

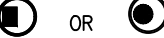













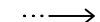



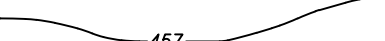

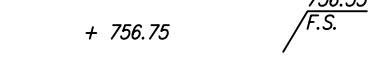
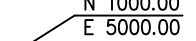

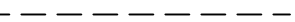





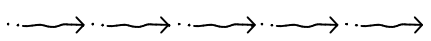


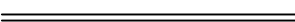

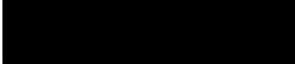





ABBREVIATIONS

ACP	Asphaltic Concrete Pavement
ADD'L	Additional
ADJ	Adjacent
ANSI	American National Standards Institute
APPROX	Approximate(y)
BLDG	Building
BM	Benchmark
BNDRY	Boundary
BVC	Beginning of Vertical Curve
C	Cable TV
C&G	Curb and Gutter
CB	Catch Basin
CF	Cubic Feet (Foot)
CI	Cast Iron
CL or ☉	Center Line
CMP	Corrugated Metal Pipe
CPEP	Corrugated Polyethylene Pipe
CTR	Center(ed)
CY	Cubic Yard
DI	Ductile Iron
DIA (ø)	Diameter
DIM	Dimension
DWG	Drawing
E	East(ing)
ELEV	Elevation
EOP	Edge of Pavement
EVC	End of Vertical Curve
EXIST	Existing
FDN	Foundation
FFE	Finish Floor Elevation
FH	Fire Hydrant
FLR	Floor
FS	Finished Surface
FT ( ' )	Foot (feet)
FTG	Footing
G	Gas Main
HDPE	High Density Polyethylene
HORIZ(H)	Horizontal
HT	Height
HYD	Hydrant
ID	Inside Diameter
IE	Invert Elevation
IN ( " )	Inch(es)
LB	Pound(s)
LCPE	Lined Corrugated Polyethylene Pipe
LF	Linear Feet
MAT'L	Material
MAX	Maximum
MH	Manhole
MIN	Minimum
MISC	Miscellaneous
N	North(ing)
NO ( # )	Number
OC	On Center
P	Power
PC	Point of Curvature
PP	Power Pole
PL or ☉	Property Line
PSF	Pounds Per Square Foot
PSI	Pounds Per Square Inch
PT	Point of Tangency
PVC	Polyvinyl Chloride
PVI	Point of Vertical Inflection
QTY	Quantity
RAD (R)	Radius
RCP	Reinforced Concrete Pipe
RD	Road
RET	Retaining
ROW	Right of Way
SHT	Sheet
SIM	Similar
STA	Station
SS	Sanitary Sewer
SD	Storm Drain
SQFT	Square Feet
TOE	Toe of Wall, or Slope
T	Telephone Wire
TOC	Top of Curb
TG	Top of Grate
TEMP	Temporary
TOP	Top of Wall, or Slope
TV	Television Wire
TYP	Typical
VC	Vertical Curve
VERT (V)	Vertical
WM	Water Meter
W/	With
WT	Weight
WWF	Welded Wire Fabric

LEGEND

STORM PIPE	
CATCH BASIN	
STORM MANHOLE	 OR 
SANITARY SEWER PIPE	
SANITARY SEWER MANHOLE	
WATER MAINS	
FIRE HYDRANT AND FDC	 
WATER METERS	
WATER VALVES	
FITTINGS WITH THRUST BLOCKS	    
SURFACE WTR AND PIPE DIRECTION FLOW	  
EXISTING CONTOUR LABELS	
PROPOSED CONTOUR LABELS	
GROUND SPOT ELEVATIONS (TENTHS)	
FINISHED SURFACE ELEVATIONS (HUNDREDTHS)	
COORDINATES, & LEADERS	
TOP OF WALL/TOE OF WALL	
TOP AND TOE OF SLOPES	
SLOPE INDICATORS	
RIP RAP	
FILTER FABRIC FENCING	
RAIN WATER LEADERS (RWL)	
CLEANOUTS (C.O.) SS, AND RWL	
INTERCEPTOR AND BIO-SWALES	
CEMENT CONCRETE	
STUBBED & PLUGGED LINE	
EXTRUDED CONC. CURB	
CURB & GUTTER	
ASPHALT CONCRETE PAVEMENT	
SHORING WALL	
ROCKERY WALL	
CONCRETE RETAINING WALL	

