

PROJECT INFORMATION

GENERAL		
EXIST. PARCEL NO.	28042100103200	
SITE ADDRESS	NOT YET ASSIGNED	
	MUKILTEO, WA 98275	
EXISTING ZONING	PLANNED COMMUNITY BUSINESS SOUTH, PCB(S)	

SITE DEVELOPMENT		
TOTAL SITE AREA	3.26 AC (142,207 SF)	
ROW DEDICATION	0.00 AC (0 SF)	
NET SITE AREA	3.26 AC (142,207 SF)	
CRITICAL AREA, TRACT 999	1.31 AC (56,928 SF)	
NET DEVELOPABLE AREA	1.95 AC (85,279 SF)	

IMPERVIOUS COVERAGE:		
REPLACED IMPERVIOUS AREA	0 SF	
NEW IMPERVIOUS AREA	56,880 SF	
NEW PLUS REPLACED IMPERVIOUS AREA	56,880 SF	
IMPERVIOUS COVERAGE	40.0%	

ALLOWABLE RESIDENTIAL DENSITY (MMC 17.20.030.A)		
ALLOWABLE BASE DENSITY	NO LIMIT	
NO. TOWNHOME BUILDINGS	8	
NO. TOWNHOME DWELLING UNITS	36 LOTS	
GROSS RESIDENTIAL DENSITY	11 DU/AC	
NET RESIDENTIAL DENSITY	18 DU/AC	

BUILDING SETBACKS (MMC 17.20.040 PER ORD 1516 AND DA)		
FRONT SETBACK:	10 FT	
SIDE SETBACK:	NONE	
REAR SEBACK:	NONE	

PARKING REQUIRED (MMC 17.56.040)		
REQUIRED PARKING:	2.0 SPACES PER DU + 1.0 GUEST SPACE/4 DU =2.0 SPACES X 36 DU + 1.0 SPACE X(36 DU/4DU)=81 SPACES	
PROPOSED PARKING:	2.0 SPACES X 36 DU + 9 GUEST = 81 SPACES	

RECREATION AND OPEN SPACE (MMC 17.51.050.B)		
REQUIRED FOR CREDIT:	20% GROSS SITE AREA = 0.65 AC	
RECREATION AND OPEN SPACE PROVIDED:	2.29 AC	

TREE RETENTION AND REPLACEMENT		
TREE RETENTION REQUIRED:	25%	
PERCENT TREES RETAINED:	47 OF 97 TREES = 48%	
REPLACEMENT TREE CREDITS REQUIRED:	NONE REQUIRED	

UTILITY PURVEYORS		
WATER	MUKILTEO WATER AND WASTEWATER DISTRICT	
SANITARY SEWER	MUKILTEO WATER AND WASTEWATER DISTRICT	
STORM DRAINAGE	CITY OF MUKILTEO	
FIRE DISTRICT	MUKILTEO FIRE DEPARTMENT	
SCHOOL DISTRICT	MUKILTEO SCHOOL DISTRICT	
POWER	SNOHOMISH COUNTY PUD	
NATURAL GAS	PUGET SOUND ENERGY	
COMMUNICATIONS	FRONTIER, ZIPLY, COMCAST	
GARBAGE	WASTE MANAGEMENT	

PROJECT TEAM

APPLICANT		CIVIL ENGINEER	
244-MONTGOMERIE, LLC		AKS ENGINEERING & FORESTRY	
CONTACT: DANA HALL		CONTACT: JAMIE SCHROEDER, PE	
1010 MARKET STREET		11321-B NE 120TH STREET	
KIRKLAND, WA 98033		KIRKLAND, WA 98034	
PHONE: (425) 559-5330		PHONE: (425) 285-2390	
EMAIL: DHALL@WESTCOTTHOMES.COM		EMAIL: JAMIE.SCHROEDER@AKS-ENG.COM	

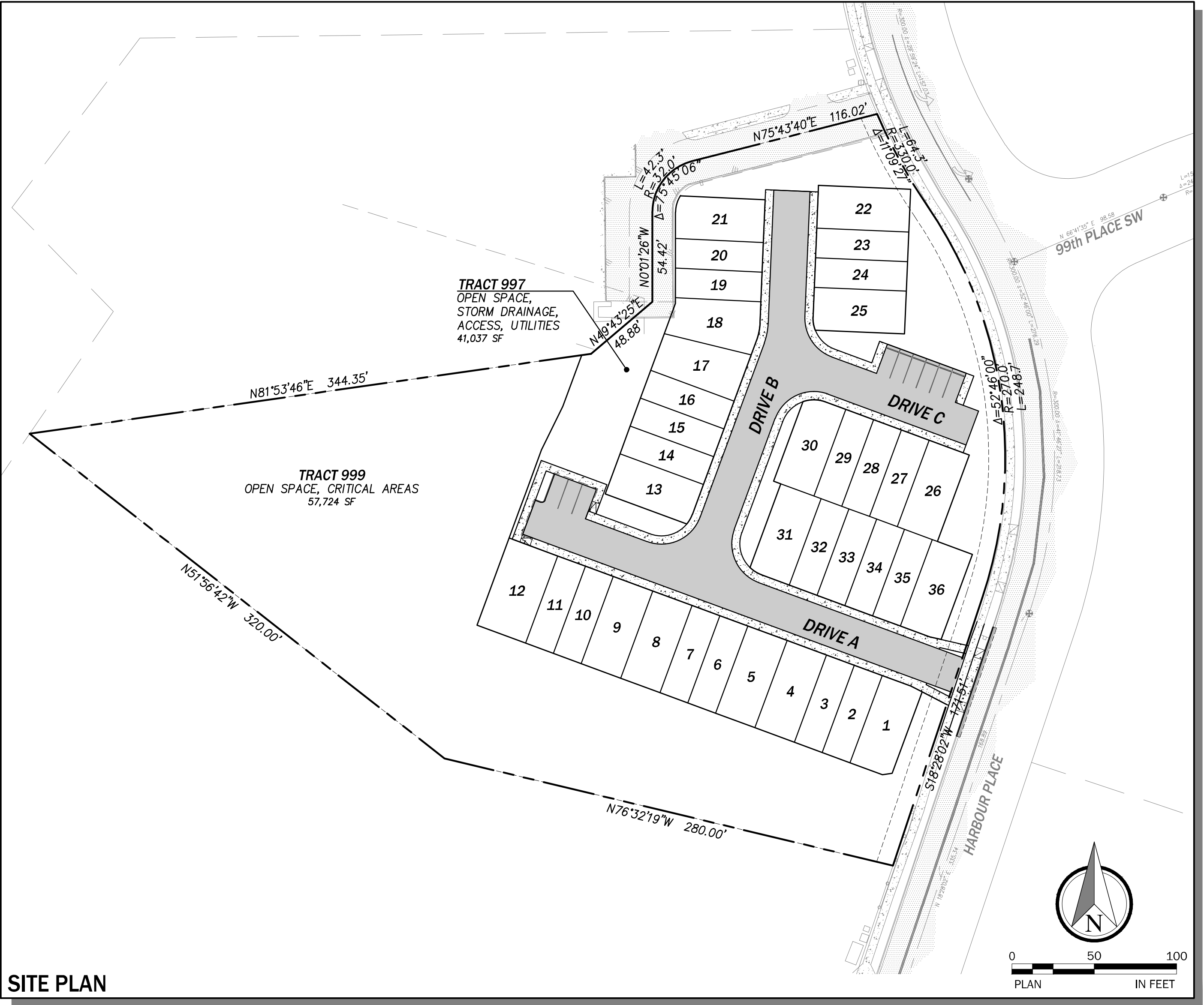
SURVEYOR		LANDSCAPE ARCHITECT	
ATWELL, LLC		AKS ENGINEERING & FORESTRY	
CONTACT: SHANE BARNES, PLS		CONTACT: TIM SCHREIBER, PLA	
P.O. BOX 289		11321-B NE 120TH STREET	
WOODINVILLE, WA 98072		KIRKLAND, WA 98034	
PHONE: (425) 486-1252		CELL PHONE: (206) 355-9051	
EMAIL: SHANE@ATWELL.COM		EMAIL: TIM.SCHREIBER@AKS-ENG.COM	

GEOTECHNICAL ENGINEER	
EARTH SOLUTIONS NORTHWEST	
CONTACT: SCOTT RIEGEL, LG, LEG	
15365 NE 90TH STREET, SUITE 100	
REDMOND, WA 98052	
PHONE: (425) 449-4704	
EMAIL: SCOTTTR@ESNW.COM	

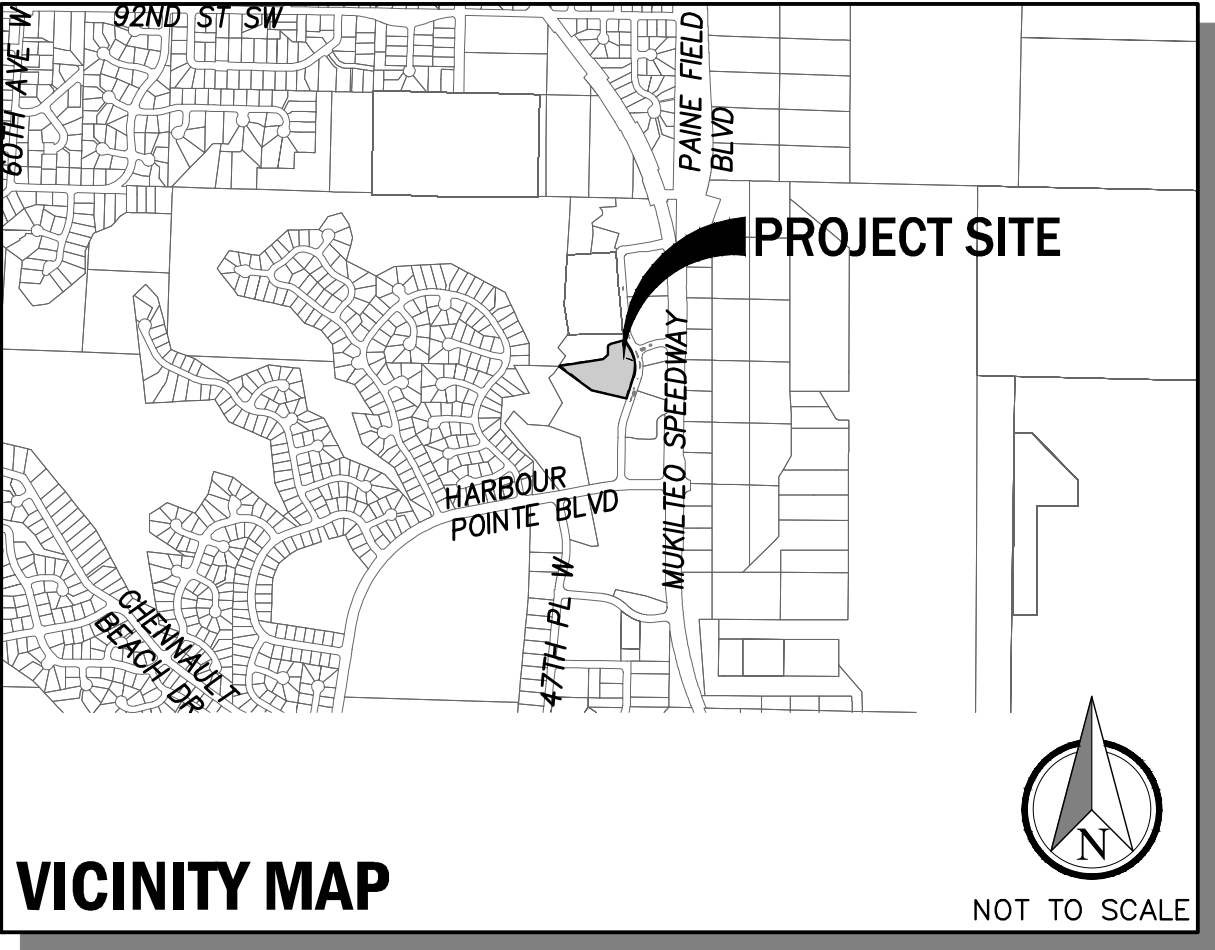


SE1/4 SE1/4 SEC. 16 & NE1/4 NE1/4 SEC. 21, OF TWP. 28 N., RGE. 4 E., W.M.

MONTGOMERIE  
CITY OF MUKILTEO WASHINGTON  
PRELIMINARY UNIT LOT SUBDIVISION  
JUNE 27, 2025



SITE PLAN



VICINITY MAP

DRAWING INDEX

SHEET	DWG.	DESCRIPTION
1	C0.00	COVER
2	C0.01	LEGEND AND ABBREVIATIONS
3	C0.02	CITY OF MUKILTEO STANDARD PLAN NOTES
4	C0.10	EXISTING CONDITIONS
5	C0.11	PRELIMINARY PLAT MAP
6	C1.00	SITE PLAN
7	C2.00	TESC PLAN
8	C3.00	PRELIMINARY GRADING AND DRAINAGE PLAN
9	C3.01	PRELIMINARY ROAD AND STORM PROFILES
10	C3.20	VAULT DETAILS
11	C3.100	SITE DETAILS
12	C3.101	WQ DETAILS
13	C4.00	PRELIMINARY UTILITY PLAN
14	C6.00	FIRE PLAN
15	L0.10	TREE RETENTION PLAN
16	L1.00	LANDSCAPE PLAN
17	L1.10	PLANTING NOTES AND DETAILS
18	L1.11	SITE DETAILS

SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY ATWELL, INC., AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY AKS ENGINEERING AND FORESTRY, LLC. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY ATWELL, INC.:

LEGAL DESCRIPTION

PARCEL 4A OF RECORD OF SURVEY AND AMENDED BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NO. 200508295173, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF LOT 4, HARBOUR POINTE BUSINESS CENTER BIG GULCH CAMPUS BINDING SITE PLAN/RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9312305007, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, ALL IN THE TOWNSHIP 28 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM – NORTH ZONE NAD83/2011 (2010.00 EPOCH) PER GNSS OBSERVATIONS UTILIZING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

VERTICAL DATUM

VD 88 (PER GNSS OBSERVATIONS UTILIZING CORRECTIONS FROM THE WSRN)

BENCHMARKS

TBM–A

SET REBAR WITH RED 'ATWELL CONTROL' CAP ON THE WEST SIDE OF HARBOUR PLACE, 2.7' WEST OF THE WEST EDGE CONCRETE WALKWAY AND 3.1' NORTH OF THE NORTH EDGE CONCRETE WALKWAY FOR ADDRESS 9850.

ELEVATION=505.79

TBM–B

SET REBAR WITH RED 'ATWELL CONTROL' CAP ON THE EAST SIDE OF HARBOUR PLACE, OPPOSITE THE NORTHERLY DRIVEWAY FOR ADDRESS 10200, CENTERED IN A PLANTER STRIP BETWEEN THE BACK OF CURB AND THE WEST EDGE OF THE CONCRETE WALKWAY AT ± THE WESTERLY EXTENSION OF THE CENTERLINE OF CONCRETE STEPS.

ELEVATION=500.42

NOTES



AKS ENGINEERING & FORESTRY, LLC

11321-B NE 120TH ST

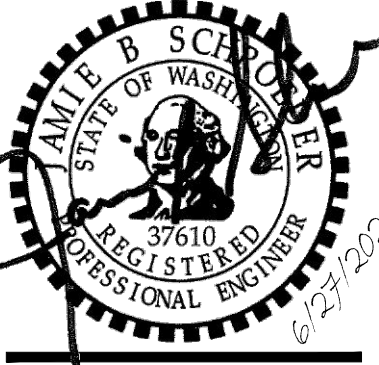
KIRKLAND, WA 98034

425-285-2390

WWW.AKS-ENG.COM

ENGINEERING • SURVEYING • NATURAL RESOURCES  
FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE



































































COVER  
MONTGOMERIE  
MUKILTEO, WASHINGTON



JOB NUMBER:	12420
DATE:	06/27/2025
DESIGNED BY:	KMM
DRAWN BY:	MDS
CHECKED BY:	JBS

C0.00

LEGEND

	EXISTING	PROPOSED
ROADWAY CENTERLINE	_____	_____
PROJECT BOUNDARY LINE	-----	-----
PROPERTY BOUNDARY LINE	_____	_____
RIGHT-OF-WAY LINE	_____	_____
EASEMENT LINE	_____	_____
EDGE OF PAVEMENT LINE	-----	-----
10' CONTOUR LINE	-----290-----	_____
2' CONTOUR LINE	-----	_____
SANITARY SEWER MAIN	-----SS-----	-----SS-----SS-----
WATER LINE	-----W-----	-----W-----W-----
FIRE SUPPLY	-----F-----	_____
STORM PIPE	-----SD-----	=====
GAS LINE	-----G-----	_____
FENCE LINE	-----X-----	_____
POWER LINE	-----PO-----	_____
BURIED POWER LINE	-----UGP-----	_____
UTILITY EASEMENT	_____	_____
TELEPHONE LINE	-----TL-----	_____
BURIED TELEPHONE LINE	-----TL-----	_____
SWALE	_____	_____
SILT FENCE	_____	-X-X-X-X-X-
CONSTRUCTION FENCING	_____	-//-//-//-//-//-
CLEARING LIMIT	_____	_____
SANITARY SEWER CLEAN OUT		
SANITARY SEWER MANHOLE		
STORM DRAIN CATCH BASIN - TYPE I		
STORM DRAIN CATCH BASIN - TYPE II		
STORM DRAIN INLET (NO CATCH)		
STORM DRAIN CULVERT		
WATER CAP/PLUG		
WATER COUPLING		
GUARD POST		
REDUCER		
THRUST BLOCK		
WATER METER		
2 NOZZLE FIRE HYDRANT		
3 NOZZLE FIRE HYDRANT		
FLANGE/BUND FL JOINT		
MECHANICAL JOINT		
PUSH-ON/HUB JOINT		
THREAD JOINT		
AIR RELIEF VALVE		
BLOW-OFF VALVE		
BUTTERFLY VALVE		
CHECK VALVE		
GATE/GENERAL VALVE		
PLUG VALVE		
GAS METER		
GAS VALVE		
PAD MOUNTED TRANSFORMER		
POWER VAULT		
TRANSMISSION TOWER (SCALEABLE)		
UTILITY POLE		
POWER POLE		
UTILITY POLE ANCHOR		
TELEPHONE RISER		
TELEPHONE VAULT		

ABBREVIATIONS

AC	ASPHALT CONCRETE PAVEMENT	LF	LINEAL FEET
AP	ANGLE POINT	LT	LEFT
ATB	ASPHALT TREATED BASE	LUI	LAND USE INSPECTOR
AVE	AVENUE	MAX.	MAXIMUM
BCR	BEGIN CURB RETURN	MH	MANHOLE
BOC	BACK OF CURB	MIN.	MINIMUM
BOW	BOTTOM OF WALL	MJ	MECHANICAL JOINT
BPE	BEARING PAD ELEVATION	MWWD	MUKILTEO WATER AND WASTEWATER DISTRICT
CASP	CRITICAL AREA SITE PLAN	N	NORTH
CL	CENTERLINE	NIC	NOT IN CONTRACT
CB	CATCH BASIN	O.C.	ON CENTER
CDP	CONTROLLED DENSITY FILL	PC	POINT OF CURVATURE
COM	CORRUGATED METAL PIPE	PE	PLAIN END
CONC.	CITY OF MUKILTEO	PI	POINT OF INTERSECTION
CONN.	CONCRETE	PL	PLACE
CONT.	CONNECTION	PT	POINT OF TANGENCY
CPP	CONTINUOUS	PT	POINT OF VERTICAL INTERSECTION
	CORRUGATED POLYETHYLENE PIPE	PVI	POINT OF VERTICAL INTERSECTION
	(W/SMOOTH INTERIOR WALLS)	PUD	PUBLIC UTILITY DISTRICT
CSBC	CRUSHED SURFACING BASE COURSE	PUE	PUBLIC UTILITY EASEMENT
CSTC	CRUSHED SURFACING TOP COURSE	REQ'D.	REQUIRED
DIA.	DIAMETER	ROW	RIGHT-OF-WAY
DI	DUCTILE IRON	RT	RIGHT
DS	DEVELOPMENT STANDARDS	S	SOUTH
DW	DRIVEWAY	SD	STORM DRAIN
ECR	EAST	SP	SPACE
EL	END CURB RETURN	SS	SANITARY SEWER
ELEV.	ELEVATION	SSD	STOPPING SIGHT DISTANCE
EOP	EDGE OF PAVEMENT	STA	STATION
ESC	EROSION AND SEDIMENT CONTROL	TESC	TEMPORARY EROSION AND SEDIMENT CONTROL
ESD	ENTERING SIGHT DISTANCE	TOC	TOP OF CURB
ESMT.	EASEMENT	TYP.	TYPICAL
EVA	EMERGENCY VEHICLE ACCESS	TBW	TOP BACK OF WALK
EXIST.	EXISTING	TOW	TOP OF WALL
FL	FLOW LINE	UNO	UNLESS NOTED OTHERWISE
FL.	FLANGE	VERT.	VERTICAL
FOC	FACE OF CURB	WSDOT	WASHINGTON DEPT. OF TRANSPORTATION
GFE	GROUND FLOOR ELEVATION	W/	WITH
HORIZ	HORIZONTAL	W	WEST
IE	INVERT ELEVATION	WS	WATER SERVICE
INT	INTERSECTION		
KC	KING COUNTY		

