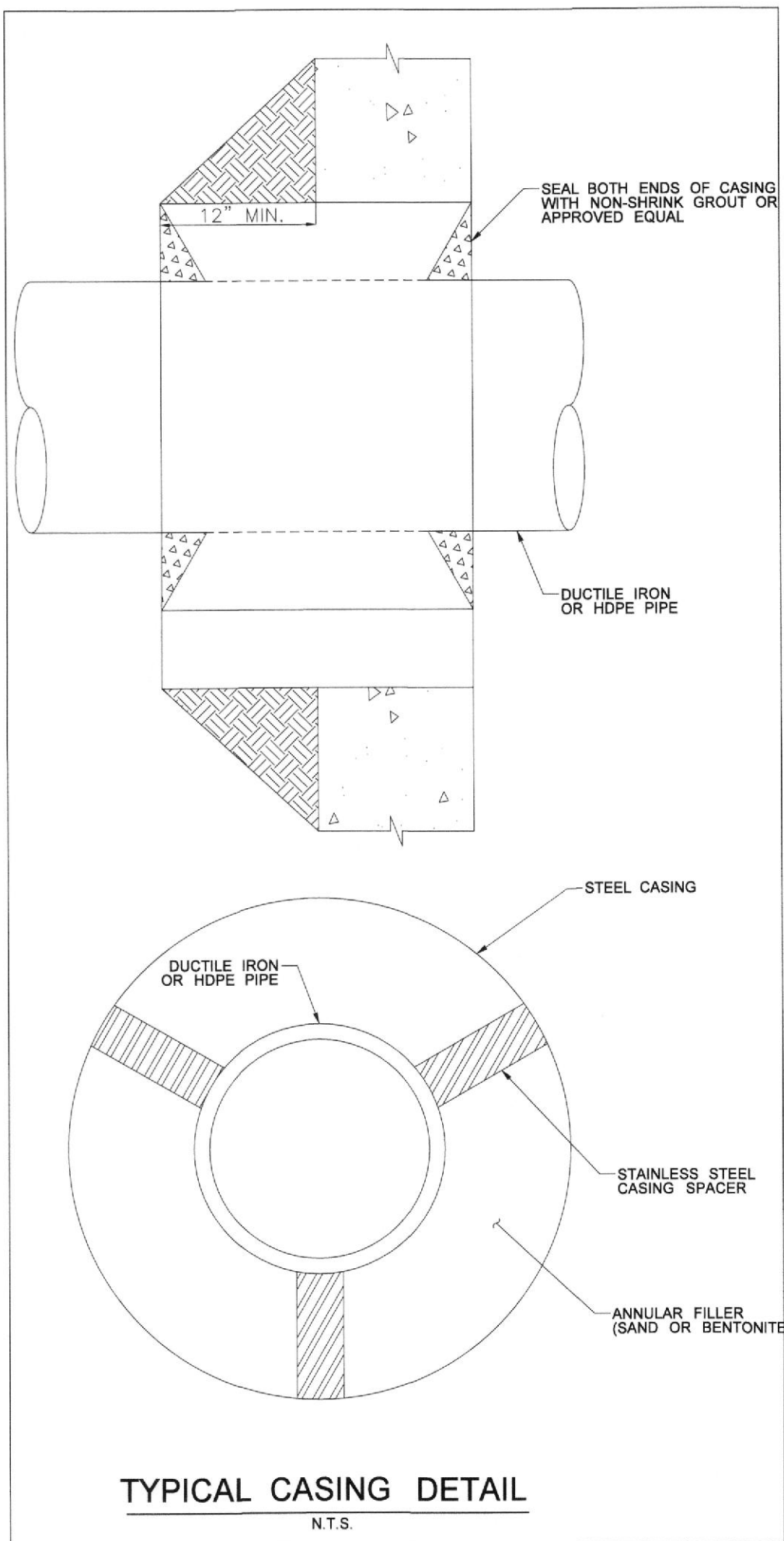
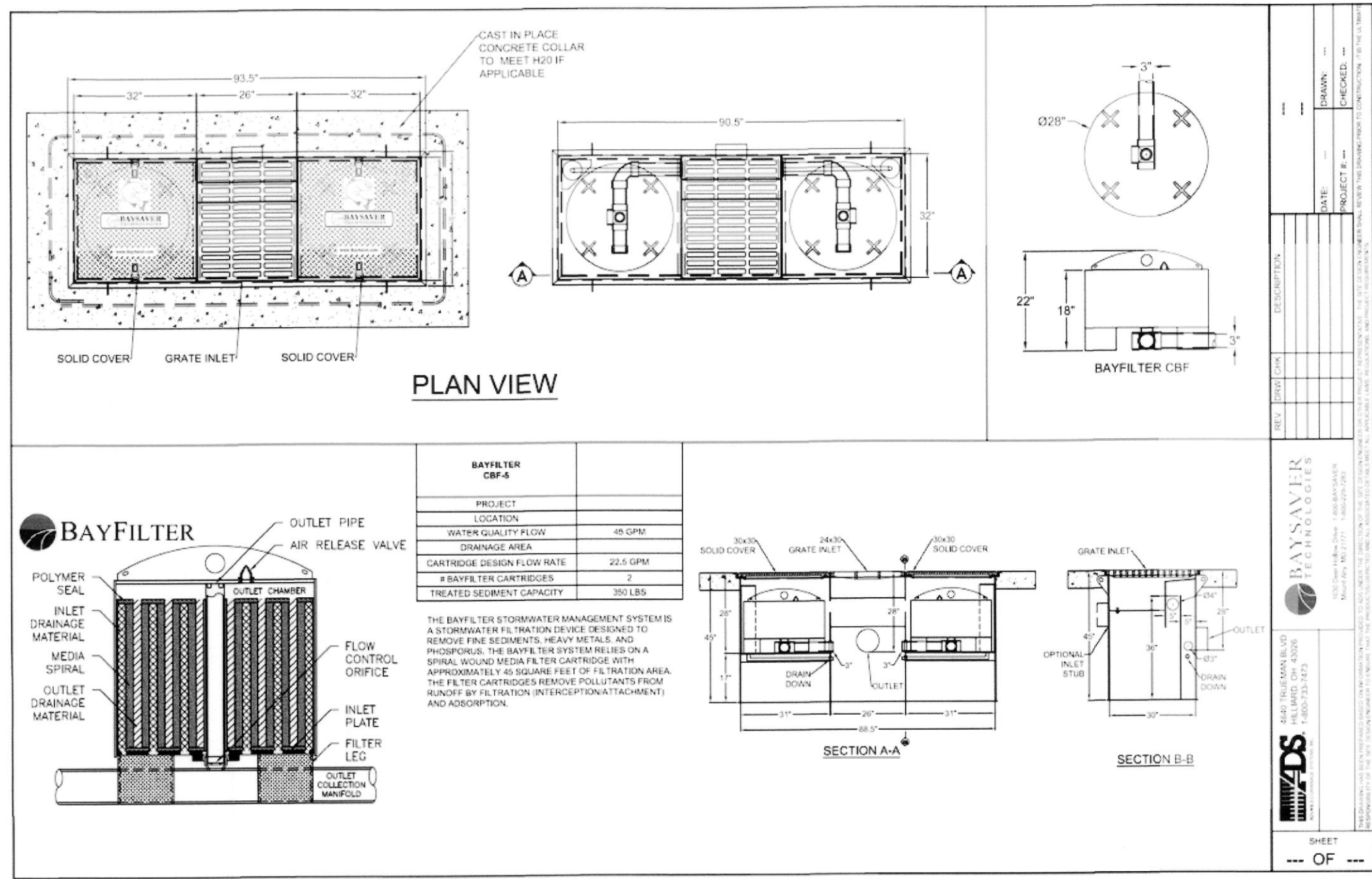
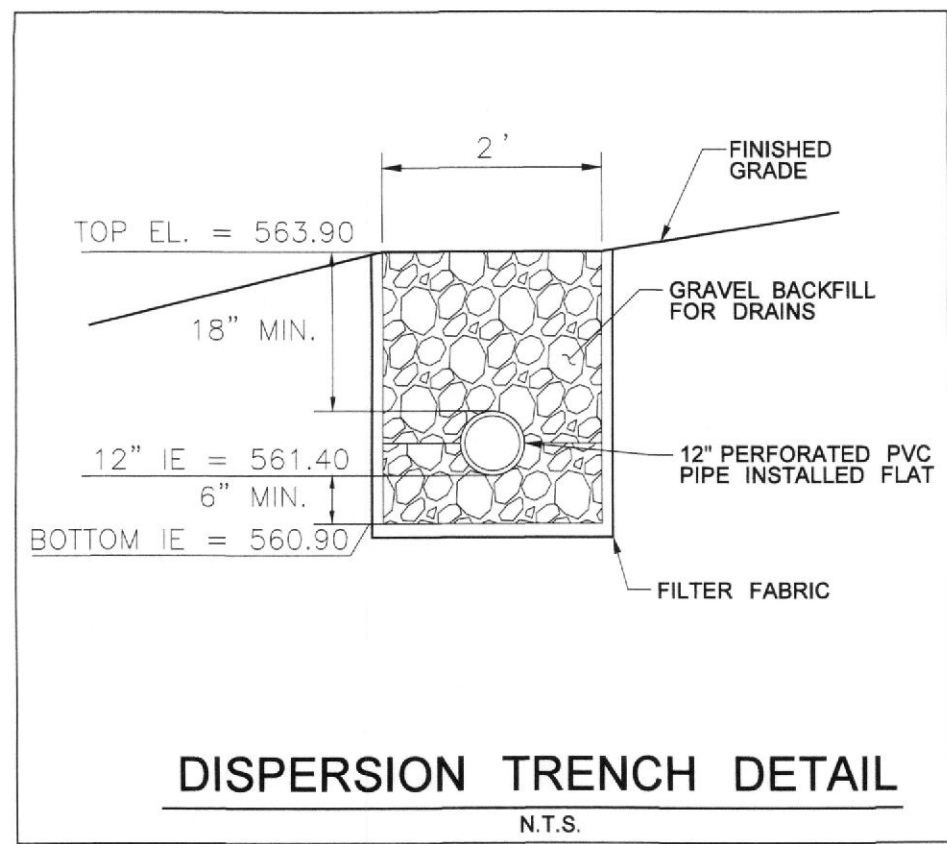
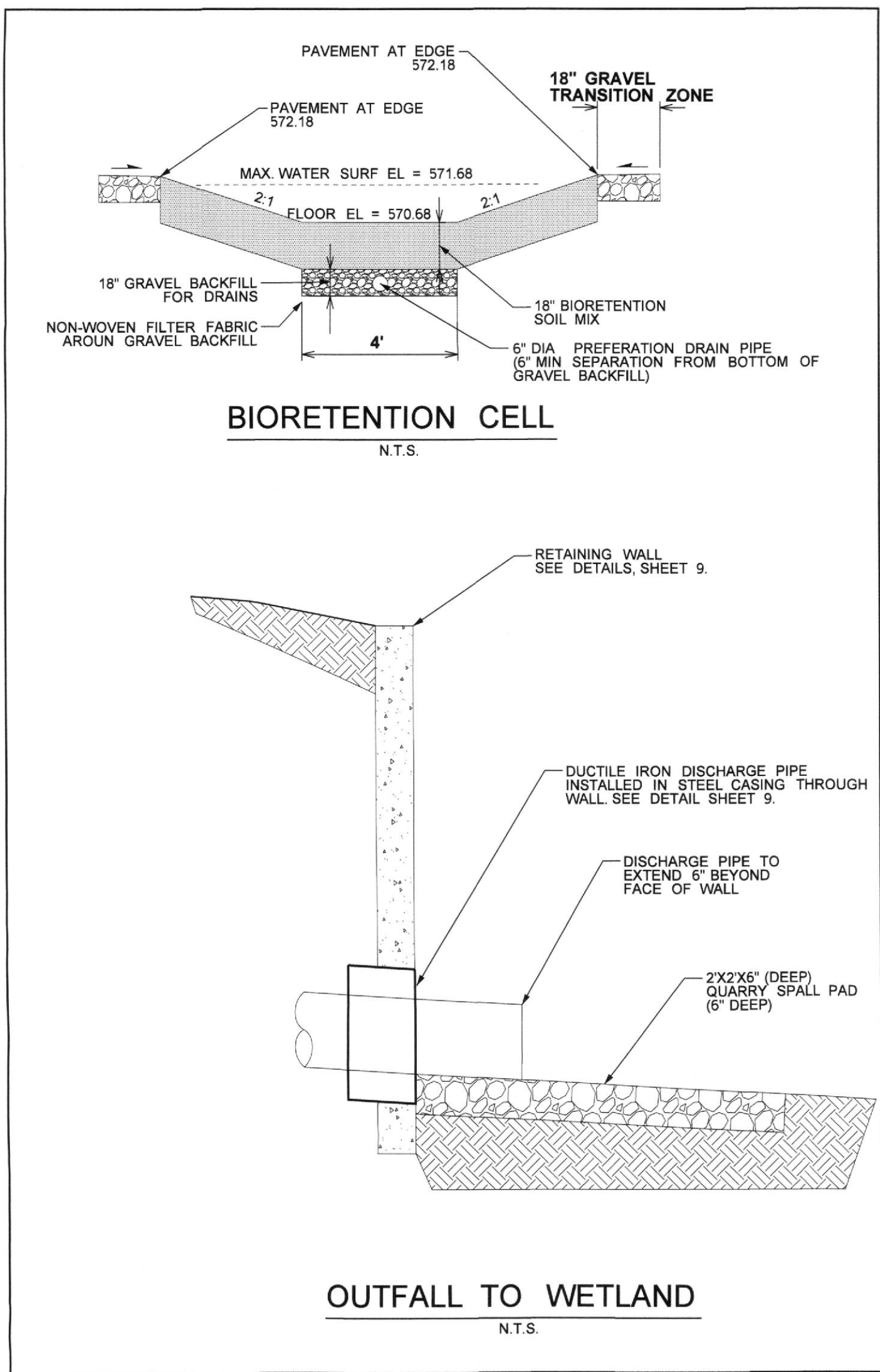
SEE STD. PLAN #'S: SW-076 & SW-077 FOR ADDITIONAL DETAILS. (SEE SHEET 8.)