CONSTRUCTION SEQUENCE

1. APPLY FOR AND PICK UP ANY RIGHT OF WAY PERMITS FROM THE CITY OF MUKILTEO DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT.
  2. CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE(S).
  3. CONSTRUCT FILTER FENCE BARRIERS.
  4. CONSTRUCT SEDIMENTATION BASINS.
  5. CONSTRUCT RUNOFF INTERCEPTION AND DIVERSION DITCHES.
  6. CLEAR AND GRADE THE MINIMUM SITE AREA REQUIRED FOR CONSTRUCTION OF THE VARIOUS PHASES OF WORK.
  7. PROVIDE TEMPORARY HYDROSEEDING OR OTHER SOURCE CONTROL STABILIZATION MEASURES ON ALL DISTURBED SOILS.
  8. MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL FACILITIES TO PROVIDE THE REQUIRED PROTECTION OF DOWNSTREAM WATER QUALITY.
  9. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
  10. PROVIDE PERMANENT SITE STABILIZATION.
- EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL NOT BE REMOVED UNTIL CONSTRUCTION IS COMPLETE AND ACCEPTED BY THE CITY OF MUKILTEO.

SURVEY INFORMATION

BASIS OF BEARING

WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83–2011, EPOCH 2018 COORDINATES, NORTH 76°28'23" EAST ALONG THE MONUMENTED CENTERLINE OF 4TH STREET, AS SHOWN HEREON.

LEGAL DESCRIPTION

ALL OF LOTS 6, 6, 7, 8, AND 9 AND THE EAST 20 FEET OF LOT 10, BLOCK 8, PLUS PORTION OF VACANT ALLEY, PLAT OF MUKILTEO, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 2 OF PLATS, PAGE 34, RECORDS OF SNOHOMISH COUNTY, WA.

SITUATE IN THE CITY OF MUKILTEO, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.  
(PER BARGAIN & SALE DEED, AF#202412050258)

