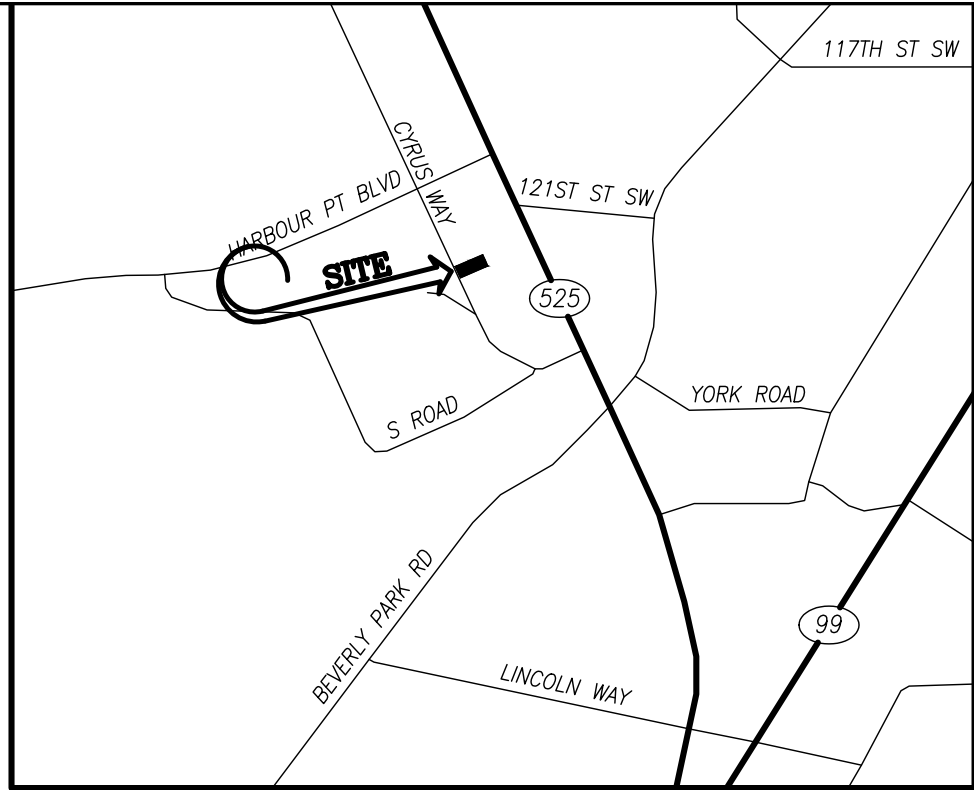




Received by Email  
2021-12-16

NE 1/4, SW 1/4, SEC.27, T.28N., R.4E., W.M.  
CITY OF MUKILTEO, WASHINGTON



VICINITY MAP  
SCALE 1" = 2000'

LEGEND

- FOUND REBAR/CAP AS NOTED
- ✕ FND CONCRETE NAIL WITH FLASHER
- EXISTING STORM DRAIN CATCH BASIN (CB)
- ⊙ EXISTING STORM DRAIN MANHOLE (SDMH)
- ∨ EXISTING STORM DRAIN CULVERT INLET
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- EXISTING SANITARY SEWER CLEAN OUT (SSCO)
- EXISTING WATER VALVE
- ⊞ EXISTING WATER METER
- ⚡ EXISTING FIRE HYDRANT

- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING GRAVEL

- EXISTING PROPERTY BOUNDARY
- EXISTING CENTERLINE
- XXX --- EXISTING CONTOUR (MAJOR)
- - - - XXX - - - EXISTING CONTOUR (MINOR)
- ===== EXISTING CURB
- ===== EXISTING EDGE OF ASPHALT
- X --- EXISTING FENCE
- -- EXISTING LOT LINE
- -- EXISTING RIGHT-OF-WAY
- SD --- EXISTING STORM DRAIN LINE
- SS --- EXISTING SANITARY SEWER LINE
- -- EXISTING WETLAND BUFFER
- · --- EXISTING WETLAND LINE
- W --- EXISTING WATER LINE
- - - - EXISTING EASEMENT