SEE STD. PLAN #'S: SW-076 & SW-077 FOR ADDITIONAL DETAILS. (SEE SHEET 8.)

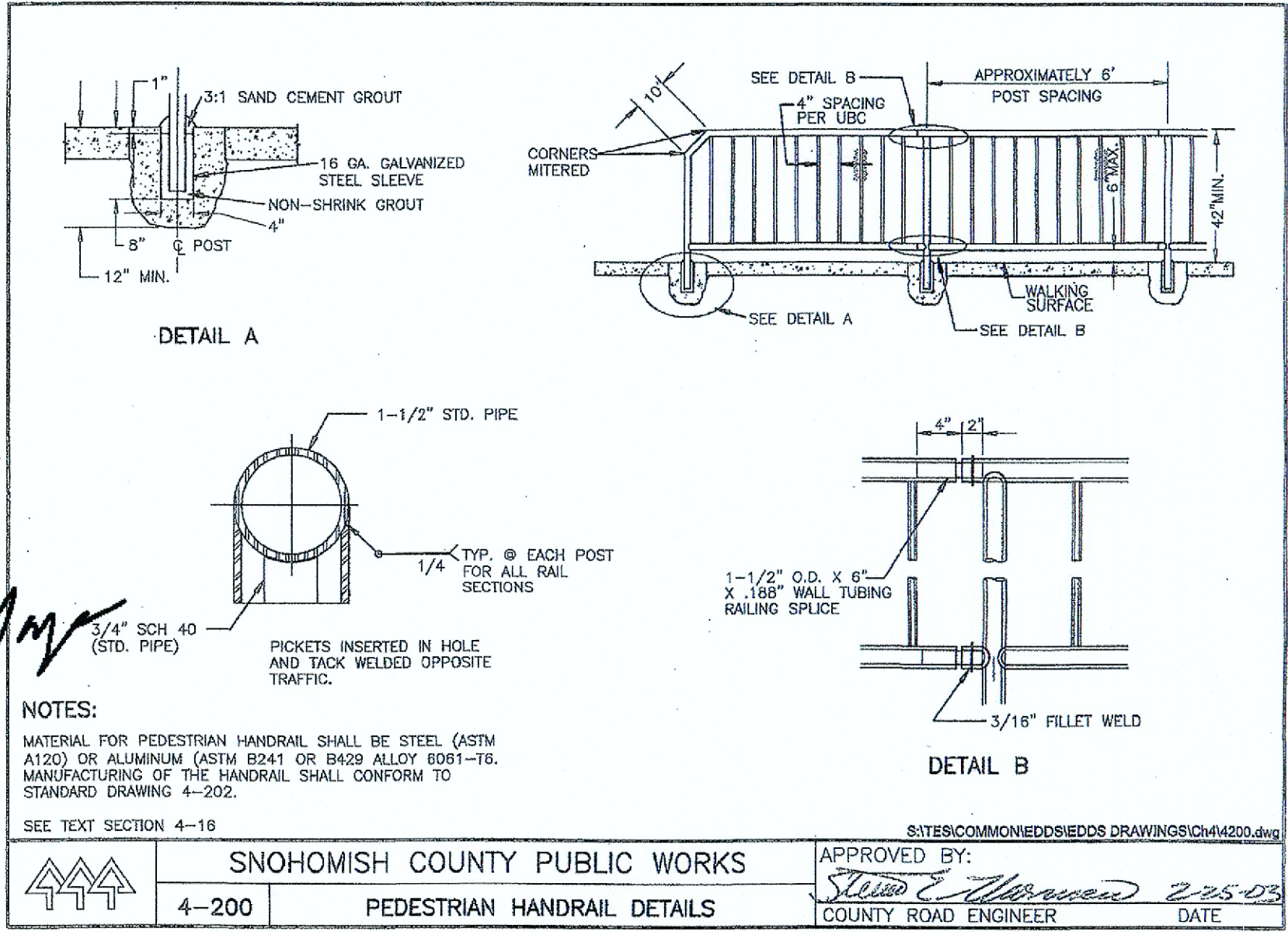
