

MUKILTEO, SHORT PLAT

ABBREVIATIONS		LEGEND
ACP	Asphaltic Concrete Pavement	STORM PIPE
ADD'L	Additional	CATCH BASIN
ADJ	Adjacent	STORM MANHOLE
ANSI	American National Standards Institute	SANITARY SEWER PIPE
APPROX	Approximate(y)	SANITARY SEWER MANHOLE
BLDG	Building	WATER MAINS
BM	Benchmark	FIRE HYDRANT AND FDC
BNDRY	Boundary	WATER METERS
BVC	Beginning of Vertical Curve	WATER VALVES
C	Cable TV	FITTINGS WITH THRUST BLOCKS
C&G	Curb and Gutter	SURFACE WTR AND PIPE DIRECTION FLOW
CB	Catch Basin	EXISTING CONTOUR LABELS
CF	Cubic Feet (foot)	PROPOSED CONTOUR LABELS
CI	Cast Iron	GROUND SPOT ELEVATIONS (TENTHS)
CL or C	Center Line	+ 756.5
CMP	Corrugated Metal Pipe	FINISHED SURFACE ELEVATIONS (HUNDREDS)
CPEP	Corrugated Polyethylene Pipe	+ 756.75
CTR	Center(ed)	COORDINATES, & LEADERS
CY	Cubic Yard	N 1000.00 E 5000.00
DI	Ductile Iron	TOP OF WALL/TOE OF WALL
DIA (ø)	Diameter	TOP AND TOE OF SLOPES
DIM	Dimension	SLOPE INDICATORS
DWG	Drawing	3:1 1:1 1:2:1
E	East(ing)	RIP RAP
ELEV	Elevation	FILTER FABRIC FENCING
EOP	Edge of Pavement	RAIN WATER LEADERS (RWL)
EVC	End of Vertical Curve	CLEANOUTS (C.O.) SS, AND RWL
EXIST	Existing	INTERCEPTOR AND BIO-SWALES
FDN	Foundation	CEMENT CONCRETE
FFE	Finish Floor Elevation	STUBBED & PLUGGED LINE
FH	Fire Hydrant	EXTRUDED CONC. CURB
FLR	Floor	CURB & GUTTER
FS	Finished Surface	ASPHALT CONCRETE PAVEMENT
FT (')	Foot (feet)	SHORING WALL
FTG	Footing	ROCKERY WALL
G	Gas Main	CONCRETE RETAINING WALL
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 L	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	

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 ELLIPOIDAL HEIGHTS DERIVED BY GPS MEASUREMENTS AND CONVERTING THEM TO ORTHOMETRIC ELEVATIONS USING GEOD 2018 CONVERSION (NAVD88)