VERTICAL DATUM

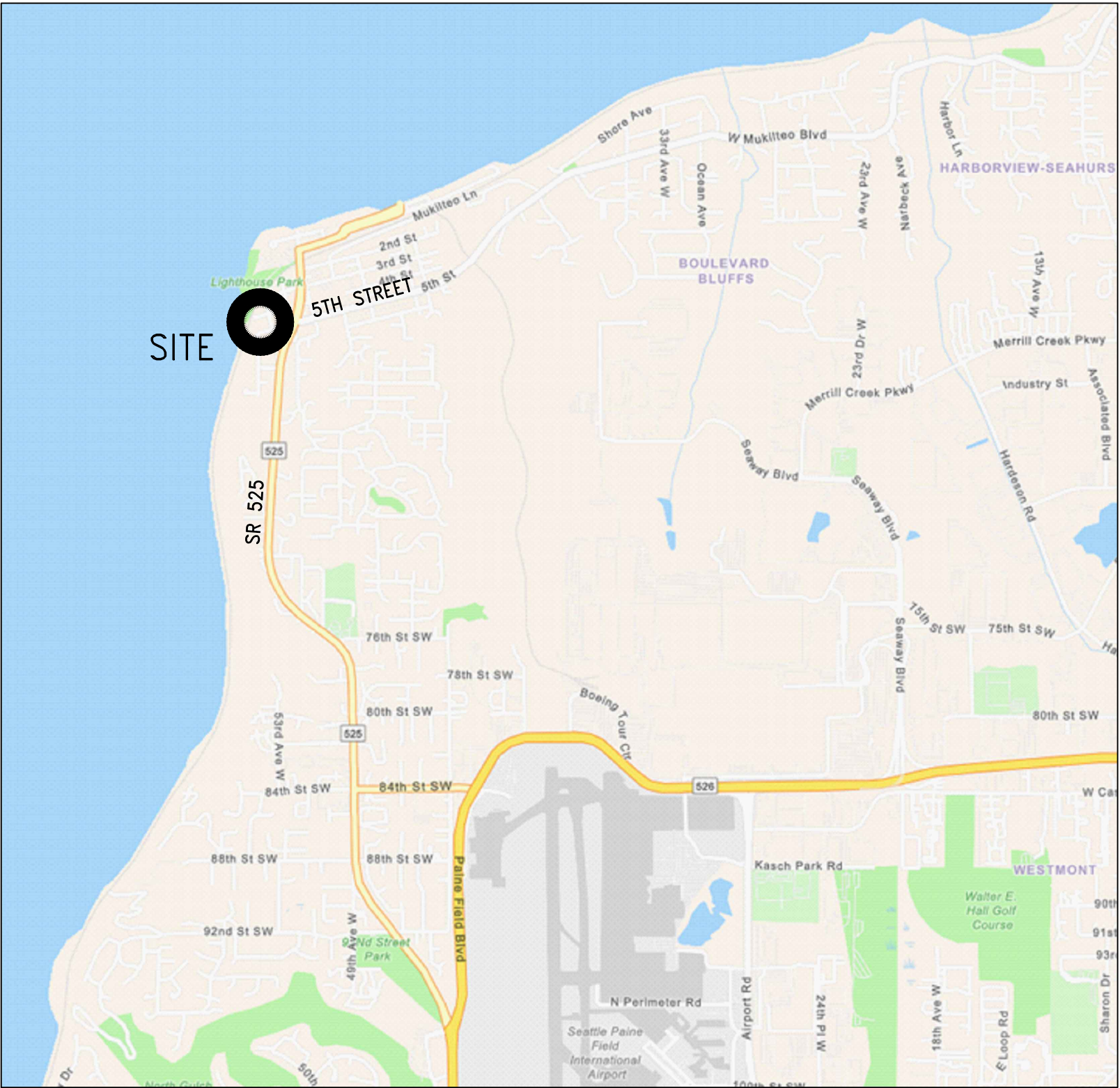
GPS VERTICAL PRIMARY VERTICAL CONTROL WAS ESTABLISHED USING ELLIPSOIDAL HEIGHTS DERIVED BY GPS MEASUREMENTS AND CONVERTING THEM TO ORTHOMETRIC ELEVATIONS USING GEOID 2018 CONVERSION (NAVD88)

SITE BENCHMARKS

TBM 1: SET REBAR AND YELLOW LS CAP "50711" AT SOUTHWEST CORNER TP#00527500800500, ELEV. = 51.13' (NAVD88)  
TBM 2: SET MAGNETIC NAIL IN 4TH ST, 2' FROM NORTH WEST EDGE ASPHALT DRIVEWAY AS SHOWN ON MAP. ELEV. = 36.95' (NAVD88)

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEY FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEY, FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION CONTACT THE UTILITY OWNER/AGENCY.



VICINITY MAP

NOT TO SCALE



OWNER/DEVELOPER

R3 HOMES, LLC  
5055 – 38TH AVENUE NE  
SEATTLE, WA 98105

CONTRACTOR

PARAMOUNT CONSTRUCTION, LLP  
STUART ORTEGA  
MUKILTEO, WA 98275  
(425) 220–8081

SITE ADDRESS

405 – 4TH STREET  
MUKILTEO, WA 98275

CIVIL ENGINEER

SITE ENGINEERING, PLLC  
RYAN P O'ROURKE, PE  
2206 – 60TH AVENUE NW  
GIG HARBOR, WASHINGTON 98335  
(253) 732–7252

PARCEL NUMBER

00527500800500

GEOTECHNICAL

SITE ENGINEERING, PLLC  
RYAN P O'ROURKE, PE  
2206 – 60TH AVENUE NW  
GIG HARBOR, WASHINGTON 98335  
(253) 732–7252

CONTRACTOR

UNKNOWN

QUANTITIES

CUT: 100± CY  
FILL: 100± CY

SHEET INDEX

TITLE SHEET & VICINITY MAP.....	C–0
SITE IMPROVEMENT PLAN & DETAILS.....	C–1
CLEARING & GRADING PLAN & DETAILS.....	C–2
TREE PROTECTION & RETENTION PLAN.....	C–3
TEMPORARY TRAFFIC & PEDESTRIAN CONTROL PLAN.....	C–4
UTILITIES PLAN & DETAILS.....	C–5
GENERAL NOTES.....	C–6

MUKILTEO SHORT PLAT  
MUKILTEO, WASHINGTON

SHEET NO.