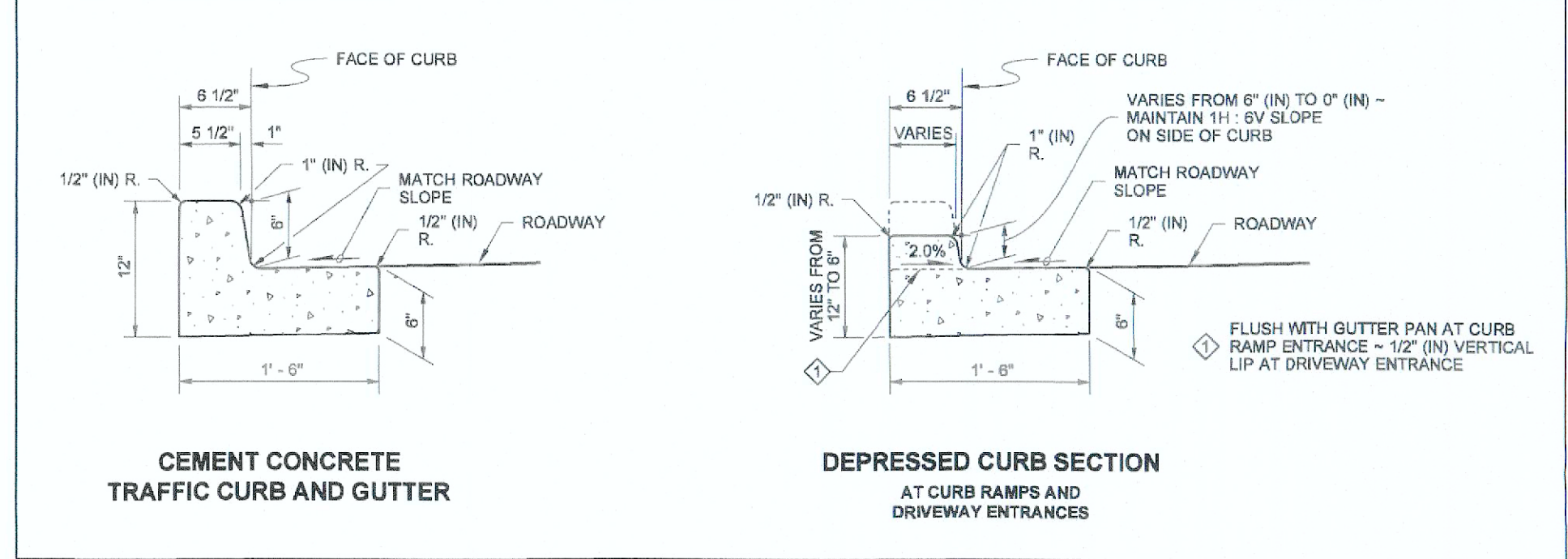
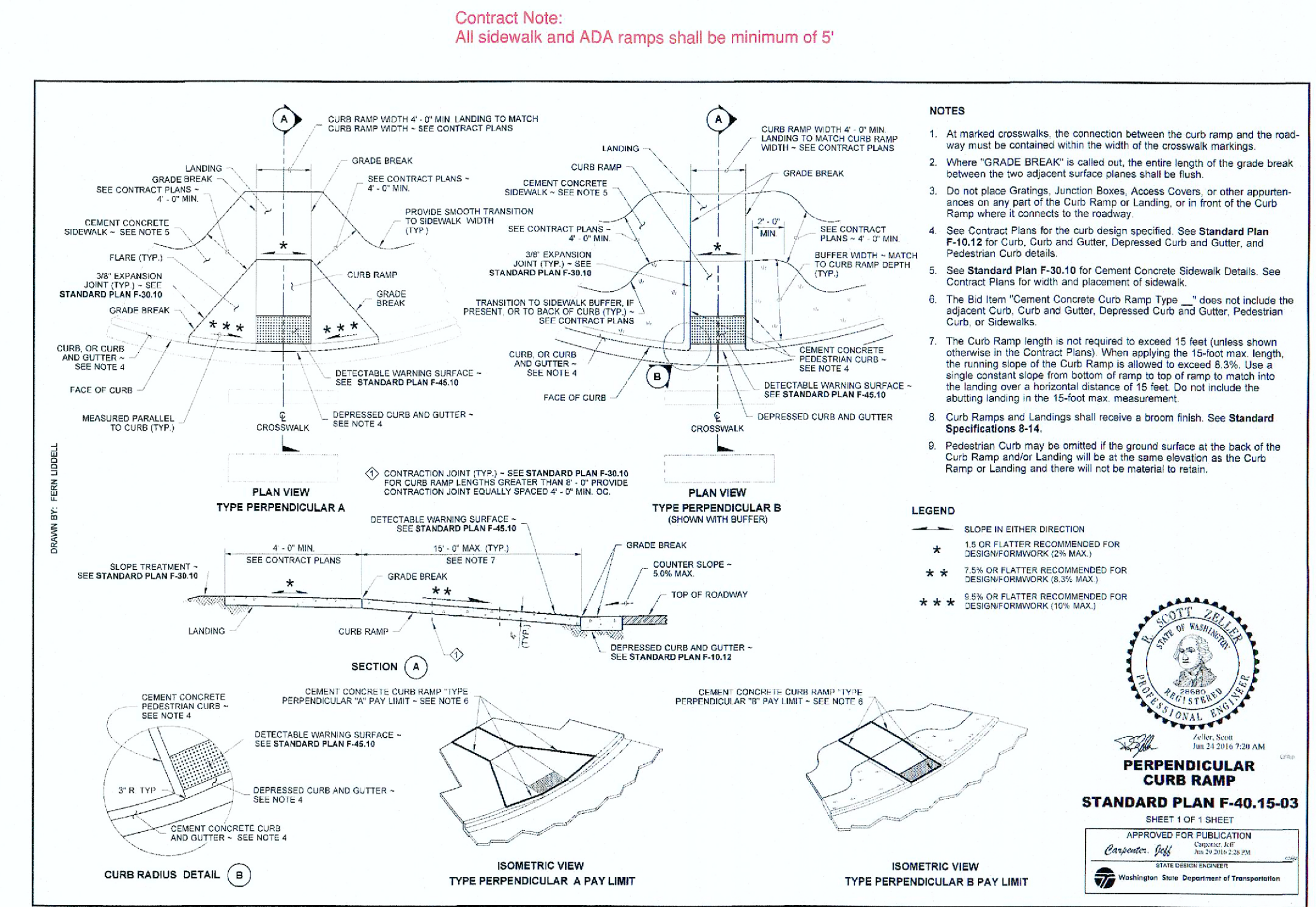
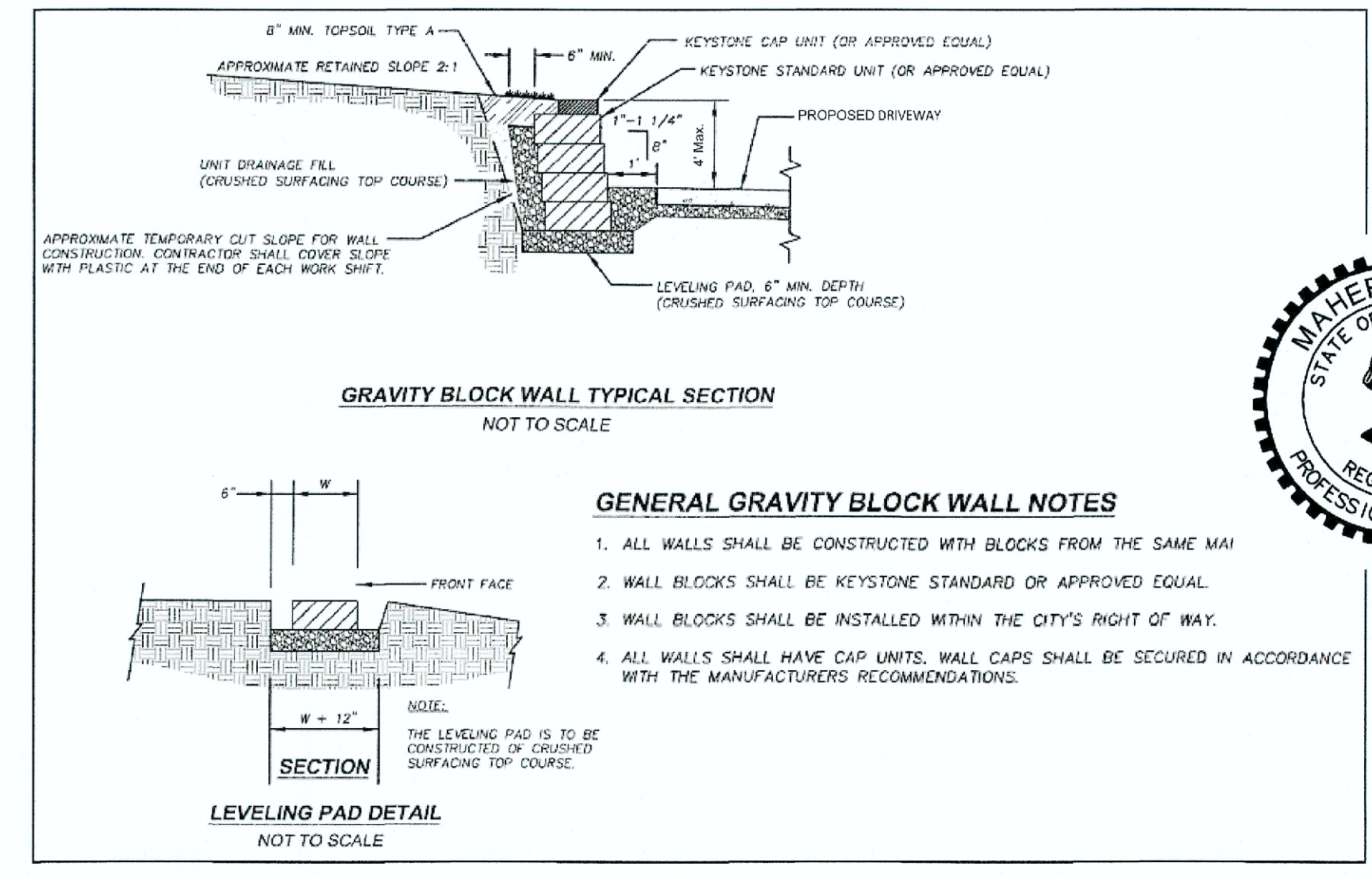
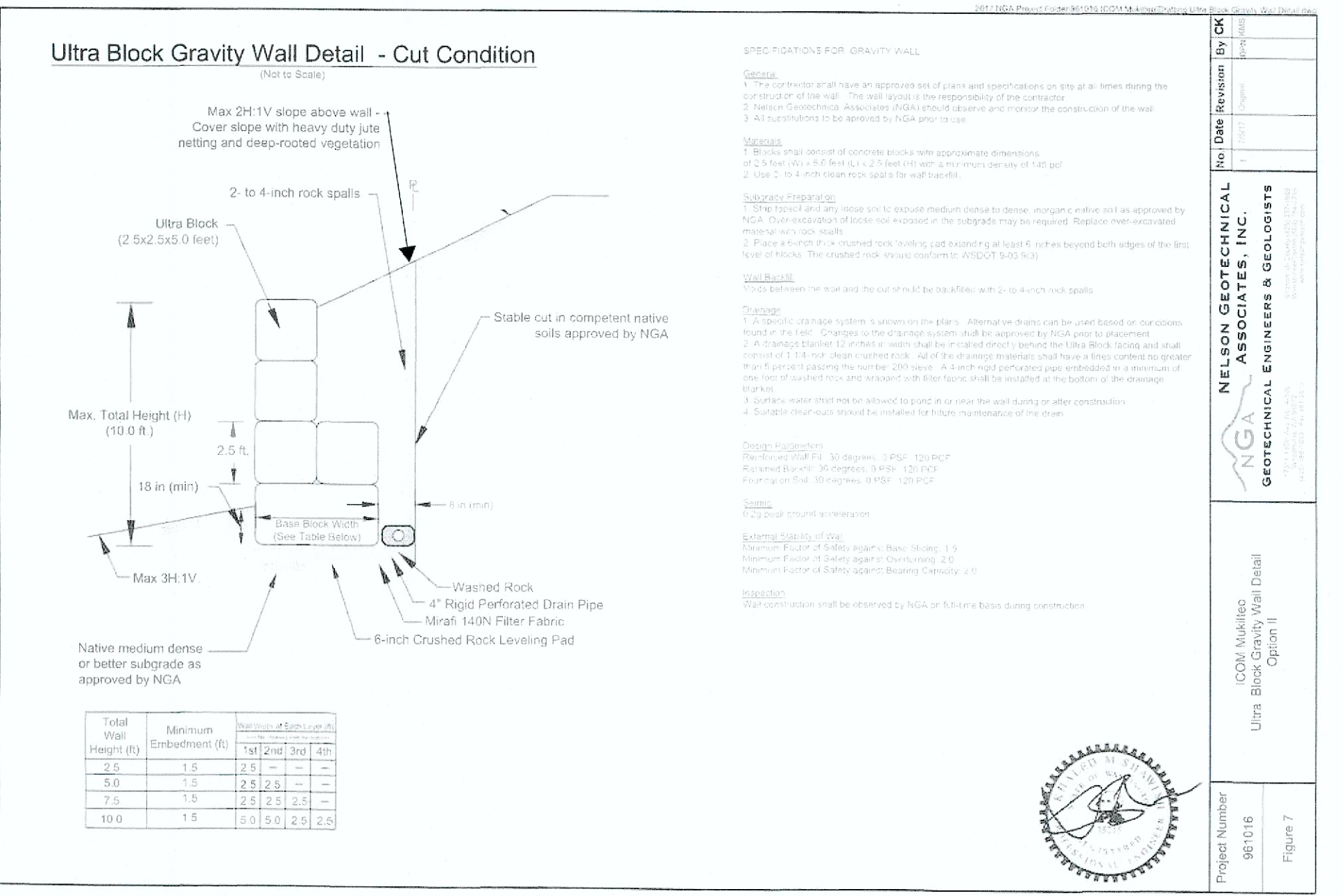