GENERAL PROJECT NOTES AND SPECIAL PROVISIONS

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH THE APPLICABLE EDITIONS OF THE SNOHOMISH COUNTY ENGINEERING DESIGN AND DEVELOPMENT STANDARDS (EDDS), SNOHOMISH COUNTY CODE, WASHINGTON STATE DEPARTMENT OF TRANSPORTATION/AMERICAN PUBLIC WORKS ASSOCIATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION, AND THE SNOHOMISH COUNTY DRAINAGE MANUAL.
- THE PROJECT IS VESTED TO THE SEPTEMBER 17, 2021 EDITION OF THE SNOHOMISH COUNTY ENGINEERING DESIGN AND DEVELOPMENT STANDARDS. THE CONTRACTOR SHALL KEEP A COPY OF THE EDDS ON SITE AT ALL TIMES.
- ALL WORK PERTAINING TO THIS PROJECT SHALL BE SUBJECT TO INSPECTION BY THE COUNTY INSPECTOR OR HIS DESIGNATED REPRESENTATIVE. PRIOR TO BEGINNING ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE COUNTY INSPECTOR AT (425) 388-3338 AND SCHEDULE A PRE-CONSTRUCTION CONFERENCE.
- IF THE PROJECT SITE AS DEFINED IN SCC 30.63A.91S.351 IS MORE THAN ONE ACRE, THE CESCL IDENTIFIED IN THE SWPPP NARRATIVE SHALL BE ON SITE OR ON CALL AT ALL TIMES (SCC30.63A.510).
- THE CESCL SHALL NOTIFY THE COUNTY INSPECTOR IN WRITING ANY TIME A BMP PROVES TO BE INADEQUATE RESULTING IN AN ACTUAL DISCHARGE OF OR POSES A POTENTIAL TO DISCHARGE A SIGNIFICANT AMOUNT OF ANY POLLUTANT PURSUANT TO SCC 7.53 TO WATERS OF THE STATE OR THE COUNTY'S MS-4 DRAINAGE SYSTEM (SCC30.63A.510). SAID NOTIFICATION SHALL BE MADE WITHIN 24 HOURS OF THE DISCHARGE EVENT OR PROBLEM IDENTIFICATION.
- IF INDIVIDUALS REVIEWING OR INSPECTING WORK ARE REPLACED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE CIVIL ENGINEER, SOILS ENGINEER, CESCL OR THE ENGINEERING GEOLOGIST, WORK REQUIRING THEIR REVIEW SHALL BE STOPPED UNTIL ANOTHER QUALIFIED PERSON AGREES TO ACCEPT RESPONSIBILITY AND NOTIFIES PLANNING & DEVELOPMENT SERVICES IN WRITING (SCC 30.63A.855 AND SCC 30.63B.340(4)).
- A ROW USE PERMIT IS REQUIRED FROM THE DPW FOR ANY LANE/ROAD CLOSURES WITHIN THE SNOHOMISH COUNTY ROW. CONTACT DPW AT LEAST 15 DAYS PRIOR TO CONSTRUCTION ACTIVITY WITHIN THE PUBLIC ROW. SNOHOMISH COUNTY DOES NOT HAVE JURISDICTION ON STATE ROUTES OR ROADWAYS WITHIN INCORPORATED CITIES, PRIVATE ROADS OR PRIVATE PROPERTY. FOR ANY ACTIVITY ENCRDACHING ON SUCH PROPERTY THE APPLICANT SHALL OBTAIN PERMISSION FROM THE APPROPRIATE AUTHORITY.
- FIELD CHANGES REQUIRING REDESIGN SHALL BE SUBMITTED AND APPROVED PRIOR TO CONSTRUCTION.
- ENGINEERED RECORD DRAWINGS SHALL BE REQUIRED PRIOR TO SITE APPROVAL (EDDS SECTION 10-05).
- SURVEY MONUMENTS SHALL BE FOUND AND SET IN ACCORDANCE WITH SNOHOMISH COUNTY ENGINEERING DESIGN AND DEVELOPMENT STANDARDS (EDDS), CHAPTER 4-03, DETAIL 4-130. 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 A PROFESSIONAL LAND SURVEYOR AND SHOWN ON THE CONSTRUCTION PLANS.
- REMOVE ABANDONED PIPES WITHIN 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. [EDDS 5-04.1.9.]
- 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. [EDDS 8-05.]
- APPROVED PERMANENT TRAFFIC CONTROL SIGNS AND MARKINGS WITHIN THE PUBLIC RIGHT-OF-WAY (ROW) SHALL BE INSTALLED BY COUNTY 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 COUNTY 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 TO TRAFFIC (UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY). 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).
- THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR INTERIM TRAFFIC CONTROL DURING CONSTRUCTION ON OR ALONG TRAVELED COUNTY ROADWAYS. THE DEVELOPER/CONTRACTOR MUST SUBMIT A TRAFFIC CONTROL PLAN TO PUBLIC WORKS (PERMIT COUNTER) AND RECEIVE APPROVAL PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- THE WORKMANSHIP AND MATERIALS FOR ALL UNDERGROUND UTILITY INSTALLATIONS WITHIN THE COUNTY R/W SHALL BE IN ACCORDANCE WITH EDDS SECTIONS 8-02, 8-04, 8-05, 8-09 AND THE MOST RECENT COPY OF THE STATE OF WASHINGTON STANDARD SPECIFICATIONS FOR ROAD, BRIDGE AND MUNICIPAL CONSTRUCTION (WSDOT/APWA).



CIT Y OF MUKILTEO STANDARD PLAN NOTES

GENERAL NOTES

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.
2. ALL WORK WITHIN THE PLAT AND CITY RIGHT-OF-WAY SHALL BE SUBJECT TO THE INSPECTION OF THE CITY.
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 SHANE BARNES, (206) 369-8260.
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 .
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.
6. ENGINEERED AS-BUILT DRAWINGS IN ACCORDANCE WITH THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE SHALL BE REQUIRED PRIOR TO FINAL SITE APPROVAL.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS FOR UTILITY, ROAD, AND RIGHT-OF-WAY CONSTRUCTION. THE CONTRACTOR FOR THIS PROJECT IS TO BE DETERMINED.  
  
CONTACT PERSON:  
PHONE: \_\_\_\_\_  
MOBILE: \_\_\_\_\_  
  
24-HOUR EMERGENCY CONTACT AND PHONE:  
  
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.
9. 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.
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.
11. 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) D OF THE WSDOT STANDARD SPECIFICATIONS.
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.
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.
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.
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.

SITE GRADING AND CONSTRUCTION SWPPP NOTES

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 .
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.
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.
4. STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED BY TEMPORARY SEEDING AND MULCHING. HYDROSEEDING IS PREFERRED.
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 .
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
7. ALL SITE WORK MUST BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY ADOPTED INTERNATIONAL BUILDING CODE.
8. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS. A PRECONSTRUCTION SOILS INVESTIGATION MAY BE REQUIRED TO EVALUATE SOILS STABILITY.
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.
10. 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.
11. 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.
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.
13. UPON COMPLETION OF WORK, FINAL REPORTS MUST BE SUBMITTED TO THE CITY IN CONFORMANCE WITH THE CURRENT CITY ADOPTED INTERNATIONAL BUILDING CODE.
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:
  - 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
  - b. HAVE SLOPES STEEPER THAN 15 PERCENT ADJACENT OR ON-SITE; OR
  - c. HAVE HIGH POTENTIAL FOR SEDIMENT TRANSPORT, AS DETERMINED BY THE CONSTRUCTION SITE SEDIMENT TRANSPORT POTENTIAL WORKSHEET; OR
  - d. HAVE A CRITICAL AREA OR CRITICAL AREA BUFFER ON-SITE, OR WITHIN 50 FEET OF THE SITE; OR
  - e. HAVE HIGH GROUNDWATER TABLE OR SPRINGS.

TEMPORARY SEEDING GENERAL NOTES

1. USE SEEDING THROUGHOUT THE PROJECT ON DISTURBED AREAS THAT HAVE REACHED FINAL GRADE OR THAT WILL REMAIN UNWORKED FOR MORE THAN 30 DAYS.
2. THE OPTIMUM SEEDING WINDOWS ARE APRIL 1 THROUGH JUNE 30 AND SEPTEMBER 1 THROUGH OCTOBER 1.
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.
4. REVIEW ALL DISTURBED AREAS IN LATE AUGUST TO EARLY SEPTEMBER AND COMPLETE ALL SEEDING BY THE END OF SEPTEMBER.
  - 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).
  - b. SEED AND MULCH ALL DISTURBED AREAS NOT OTHERWISE VEGETATED AT FINAL SITE STABILIZATION.

SEDIMENT TRAP GENERAL NOTES

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.
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.
3. ANY DAMAGE TO THE POND EMBANKMENTS OR SLOPES SHALL BE REPAIRED IMMEDIATELY.
4. 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.
5. WHEN THE SEDIMENT REACHES THE CLEANOUT LEVEL (TYPICALLY 1-FOOT IN DEPTH), IT SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
6. SECONDARY TREATMENT MAY BE NECESSARY IF THE SEDIMENT POND CANNOT EFFECTIVELY REMOVE THE FINE GRAIN SOILS.

STORM DRAINAGE GENERAL 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, SM52, OR SM44, LOCKING TYPE OR EQUIVALENT. MODEL SM52 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 GRADE 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. 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 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 EARTH OR SAND, FREE FROM CLAY. ANY GRAVEL OR STONES INCLUDED IN THE BACKFILL SHALL PASS THROUGH A 1 INCH SIEVE.
15. CULVERT ENDS SHALL BE BEVELED TO MATCH SIDE SLOPES. FIELD CUTTING OF CULVERT ENDS IS PERMITTED WHEN APPROVED BY THE CITY.
16. ALL FIELD CUT CULVERT PIPE SHALL BE TREATED AS REQUIRED IN THE STANDARD SPECIFICATIONS OR GENERAL SPECIAL PROVISIONS.

CITY OF MUKILTEO STANDARD PLAN NOTES

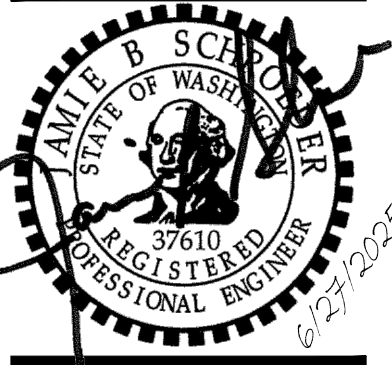
MONTGOMERIE

MUKILTEO, WASHINGTON

AKS ENGINEERING & FORESTRY, LLC  
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WWW.AKS-ENG.COM

**AKS**

ENGINEERING · SURVEYING · NATURAL RESOURCES  
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



JOB NUMBER:	12420
DATE:	06/27/2025
DESIGNED BY:	KMM
DRAWN BY:	MDS
CHECKED BY:	JBS



EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY ATWELL, INC., AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY AKS ENGINEERING AND FORESTRY, LLC. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY ATWELL, INC.:

PARCEL 4A OF RECORD OF SURVEY AND AMENDED BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NO. 200508295173, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF LOT 4, HARBOUR POINTE BUSINESS CENTER BIG GULCH CAMPUS BINDING SITE PLAN/RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9312305007, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, ALL IN THE TOWNSHIP 28 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

WASHINGTON STATE PLANE COORDINATE SYSTEM – NORTH ZONE NAD83/2011  
(2010.00 EPOCH) PER GNSS OBSERVATIONS UTILIZING CORRECTIONS FROM THE  
WASHINGTON STATE REFERENCE NETWORK (WSRN)

## VD 88 (PER GNSS OBSERVATIONS UTILIZING CORRECTIONS FROM THE WSRN)

## TBM-A

SET REBAR WITH RED 'ATWELL CONTROL' CAP ON THE WEST SIDE OF HARBOUR PLACE, 2.7' WEST OF THE WEST EDGE CONCRETE WALKWAY AND 3.1' NORTH OF THE NORTH EDGE CONCRETE WALKWAY FOR ADDRESS 9850.

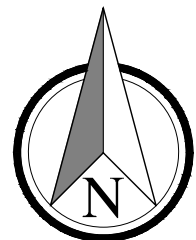
ELEVATION=505.79

## TBM-B

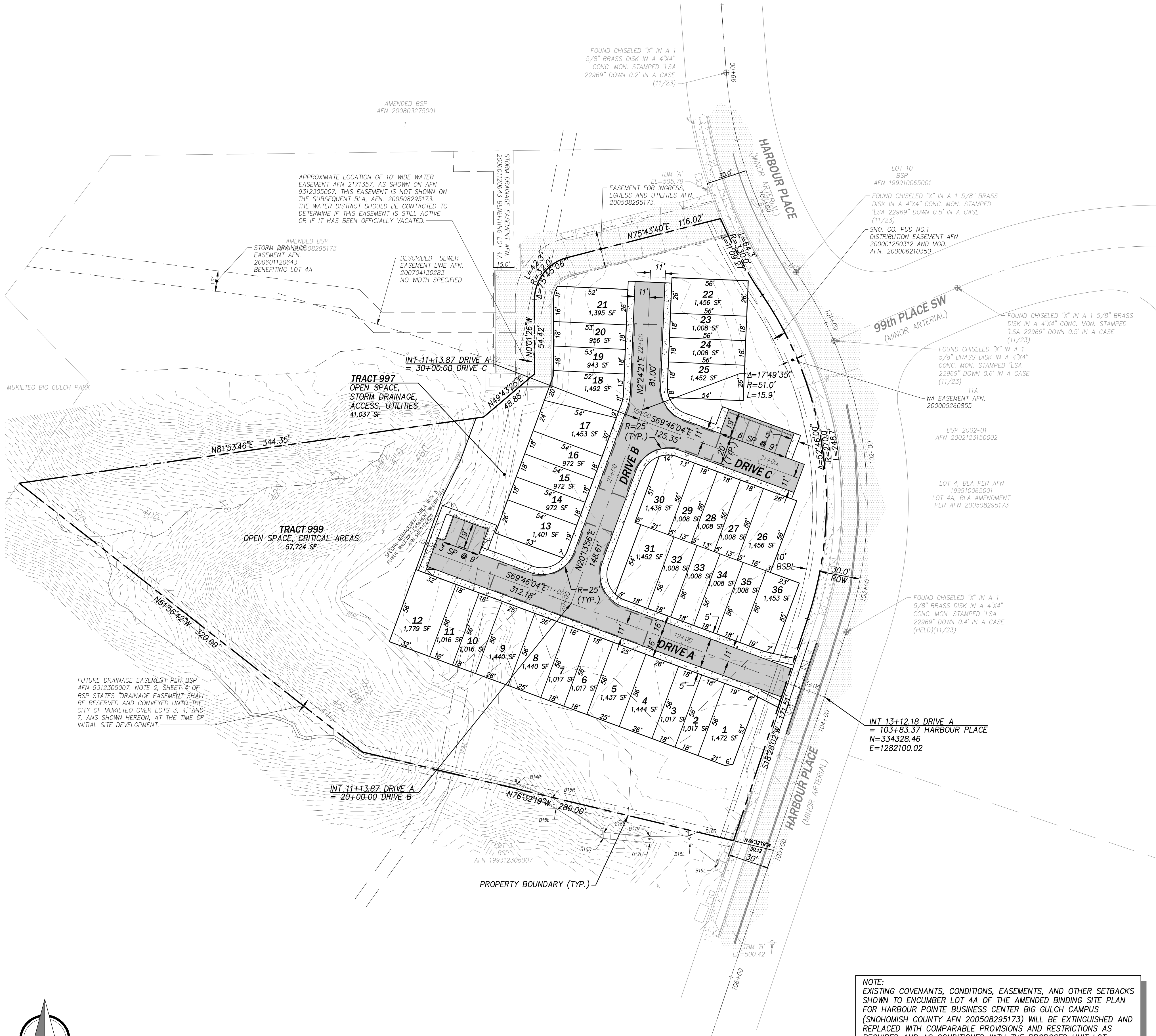
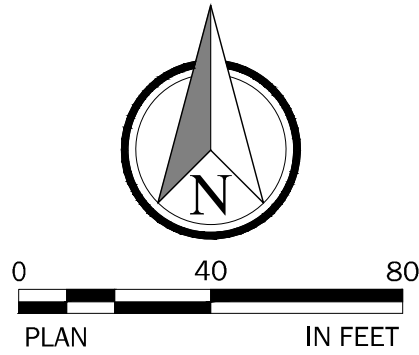
SET REBAR WITH RED 'ATWELL CONTROL' CAP ON THE EAST SIDE OF HARBOUR PLAZA  
OPPOSITE THE NORTHERLY DRIVEWAY FOR ADDRESS 10200, CENTERED IN A PLANTER  
STRIP BETWEEN THE BACK OF CURB AND THE WEST EDGE OF THE CONCRETE  
WALKWAY AT ± THE WESTERLY EXTENSION OF THE CENTERLINE OF CONCRETE STEPS.  
ELEVATION=500.42