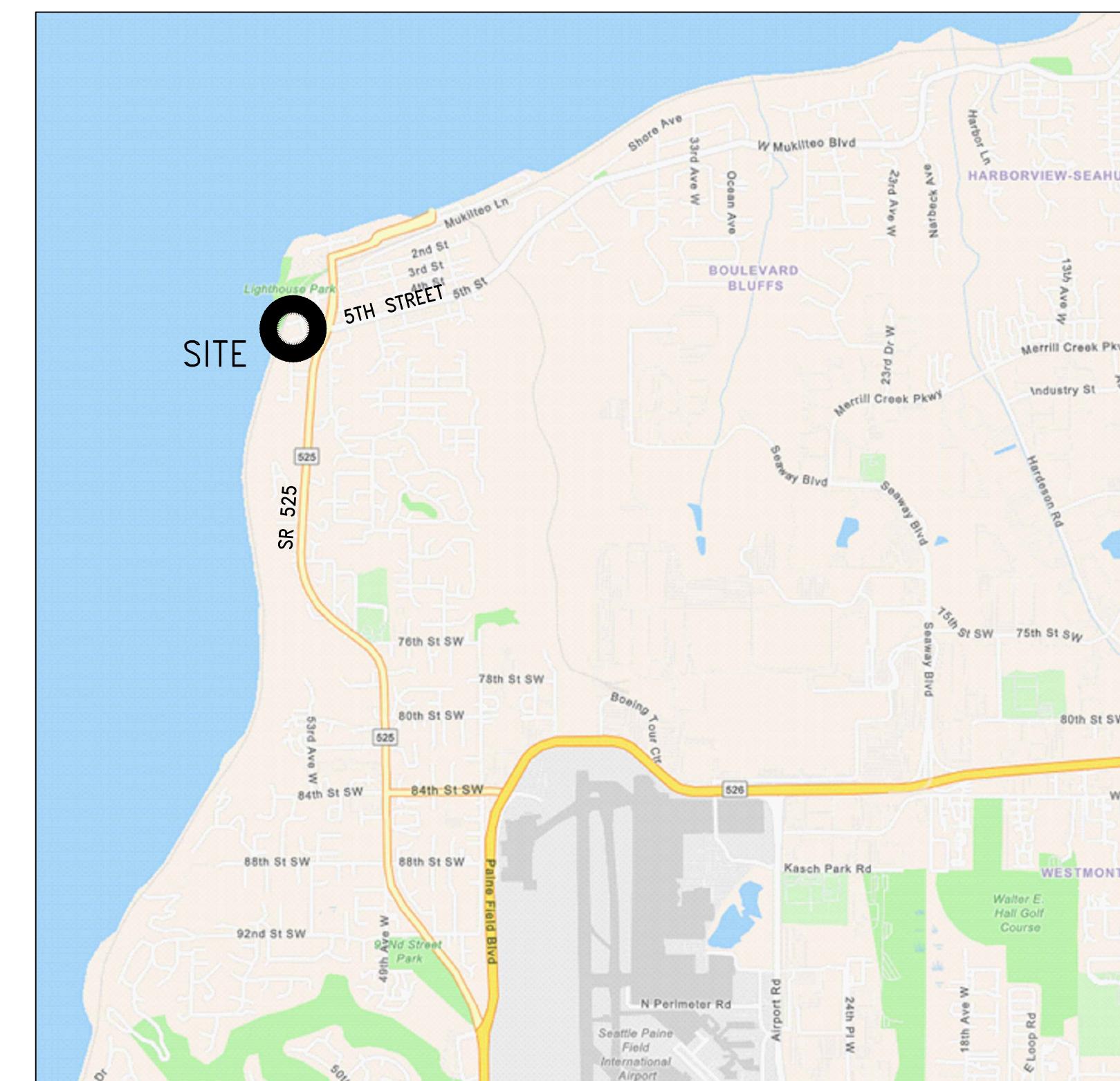
SITE BENCHMARKS

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.

