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CITY OF MUKILTEO

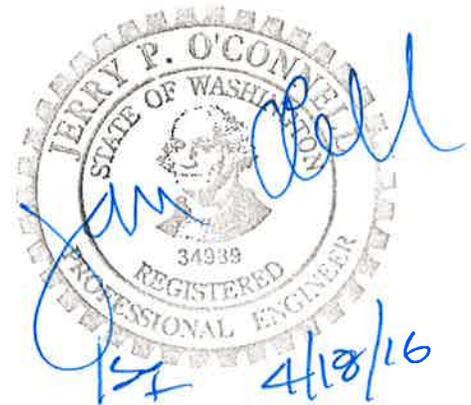
**Preliminary Drainage Report
Wizard International Addition**

4600 116th st sw
Mukilteo, WA 98275

April, 2016
Permit # pending

Project/Applicant:
2812 Architecture
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2812 Colby Avenue
Everett, Washington 98201

OCE Job No: 1602

Executive Summary

Project location: 4600 116th st sw, Mukilteo, WA 98275
Thomas Bros. map #4358, e1
Tax # 0078840000-1000 & -1100
in section 21, township 28n, range 4e

Project Overview and Executive Summary

The Applicant intends to obtain permits for construction a 16,923sf warehouse addition to an existing building. The project will also include addition of loading ramps and 4 parking spaces to service the addition.

Tabulation of proposed new/replaced hard surface:

New pavement (PGHS)=	4, 730sf
New warehouse eaves (NPGHS)=	9,125 sf
Replaced surface=	<u>0 sf</u>
Total hard surface=	13,855sf
Disturbed area=	18,400 sf

Existing drainage conditions summary:

The site has an existing warehouse, offices and related parking facilities. Detention & water quality are provided by the Regional Facility at the Harbour Pointe Golf Course.

Proposed drainage conditions summary:

Detention will continue to be provided by the above regional facility. However, based on City staff, the project will be required to provide enhanced water quality treatment for the new pollution generating hard surfaces.

Applicable drainage regulations:

The City is using the 2012 (as amended in 2014) DOE stormwater management manual for western Washington to regulate stormwater.

In accordance with the above manual, volume I, chapter 2.5.6 – minimum requirement #6-runoff treatment, since the project proposes less than 5,000sf of PGHS and the PGPS is less than ¾-acre, the project is not subject to Minimum requirement #6.

Final design submittals

This report is intended for preliminary review. During final plan preparation, construction plans, swppp, and drainage report will be prepared in compliance with City requirements.