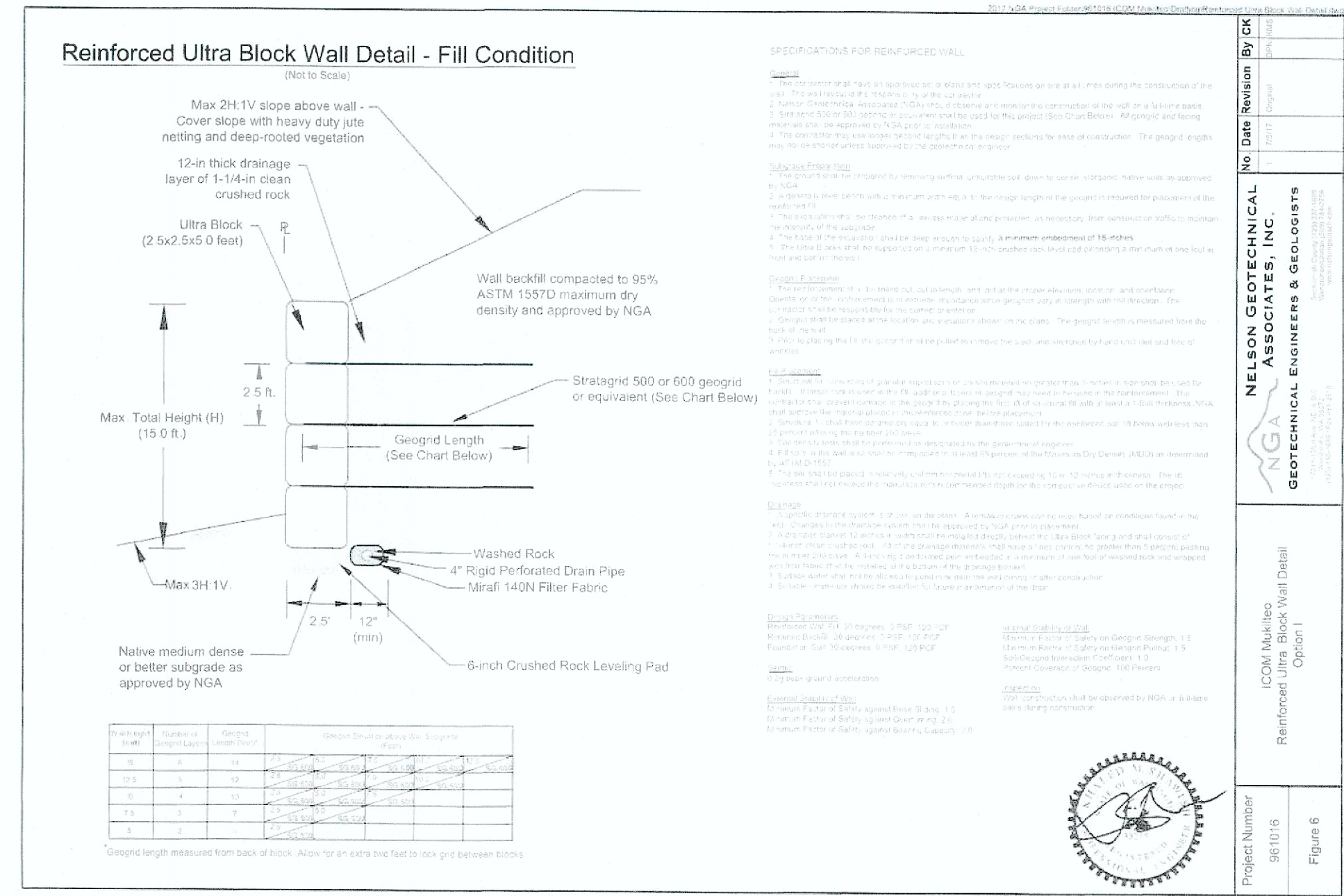
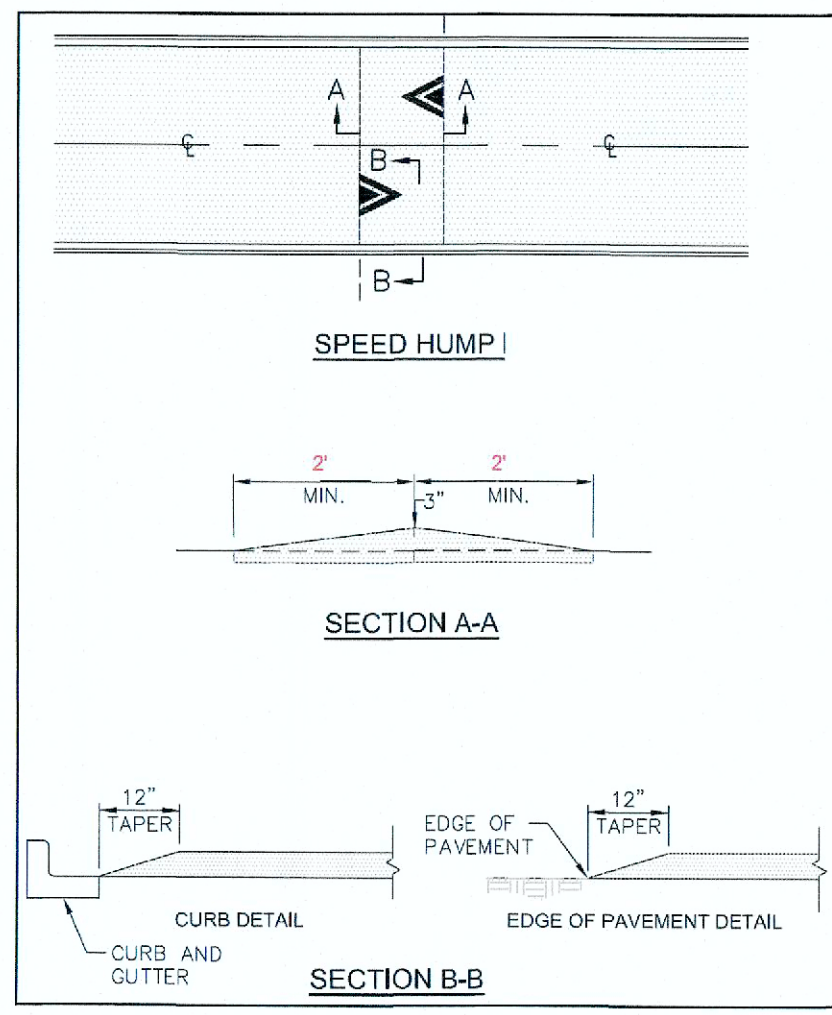
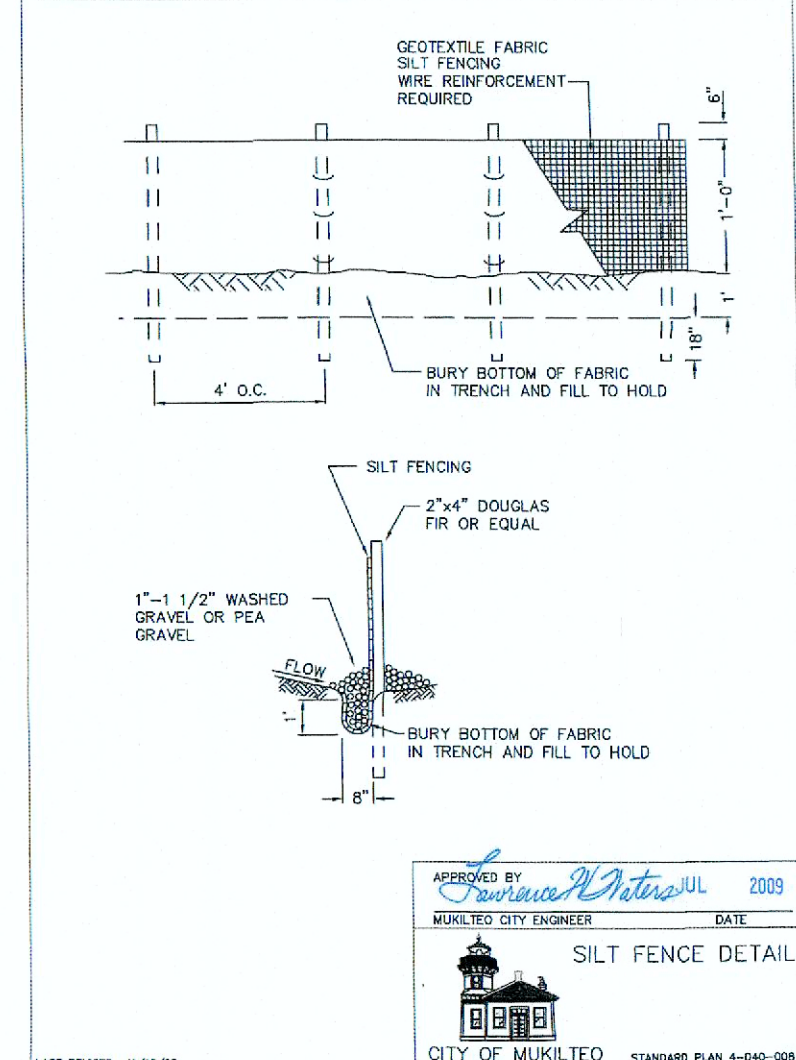