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



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

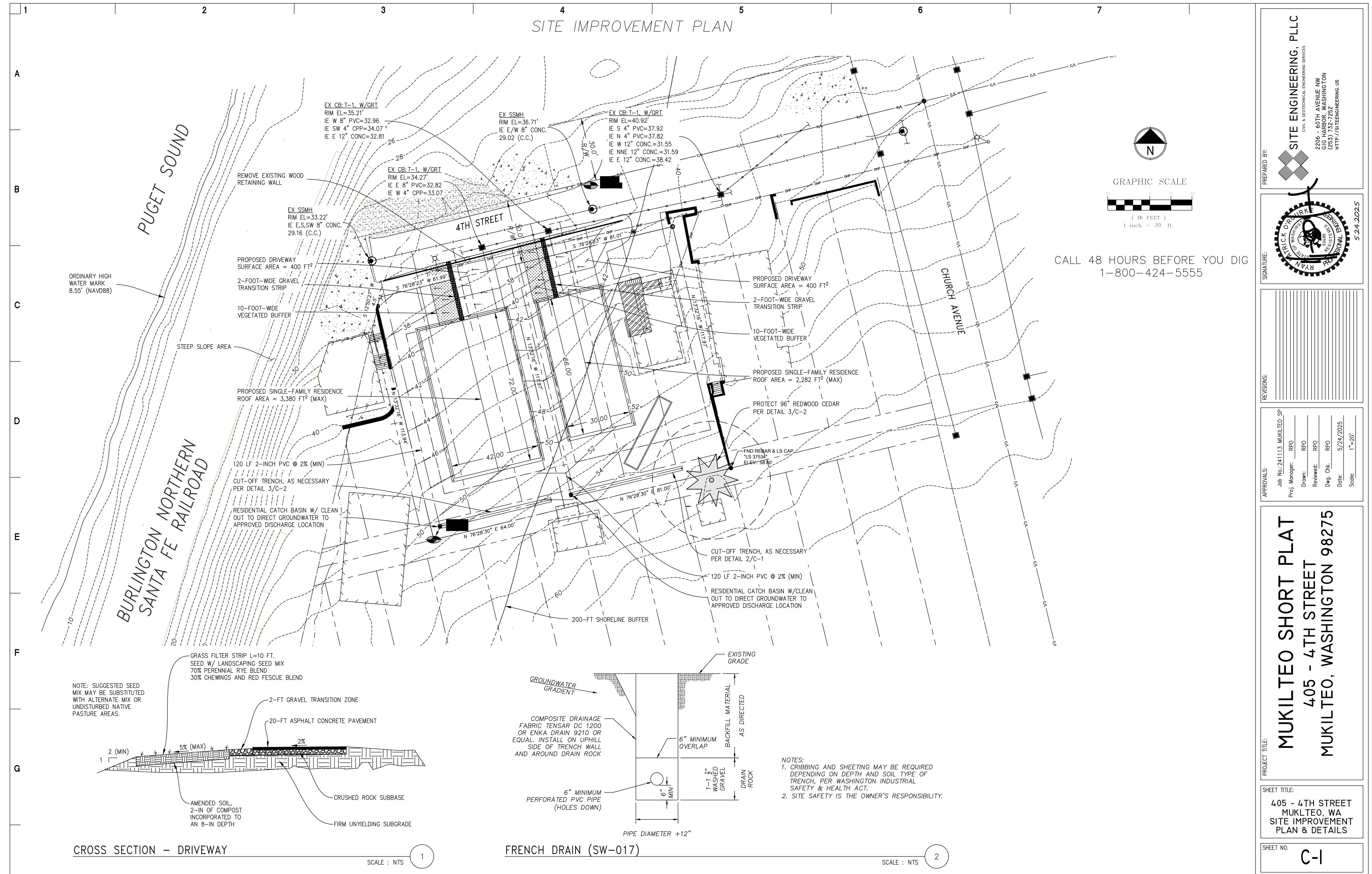
QUANTITIES

CUT: 100± CY
FILL: 100± CY

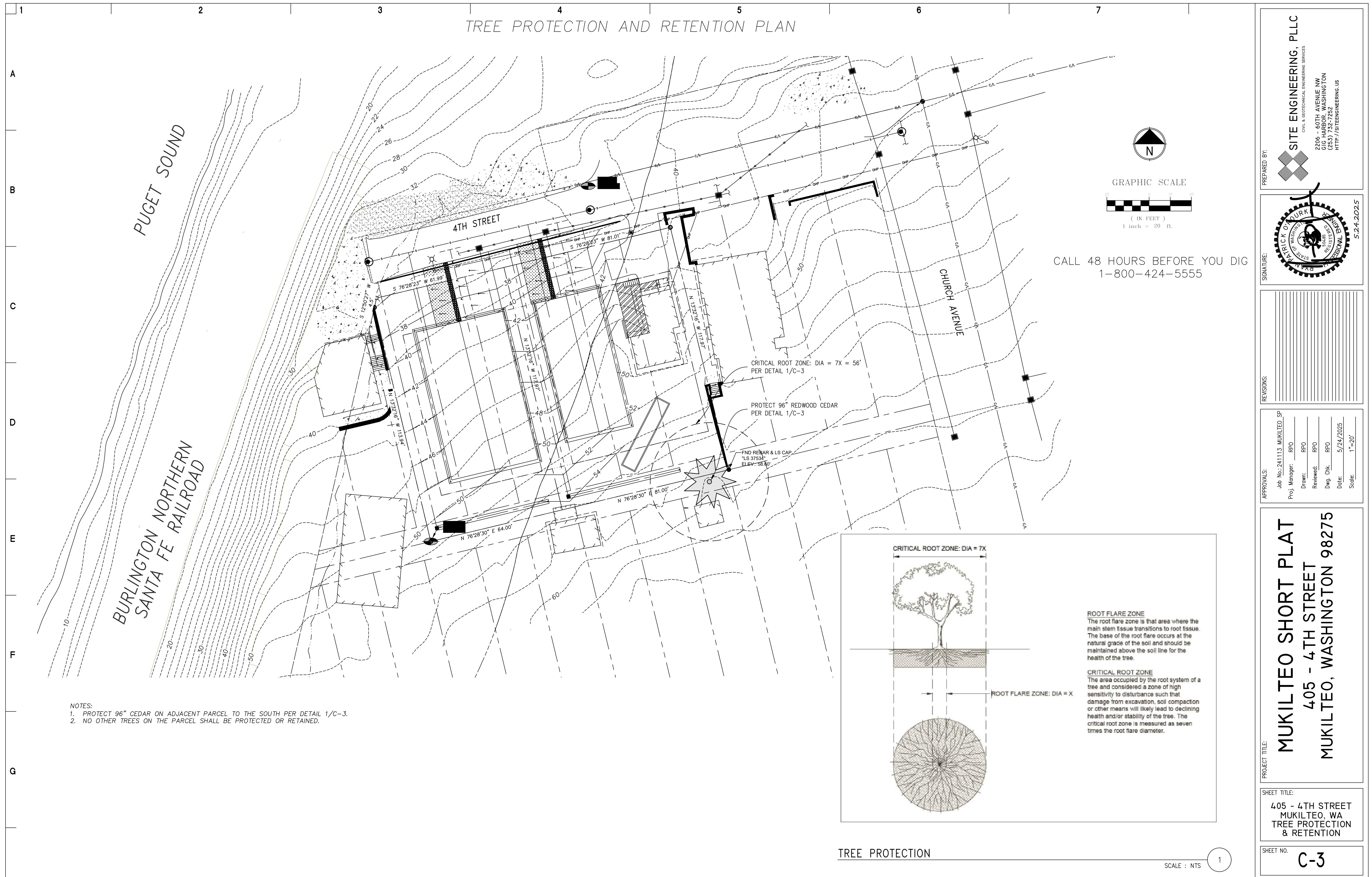
SHEET INDEX

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SITE IMPROVEMENT PLAN



TREE PROTECTION AND RETENTION PLAN



SITE ENGINEERING, PLLC
CIVIL & GEOTECHNICAL ENGINEERING SERVICES
2206 60TH AVENUE NW
GIG HARBOR, WASHINGTON
(253) 752-7252
HTTP://SITEENGINEERING.US