## NOTES

1. A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ALL EQUIPMENT HAS BEEN MAINTAINED IN ACCORDANCE WITH THE MANUFACTURER'S GUIDELINES. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.
2. ALL TITLE INFORMATION SHOWN ON THIS SURVEY WAS EXTRACTED FROM CHICAGO TITLE COMPANY COMMITMENT NUMBER 500145247, DATED JULY 24, 2023. ATWELL, LLC HAS CONDUCTED NO INDEPENDENT TITLE RESEARCH, AND HAS RELIED WHOLLY ON THE TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.
3. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME. ALL CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT ON NOVEMBER 2023 UNLESS OTHERWISE NOTED.
4. PROPERTY AREA = 142,207.4 SQUARE FEET.
5. ALL DISTANCES ARE IN U.S. SURVEY FEET AND REPRESENT GROUND MEASUREMENTS.
6. UNDERGROUND UTILITIES WERE LOCATED BASED ON SURFACE EVIDENCE CLEARLY VISIBLE TO THE FIELD SURVEY CREW. CONNECTING PIPES ARE DRAWN AS STRAIGHT LINES BETWEEN STRUCTURES. SUPPLEMENTAL INFORMATION MAY HAVE BEEN USED TO DEPICT THE UNDERGROUND UTILITIES SHOWN ON THIS SURVEY, SUCH AS PAINT MARKS, SAW CUTS, OR RECORD DRAWING INFORMATION OBTAINED FROM FRANCHISE UTILITIES, PUBLIC UTILITY COMPANIES, AND PUBLIC GIS INFORMATION. ATWELL, LLC MAKES NO CLAIM TO THE ACCURACY OF INFORMATION PROVIDED BY OTHERS OR OF UNDERGROUND PIPES, CABLES, STRUCTURES OR OTHER UTILITIES. THE EXACT LOCATION, SIZE, AND ELEVATION OF ALL UNDERGROUND UTILITIES WHICH ARE CRITICAL TO THE DESIGN MUST BE POTHOLED AND VERIFIED BY THE CLIENT.
7. TREE SIZES AND SPECIES WERE DETERMINED TO THE BEST OF OUR ABILITY. ATWELL, LLC DOES NOT WARRANT THE ACCURACY OF THE SIZES AND SPECIES OF ANY TREES SHOWN HEREON, ALL TREE SIZES SHOULD BE VERIFIED BY A TRAINED ARBORIST.
8. IF ANY, AS SET FORTH ON RECORD OF SURVEY AND BINDING SITE PLAN FOR HARBOUR POINT BUSINESS CENTER GUL GULCH CAMPUS AFN# 931205007 (DRAINAGE PLOTTED HEREON) (SHOWN WATER EASEMENT AFN# 2171357 HAS NO DIMENSIONS AND NO SCAN COPY - NOT PLOTTED) AFFIDAVIT OF STREET NAME CHANGE RECORDED UNDER AFN# 9902180080, (NOT A SURVEY MATTER)
- RECORD OF SURVEY AND BINDING SITE PLAN FOR LOT 12 RECORDED UNDER AFN# 200109195001. (DO NOT AFFECT OUR PROPERTY-NOTHING TO PLOT)
- RECORD OF SURVEY AND AMENDED BINDING SITE PLAN FOR HARBOUR POINT LIMITED PARTNERSHIP RECORDED UNDER AUDITOR'S FILE NO. 200508285173 (PLOTTED HEREON).
- RECORD OF SURVEY AND AMENDED BINDING SITE PLAN FOR HARBOUR POINT LIMITED PARTNERSHIP RECORDED UNDER AUDITOR'S FILE NO. 200508285173 (PLOTTED HEREON).
- FILE NO. 200803275001. (DO NOT AFFECT OUR PROPERTY-NOTHING TO PLOT)
11. SUBJECT TO AN 5' WIDE EASEMENTS) FOR THE OUTDOOR RECREATION TRAIL FOR PUBLIC USE, INGRESS AND EGRESS AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO CITY OF MUKILTEO, A WASHINGTON MUNICIPAL CORPORATION AFN# 9609120420
- AFFECTS: PORTION OF SAID PREMISES AND OTHER PROPERTY APPROXIMATELY AS DELINEATED THEREIN LYING WITHIN 15' SPREAD OF THE NORTHWEST QUARTER OF SECTION 14.
12. SUBJECT TO COVENANTS, CONDITIONS, RESTRICTIONS, REGDALS, RESERVATIONS, EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, AS SET FORTH ON RECORD OF SURVEY AND AMENDED BINDING SITE PLAN FOR HARBOUR POINT LIMITED PARTNERSHIP RECORDED UNDER AUDITOR'S FILE NO. 199910065001 AND AFFIDAVIT OF CORRECTION OF BOUNDARY LINE ACQUISITION AFN# 19991020558. (NOTHING TO PLOT)
13. SUBJECT TO AN EASEMENT FOR THE UNDERGROUND ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO PUBLIC UTILITY DISTRICT NO. 1, A WASHINGTON MUNICIPAL CORPORATION, AS GRANTED TO THE NORTHWEST QUARTER OF SECTION 14, AS RECORDED UNDER AFN# 200001250312 AND MODIFICATION FOR SAID INSTRUMENT RECORDED UNDER AFN# 200006203350. (PLOTTED HEREON).
14. EASEMENTS) FOR THE WATER AND RELATED APPURTENANCES AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO MUKILTEO WATER DISTRICT UNDER AFN# 200005260855. (PLOTTED HEREON).
15. SUBJECT TO MUKILTEO TOWN SQUARE DEVELOPMENT AGREEMENT AND COVENANTS AND PROVISIONS THEREOF BETWEEN CITY OF MUKILTEO AND HARBOUR POINT LIMITED PARTNERSHIP, A WASHINGTON LIMITED LIABILITY COMPANY; RALPH R. KIRTLEY AND ANNA LEE KIRTLEY, HUSBAND AND WIFE; AND PAINTE FIELD INDUSTRIAL CENTER LLC, A WASHINGTON LIMITED LIABILITY COMPANY, AS RECORDED UNDER AFN# 200122200087. (NOT A SURVEY MATTER).
16. SUBJECT TO AN NOTICE OF EASEMENT FOR STORM SEWER PIPELINE FOR THE BENEFIT OF SAID PREMISES INCLUDING THE TERMS, COVENANTS AND PROVISIONS THERETO AS RECORDED UNDER AFN# 200801120643. AFFECTS NORTHERLY ADJACENT PROPERTY LOT 4B AND BENEFITING LOT 4B. (PLOTTED HEREON)
17. DRAINAGE EASEMENT FOR STORMWATER DRAINAGE TO BENEFIT SAID PREMISES AND OTHER PROPERTY INCLUDING THE TERMS, COVENANTS AND PROVISIONS AS RECORDED UNDER AFN# 200608140243. (BLANKED IN NATURE OVER EXISTING DRAINAGE MAINLINE PIPES WITHIN LOT 5, BLA 98-10 TO AFN 199910060039 AS DELINEATED IN SURVEY 199910065001 AND LOT 6, BRP AFN# 9312355007).
18. DRAINAGE EASEMENT AGREEMENT INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF: BETWEEN INDUSTRIAL PARK CONDOMINIUMS ASSOCIATION AND FRED HOLLAND AND MARGARET HOLLAND, HUSBAND AND WIFE, AND WILD SOCKEYE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY AFN# 200608140244 (NOTHING TO PLOT).
19. SUBJECT TO SEWER EASEMENT AND RIGHTS INCIDENTAL THERETO, AS GRANTED TO OLYMPIUS TERRACE SEWER DISTRICT, A WASHINGTON MUNICIPAL CORPORATION AS RECORDED UNDER AFN# 200704130283. DESCRIBED LINE PLOTTED - NO WIDTH SPECIFIED.
20. SUBJECT TO DEVELOPMENT AGREEMENT FOR MUKILTEO TOWN SQUARE INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF BETWEEN CITY OF MUKILTEO, A WASHINGTON MUNICIPAL CORPORATION AND HARBOUR POINT LIMITED PARTNERSHIP, A WASHINGTON LIMITED PARTNERSHIP; RALPH R. KIRTLEY AND ANNA LEE KIRTLEY, HUSBAND AND WIFE; LANDIA, LLC, AN ALASKA LIMITED LIABILITY COMPANY; INDUSTRIAL PARK CONDOMINIUM OWNERS ASSOCIATION, A WASHINGTON NON-PROFIT CORPORATION; WILD SOCKEYE, LLC, A WASHINGTON LIMITED LIABILITY COMPANY; AND FRED AND MARGARET HOLLAND, HUSBAND AND WIFE AS RECORDED UNDER AFN# 200711290678. DESCRIBED LINE PLOTTED - NO WIDTH SPECIFIED.
21. ANY EASEMENTS NOT DISCLOSED BY THE PUBLIC RECORDS AS TO MATTERS APPEARING TITLE TO REAL PROPERTY, WHETHER OR NOT SAID EASEMENTS ARE VISIBLE AND APPARENT. (BLANKET IN NATURE).
22. SUBJECT TO LIABILITY FOR SEWER TREATMENT CAPACITY CHARGES, IF ANY, AFFECTING CERTAIN AREAS OF KING, PIERCE AND SNOHOMISH COUNTIES. (NOT A SURVEY MATTER).







## SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY ATWELL, INC., AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY AKS ENGINEERING AND FORESTRY, LLC. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY ATWELL, INC.:

### LEGAL DESCRIPTION

PARCEL 4A OF RECORD OF SURVEY AND AMENDED BINDING SITE PLAN RECORDED UNDER AUDITOR'S FILE NO. 200508295173, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF LOT 4, HARBOUR POINTE BUSINESS CENTER BIG GULCH CAMPUS BINDING SITE PLAN/RECORD OF SURVEY RECORDED UNDER AUDITOR'S FILE NO. 9312305007, BEING A PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, AND THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 21, ALL IN THE TOWNSHIP 28 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

### MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM – NORTH ZONE NAD83/2011 (2010.00 EPOCH) PER GNSS OBSERVATIONS UTILIZING CORRECTIONS FROM THE WASHINGTON STATE REFERENCE NETWORK (WSRN)

### VERTICAL DATUM

VD 88 (PER GNSS OBSERVATIONS UTILIZING CORRECTIONS FROM THE WSRN)

### BENCHMARKS

TBM-A

SET REBAR WITH RED 'ATWELL CONTROL' CAP ON THE WEST SIDE OF HARBOUR PLACE, 2.7' WEST OF THE WEST EDGE CONCRETE WALKWAY AND 3.1' NORTH OF THE NORTH EDGE CONCRETE WALKWAY FOR ADDRESS 9850.

ELEVATION=505.79

TBM-B

SET REBAR WITH RED 'ATWELL CONTROL' CAP ON THE EAST SIDE OF HARBOUR PLACE, OPPOSITE THE NORTHERLY DRIVEWAY FOR ADDRESS 10200, CENTERED IN A PLANTER STRIP BETWEEN THE BACK OF CURB AND THE WEST EDGE OF THE CONCRETE WALKWAY AT ± THE WESTERLY EXTENSION OF THE CENTERLINE OF CONCRETE STEPS.

ELEVATION=500.42

## PROJECT INFORMATION

### GENERAL

EXIST. PARCEL NO.	28042100103200
SITE ADDRESS	NOT YET ASSIGNED
	MUKILTEO, WA 98275
EXISTING ZONING	PLANNED COMMUNITY BUSINESS SOUTH, PCB(S)

### SITE DEVELOPMENT

TOTAL SITE AREA	3.26 AC (142,207 SF)
ROW DEDICATION	0.00 AC (0 SF)
NET SITE AREA	3.26 AC (142,207 SF)
CRITICAL AREA, TRACT 999	1.31 AC (56,928 SF)
NET DEVELOPABLE AREA	1.95 AC (85,279 SF)

### IMPERVIOUS COVERAGE:

REPLACED IMPERVIOUS AREA	0 SF
NEW IMPERVIOUS AREA	56,880 SF
NEW PLUS REPLACED IMPERVIOUS AREA	56,880 SF
IMPERVIOUS COVERAGE	40.0%

### ALLOWABLE RESIDENTIAL DENSITY (MMC 17.20.030.A)

ALLOWABLE BASE DENSITY	NO LIMIT
NO. TOWNHOME BUILDINGS	8
NO. TOWNHOME DWELLING UNITS	36 LOTS
GROSS RESIDENTIAL DENSITY	11 DU/AC
NET RESIDENTIAL DENSITY	18 DU/AC

### BUILDING SETBACKS (MMC 17.20.040 PER ORD 1516 AND DA)

FRONT SETBACK:	10 FT
SIDE SETBACK:	NONE
REAR SEBACK:	NONE

### PARKING REQUIRED (MMC 17.56.040)

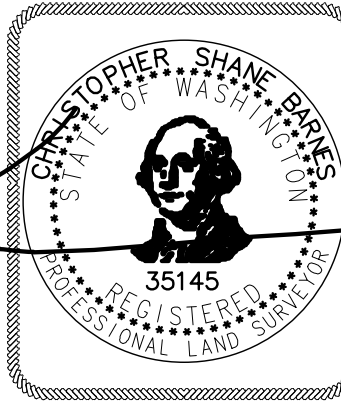
REQUIRED PARKING:	2.0 SPACES PER DU + 1.0 GUEST SPACE/4 DU =2.0 SPACES X 36 DU + 1.0 SPACE X(36 DU/4DU)=81 SPACES
PROPOSED PARKING:	2.0 SPACES X 36 DU + 9 GUEST = 81 SPACES

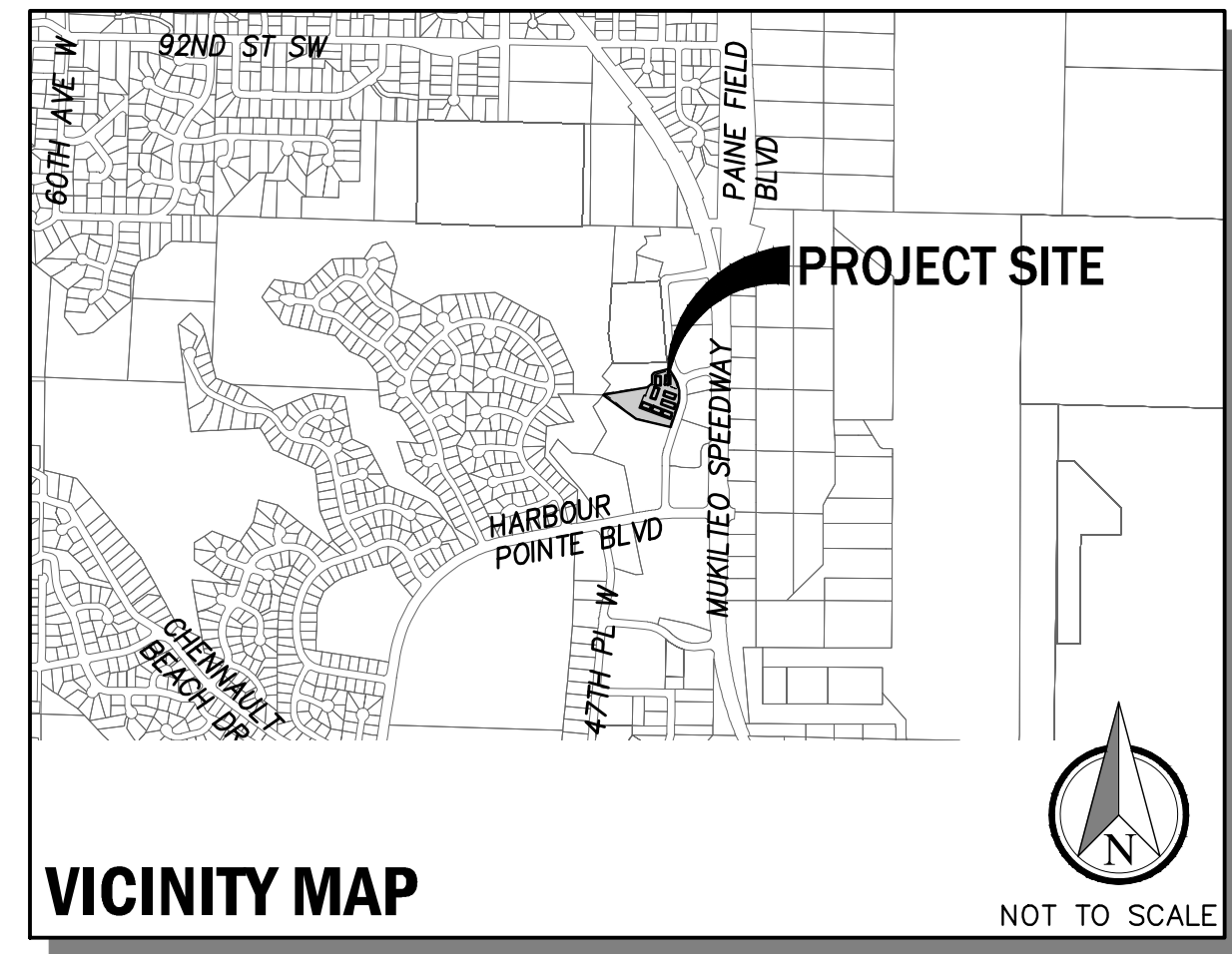
### RECREATION AND OPEN SPACE (MMC 17.51.050.B)

REQUIRED FOR CREDIT:	20% GROSS SITE AREA = 0.65 AC
RECREATION AND OPEN SPACE PROVIDED:	2.29 AC

### TREE RETENTION AND REPLACEMENT

TREE RETENTION REQUIRED:	25%
PERCENT TREES RETAINED:	47 OF 97 TREES = 48%
REPLACEMENT TREE CREDITS REQUIRED:	NONE REQUIRED





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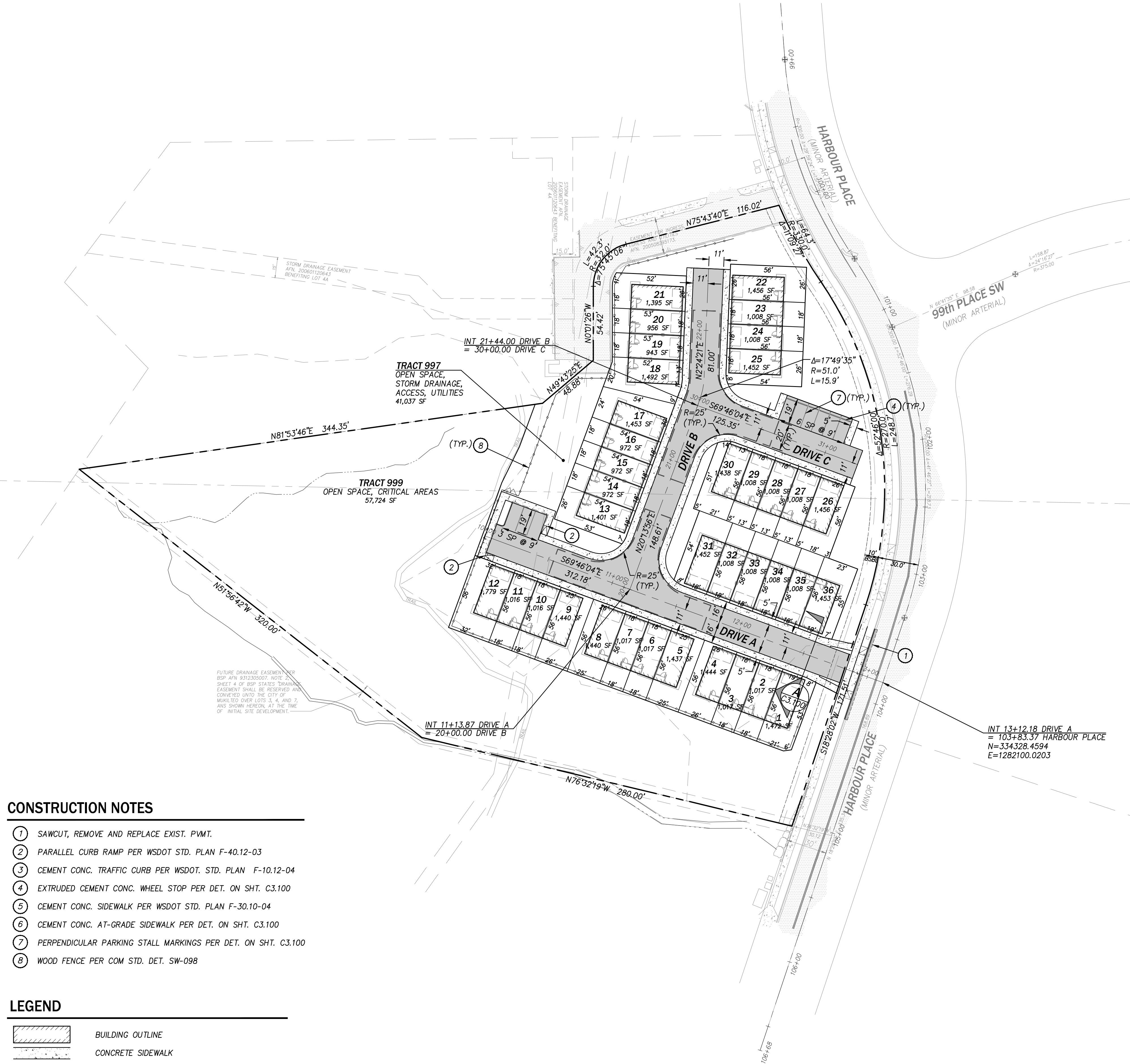
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REAR SEBACK:	NONE

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UTILITY PURVEYORS	
WATER	MUKILTEO WATER AND WASTEWATER DISTRICT
SANITARY SEWER	MUKILTEO WATER AND WASTEWATER DISTRICT
STORM DRAINAGE	CITY OF MUKILTEO
FIRE DISTRICT	MUKILTEO FIRE DEPARTMENT
SCHOOL DISTRICT	MUKILTEO SCHOOL DISTRICT
POWER	SNOHOMISH COUNTY PUD
NATURAL GAS	PUGET SOUND ENERGY
COMMUNICATIONS	FRONTIER, ZIPLY, COMCAST
GARBAGE	WASTE MANAGEMENT



## CONSTRUCTION NOTES

- SAWCUT, REMOVE AND REPLACE EXIST. PVMT.
- PARALLEL CURB RAMP PER WSDOT STD. PLAN F-40.12-03
- CEMENT CONC. TRAFFIC CURB PER WSDOT. STD. PLAN F-10.12-04
- EXTRUDED CEMENT CONC. WHEEL STOP PER DET. ON SHT. C3.100
- CEMENT CONC. SIDEWALK PER WSDOT STD. PLAN F-30.10-04
- CEMENT CONC. AT-GRADE SIDEWALK PER DET. ON SHT. C3.100
- PERPENDICULAR PARKING STALL MARKINGS PER DET. ON SHT. C3.100
- WOOD FENCE PER COM STD. DET. SW-098

## LEGEND

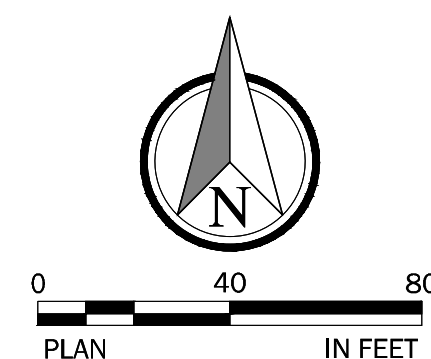
	BUILDING OUTLINE
	CONCRETE SIDEWALK
	CONCRETE DRIVEWAY
	HMA PAVEMENT (PER DET. ON SHT. C3.100)