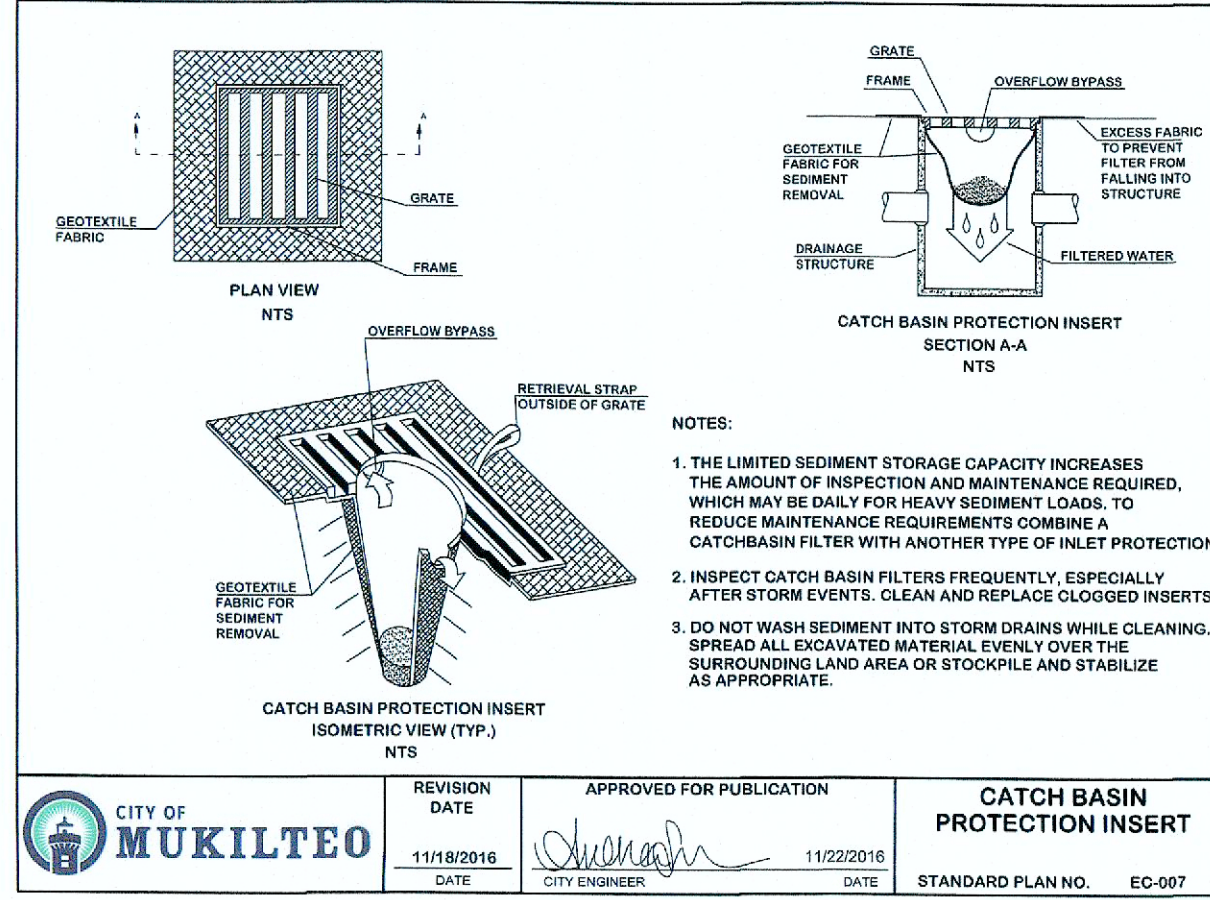
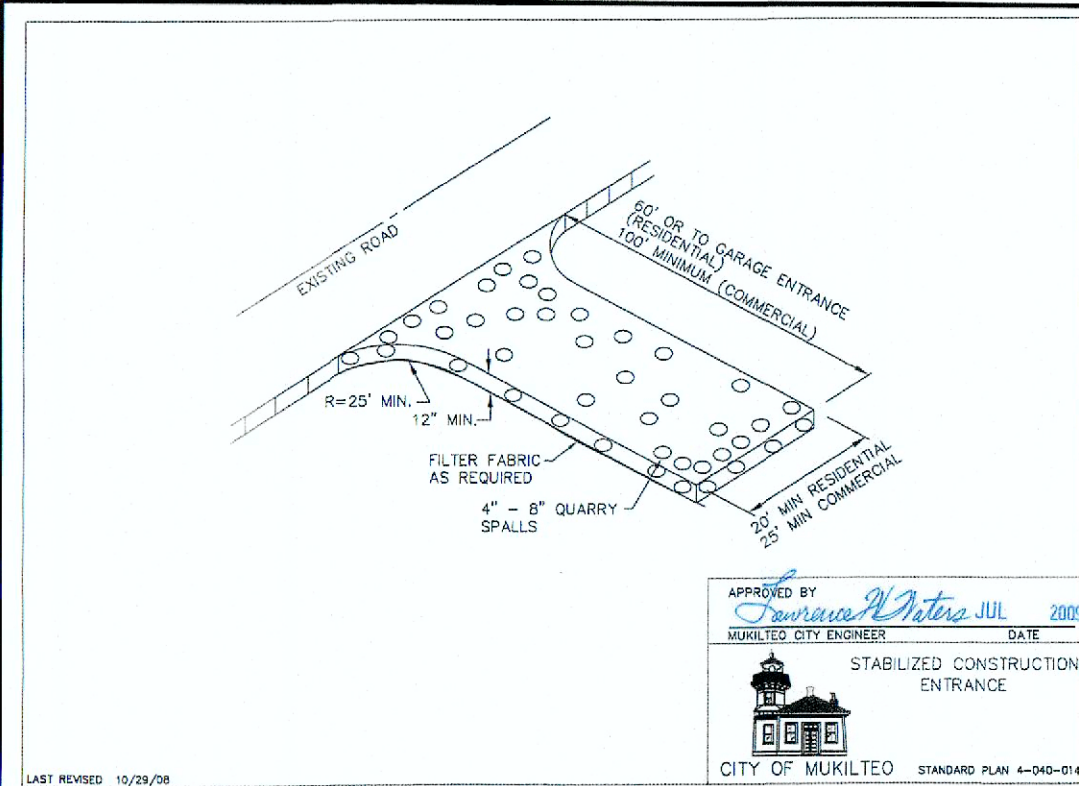
RECEIVED
JUL 31 2020
CITY OF MUKILTEO