PREPARED BY:





SIGNATURE: PATRICK O'ROURKE
SQUARE ADVICE
REGISTERED ENGINEER
S-24-2025

REVISIONS:

APPROVALS:

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

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

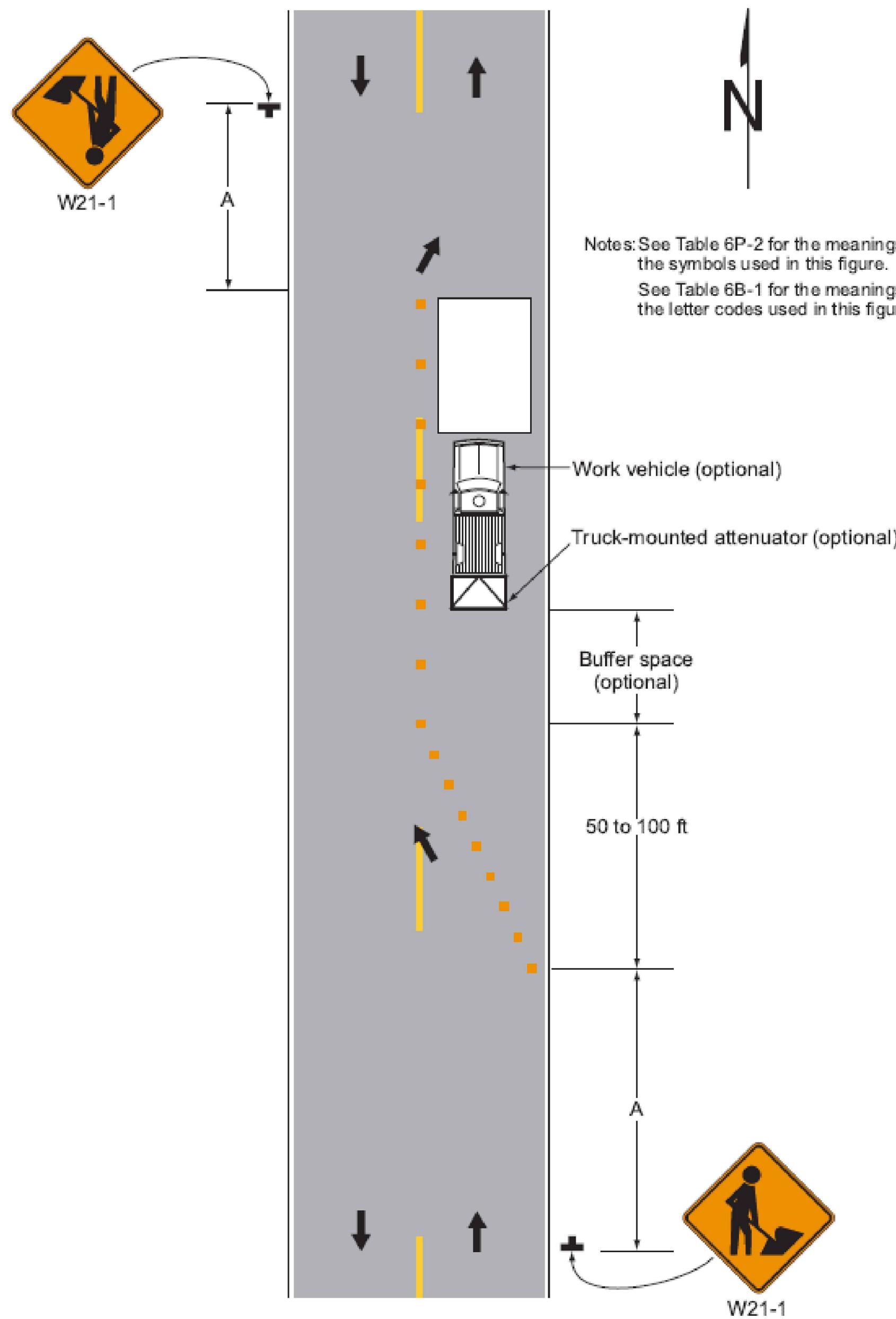
241113 MUKILTEO SP

1

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.