# SITE PLAN MONTGOMERIE MUKILTEO, WASHINGTON

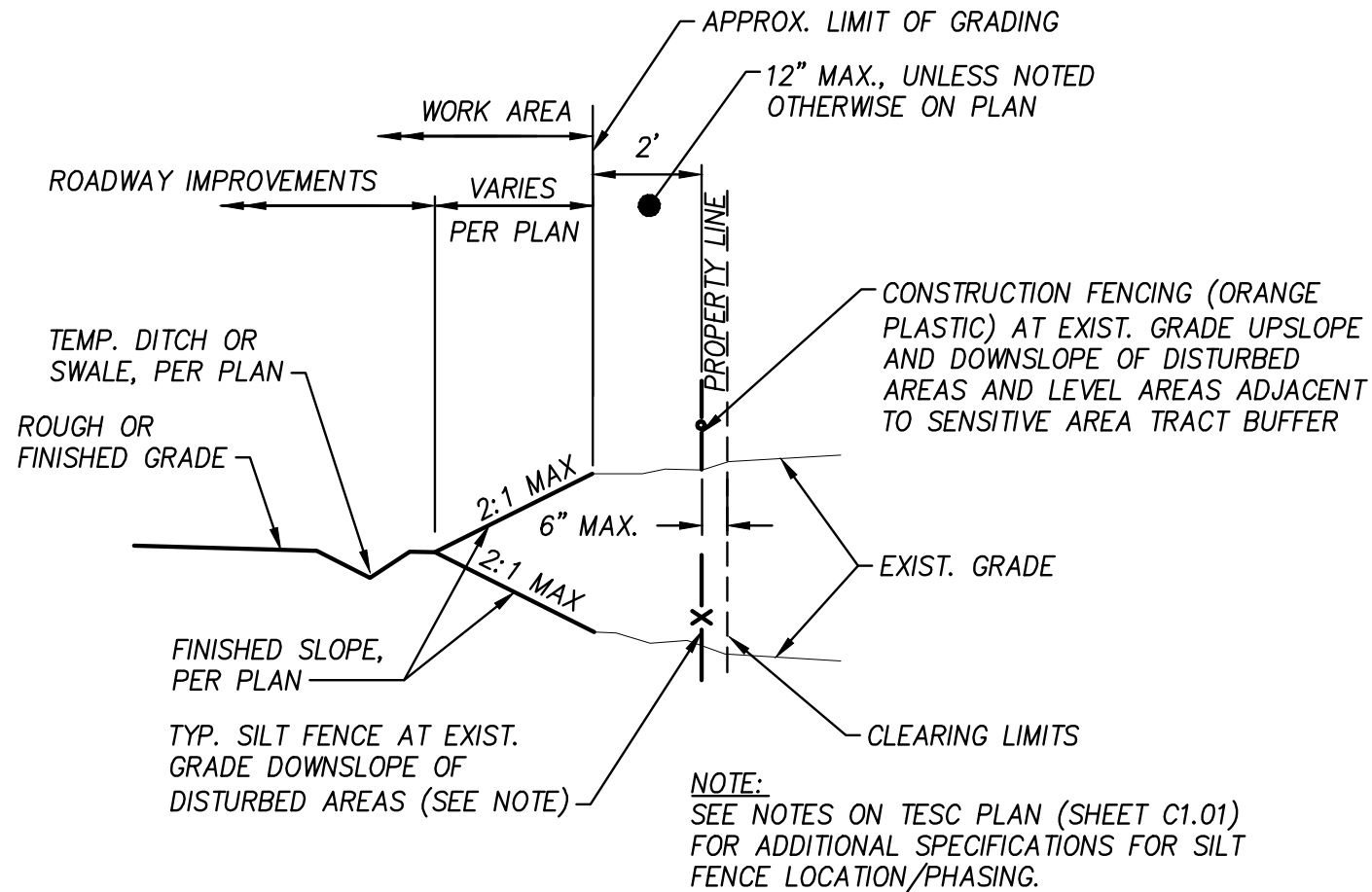
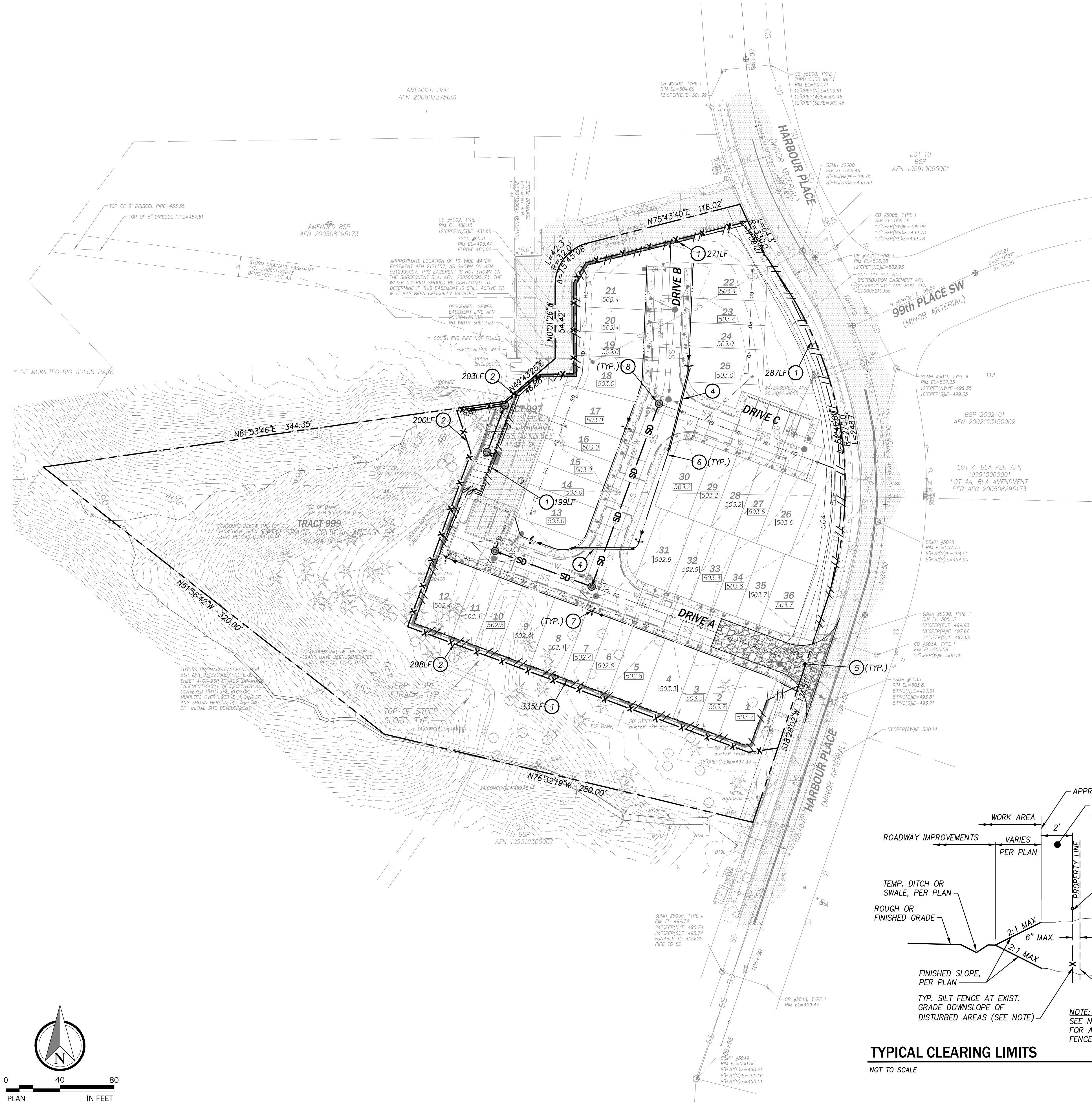


JOB NUMBER:	12420
DATE:	06/27/2025
DESIGNED BY:	KMM
DRAWN BY:	MDS
CHECKED BY:	JBS

C1.00







#### TYPICAL CLEARING LIMITS

NOT TO SCALE

#### CONSTRUCTION NOTES

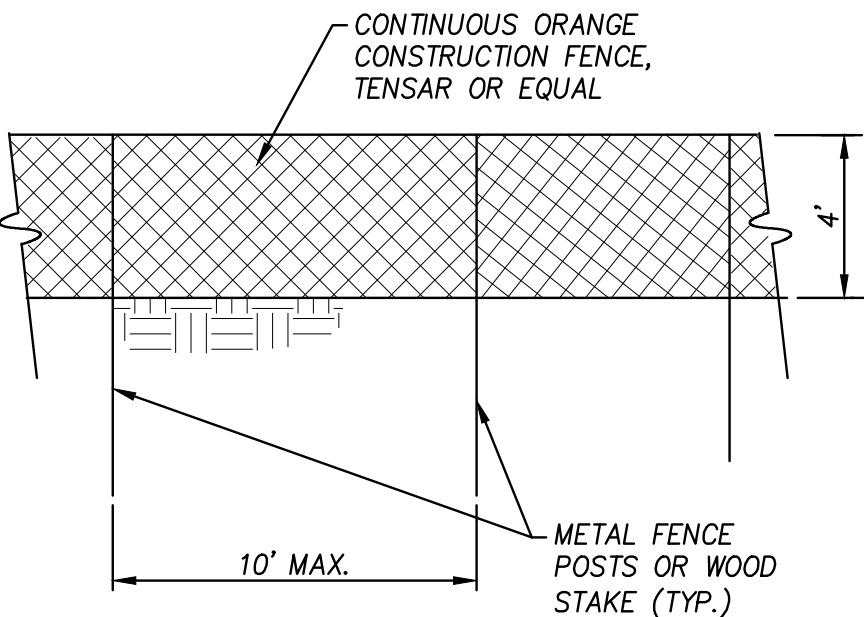
- 1 CONSTRUCTION FENCING PER STD. DET. ON THIS SHT., APPROX. LENGTH PER PLAN
- 2 SILT FENCE PER COM STD. PLAN EC-001, APPROX. LENGTH PER PLAN
- 3 APPROX. LIMIT OF GRADING REF. TYP. CLEARING LIMITS DETAIL ON THIS SHEET
- 4 TEMP CULVERT, S=2.0%
- 5 TEMPORARY STABILIZED CONSTRUCTION ENTRANCE PER COM STD. PLAN EC-006
- 6 TEMPORARY INTERCEPTOR DITCH PER COM STD. PLAN EC-002
- 7 ROCK CHECK DAM PER COM STD. PLAN EC-005
- 8 CATCH BASIN PROTECTION INSERT PER COM STD. PLAN EC-007

#### LEGEND

- APPROX. LIMIT OF GRADING
- X---X--- SILT FENCE
- /---/--- CONSTRUCTION FENCE
- <--->--- TEMPORARY INTERCEPTOR DITCH WITH ROCK CHECK DAM
- INLET PROTECTION

#### NOTES:

1. TEMPORARY CULVERTS, INTERCEPTOR DITCHES, AND CHECK DAMS ARE SHOWN APPROXIMATE. ACTUAL EXTENTS AND LOCATIONS MAY VARY TO FACILITATE SITE CONDITIONS AND CONSTRUCTION ACTIVITIES.
2. ALL PERMANENT STORM DRAIN FACILITIES ACTIVE DURING CONSTRUCTION SHALL BE CLEANED AND/OR REPAIRED TO GOOD WORKING CONDITION PRIOR TO FINAL PROJECT CLOSEOUT.
3. EXISTING UTILITIES SHALL BE PROTECTED DURING CONSTRUCTION. CONTRACTOR SHALL NOTIFY OWNER/ENGINEER OF ANY CONFLICTS WITH PROPOSED IMPROVEMENTS AND/OR CONSTRUCTION.
4. A CONSTRUCTION STAGING AREA IS PROPOSED TO BE LOCATED AS SHOWN ON THIS PLAN. THE ELEMENTS AND CONFIGURATION SHOWN FOR THE STAGING AREA IS CONCEPTUAL AND IS PROVIDED TO ILLUSTRATE THE CURRENT PLAN TO CENTRALIZE CONSTRUCTION OPERATIONS AND MATERIALS FOR THE PROJECT. ALTERNATE ON-SITE STAGING OR CONSTRUCTION LAY DOWN AREAS MAY BE PROPOSED BY THE CONTRACTOR BASED ON ACTUAL OPERATIONAL NEEDS AS THE BUILD-OUT OF THE PROJECT PROGRESSES.
5. A CONCRETE WASHOUT AREA IS PROPOSED TO BE LOCATED AS SHOWN ON THIS PLAN. AN ALTERNATE AREA MAY BE PROPOSED BY THE CONTRACTOR BASED ON ACTUAL OPERATIONAL NEEDS.
6. THE CONTRACTOR SHALL DISPOSE OF DEBRIS AT AN APPROVED LOCATION, THE LOCATION AND HAUL ROUTE SHALL BE PROVIDED AND APPROVED BY THE CITY INSPECTOR PRIOR TO CONSTRUCTION.
7. THE CONTRACTOR SHALL IMPLEMENT TREE PROTECTION MEASURES AS REQUIRED, INCLUDING:
  - A. INSTALLATION OF TREE PROTECTION FENCING ALONG THE OUTER EDGE OF THE DRIP LINE
  - B. TREE PROTECTIVE FENCING SHALL BE A MINIMUM HEIGHT OF THREE FEET, VISIBLE AND OF DURABLE CONSTRUCTION
8. SEE CITY OF MUKILTEO GENERAL TESC CONSTRUCTION NOTES ON SHEET C0.01



#### CONSTRUCTION FENCE

NOT TO SCALE

TESC PLAN  
MONTGOMERIE

MUKILTEO, WASHINGTON



AKS ENGINEERING & FORESTRY, LLC  
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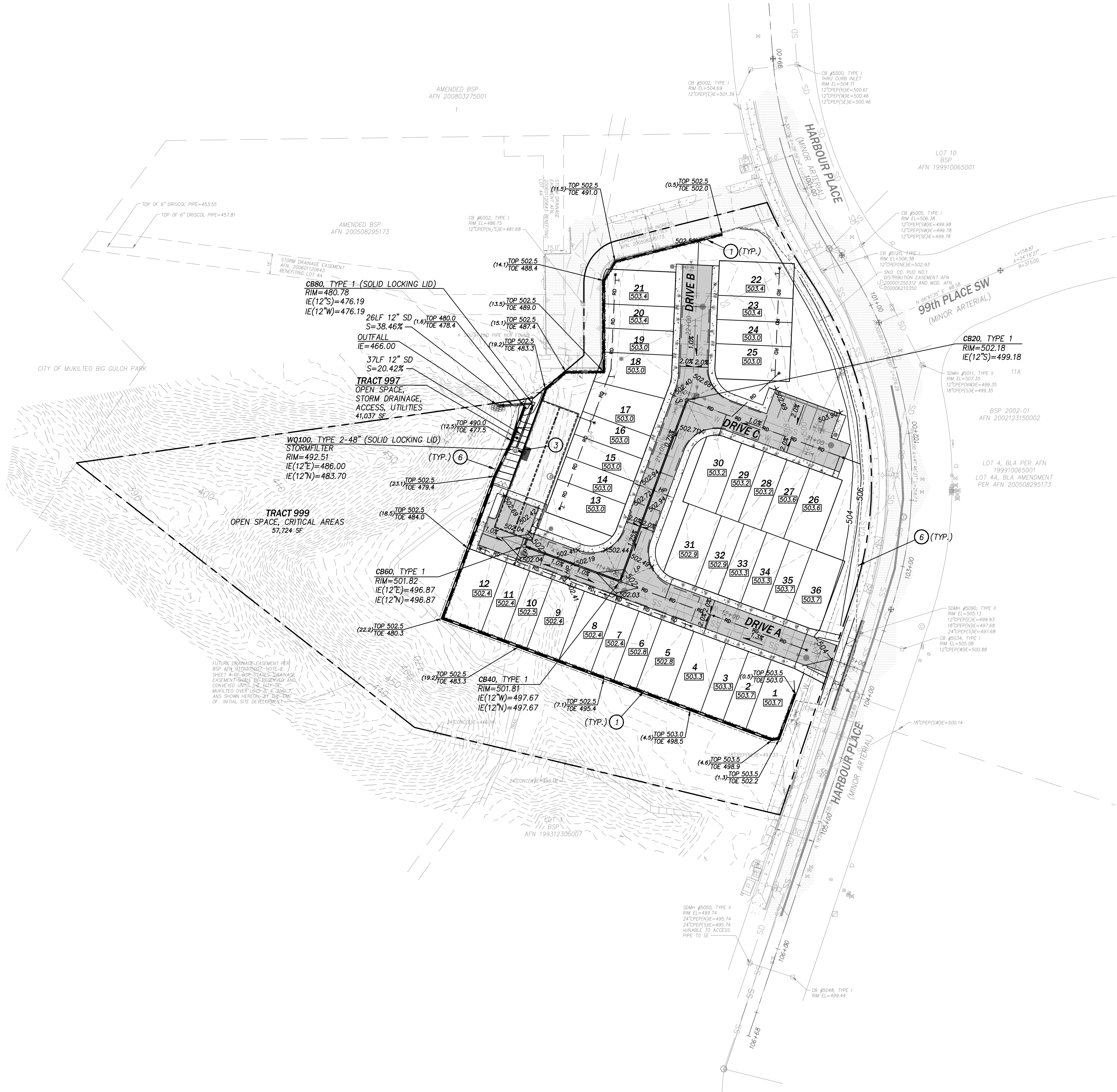
JOB NUMBER: 12420  
DATE: 06/27/2025  
DESIGNED BY: KMM  
DRAWN BY: MOS  
CHECKED BY: JBS

C2.00



OTOP542447  
CGRD542447  
CNOT542447  
CSIT542447  
CUSD542447  
CUWS542447  
TBLOCK

AKS DRAWING FILE: C3.00.DWG | LAYOUT: 8 PRELIMINARY GRADING AND DRAINAGE PLAN



CONSTRUCTION NOTES

- 1 WALL FOUNDATION DRAIN
- 2 6" PVC (UNO) ROOF COLLECTION PIPE W/ CLEANOUT, LENGTH AND UPSTREAM INVERT PER PLAN, MIN. 1% SLOPE; PER COM STD. DET. SW-018
- 3 INTERIOR CONTROL STRUCTURE, SEE DET. ON SHT. C3.20
- 4 WATER QUALITY TREATMENT FACILITY PER DET. ON SHT. C3.21
- 5 PIPE OUTLET PROTECTION PER STD. DET. ON SHT. C3.100
- 6 APPROX. LIMITS OF GRADING

LEGEND

XXX.X

FINISHED FLOOR ELEVATION

TOP 246 (-4)  
TOE 242

MSE WALL, LOCK+LOAD WALL OR EQ.

TOP 246 (-4)  
TOE 242

FINISHED GRADE AT TOP/TOE OF WALL

TOP 246 (-4)  
TOE 242

WALL DRAIN

TOP 246 (-4)  
TOE 242

SAWCUT

TOP 246 (-4)  
TOE 242

PROPOSED 2 FT CONTOUR

TOP 246 (-4)  
TOE 242

EXISTING CONTOUR

TOP 246 (-4)  
TOE 242

SPOT ELEV. (FINISH GRADE)

TOP 246 (-4)  
TOE 242

STORM DRAIN PIPE

TOP 246 (-4)  
TOE 242

EXIST. STORM DRAIN PIPE

TOP 246 (-4)  
TOE 242

LOT DRAIN COLLECTION PIPE

TOP 246 (-4)  
TOE 242

AC PAVEMENT VALLEY, FLOWLINE

TOP 246 (-4)  
TOE 242

SD CATCH BASIN

TOP 246 (-4)  
TOE 242

CLEANOUT

TOP 246 (-4)  
TOE 242

ASPHALT PAVEMENT

TOP 246 (-4)  
TOE 242

CONCRETE PAVEMENT

APPROXIMATE EARTHWORK QUANTITIES

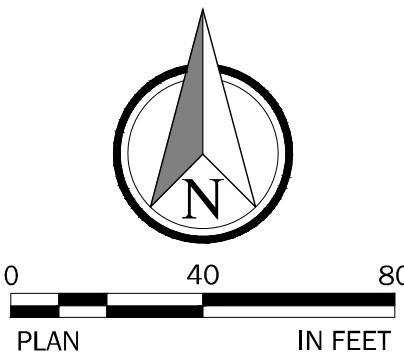
APPROXIMATE EARTHWORK QUANTITIES WERE ESTIMATED USING A GRID VOLUME METHOD AND AUTODESK AUTOCAD CIVIL 3D SOFTWARE. THE FOLLOWING VALUES ARE ESTIMATES PROVIDED TO ILLUSTRATE GENERAL EARTHWORK EFFORTS BASED ON AVAILABLE EXISTING TOPOGRAPHIC SURVEY AND FINISHED GRADE DESIGN DATA, AND DOES NOT INCLUDE ESTIMATED EARTHWORK VOLUMES THAT WOULD BE DISPLACED OR OTHERWISE OCCUPIED BY STRUCTURE, FOUNDATION, AND PAVEMENT SECTIONS OR TRENCH BACKFILL:

FILL: 16,349 CY  
CUT: 1,006 CY  
NET: 15,343 CY (FILL)

THESE VALUES ARE BASED ON THE ASSUMPTION OF STRIPPING 6-INCHES, AND ARE NOT FOR CONSTRUCTION BID PURPOSES. THE CONTRACTOR SHALL USE THEIR OWN MEANS AND METHODS TO ESTIMATE EARTHWORK QUANTITIES.

- NOTES:
1. ALL DRAINAGE (SD) PIPE SHALL BE DOUBLE-WALLED SMOOTH INTERIOR CORRUGATED POLYETHYLENE PIPE (CPP), UNLESS NOTED OTHERWISE.
  2. ADJUST ANY EXISTING UTILITIES THAT MAY CONFLICT WITH PROPOSED IMPROVEMENTS.
  3. ALL CATCH BASINS SHALL BE PER COM STANDARD PLANS SW-001, SW-003, AND SW-004, RESPECTIVELY, AND PROVIDED WITH FRAME AND RECTANGULAR VANED GRATE PER COM STANDARD PLANS SW-005 AND SW-007, UNLESS OTHERWISE NOTED. SOLID LOCKING LIDS SHALL BE INSTALLED PER COM STANDARD PLANS SW-011 AND SW-012.
  4. ALL CATCH BASIN LOCATIONS REFERENCED TO CENTER OF STRUCTURE. GRATE PLACEMENT SHALL BE PER STRUCTURE PLACEMENT DETAIL ON SHEET C3.100.
  4. ROOF DRAIN SHALL BE INSTALLED PER COM STANDARD PLAN SW-018.
  5. SEE CITY OF MUKILTEO GENERAL STORM DRAINAGE CONSTRUCTION NOTES ON SHEET C0.01.

STABILIZATION NOTES: ALL DISTURBED AREAS SHALL BE REVEGETATED PER THE LANDSCAPE PLANS AND DETAILS AND/OR STABILIZED AS SOON AS POSSIBLE AFTER COMPLETION OF THE STRUCTURE AND THAT THE AREA BE MONITORED UNTIL VEGETATION HAS BEEN ESTABLISHED TO ENSURE PROPER FUNCTION AND ADEQUATE STABILITY IS MAINTAINED. PROJECT GEOTECHNICAL ENGINEER SHALL BE CONTACTED AND CONSULTED IF INSTABILITY IS OBSERVED.