DESIGN BY: M. WALLAIA DRAWN BY: M. WALLAIA CHECKED BY: M. WELAYE DATE: Jan. 2020 JOB NO. 3935	REVISION		ICOM DRAINAGE DETAILS 1 OF 2 PERMIT # _____ CITY OF MUKILTEO SNOHOMISH COUNTY	SCALE AS NOTED SHEET 7 OF 10 SHEETS
	DATE	BY		





		REVISION		ICOM DRAINAGE DETAILS 2 OF 2 PERMIT # _____ <i>CITY OF MUKILTEO SNOHOMISH COUNTY</i>	SCALE AS NOTED
DESIGN BY: M. WALLAIA	DATE	BY			SHEET 8
DRAWN BY: M. WALLAIA					OF
CHECKED BY: M. WELAYE					10
DATE: Jan. 2020					SHEETS
JOB NO. 3935					



DESIGN BY: M. WALLAIA	REVISION	DATE	BY
DRAWN BY: M. WALLAIA			
CHECKED BY: M. WELAYE			
DATE: Jan. 2020			
JOB NO. 3935			

ICOM WALLS DETAILS		SCALE AS NOTED
PERMIT #		SHEET 9 OF 10 SHEETS
CITY OF MUKILTEO SNOHOMISH COUNTY		

A PORTION OF SE 1/4, OF THE NW 1/4, SECTION 27, TOWNSHIP 28 N, RANGE 4, W.M.