C-0



**SITE IMPROVEMENT PLAN**

**PUGET SOUND**

**BURLINGTON NORTHERN SANTA FE RAILROAD**

**4TH STREET**

**CHURCH AVENUE**

**PROPOSED DRIVEWAY**  
SURFACE AREA = 400 FT<sup>2</sup>  
2-FOOT-WIDE GRAVEL TRANSITION STRIP  
10-FOOT-WIDE VEGETATED BUFFER

**PROPOSED SINGLE-FAMILY RESIDENCE**  
ROOF AREA = 3,380 FT<sup>2</sup> (MAX)  
120 LF 2-INCH PVC @ 2% (MIN)  
CUT-OFF TRENCH, AS NECESSARY PER DETAIL 3/C-2  
RESIDENTIAL CATCH BASIN W/ CLEAN OUT TO DIRECT GROUNDWATER TO APPROVED DISCHARGE LOCATION

**PROPOSED SINGLE-FAMILY RESIDENCE**  
ROOF AREA = 2,282 FT<sup>2</sup> (MAX)  
2-FOOT-WIDE GRAVEL TRANSITION STRIP  
10-FOOT-WIDE VEGETATED BUFFER  
PROPOSED DRIVEWAY SURFACE AREA = 400 FT<sup>2</sup>  
PROTECT 96" REDWOOD CEDAR PER DETAIL 3/C-2  
FND REBAR & LS CAP "LS 37534" ELEV. 38.80'

**EXISTING GRADE**  
COMPOSITE DRAINAGE FABRIC TENSAR DC 1200 OR ENKA DRAIN 9210 OR EQUAL INSTALL ON UPHILL SIDE OF TRENCH WALL AND AROUND DRAIN ROCK  
6" MINIMUM PERFORATED PVC PIPE (HOLES DOWN)  
1-1 1/2" WASHED GRAVEL  
DRAIN ROCK  
BACKFILL MATERIAL AS DIRECTED  
6" MINIMUM OVERLAP

**200-FT SHORELINE BUFFER**

**GRASS FILTER STRIP L=10 FT.**  
SEED W/ LANDSCAPING SEED MIX  
70% PERENNIAL RYE BLEND  
30% CHEWINGS AND RED FESCUE BLEND

**2-FT GRAVEL TRANSITION ZONE**  
**20-FT ASPHALT CONCRETE PAVEMENT**  
**5% (MAX)**  
**2 (MIN)**  
**AMENDED SOIL, 2-IN OF COMPOST INCORPORATED TO AN 8-IN DEPTH**  
**CRUSHED ROCK SUBBASE**  
**FIRM UNYIELDING SUBGRADE**

**NOTE: SUGGESTED SEED MIX MAY BE SUBSTITUTED WITH ALTERNATE MIX OR UNDISTURBED NATIVE PASTURE AREAS.**

**NOTE:**  
1. CRIBBING AND SHEETING MAY BE REQUIRED DEPENDING ON DEPTH AND SOIL TYPE OF TRENCH, PER WASHINGTON INDUSTRIAL SAFETY & HEALTH ACT.  
2. SITE SAFETY IS THE OWNER'S RESPONSIBILITY.