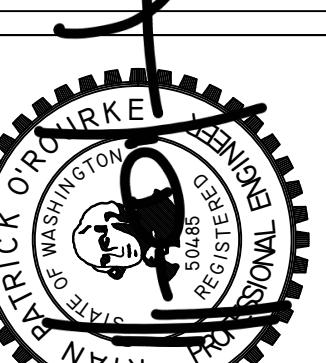
NOTES:

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

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1-800-424-5555

SITE ENGINEERING, PLLC
CIVIL & GEOTECHNICAL ENGINEERING SERVICES
2206 60TH AVENUE NW
GIG HARBOR, WASHINGTON
(253) 752-7252
HTTP://SITEENGINEERING.US

PREPARED BY:



SIGNATURE:

REVISIONS:

APPROVALS:
Job No.: 241113 MUKILTEO SP
Proj. Manager: RPO
Drawn: RPO
Reviewed: RPO
Dwg. Chk. RPO
Date: 5/24/2025
Scd: NONE

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

PROJECT TITLE:

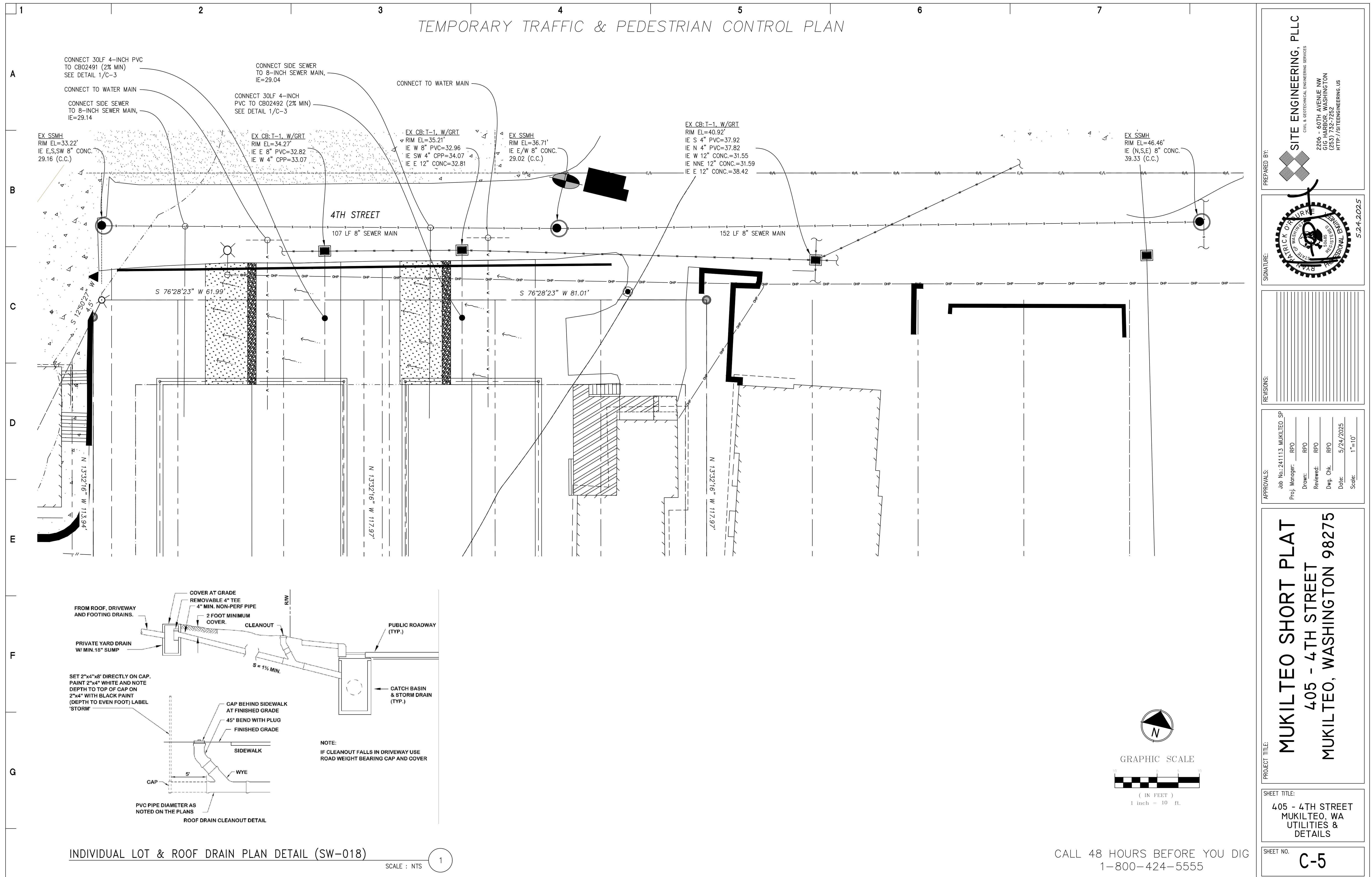
405 - 4TH STREET
MUKILTEO, WA
TRAFFIC CONTROL
PLAN & DETAILS

SHEET NO.