GENERAL NOTES:

- All work and materials shall be in accordance with the City of Mukiteo 2017 Development Standards (Appendix B) and the Washington State Department of Transportation/American Public Works Association Standard Specifications for Road, Bridge, and Municipal Construction, and the current Stormwater Management Manual for Westren Washington from the Department of Ecology .
- All work pertaining to this project shall be subject to inspection by the City Inspector or his designated representative. Prior to any site work, the contractor shall contact the City Inspector at (425) 263-8000 to schedule a pre-construction conference. See Supplementary General Note 8.
- Before performing any grading or clearing, the limits of all proposed clearing and grading, sensitive and critical areas and their butters, trees to be retained, and drainage courses shall be marked in the field and verified by the City Inspector [SCC 17.05.220(1)] and (SCC 24.30.020(1)(h)). The person responsible for accurately locating these features and telephone number is:
Name: Phone:
- The developer and project engineer are responsible for water quality. A monitoring program shall be established by the project engineer. The project engineer's name and phone number are:
Name: Phone:
- Engineered as-built meeting Policy POL-3010 shall be required prior to final approval of the drainage system. Final approval is required for temporary or permanent occupancy.
- All Native Growth Protection Areas (NGPA) shall be left in a substantially natural state. No clearing, grading, tilling, building construction or placement, or road construction of any kind shall occur within these areas. Removal of vegetation by the property owner shall be limited to that which is hazardous. NO adjustment to the boundary of any such area shall occur without further Environmental Review and amendment of the CASP recorded with Snohomish County.
- Prior to initiation of site work, highly visible markers such as bright orange barrier fencing or flagging shall be used to Identify NGPA boundaries. Prior to recording, all NGPA's shall be clearly and permanently marked on the project site. Signs shall be placed no greater than 100 feet apart around the perimeter of the NGPA. Neither clearing of any vegetation nor grading is allowed within the NGPA areas.
- Not Used
- It shall be the contractor's responsibility to apply for and obtain grading permits required for any non-approved dump sites.
- Approval is required for all changes to the construction plans by the design engineer and City of Mukilteo before construction occurs. Noncompliance with the construction plans, erosion control requirements, water quality requirements and/or clearing limits may result in revocation of project permits, plan approval and bond foreclosures.
- Monuments and property corners shall be protected from disturbance during construction. A licensed surveyor shall obtain a permit for the removal or replacement of any R/W monuments, survey monuments, or property corners in accordance with State Low and WAC 332-120 prior to any disturbance to the corner. The points to be protected or replaced shall be located by the project surveyor or engineer and shown on the construction plans.

GRADING AND TESC NOTES:

- Not used.
- All grading shall comply to chapter 33 of the Uniform Building Code. 30-635 & 3063A of the Snohomish County Code. (current edition)
- Temporary Erosion/Siltation Control (TESC) Measures shall be installed prior to any site work (see attached detailed drainage plan).
- All persons engaging in development activities shall prevent or minimize erosion and sedimentation on-site, and shall protect properties and water courses downstream from the site.
- All streets are to be kept clear of dirt and debris. Streets shall be swept immediately when dirt has been tracked onto the paved surfaces.
- Noncompliance with the erosion control requirements, water quality requirements and/or clearing limits may result in revocation of project permits, plan approval and bond foreclosures.
- Not used.
- From April 1 to September 30, soil shall be exposed for a maximum of 7 days. Ground cover BMPs shall be used to stabilize the soil
- Soil stockpiles shall be stabilized within 24 hours. When actively working with the soil stockpile, stabilization shall occur at the end of each work day.
- Siltation Barriers and all other TESC measures shall be inspected immediately after each rainfall event greater than 0.1" rainfall, and at least daily during prolonged rainfall events.
- Maintenance and repair of TESC facilities and structures shall be conducted immediately upon recognition of a problem or when the TESC measures become damaged.
- Sediment deposits shall be removed from all temporary drainage facilities and structures upon reaching a depth of 6 inches.
- Sufficient TESC BMP materials and supplies to protect the entire site shall be stockpiled on-site.
- Inlets of the permanent drainage system shall be protected from sediment influx by use of filter fabric, micropore bags, or similar filtering materials end methods.
- Construction acceptance will be subject to a well established ground cover that fulfills the requirement of the approved construction plans and Title 25 Snohomish County Drainage Ordinance.
- All disturbed areas such as roadway back-slopes, etc. shall be seeded with a perennial ground cover gross to minimize erosion. Grass seeding wilt be done using an approved HYDROSEEDER or as otherwise approved by the City of Mukiteo.
- All areas to be seeded shall be cultivated to the satisfaction of the city inspector. This may be accomplished by disking; raking, harrowing or other acceptable means. Perform all cultural operations across or at right angles to the slope. If necessary, surface runoff control measures such as gradient terraces, interceptor dike/swales, level spreaders, and sediment basins shall be installed prior to seeding.
- Immediately following finish grading, permanent vegetation (consisting of rapid, persistent and legume) will be applied at a minimum 80# per acre. This is to include the following: 20% Annual, perennial or hybrid rye grass, 40% Creeping Red Fescue, 40% White Clover, or as otherwise approved by the City. HYDROSEED required.

GRADING AND TESC NOTES (CONT.):

- Fertilizer shall be applied at 400# per acre of 10-20-20 (10 pounds per 1100 square feet) or equivalent. Developments adjacent to water bodies shall use non-phosphorus fertilizer.
- Excess excavation shall be disposed of at a permitted site or commercial topsoil company.
- These plans indicate cut and fill slopes which exceed a maximum of two feet horizontal to one foot vertical (2: 1). A rock or concrete retaining wall may be required. All rock retaining walls greater than four (4) feet ln height are to follow city specifications and to be designed and certified by a civil engineer experienced in Soils mechanics. All other cut and fill slopes shall be maximum of 2: 1.
- The embankment of the temporary sedimentation basin should be checked regularly to ensure that it is structurally sound and has not been damaged by erosion or construction equipment. The emergency spillway should be checked regularly to insure that Its lining is well established end erosion-resistant. The siltation basin should be checked after each runoff-producing rainfall for sediment clean out. When the sediment reaches the clean out level, it shall be immediately removed and property disposed.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE:

- Not used.
- INSTALLATION: The area of the entrance should be vleared of all vegetation roots ,and other objectionable material. The gravel shall be placed to the specified dimention. Any drainage facilities required because of washing should be constructed according to specifications in the plan. If wash racks are used, they should be installed according to manufacture's specifications.
- Aggregate: 4" - 6" Crushed Ballast Rock.
- Filter Fabric (Geotextile Fabric) shall be inserted beneath the entire construction entrance .
- Entrance Dimensions: The aggregate layer must be at least 12 Inches thick. It must extend the full width of the vehicular ingress and egress area. The length of the entrance must be at least 60 feet.
- WASHING: If conditions on the site are such that most of the mud Le not removed from vehicle tires by content with the gravel, then the tires must be washed before vehicles enter public road. Wash water must be carried away from the entrance to a settling area to remove sediment. A wash rack may also be used to make washing more convenient and effective.
- Maintenance: The entrance shall be maintained in a condition which will prevent tracking or flow of mud onto public right-of-way. This may require periodic top dressing with 2-inch stone, as conditions demand, and repair and/or clean out any structures used to trap sediment. All materials spilled, dropped, washed or tracked from vehicles onto roadway or into storm drains must be removed immediately.