**GRAPHIC SCALE**  
( IN FEET )  
1 inch = 20 ft.

**CALL 48 HOURS BEFORE YOU DIG**  
1-800-424-5555

**CROSS SECTION - DRIVEWAY**  
SCALE : NTS

**FRENCH DRAIN (SW-017)**  
SCALE : NTS

**APPROVALS:**  
Job No.: 241113 MUKILTEO SP  
Proj. Manager: RPO  
Drawn: RPO  
Reviewed: RPO  
Dwg. Chk.: RPO  
Date: 5/24/2025  
Scale: 1"=20'

**REVISIONS:**

**SITE ENGINEERING, PLLC**  
CIVIL & GEOTECHNICAL ENGINEERING SERVICES  
2206 - 60TH AVENUE NW  
GIG HARBOR, WASHINGTON  
98161  
HTTP://SITEENGINEERING.US

**MUKILTEO SHORT PLAT**  
**405 - 4TH STREET**  
**MUKILTEO, WASHINGTON 98275**

**SHEET TITLE:**  
**405 - 4TH STREET**  
**MUKILTEO, WA**  
**SITE IMPROVEMENT**  
**PLAN & DETAILS**

**SHEET NO.**  
**C-1**

REVISIONS:

APPROVALS:

Job No.: 241113, MUKILTEO, SP

Proj. Manager: RPO \_\_\_\_\_

Drawn: RPO \_\_\_\_\_

Reviewed: RPO \_\_\_\_\_

Dwg. Chk. RPO \_\_\_\_\_

Date: 5/24/2025

ST. TITLE: MUKILTEO SHORT PLAT  
405 - 4TH STREET  
MUKILTEO, WASHINGTON 98275

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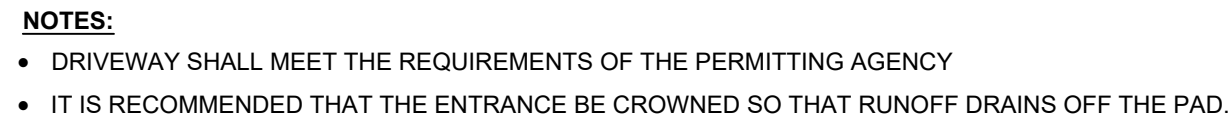
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SITE IMPROVEMENT  
PLAN & DETAILS

SHEET NO. C-1

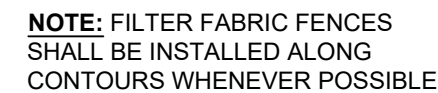
241113 MUKILTEO SP



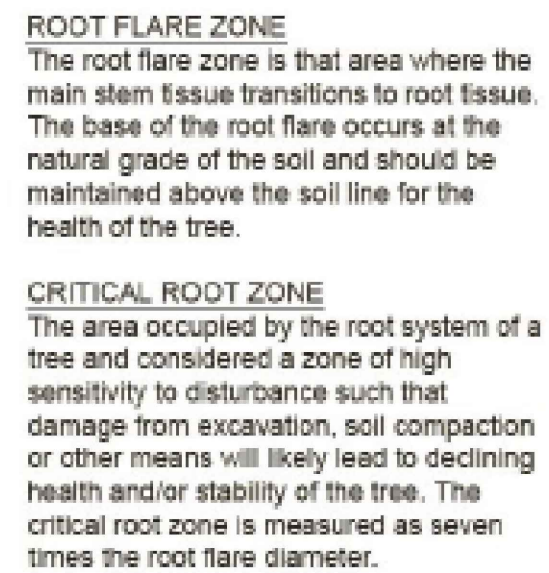
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SCALE : NTS




SCALE : NTS



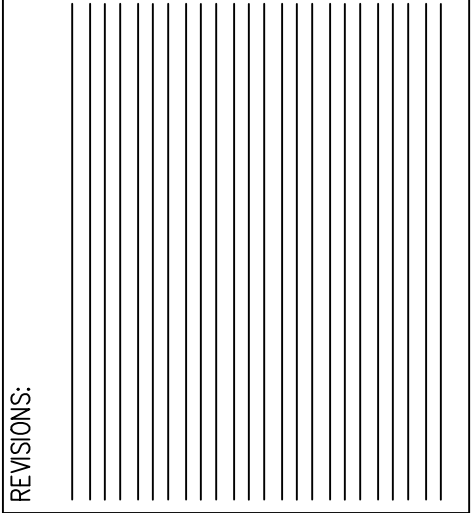
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PREPARED BY:

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CIVIL & GEOTECHNICAL ENGINEERING SERVICES

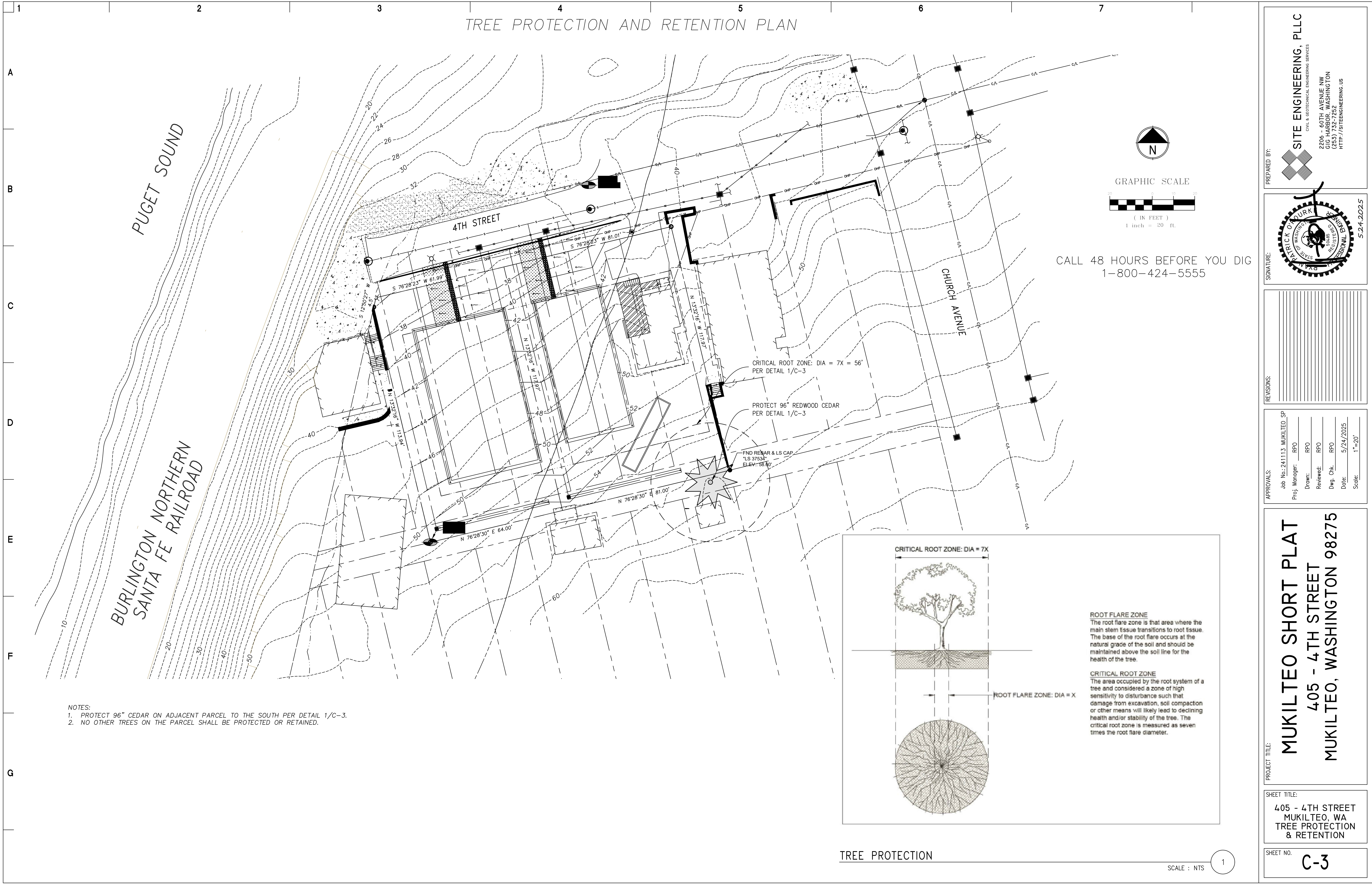
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(253) 732-7252  
[HTTP://SITEENGINEERING.US](http://SITEENGINEERING.US)