PRELIMINARY GRADING AND DRAINAGE PLAN  
MONTGOMERIE  
MUKILTEO, WASHINGTON

AKS

AKS ENGINEERING & FORESTRY, LLC  
11321 BAYVIEW DR. SUITE 100  
KIRKLAND, WA 98034  
425.285.2380  
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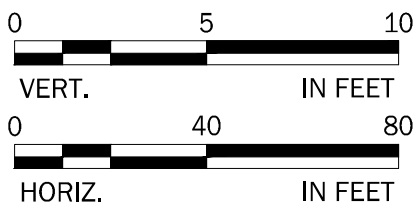
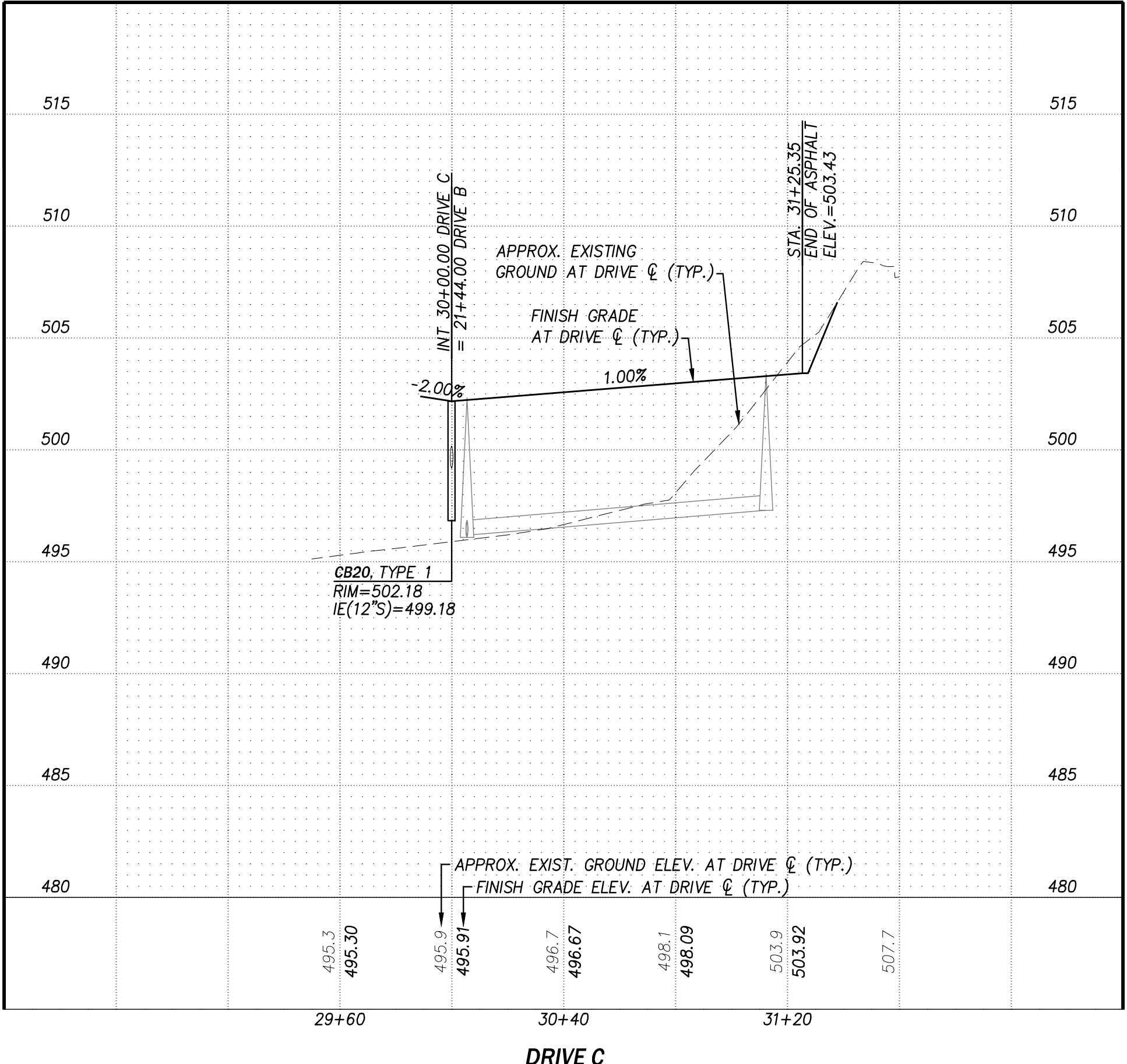
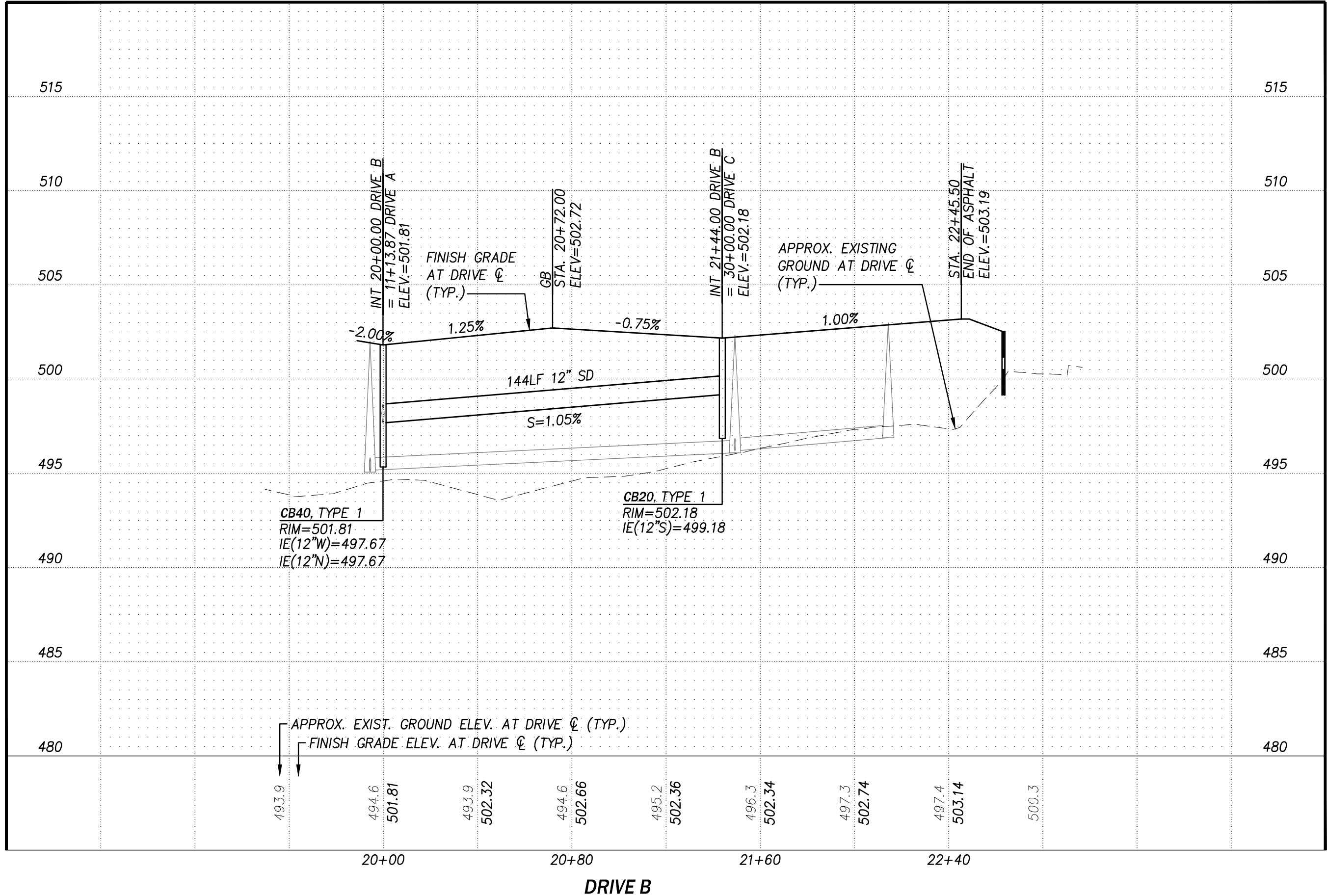
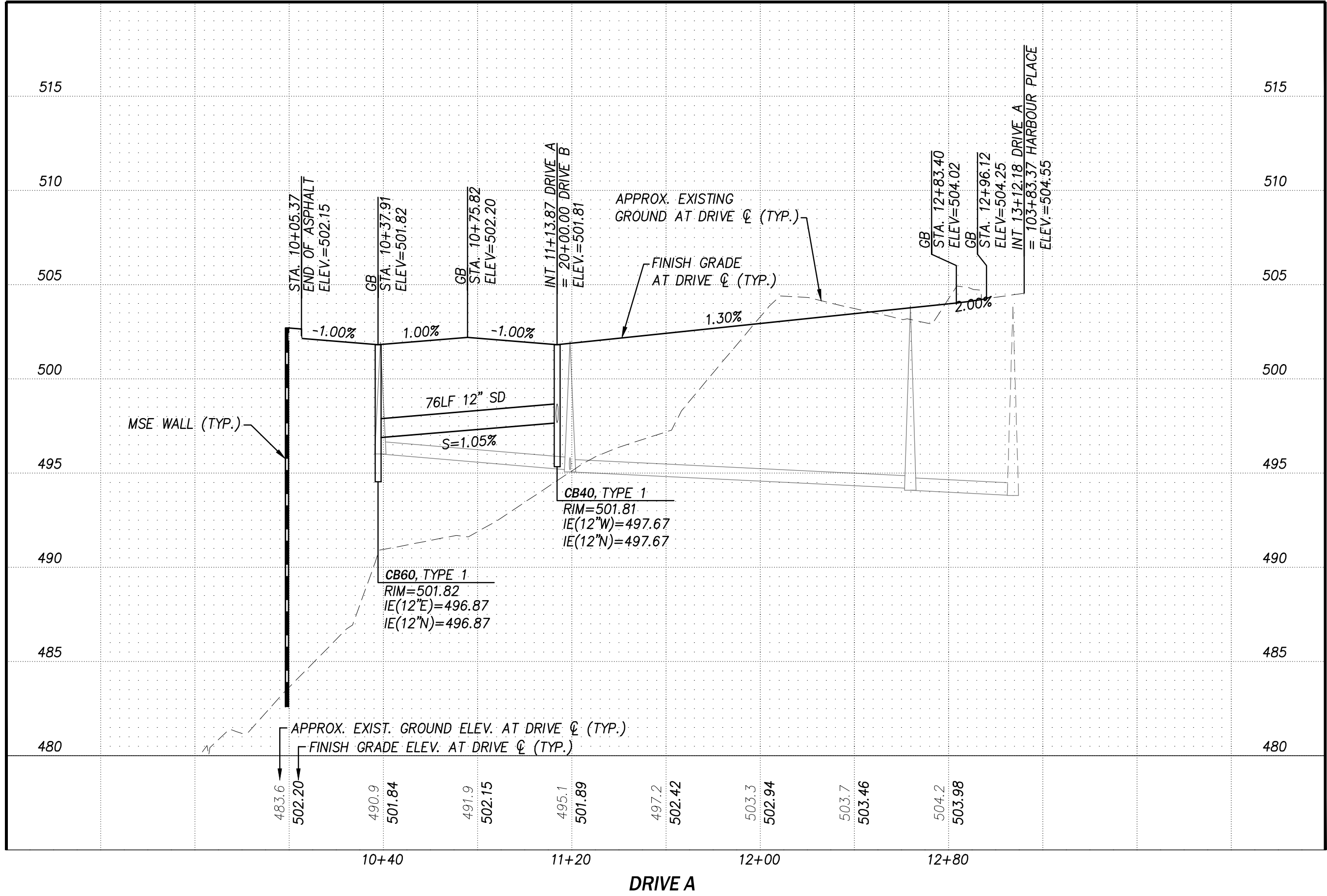
JOB NUMBER:	12420
DATE:	06/27/2025
DESIGNED BY:	KMM
DRAWN BY:	MDS
CHECKED BY:	JBS

C3.00



OTOP542447  
CGRD542447  
CNOT542447  
CSIT542447  
CUSD542447  
CUWS542447  
TBLOCK

AKS DRAWING FILE C3.01.DWG | LAYOUT: 9 PRELIMINARY ROAD AND STORM PROFILES



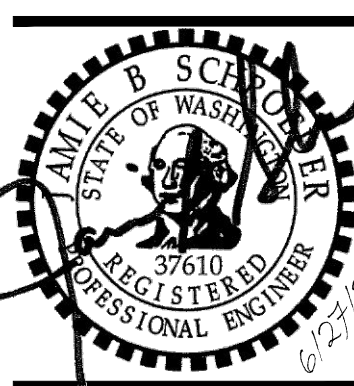
# PRELIMINARY ROAD AND STORM PROFILES

## MONTGOMERIE

## MUKILTEO, WASHINGTON

AKS ENGINEERING & FORESTRY, LLC  
1337 B. W. NE 100TH ST  
KIRKLAND, WA 98034  
425-285-2380  
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JOB NUMBER: 12420  
DATE: 06/27/2025  
DESIGNED BY: KMM  
DRAWN BY: MDS  
CHECKED BY: JBS

# C3.01

FG=502.50  
N=334531.54  
E=1281855.52

CB80, TYPE 1  
RIM=480.78  
IE(12"S)=476.19  
IE(12"W)=476.19

26LF 12" SD  
S=38.46%

37LF 12" SD  
S=20.42%

**TRACT 999**  
OPEN SPACE, CRITICAL AREAS  
57,724 SF

WQ100, TYPE 2-48" (SOLID LOCKING LID)  
RIM=492.51  
IE(12"E)=486.00  
IE(12"N)=483.70

6LF 12" SD  
S=5.36%

FG=502.20  
N=334437.71  
E=1281820.94

12 1,779 SF

11 1,016 SF

10 1,016 SF

13 1,401 SF

14 972 SF

15 972 SF

16 972 SF

17 1,453 SF

18 1,492 SF

76LF 12" SD  
S=1.05%

100.0'

14'

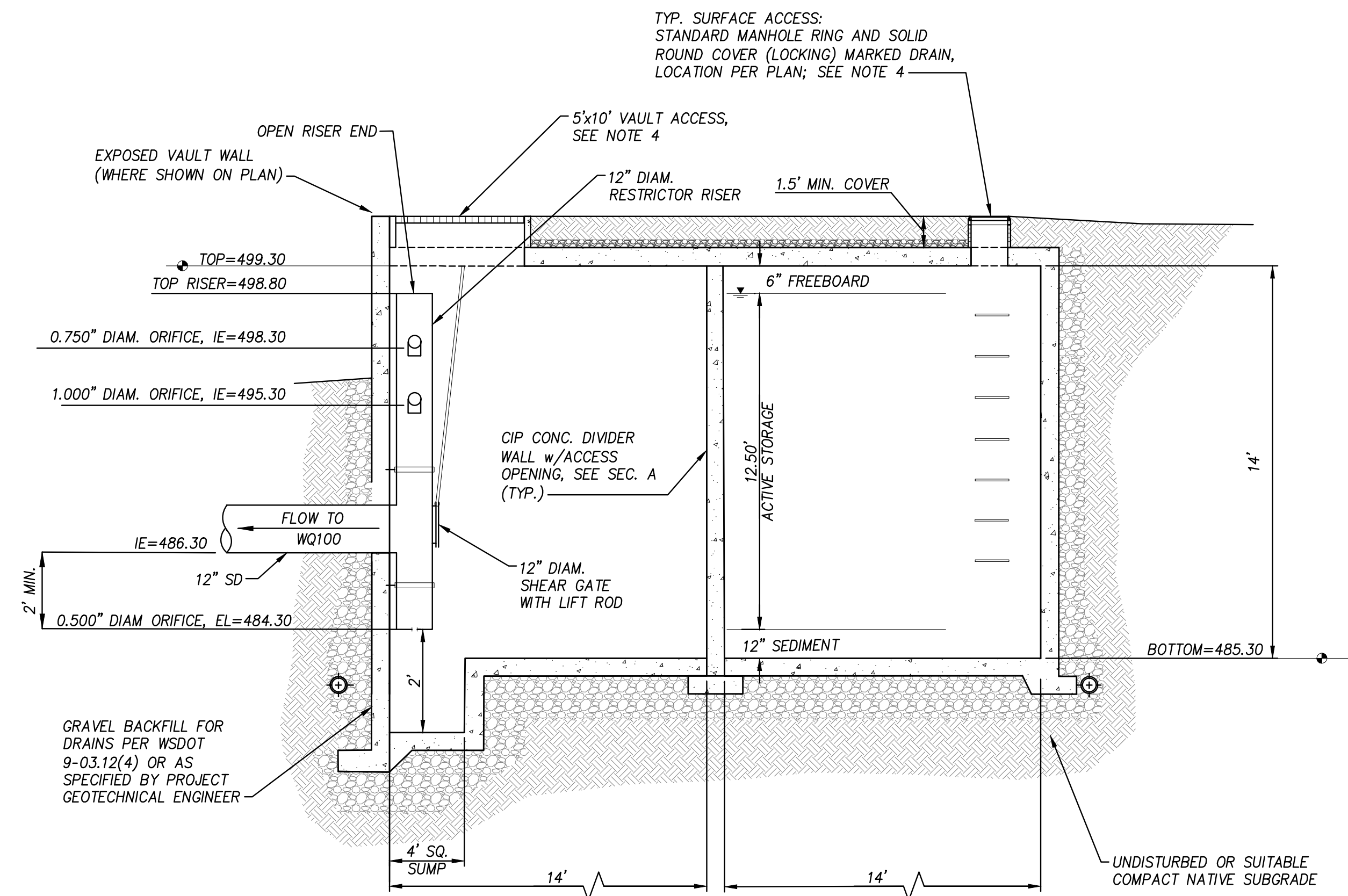
14'

0 20 IN FEET

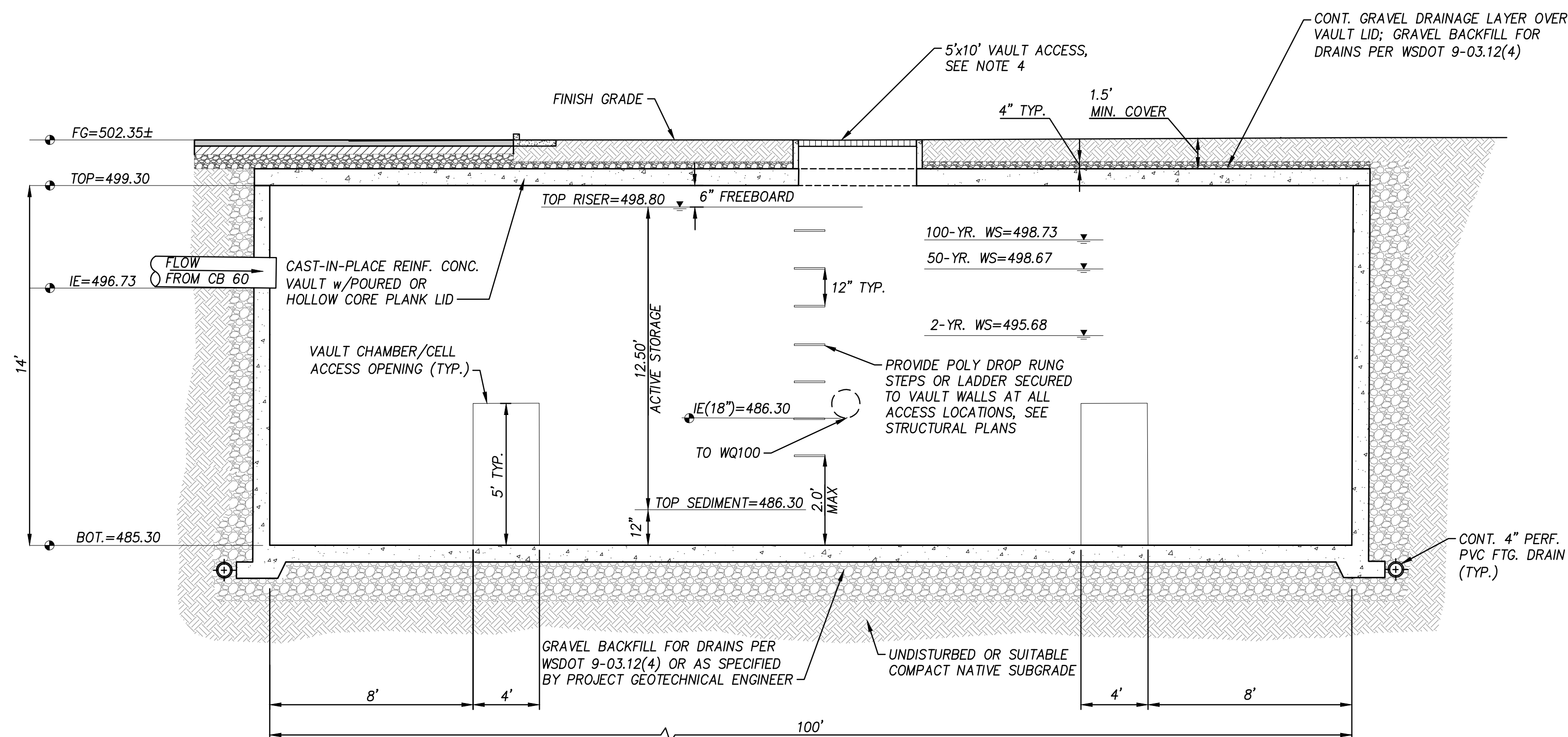
PLAN IN FEET

**VAULT PLAN**

SCALE: AS NOTED



**TYPICAL VAULT SECTION**  
NOT TO SCALE



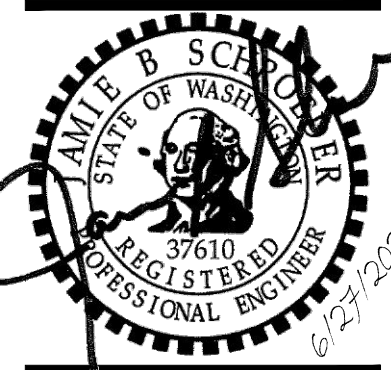
**A TYPICAL VAULT SECTION**  
NOT TO SCALE