STORM DRAINAGE NOTES:

- Pipes: (The engineer shell place a note stating the minimum pipe specifications allowed per the design. Don't write this out on General Notes; apply lt)
 - All storm sewer pipe Shall conform with City of Mukiltieo Design and Development Standards and Division 7 of the WSDOT / APWA Specification.
 - All pipe shall be placed on stable earth, or if in the opinion of the city Inspector, the exiting foundation is unsatisfactory, then lt shall be excavated below grade end back filed with compacted gravel material to support the pipe.
 - The backfill shall be placed equally on both sides of the pipe or pipe-arch in layers with a loose average depth of 8" maximum depth 8", thoroughly tamping each layer. These compacted layers must extend for one diameter on each side of the pipe or to the side of the trench. Materials to complete the fill over pipe shall be the same as described (Refer to WSDOT standard specification 7-04.313) and standard specification 2-03.3(14)(C, method B & C.
 - Galvanized steel CMP shall meet the requirements of AASHTO designation M-36. type 1 & type 2. Pipe shall have asphalt treatment 1 or better.
 - Corrugated aluminum pipe and coupling bands Shall meet the requirements of AASHTO M198 and M197
 - Double walled (smooth interior) corrugated polyethylene pipe, meeting the requirements of AASHTO M 252 in 8 inch size and AASHTO M 294s in sizes 12' through 36" is an acceptable alternative to schedule A culvert pipe as shown on WSDOT/APWA Standard Plan B-17 and for Storm sewers in accordance with Snohomish County standards.
 - Band size shall be 12" far pipe less than 42" diameter and 49" x 33" arch pipe. Refer to item "K Charts" for larger size pipes.
 - Backfill around pipe must be compacted to a specified AASHTO T-99 density of 90%. Use reasonable care in handling and installation. Alt non-perforated metal pipe shall have neoprene gaskets at the joints. O-ring gaskets may be used for Type F Coupling band.
 - A note specifying the gage and bend size for all pipes used in the design shall be placed on the plans, and manholes exceeding 5 feet in depth
- Catch Basins end manholes:
All catch basins shall be type 1 unless otherwise noted
All catch bastes with a depth over 5.0 feet to the flow line shall be a type II CB or larger (manhole).
The Contractor shall be responsible for adjusting all manhole, inlet, and catch basin frames end grates just prior to pouring of curbs end paving.
- All grates shall be depressed 0.1 feet below pavement level.
Catch basin frame and grates shall be Olympic Foundry Model 5435, 5436A, or 80503A, locking type or equal. Model 5435A is referred to as a 'through curb inlet' on the plan, Model 50503A is referred to as a "rotted grate Inlet" ln the plan.
All type II catch basin manholes, inlet, and catch basins shall have locking lids.
Rolled Greta not approved for outside of City right-of-way or for use with type II Manhole.
- Standard ladder steps shall be provided in all catch basins and manholes exceeding 5 feet in depth

WET SEASON GRADING NOTES (OCTOBER 1-MARCH 31.):

- The construction sequence shell be modified to minimize the area of unstabilized soil. A maximum of 1,000 square feet of dirt will be exposed at any time.
- Earthen areas that are subject to contributing sediments during storm events and where earth movement is not anticipated for 48-hours shall be stabilized using the following BMPs:
- Cover disturbed areas with 4" deep straw mulch. Cover stock piles with plastic sheeting.
- Wet season TESC measures will be expanded to include
 - Prevent all groundwater flows and offsite surface flows from running over bare earth (convey with pipe and/or lined channels through the site).
 - Deliveries shall be made to staging site adjacent to construction entrance. Place quarry spalls in all areas subject to travel by vehicles making deliveries.
- Solis shall not be disturbed except for actual construction activities. Parking is allowed only on paved end/or gravel surfaces.
- Slopes 8% end greater without established groundcover will be stabilized with plastic sheeting, 6-mil (minimum). The sheeting shell be anchored with sand bags located 5-feet apart on the perimeter end 10-feet on center an the remainder of the sheeting. A minimum of 2-feet overlap is required for overlapping sheets.
- Water discharged from the site will be monitored for turbidity. Maximum allowable turbidity of discharged water will be 5 NTU over background. provide the monitoring frequency and methodology .
- When rainfall is heavy (defined as rainfall hard enough to produce sediment run-off from exposed dirt), all exposed earthwork shell be covered. No other construction activity shall occur on perviaus surfaces during these periods of heavy rain.
- Stormwater will be monitored daily during periods of rainfall. If turbidity exceeds the maximum allowable, all site runoff will be pumped to indicated area and dispersed using sprinklers or perforated piping. See grading and TESC Plan.

SUPPLEMENTARY GENERAL NOTES:

- Not used.
- Remove abandoned pipes in the right-of-way.
- All pipes shall have a minimum of 12" cover at the top of the bell, or shall have minimum cover per the manufacturer's specifications, whichever is greater.
- Prior to placing any surface materials on the roadway, it shall be the responsibility of the developer or utility to provide density test reports (as specified in EDDS) certified by a professional engineer licensed to practice in the State of Washington.

CHANNELIZATION AND SIGNING

- Approved permanent traffic control signs and markings within the public Right-of-Way (ROW) shall be installed by the city of Mukilteo forces. The developer shall pay for installation of all devices. The inspector shall notify the Department of Public Works (DPW) Traffic Operations when the project is ready for channelization and signing. If City forces are unavailable to perform the striping installation within an appropriate time frame, the permit holder shall contract for the striping installation. DPW Traffic Operations shall be contacted at least 2 days in advance of installation to verify channelization layout.
- During project construction, the contractor shall provide and maintain all temporary construction signs, traffic control signs, delineators and temporary markings as required. All signs. traffic control signs, delineators and temporary markings shall be according to the Current Manual of Uniform Traffic Control Devices (MUTCD).
- Access by emergency vehicles shall be maintained at all times during construction.
- After work within the traveled roadway is completed at the end of each day, the road shall be cleared of debris and equipment, and completely open ta traffic (unless otherwise approved by the Department of Public Works of the City). Lighted barricades or barrels shall delineate all areas within the roadway affected by construction (i.e. edge of pavement, new curb edges not illuminated by street lights).
- A ROW use permit Is required from DPW for any lane/road closures within the City o Mukilteo right-of-way. Contact DPW at least 15 days prior to construction activity within the public ROW. City of Mukilteo does not have jurisdiction on state routes or private roads or private property. For any activity encroaching on such property the applicant shall obtain permission from the appropriate authority.
- Prior to placing any surface material on the roadway, it shall be the responsibility of the developer or utility to provid density test reports (As specified in EDDS) certified by a professional engineer licensed to practice in the State of Washington (EDDS 8-05).
- The developer/contractor shall be responsible for interim traffic control during construction on or along traveled city roadway. The developer/contractor must submit a traffic control plan to public works (Permit Counter) and recive approval prior to commencement of any construction.
- Survey Monuments shall be found and set in accordance with
 - Monuments and property corners shall be protected from disturbance during construction. A licensed Surveyor shall obtain a permit for removal or replacement of any ROW monuments, Survey Monuments, or Property corners in accordance with state law and WAC 332-120 prior to any disturbance to the corner. The points to be protected or replaced shall be relocated by the project surveyor or engineer and shown on the construction plans.
- Prior to any site work, the contractor shall contact the City Inspector for land development division at (425)
 - to schedule a preconstruction conference. Field changes requiring redesign Shall be submitted and approved prior to construction. Engineered as-builts shall be required prior to site approval.
- For all underground utility installations within the City right-of-way, the workmanship and material shall be in accordance with (COMDS) and most recent copy of the State of Wadhington Standard Specification for Road, Bridge, and Municipal Construction (WSDOT/APWA).
- Consistent with (COMDS), Utilities, or other intending to trench in the existing or proposed City right-of -way shall notify Planning and Development Services Inspection Section not less than 3 working days prioie to performing the work. Must apply for (COMDS) deviation, if the design is not consistent with (COMDS). The notification shall include; A. Location of the work (Site Location and Location of trench work relative to existing/proposed roads).
 - Permit Number.
 - Method of compaction to be used.
 - Day and hour when compaction is to be done.
 - Day and hour when testing is to be done.
- Neat Cut Line, clean Heat and Tack Edges with sealer CSS-1 and seal with AR4000, and sand. Saw cut shall be 1-foot minimum inside the existing edge of pavement, and 4- feet minimum paved section required.



Handwritten signature and date 1/19/2020

DESIGN BY: M. WALLAIA			REVISION		ICOM NOTES PERMIT # _____ <i>CITY OF MUKILTEO SNOHOMISH COUNTY</i>		SCALE AS NOTED SHEET 10 OF 10 SHEETS
DRAWN BY: M. WALLAIA			DATE	BY			
CHECKED BY: M. WELAYE							
DATE: Jan. 2020							
JOB NO. 3935							

JOB NO. 3935