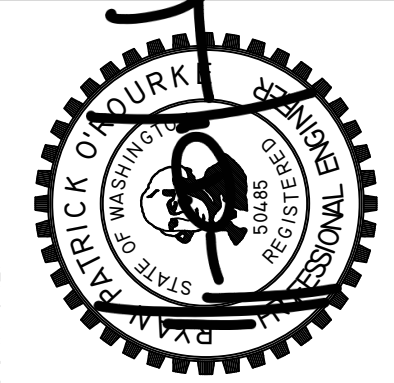
PROJECT TITLE: MUKILTEO SHORT PLAT  
405 - 4TH STREET  
MUKILTEO, WASHINGTON 98275

SHEET NO. C-2





PREPARED BY: **SITE ENGINEERING, PLLC**  
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GIG HARBOR, WASHINGTON  
(206) 735-7235  
HTTP://SITEENGINEERING.US

SIGNATURE:  5.24.2025

REVISIONS:

APPROVALS:	Job No. 241113 MUKILTEO SP
Proj. Manager: RPO	Drawn: RPO
Reviewed: RPO	Dwg. Chk. RPO
Date: 5/24/2025	Scale: 1"=20'

PROJECT TITLE: **MUKILTEO SHORT PLAT  
405 - 4TH STREET  
MUKILTEO, WASHINGTON 98275**

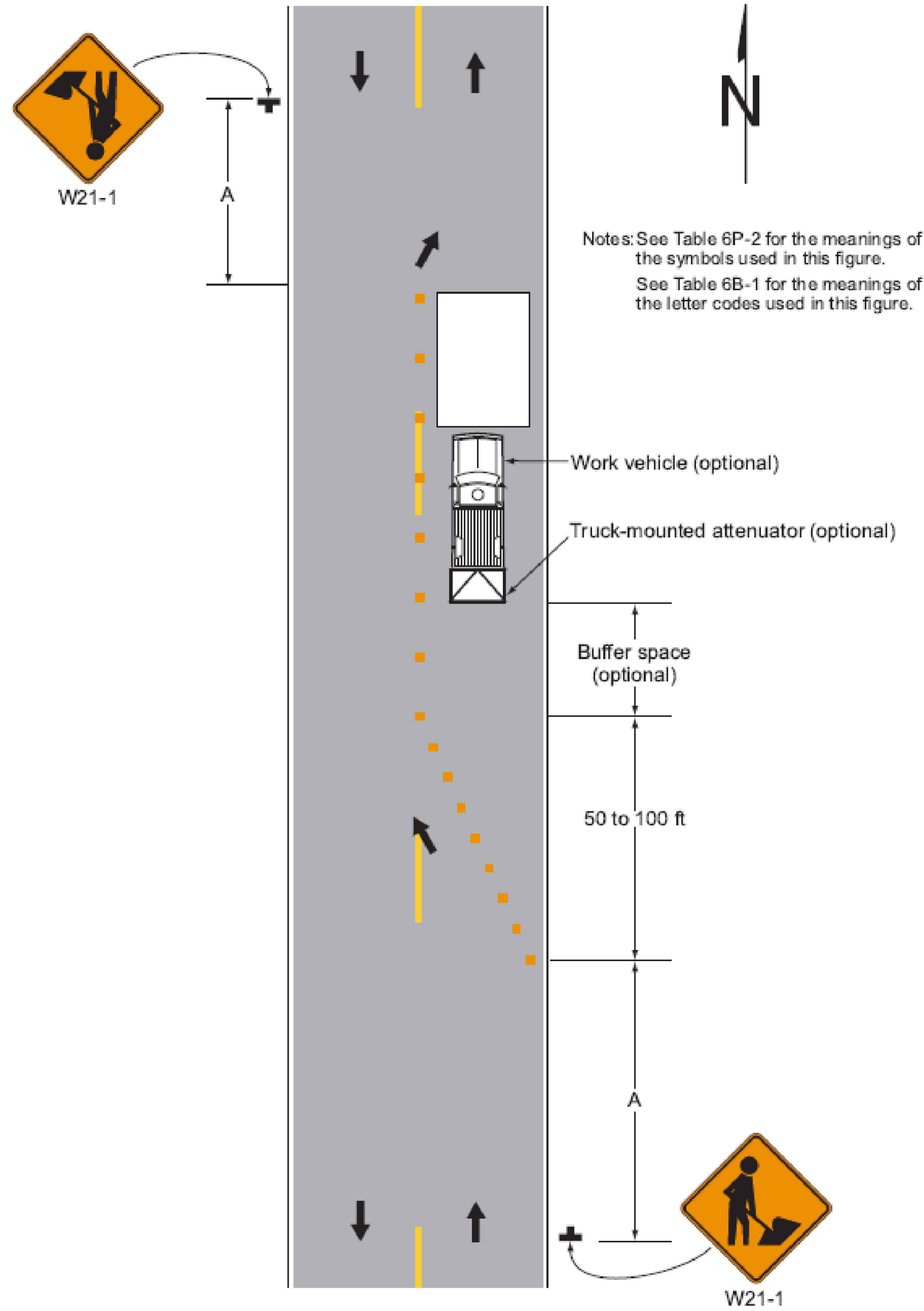
SHEET TITLE: **405 - 4TH STREET  
MUKILTEO, WA  
TREE PROTECTION  
& RETENTION**