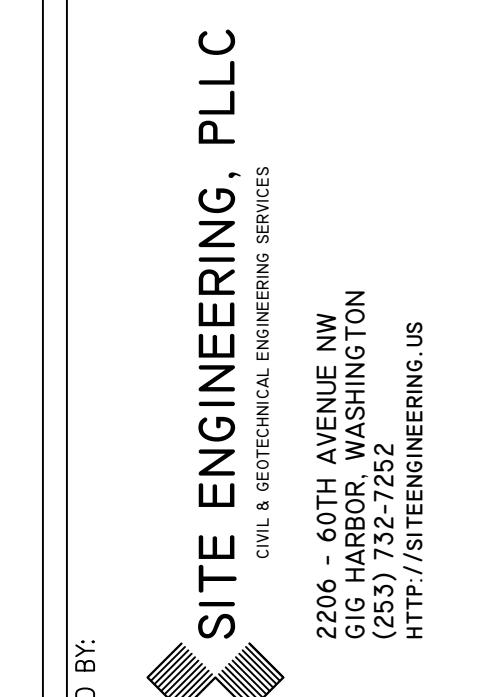
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241113 MUKILTEO SP

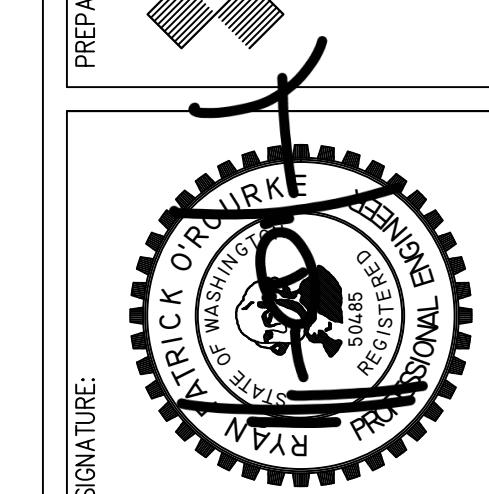
TEMPORARY TRAFFIC & PEDESTRIAN CONTROL PLAN