DETENTION VAULT DATA						
STORM EVENT	LIVE STORAGE VOLUME (CF)			RELEASE RATE (CFS)		
	REQUIRED	DESIGNED (VAULT)	AS-BUILT	REQUIRED	DESIGNED	AS-BUILT
2-YR	26,267	26,267		0.0375	0.0375	
50-YR	34,647	34,647		0.0830	0.0830	
100-YR	34,800	34,800		0.1468	0.0919	

1. VAULTS AND ALL APPURTENANCES SHALL MEET THE STRUCTURAL REQUIREMENTS FOR OVERBURDEN SUPPORT UNDER A MINIMUM HS-25 TRAFFIC LOADING WITH ANY SPECIAL PROVISIONS OF THE STRUCTURAL PLANS AND DETAILS.
2. ALL METAL PARTS SHALL BE CORROSION RESISTANT STEEL PARTS SHALL BE STAINLESS STEEL, OR EQUIVALENT.
3. A CONTINUOUS PVC OR HYDROPHILIC WATER STOP SHALL BE INSTALLED AT ALL CAST-IN-PLACE CONCRETE CONSTRUCTION OR EXPANSION JOINTS. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH MANUFACTURE DATA FOR THE SPECIFIC TYPE AND MODEL OF WATER STOP PROPOSED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
4. THE 5'x10' VAULT ACCESS OPENING SHALL BE INSTALLED AT THE LOCATION SHOWN ON THIS PLAN IN ACCORDANCE WITH ANY ADDITIONAL PROVISIONS OF THE ACCOMPANYING STRUCTURAL PLANS AND DETAILS. THIS OPENING SHALL HAVE A PRE-MANUFACTURED LID INSTALLED FLUSH WITH ADJACENT FINISHED GRADES. THE TYPE OF COVER MAY BE A REMOVABLE GRATE, SPRING-LOADED HATCH, SOLID, OR EQUIVALENT COMBINATION THAT PROVIDES A CLEAR OPENING OF 5'x10'. THE LID SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS FOR THE SAME STRUCTURAL LOADING CONDITIONS AS THE ACCOMPANYING VAULT AS PROVIDED ON THE STRUCTURAL PLAN. THE CONTRACTOR SHALL PROVIDE THE ENGINEER WITH MANUFACTURE AND SUPPORTING STRUCTURAL DESIGN DATA TO CONFIRM THESE DESIGN PARAMETERS FOR THE ACTUAL TYPE AND MODEL OF THE VAULT ACCESS PROPOSED FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.
5. RIM ELEVATIONS SHALL BE ADJUSTED AS REQUIRED TO ACCOMMODATE ACTUAL ACCESS LOCATIONS AND FINISHED GRADE CONDITIONS.
6. ALL UNSUITABLE SOILS SHALL BE REMOVED FROM FOOTPRINT OF VAULT AND TO A DISTANCE BEYOND THE VAULT EQUAL TO THE DEPTH OF OVER EXCAVATED MATERIAL IN ACCORDANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND AS DIRECTED BY THE ENGINEER. ALL UNSUITABLE MATERIAL SHALL BE REPLACED WITH SUITABLE COMPACT STRUCTURAL FILL MATERIAL.
7. VAULT LOCATION COORDINATES AND DIMENSIONS REFERENCE FINISHED INSIDE WALL UNLESS NOTED OTHERWISE.

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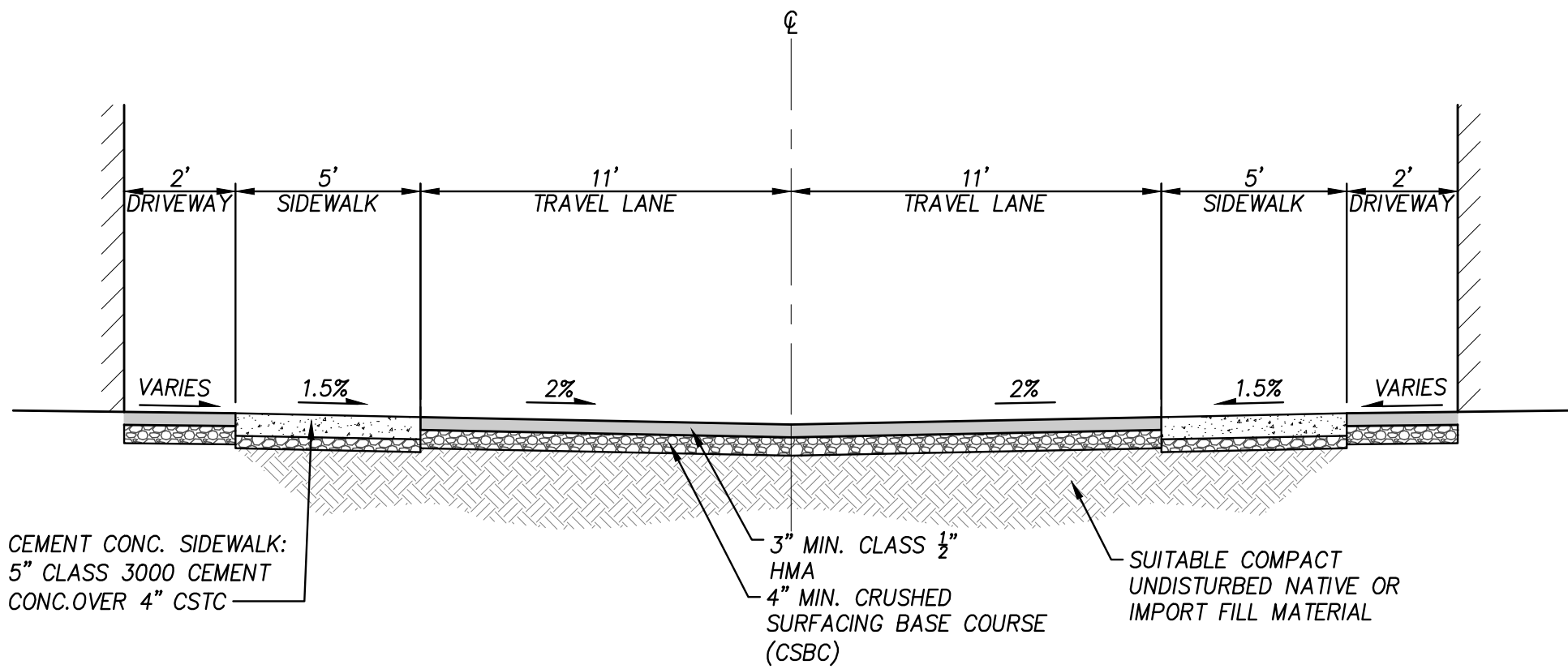
**Vault Details**  
**MONTGOMERIE**  
**MUKILTEO, WASHINGTON**



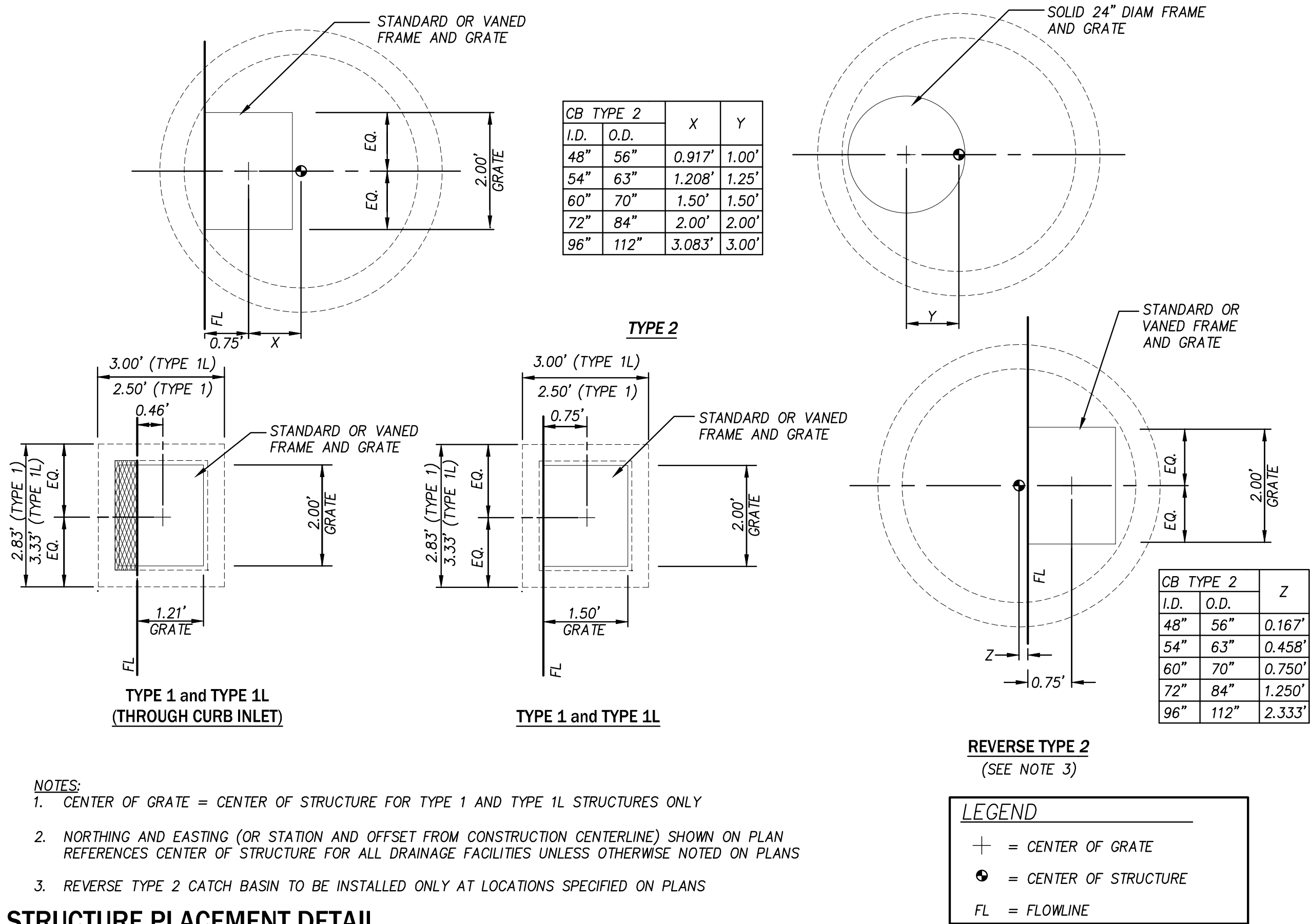
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DATE: 06/27/2023  
DESIGNED BY: KMM  
DRAWN BY: MDS  
CHECKED BY: JBS

## C3.20

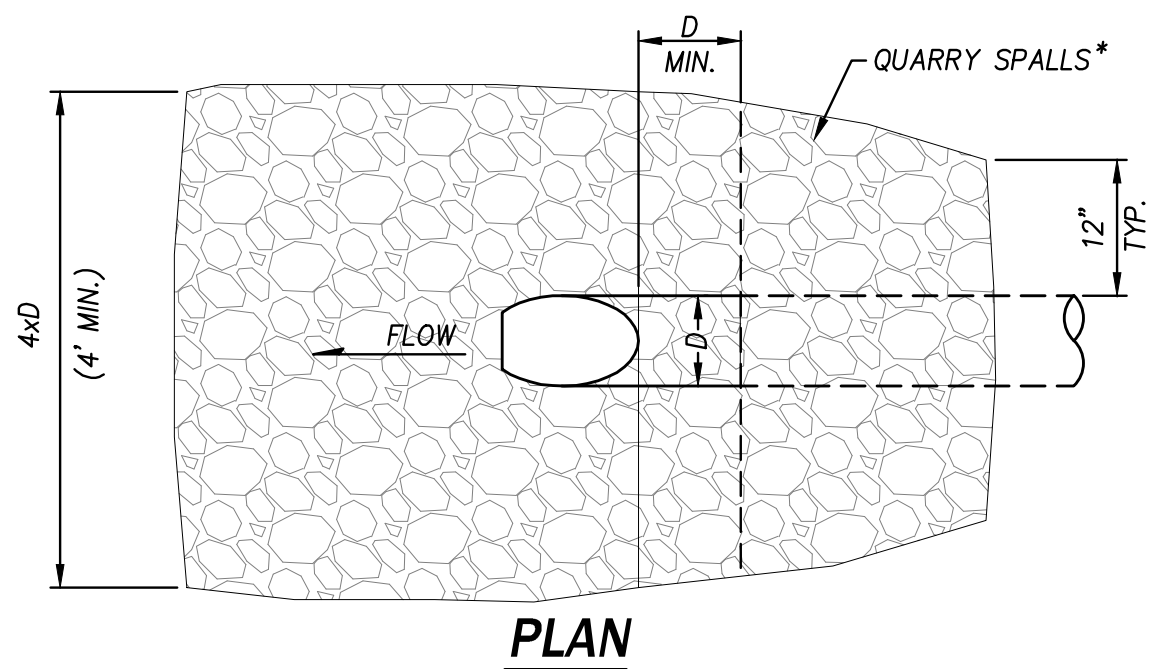
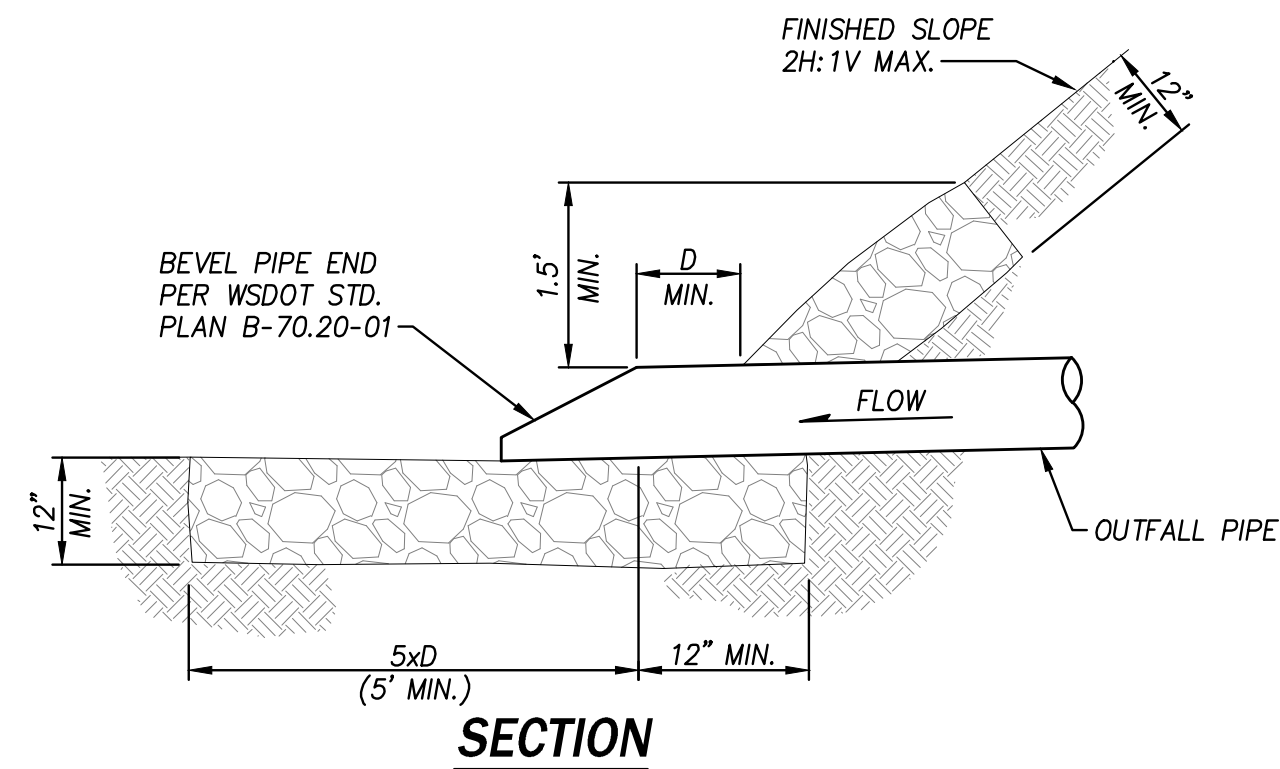




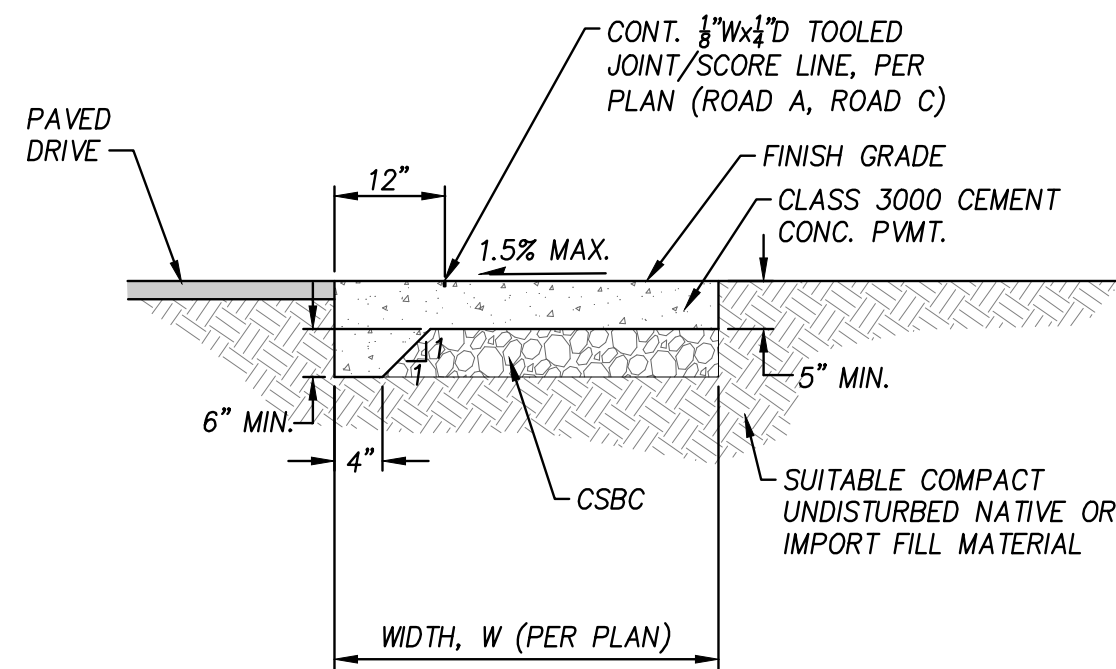
**A** **TYPICAL SECTION**  
CT.00 NOT TO SCALE



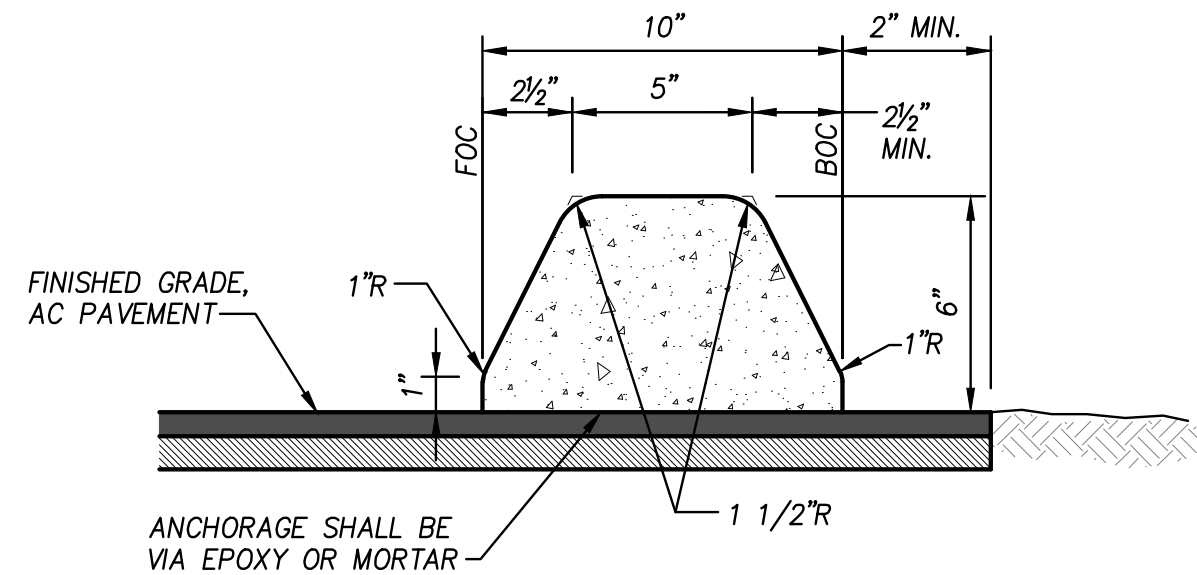
**STRUCTURE PLACEMENT DETAIL**  
NOT TO SCALE