SHEET NO. **C-3**



# TEMPORARY TRAFFIC & PEDESTRIAN CONTROL PLAN

**Figure 6P-18. Lane Closure on a Minor Street (TA-18)**



### Typical Application 18

**Notes for Figure 6P-18—Typical Application 18**  
**Lane Closure on a Minor Street**

**Standard:**

1. This TTC shall be used only for low-speed facilities having low traffic volumes.

Option:

2. Where the work space is short, where road users can see the roadway beyond, and where volume is low, vehicular traffic may be self-regulating.

**Standard:**

3. Where vehicular traffic cannot effectively self-regulate, one or two flaggers shall be used as illustrated in Figure 6P-10.

Option:

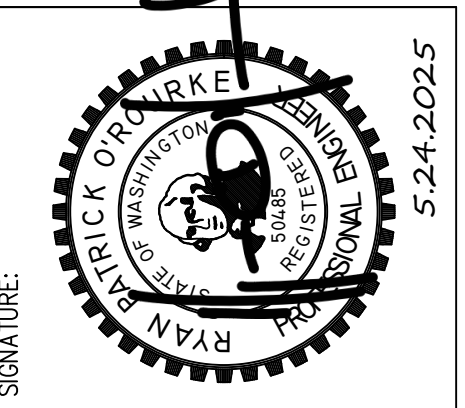
4. Flashing warning lights and/or flags may be used to call attention to the advance warning signs.
5. A truck-mounted attenuator may be used on the work vehicle and the shadow vehicle.
6. Positive protection devices may be used per Section 6M.02.

NOTES:

1. TEMPORARY TRAFFIC AND PEDESTRIAN CONTROL PLAN SHALL BE DESIGNED IN ACCORDANCE WITH MUTCD AND RCW 47.36.

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CIVIL & GEOTECHNICAL ENGINEERING SERVICES

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GIG HARBOR, WASHINGTON  
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REVISIONS:

APPROVALS:

Job No.: 241113 MUKILTEO SP

Proj. Manager:           RPO          

Drawn:           RPO          

Reviewed:           RPO          

Dwg. Chk.:           RPO          

Date:           5/24/2025          

Scale:           NONE          

PROJECT TITLE:

MUKILTEO SHORT PLAT  
405 - 4TH STREET  
MUKILTEO, WASHINGTON 98275

SHEET TITLE:

05 - 4TH STREET  
MUKILTEO, WA  
TRAFFIC CONTROL  
PLAN & DETAILS

SHEET NO.

C-4

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1

SECTION 4, TOWNSHIP 28 NORTH, RANGE 04 EAST, W.M.

SIGNATURE: 

APPROVALS:

Job No.: 241113 MUKILTEO SP

Proj. Manager: RPO

Drawn: RPO

Reviewed: RPO

Dwg. Chk: RPO

Date: 5/24/2025

Scale: 1"=10'

SHEET TITLE:

405 - 4TH STREET  
MUKILTEO, WA  
UTILITIES &  
DETAILS

SHEET NO. C-5

241113 MUKILTEO SP