1	2	3	4	5	6	7
<p>GENERAL NOTES</p> <p>A. 1. 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.</p> <p>2. ALL WORK WITHIN THE PLAT AND CITY RIGHT-OF-WAY SHALL BE SUBJECT TO THE INSPECTION OF THE CITY.</p> <p>3. 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 .</p> <p>4. 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 .</p> <p>5. PRIOR TO ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE CITY OF MUKILTEO COMMUNITY DEVELOPMENT DEPARTMENT AT 425-263-8000 TO SCHEDULE A PRECONSTRUCTION CONFERENCE.</p> <p>6. ENGINEERED AS-BUILT DRAWINGS IN ACCORDANCE WITH THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE SHALL BE REQUIRED PRIOR TO FINAL SITE APPROVAL.</p> <p>7. 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: .</p> <p>8. 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.</p> <p>9. A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) OR SWPP SUPERVISOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SWPP FACILITIES, AS OUTLINED IN THE APPROVED 2017 DEVELOPMENT STANDARDS, AMENDED 2019 PAGE B-2 APPENDIX B SWPP, OR AS MODIFIED FROM TIME TO TIME. CONTACT INFORMATION FOR THE CESCL (OR SWPPP SUPERVISOR) FOR THE PROJECT SHALL BE GIVEN TO THE CITY.</p> <p>10. NONCOMPLIANCE WITH THE REQUIREMENTS FOR EROSION CONTROLS, WATER QUALITY AND CLEARING LIMITS MAY RESULT IN REVOCATION OF PROJECT PERMITS, PLAN APPROVAL, AND BOND FORECLOSURES.</p> <p>11. TRENCH BACKFILL OF NEW UTILITIES AND STORM DRAINAGE FACILITIES SHALL BE COMPAKTED TO 95% MAXIMUM DENSITY (MODIFIED PROCTOR) UNDER ROADWAYS AND 90% MAXIMUM DENSITY (MODIFIED PROCTOR) OFF ROADWAYS. COMPAKTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 7-08.3(3) AND 2-03.3(14) D OF THE WSDOT STANDARD SPECIFICATIONS.</p> <p>12. 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.</p> <p>13. 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.</p> <p>14. 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.</p> <p>15. 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 COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ANY ON-SITE GRADING WORK NOT EXPRESSLY EXEMPT BY THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.</p>						
<p>SITE GRADING AND CONSTRUCTION SWPPP NOTES</p> <p>1. 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 PLANS. THE PROJECT SURVEYOR'S NAME AND PHONE NUMBER IS .</p> <p>2. SOILS IN MUKILTEO OFTEN CONTAIN FINER 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.</p> <p>3. 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.</p> <p>4. STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED BY TEMPORARY SEEDING AND MULCHING. HYDROSEEDING IS PREFERRED. 2017 DEVELOPMENT STANDARDS, AMENDED 2019 PAGE B-3 APPENDIX B</p> <p>5. 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 .</p> <p>6. 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 .</p> <p>7. ALL SITE WORK MUST BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY ADOPTED INTERNATIONAL BUILDING CODE.</p> <p>8. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS. A PRECONSTRUCTION SOILS INVESTIGATION MAY BE REQUIRED TO EVALUATE SOILS STABILITY.</p> <p>9. 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.</p> <p>10. THE SURFACE OF ALL SLOPES SHALL BE COMPAKTED. THIS MAY BE ACCOMPLISHED BY OVER-BUILDING THE SLOPES, THEN CUTTING BACK TO FINAL GRADES; OR BY COMPAKTING EACH LIFT AS THE SLOPE IS BEING CONSTRUCTED. ALL SLOPES SHALL BE COMPAKTED BY THE END OF EACH WORKING DAY.</p> <p>11. ALL STRUCTURAL FILLS SHALL BE COMPAKTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN THE UPPER 4 FEET & 90% MAXIMUM DENSITY BELOW 4 FEET AS DETERMINED BY MODIFIED PROCTOR.</p> <p>12. 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.</p> <p>13. UPON COMPLETION OF WORK, FINAL REPORTS MUST BE SUBMITTED TO THE CITY IN CONFORMANCE WITH THE CURRENT CITY ADOPTED INTERNATIONAL BUILDING CODE.</p> <p>14. 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:</p> <p>A. 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</p> <p>B. HAVE SLOPES STEEPER THAN 15 PERCENT ADJACENT OR ON-SITE; OR</p> <p>C. HAVE HIGH POTENTIAL FOR SEDIMENT TRANSPORT, AS DETERMINED BY THE CONSTRUCTION SITE SEDIMENT TRANSPORT POTENTIAL WORKSHEET; OR</p> <p>D. HAVE A CRITICAL AREA OR CRITICAL AREA BUFFER ON-SITE, OR WITHIN 50 FEET OF THE SITE; OR</p> <p>E. HAVE HIGH GROUNDWATER TABLE OR SPRINGS.</p>						
<p>TEMPORARY SEEDING GENERAL NOTES</p> <p>1. USE SEEDING THROUGHOUT THE PROJECT ON DISTURBED AREAS THAT HAVE REACHED FINAL GRADE OR THAT WILL REMAIN UNWORKED FOR MORE THAN 30 DAYS.</p> <p>2. THE OPTIMUM SEEDING WINDOWS ARE APRIL 1 THROUGH JUNE 30 AND SEPTEMBER 1 THROUGH OCTOBER 1.</p> <p>3. 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.</p> <p>4. REVIEW ALL DISTURBED AREAS IN LATE AUGUST TO EARLY SEPTEMBER AND COMPLETE ALL SEEDING BY THE END OF SEPTEMBER.</p> <p>A. 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).</p> <p>B. SEED AND MULCH ALL DISTURBED AREAS NOT OTHERWISE VEGETATED AT FINAL SITE STABILIZATION.</p>						