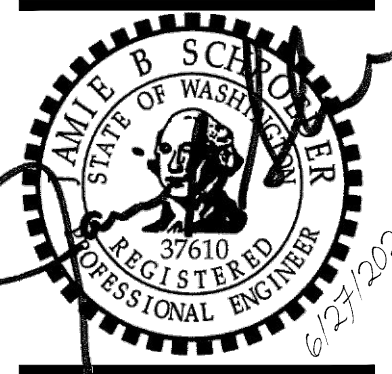
\* QUARRY SPALLS MATERIALS PER WSDOT STD. SPECS. 9-13.1(5)  
**PIPE OUTLET PROTECTION**  
NOT TO SCALE



**TYPICAL AT-GRADE SIDEWALK SECTION**  
NOT TO SCALE



**EXTRUDED CEMENT CONCRETE CURB**  
NOT TO SCALE

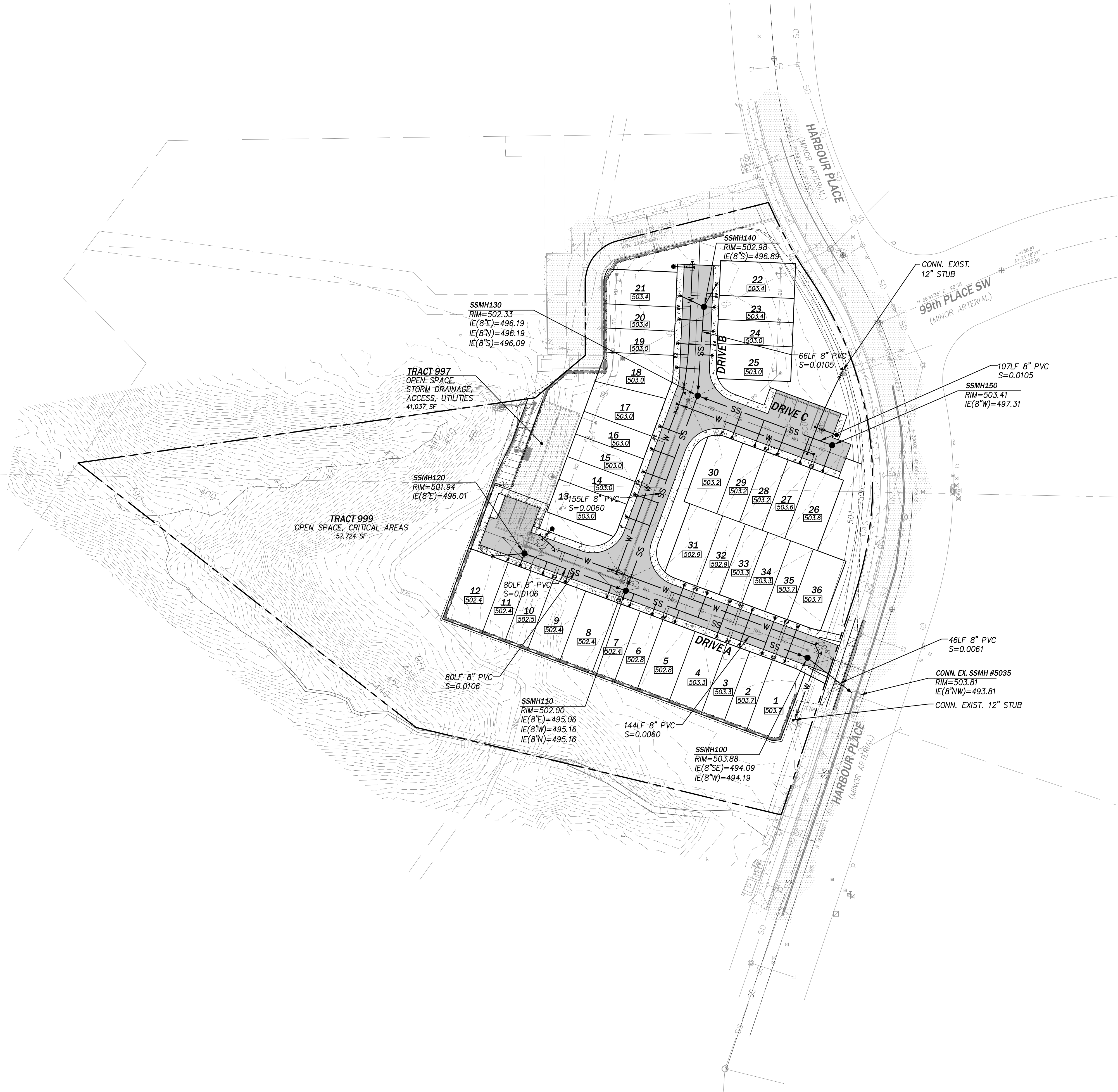


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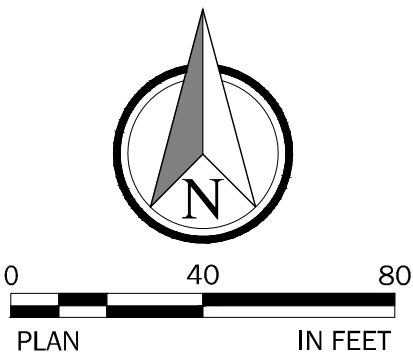
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CNOT542447  
CSIT542447  
CUSD542447  
CUWS542447  
OTOP542447  
TBLOCK

AKS DRAWING FILE: C4.00.DWG | LAYOUT: 13 PRELIMINARY UTILITY PLAN

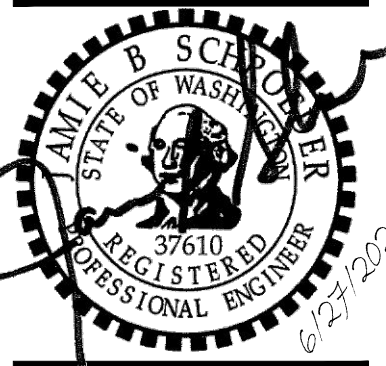


LEGEND

- 160— EXIST. TOPOGRAPHIC CONTOUR
- 160— PROPOSED GRADE CONTOUR
- TYPE 1 STORM DRAINAGE CATCH BASIN
- TYPE 2 STORM DRAINAGE CATCH BASIN
- ==== STORM DRAINAGE PIPE
- - - - LIMITS OF GRADING
- WATER METER
- W — WATER MAIN
- RD — RD — ROOF DRAIN STUB
- SS — PVC SANITARY SEWER
- SANITARY SEWER MANHOLE



PRELIMINARY UTILITY PLAN  
MONTGOMERIE  
MUKILTEO, WASHINGTON



JOB NUMBER:	12420
DATE:	06/27/2025
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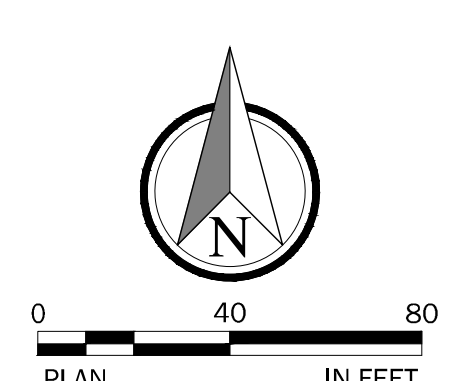
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CONSTRUCTION NOTES

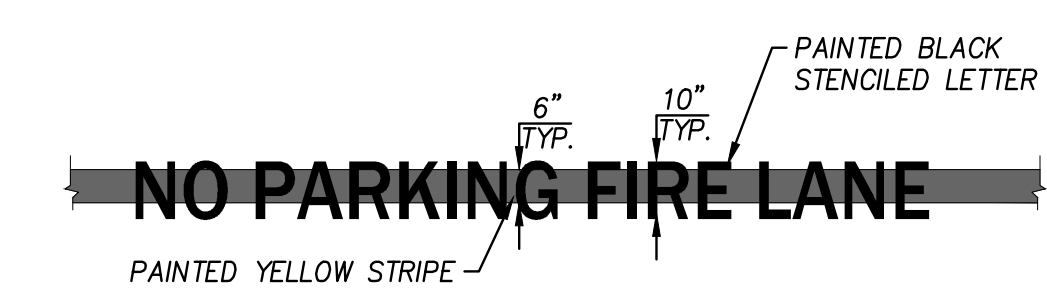
- 1 TYP. FIRE LANE PVMT. MARKING PER DET. THIS SHT., APPROX. LENGTH PER PLAN
- 2 PAINT TOP AND FACE OF CURB YELLOW; PAINT BLACK STENCILED TEXT ON FACE OF CURB: "NO PARKING FIRE LANE", APPROX. LENGTH PER PLAN; SEE NOTE 2
- 3 FIRE HYDRANT

LEGEND

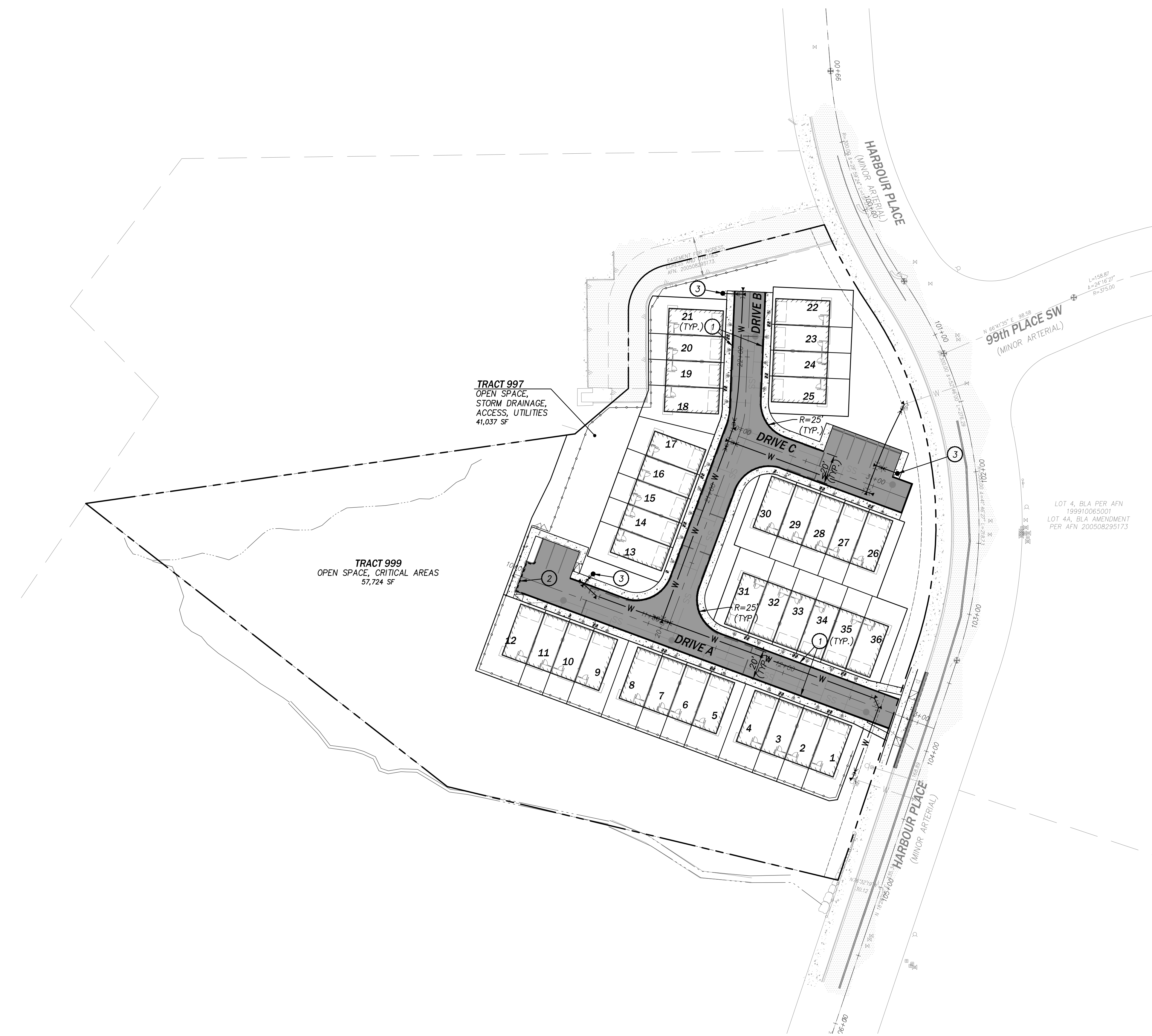
- W— WATER MAIN  
[Symbol] WATER METER  
● FIRE HYDRANT  
— PVMT. MARKING: PAINT CONT. YELLOW STRIPE w/BLACK TEXT "NO PARKING FIRE LANE"  
- - - - - PAINT CURB YELLOW, BLACK TEXT: "NO PARKING FIRE LANE"



NOTES:  
1. MINIMUM FIRE LANE TURNING RADII SHALL BE DETERMINED BY FIRE CODE OFFICIAL PER 2021 IFC D103.3.  
2. "NO PARKING FIRE LANE" TEXT SHALL BE PAINTED AT APPROXIMATELY 50' INTERVALS ALONG CURBS ON EACH SIDE OF THE DRIVE AISLE (AS SHOWN). LOCATION AND SPACING MAY BE ADJUSTED AS APPROVED BY THE FIRE MARSHALL.  
3. COORDINATE ALL FIRE LANE MARKINGS WITH THE FIRE MARSHALL PRIOR TO INSTALLATION.



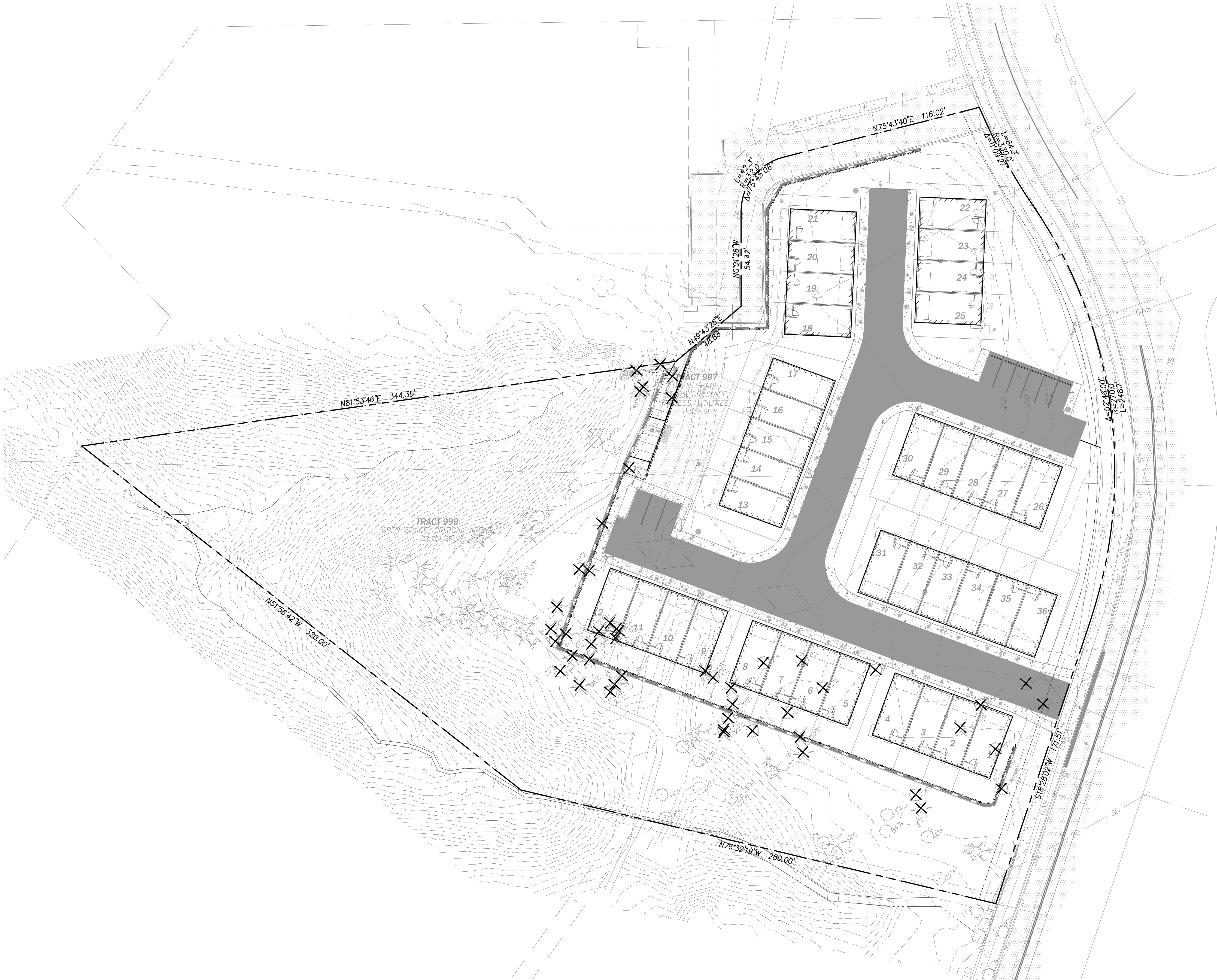
TYPICAL FIRE LANE PAVEMENT MARKING  
NOT TO SCALE





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CGRD542447  
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AKS DRAWING FILE: L0.10.DWG | LAYOUT: 15 TREE RETENTION PLAN



TREE RETENTION REQUIREMENTS  
MUKILTEO MUNICIPAL CODE (17.59)

- SIGNIFICANT TREES:
- EVERGREEN – 8" DBH
  - DECIDUOUS – 12" DBH

TOTAL SIGNIFICANT TREES SURVEYED: 97

RETENTION REQUIREMENT: MIN. 25% OF EXISTING TREES (MMC 17.59.060.A.1)

SIGNIFICANT TREES REMOVED: 50  
PERCENT TREES RETAINED: 47/97 = 48%

IN ADDITION, STEEP SLOPE AREAS ON THE SOUTH AND WEST SIDES OF THE SITE ARE HEAVILY WOODED WITH MATURE TREES WHICH WILL BE RETAINED. THESE TREES ARE NOT CONSIDERED IN THE TREE CALCULATIONS BUT REPRESENT NUMEROUS RETAINED SIGNIFICANT TREES, SURPASSING FURTHER THE RETENTION REQUIREMENT.