<p>MAINTENANCE OF SILATION BARRIERS</p> <p>1. SILATION 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.</p> <p>2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE SEDIMENT LEVEL REACHES APPROXIMATELY ONE-HALF THE SILATION BARRIER HEIGHT.</p> <p>3. 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 SEDED.</p>						
<p>SEDIMENT TRAP GENERAL NOTES</p> <p>1. 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.</p> <p>2. 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.</p> <p>3. ANY DAMAGE TO THE POND EMBANKMENTS OR SLOPES SHALL BE REPAIRED IMMEDIATELY.</p> <p>4. THE EMERGENCY SPILLWAY SHOULD BE CHECKED REGULARLY TO INSURE THAT THE LINING IS WELL ESTABLISHED AND EROSION RESISTANT. THE SILATION BASIN SHOULD BE CHECKED FOR SEDIMENT CLEANOUT AFTER EACH RAINFALL WHICH PRODUCES RUNOFF. 2017 DEVELOPMENT STANDARDS, AMENDED 2019 PAGE B-5 APPENDIX B</p> <p>5. WHEN THE SEDIMENT REACHES THE CLEANOUT LEVEL (TYPICALLY 1-FOOT IN DEPTH), IT SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.</p> <p>6. SECONDARY TREATMENT MAY BE NECESSARY IF THE SEDIMENT POND CANNOT EFFECTIVELY REMOVE THE FINE GRAIN SOILS.</p>						
<p>STORM DRAINAGE GENERAL NOTES</p> <p>1. ALL PIPE SHALL BE PLACED ACCORDING DIVISION 7 OF THE WSDOT STANDARD SPECIFICATIONS.</p> <p>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 COMPAKTED. 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.</p> <p>3. ALL GRATES LOCATED IN THE GUTTER FLOW LINE (INLET AND CATCH BASIN) SHALL BE DEPRESSED 0.1 FEET BELOW PAVEMENT LEVEL.</p> <p>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.</p> <p>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.</p> <p>6. ALL CATCH BASINS WITH A DEPTH OF 5 FEET OR GREATER TO THE FLOW LINE SHALL BE TYPE II CATCH BASINS.</p> <p>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.</p> <p>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.</p> <p>9. CATCH BASIN FRAMES AND GRATES SHALL BE OLYMPIC FOUNDRY MODEL SM60, SM52, OR SM44, LOCKING TYPE OR EQUIVALENT. MODEL SM52 SHALL BE REFERRED TO AS "THROUGH CURB INLET" ON THE PLANS.</p> <p>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.</p> <p>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 GRADE AND MARKED "STORM". LOCATIONS OF THESE INSTALLATIONS SHALL BE SHOWN ON THE AS-BUILT CONSTRUCTION PLANS SUBMITTED TO THE CITY. 2017 DEVELOPMENT STANDARDS, AMENDED 2019 PAGE B-6 APPENDIX B</p> <p>12. STORM WATER RETENTION/DETENTION FACILITIES, STORM DRAINAGE PIPE AND CATCH BASINS SHALL BE FLUSHED AND CLEANED BY THE DEVELOPER PRIOR TO:</p> <p>A. CITY OF MUKILTEO FINAL ACCEPTANCE OF THE PROJECT AND;</p> <p>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.</p> <p>13. ALL PIPES SHALL BE INSTALLED WITH RUBBER GASKETS AS PER MANUFACTURER'S RECOMMENDATIONS.</p> <p>14. CORRUGATED POLYETHYLENE PIPE (CPP):</p> <p>A. ALL PIPE SHALL BE SMOOTH INTERIOR. CPP SHALL BE DOUBLE-WALLED. ALL PIPE SHALL MEET AASHTO AND ASTM SPECIFICATIONS.</p> <p>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 COMPAKTED TO FINISH GRADE.</p> <p>C. UPON REQUEST BY THE CITY INSPECTOR, PIPE SHALL BE SUBJECT TO MANDREL TESTING (MANDREL SIZE = 90% OF NOMINAL PIPE DIAMETER).</p> <p>D. PIPE SHALL BE STORED ON SITE IN SHIPPING BUNKS 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.</p> <p>E. MINIMUM DEPTH OF COVER SHALL BE 2 FEET.</p> <p>F. COUPLINGS SHALL BE INTEGRAL BELL AND SPIGOT OR DOUBLE BELL SEPARATE COUPLINGS. SPLIT COUPLINGS WILL NOT BE ALLOWED.</p> <p>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 EARTH OR SAND, FREE FROM CLAY, ANY GRAVEL OR STONES INCLUDED IN THE BACKFILL SHALL PASS THROUGH A 1 INCH SIEVE.</p> <p>15. CULVERT ENDS SHALL BE BEVELED TO MATCH SIDE SLOPES. FIELD CUTTING OF CULVERT ENDS IS PERMITTED WHEN APPROVED BY THE CITY.</p> <p>16. ALL FIELD CUT CULVERT PIPE SHALL BE TREATED AS REQUIRED IN THE STANDARD SPECIFICATIONS OR GENERAL SPECIAL PROVISIONS.</p>						
<p>REVISIONS:</p> <p>REVISIONS: _____</p> <p>APPROVALS:</p> <p>Job No.: 241113 MUKILTEO SP Proj. Manager: RPO Draw: RPO Reviewed: RPO Dwg. Chk. RPO Date: 5/24/2025 Scl: None</p>						
<p>PROJECT TITLE:</p> <p>MUKILTEO SHORT PLAT 405 - 4TH STREET MUKILTEO, WASHINGTON 98275</p> <p>SHEET TITLE:</p> <p>405 - 4TH STREET MUKILTEO, WA GENERAL NOTES</p> <p>SHEET NO.</p> <p>C-6</p>						



PREPARED BY: _____



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PROJECT TITLE:

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

SHEET TITLE:

405 - 4TH STREET
MUKILTEO, WA
GENERAL NOTES

SHEET NO.

241113 MUKILTEO SP

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