TREE RETENTION PLAN  
MONTGOMERIE  
MUKILTEO, WASHINGTON





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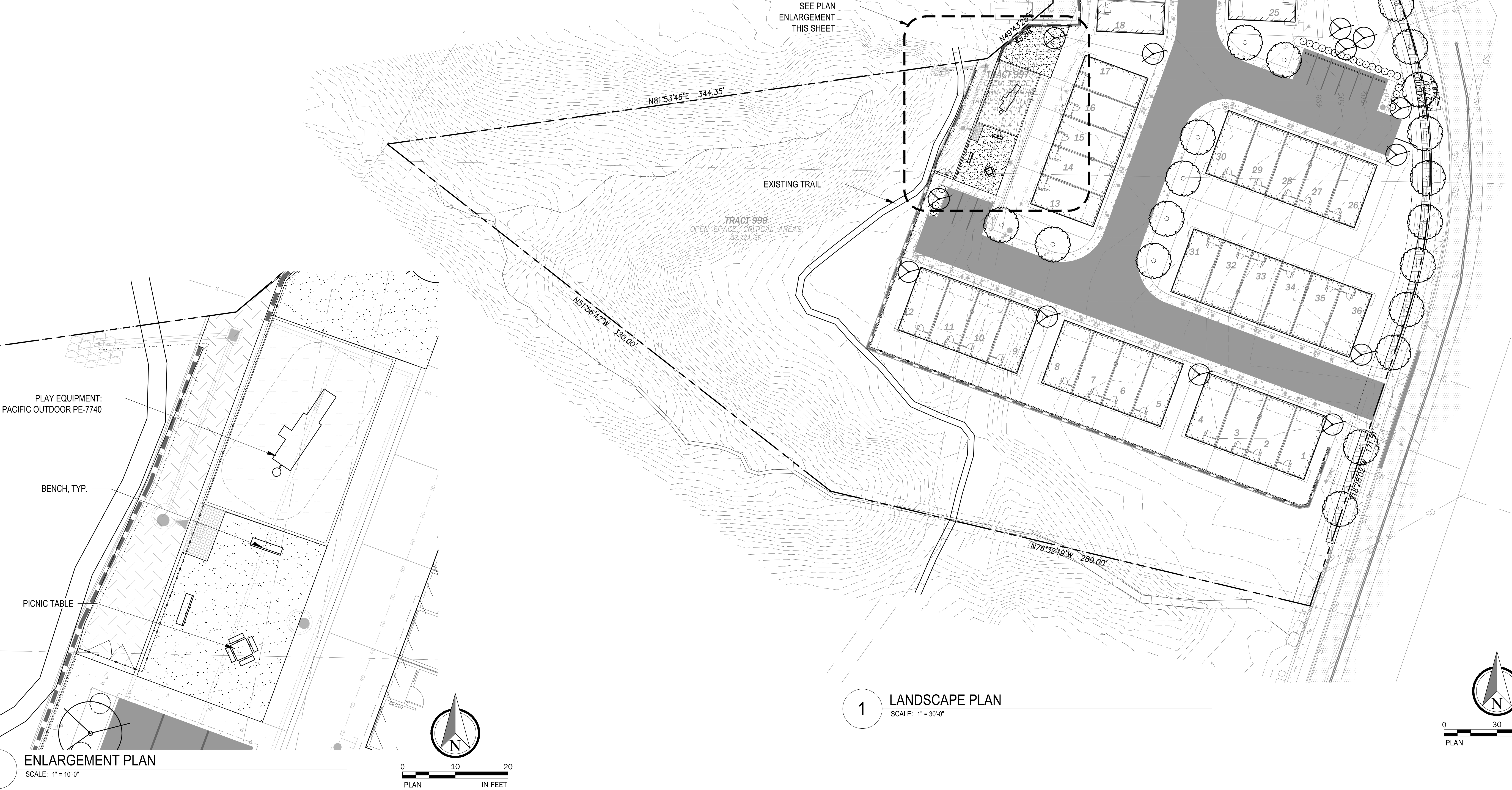
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PLANT SCHEDULE

<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE/CONTAINER</u>	
<u>TREES</u>				
	POPULUS TREMULOIDES 'ERECTA'	COLUMNAR QUAKING ASPEN	2" CAL. B&B	
<u>STREET TREES</u>				
	ACER RUBRUM 'FRANKSRED'	RED SUNSET@MAPLE	2.5" CAL. B&B	
<u>SYMBOL</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE/CONTAINER</u>	<u>SPACING</u>
<u>SHRUBS</u>				
	SCREENING SHRUBS	EVERGREEN HUCKLEBERRY, JAPANESE HOLLY	2 GAL. CONT.	48" o.c.
<u>GROUND COVERS</u>				
	ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	1 GAL. CONT.	24" o.c.
	LAWN		SEED OR SOD	
	TYPE V LANDSCAPE	STREET FRONTAGE	1 GAL. CONT.	



1 LANDSCAPE PLAN  
SCALE: 1" = 30'-0"

2 ENLARGEMENT PLAN  
SCALE: 1" = 10'-0"



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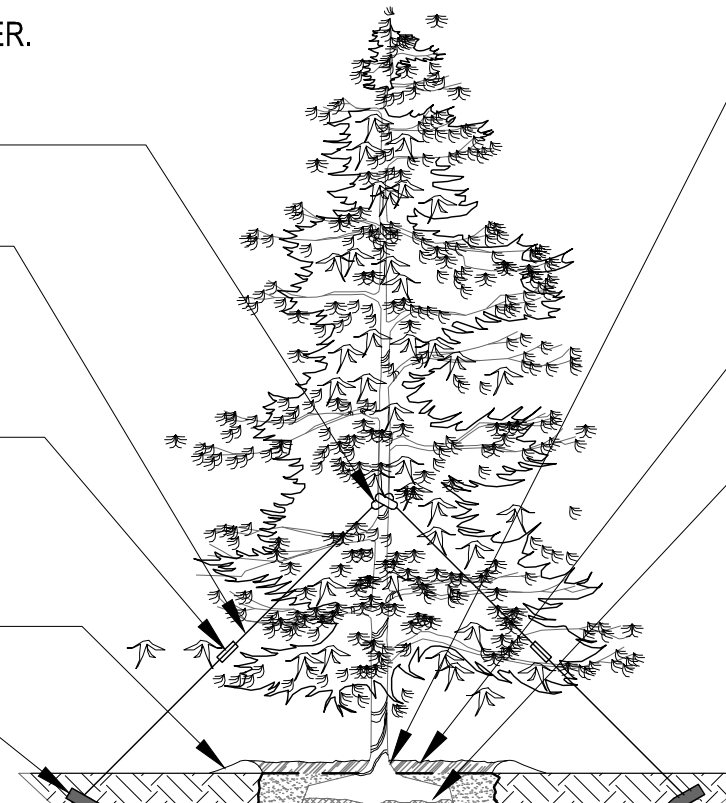
12" X 1 1/2" NYLON/COTTON WEAVE  
TIES WITH 3/4" GROMMETS

1/8" 7 X 7 STEEL CABLE FASTENED  
W/ (2) ZINC PLATED CABLE CLAMPS.  
COVER GUYS W/3' OF 3/8" DIA. SLIP  
PLASTIC TUBING.

TURNBUCKLE, EYE & EYE, ZINC  
PLATED, 10 5/8" OPEN LENGTH, 3/8"  
THREAD DIA. INSTALL W/ TURNBUCKLE  
IN OPEN POSITION.

TEMPORARY WATERING BASIN

(3) DUCKBILL TYPE ANCHORS



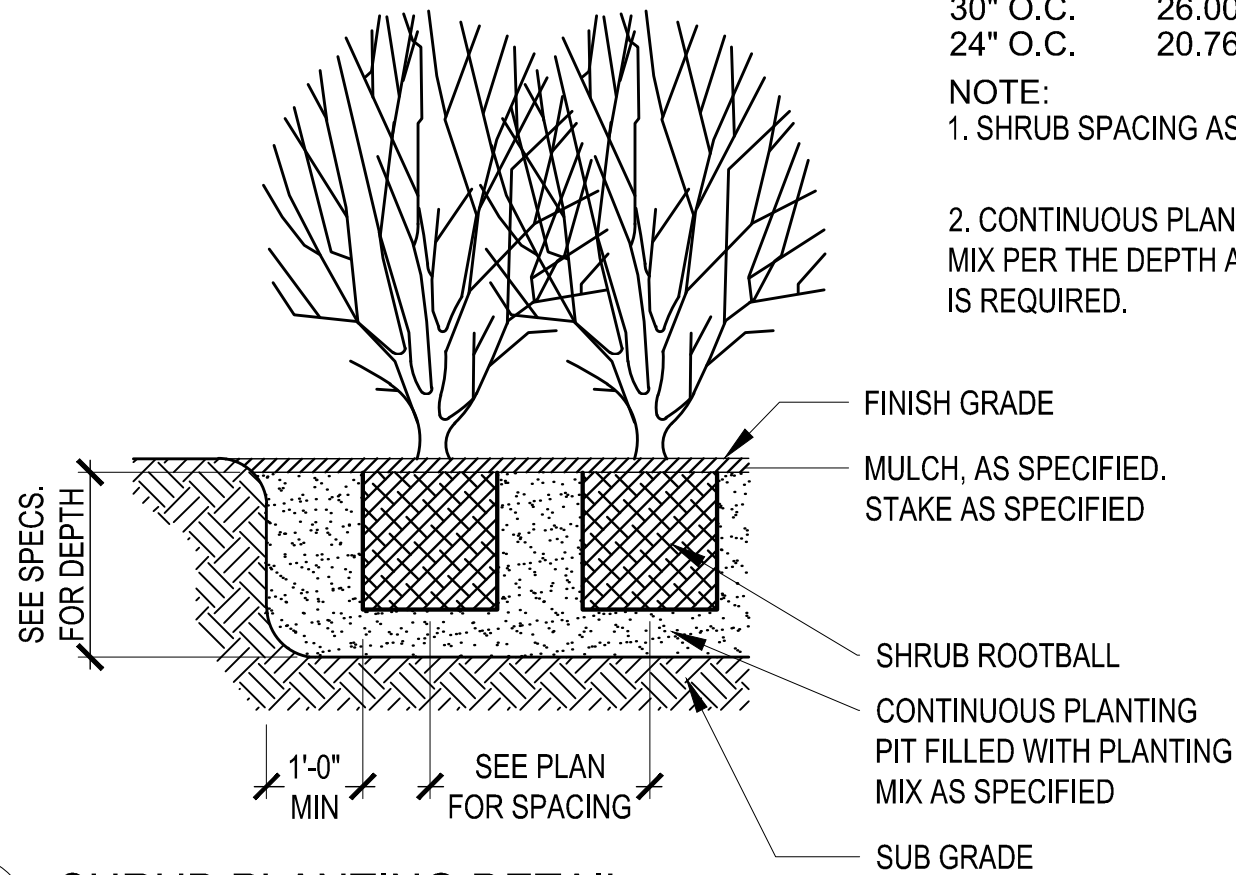
SURROUNDING SOIL SHOULD NOT EXCEED 80% COMPACTION, DRAINAGE WILL BE REQUIRED IF COMPACTED SOILS ARE PRESENT

# 1 EVERGREEN TREE PLANTING DETAIL

SCALE: NTS

<u>SPACING "D"</u>	<u>ROW "A"</u>	<u>NUMBER OF PLANTS/SQ. FT.</u>
5' O.C.	51.96"	0.04
4' O.C.	41.52"	0.07
36" O.C.	31.20"	0.12
30" O.C.	26.00"	0.18
24" O.C.	20.76"	0.28

2. CONTINUOUS PLANTING PITS FILLED WITH PLANTING MIX PER THE DEPTH AS NOTED IN THE SPECIFICATIONS IS REQUIRED.

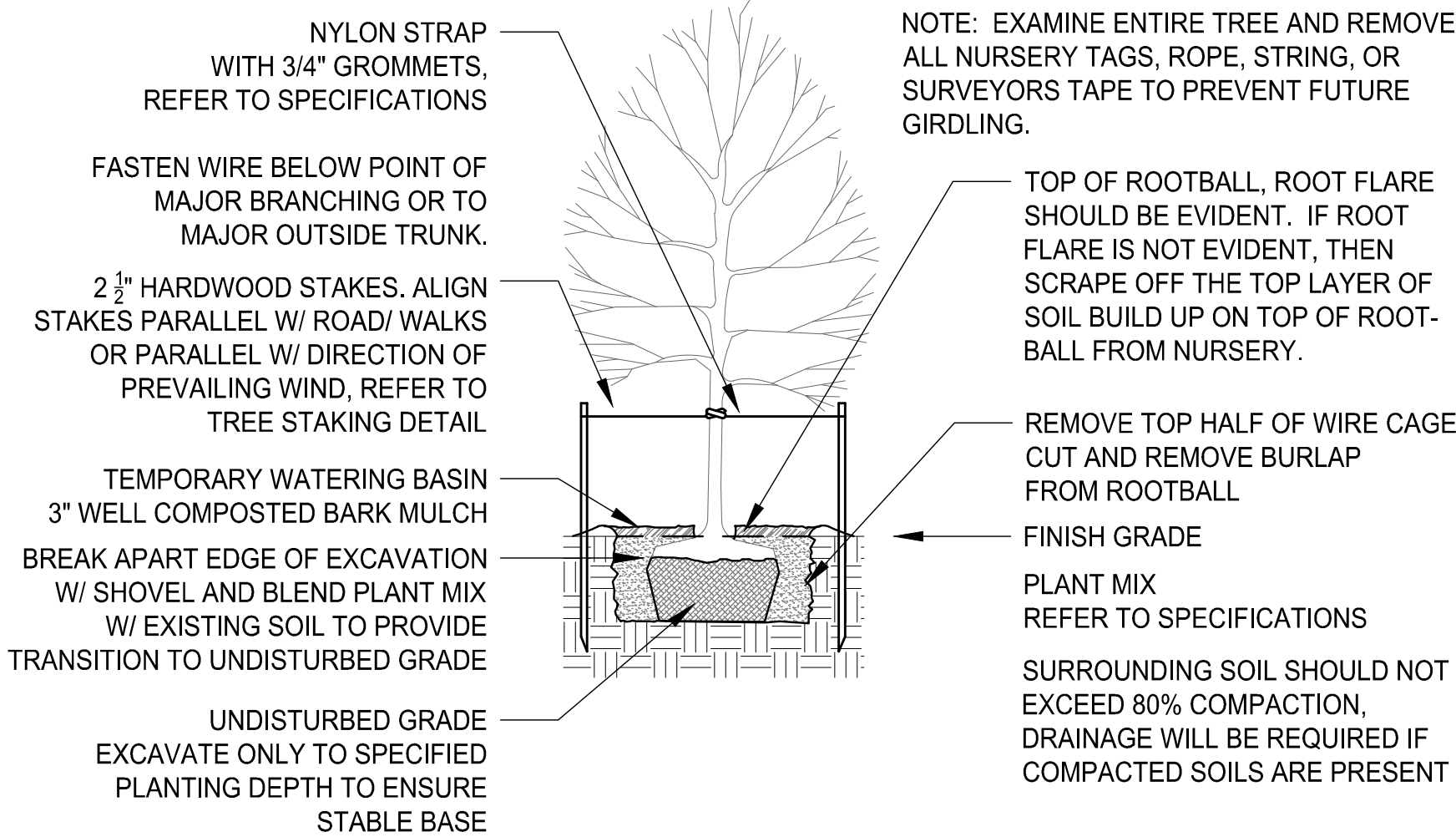


## 2 SHRUB PLANTING DETAIL

SCALE: NTS

## 2 DECIDUOUS TREE PLANTING DETAIL

SCALE: NTS



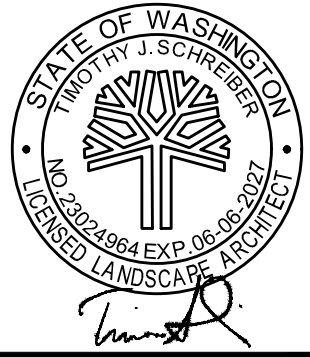
SURROUNDING SOIL SHOULD NOT EXCEED 80% COMPACTION, DRAINAGE WILL BE REQUIRED IF COMPACTED SOILS ARE PRESENT

12. PLANT MATERIAL IS GENERALLY NATIVE AND/OR NATIVE ADAPTED TO THE NORTHWEST. PROVIDE TEMPORARY IRRIGATION THROUGH THE FIRST GROWING SEASON AND THROUGH ESTABLISHMENT. UTILIZE SLOW-RELEASE WATERING BAGS, HAND WATERING AND/OR TEMPORARY IRRIGATION AS NEEDED. REFER TO SPECIFICATIONS FOR BIDDER DESIGN IRRIGATION SYSTEMS.



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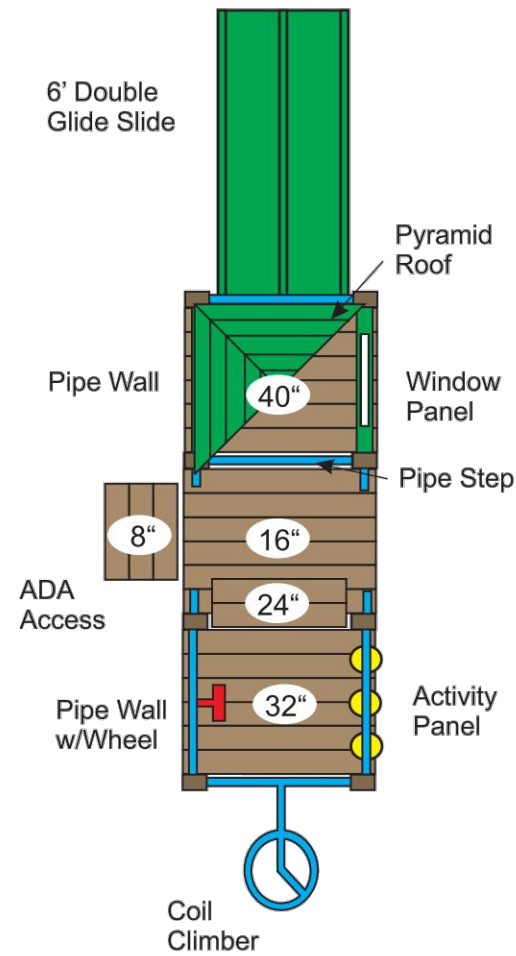
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OSIT542448

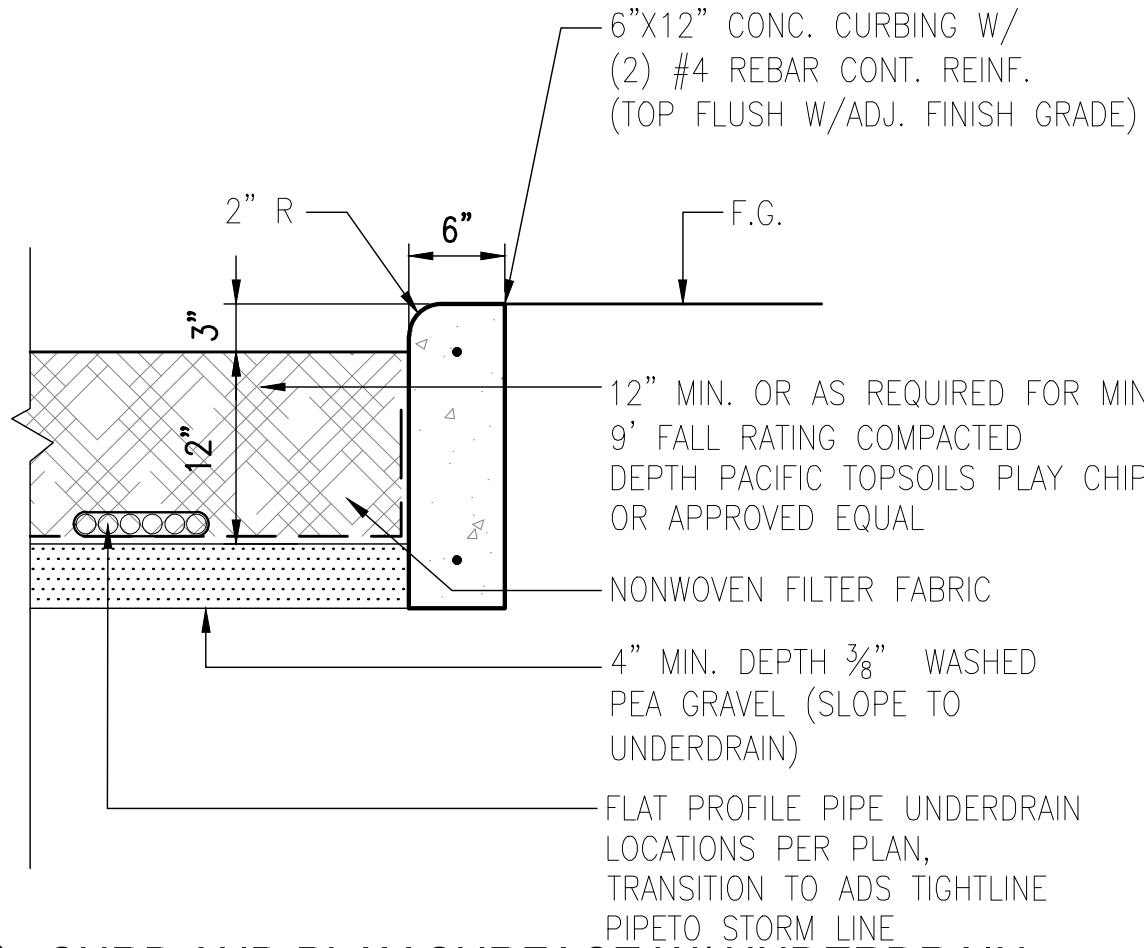


PE-7740  
4x6 Poly Playsystem  
Area needed: 16' x 34'  
Designed for ages: 5 - 12 years  
Meets ASTM, ADA and CPSC Safety Guidelines



## 1 PLAY EQUIPMENT

SCALE: NTS



## 4 CURB AND PLAY SURFACE W/ UNDERDRAIN

SCALE: 1" = 1'-0"



IN-GROUND MOUNT

### Description

#### Description

Traditional 6' contour-back park bench with powder coated 2"x 2" vertical frames and 3/8"x 4" steel seat backs. Seat options include 2"x 4" or 3"x 4" recycled plastic and 2"x 4" wood. Mounting options include direct bury or surface mount.

2

## BENCH, IN-GROUND MOUNT

SCALE: NTS

SE-5165

- Size: 4', 6'
- Finish: Powder Coated
- Installation: In-Ground Mount,

Category: Benches



IN-GROUND MOUNT

### Description

#### Description

Super duty two sided 6' or 8' table available with HDPE poly or wood tabletops and seats. The ADA version includes a longer top to accommodate wheelchair access. Available powder coated or hot dipped galvanized. Surface or in-ground mount.

3

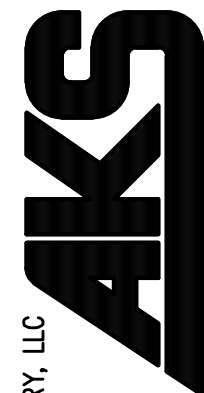
## PICNIC TABLE 8', IN-GROUND MOUNT

SCALE: NTS

SE-5345

SKU: SE-5345

Category: Tables



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SITE DETAILS  
MONTGOMERIE

MUKILTEO, WASHINGTON



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CHECKED BY: JBS

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