- CB#X PROPOSED STORM DRAIN CATCH BASIN (CB)
- SDMH#X PROPOSED STORM DRAIN MANHOLE (SDMH), GRATE LID
- RD PROPOSED ROOF DRAIN CONNECTION
- SSMH#X PROPOSED SANITARY SEWER MANHOLE (SSMH)
- SSCO PROPOSED SS CLEAN OUT (SSCO)
- PROPOSED SEWER STUB
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED FIRE HYDRANT
- PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED WATER TEE
- PROPOSED WATER BEND
- PROPOSED CONCRETE WALL
- PROPOSED BUILDING
- SD PROPOSED STORM DRAIN LINE
- SS PROPOSED SANITARY SEWER LINE
- W PROPOSED WATER LINE

SHEET INDEX:

- SHEET 1 OF 9.....COVER SHEET
- SHEET 2 OF 9.....GRADING & EROSION CONTROL PLAN
- SHEET 3 OF 9.....GRADING & EROSION CONTROL NOTES & DETAILS
- SHEET 4 OF 9.....ROAD PLAN
- SHEET 5 OF 9.....ROAD NOTES, DETAILS & PROFILES
- SHEET 6 OF 9.....DRAINAGE PLAN
- SHEET 7 OF 9.....DRAINAGE NOTES, DETAILS & PROFILES
- SHEET 8 OF 9.....DRAINAGE NOTES, DETAILS & PROFILES
- SHEET 9 OF 9.....SIGHT DISTANCE PLAN
- SHEET U1 OF 1.....SEWER AND WATER PLAN

CITY OF MUKILTEO  
PLANNING AND DEVELOPMENT SERVICES  
APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_  
NAME  
R/W PERMIT NUMBER: \_\_\_\_\_

SCALE: 1" = 20'  
0 20 40

BENCHMARK  
ELEV=515.23'

VERTICAL DATUM:  
NAVD88  
SET MAGNETIC NAIL 5.8' NE OF CATCH BASIN, 153' NW OF NW CORNER OF PROPERTY.

RAPID STATIC GPD COLLECTION UTILIZING THE LEICA TC RP 1205 TOTAL STATION WITH POST PROCESSING BY OPUS.GOV.

SURVEY NOTES:

- 1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.
- 2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATION; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO SHOW ALL EASEMENTS, RESTRICTIONS, RESERVATIONS, AND OCCUPATION WHICH MAY ENCUMBER TITLE TO OR USE OF THIS PROPERTY.
- 3.) THE TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED IN JULY, 2016, ©WESTERN ENGINEERS & SURVEYORS, INC.(WESI). ALL RIGHTS RESERVED.
- 4.) THIS SURVEY MAY HAVE DEPICTED OCCUPATIONAL INDICATORS (IE: EDGE OF ASPHALT DRIVE, FENCE LINES, BUILDINGS AND RETAINING WALLS--SEE MAP FOR SITE SPECIFICS) AS PER W.A.G. 332-130. LINES OF OCCUPATION, AS DEPICTED, MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF WESTERN ENGINEERS & SURVEYORS, INC.(WESI).

EQUIPMENT AND PROCEDURE:

METHOD OF SURVEY  
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION  
LEICA TC RM 1105 ELECTRONIC TOTAL STATION

PRECISION  
MEETS OR EXCEEDS STATE STANDARDS WAC 322-130-090

BASIS OF BEARING  
THE MONUMENTED CENTERLINE OF CYRUS WAY AS THE BEARING OF N.23°45'40W. PER THE RECORD OF SURVEY BY BUSH ROED AND HITCHINGS FOR PACLAND, RECORDED UNDER AUDITOR'S FILE NO. 200804079425, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

DEVELOPMENT DATA:

EXISTING ZONING: \_\_\_\_\_ U  
PROPOSED USE: \_\_\_\_\_ MANUFACTURING/WAREHOUSE  
TOTAL SITE: 120,000 SQ. FT. (2.76 ACRES)  
TOTAL CLEARING AREA: 82,988 SQ. FT. (1.91 ACRES)

ENGINEER/SURVEYOR  
CONTACT:

WESTERN ENGINEERS, INC.  
9740 EVERGREEN WAY  
EVERETT, WA 98204  
TELEPHONE #: (425) 356-2700  
FAX #: (425) 356-2708

APPLICANT/  
OWNERS OF INTEREST:

PROGRAMITE SURFACES, LLC  
12303 CYRUS WAY  
MUKILTEO, WA 98275  
TELEPHONE #: (425) 387-3873  
EMAIL: ANDREW@PROGRAMITE.COM

LEGAL DESCRIPTION:

LOT 41, PLAT OF EVERGREEN MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 13 OF PLATS, PAGE 64, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.  
SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX ACCOUNT NO.(S):  
00441300003900  
00441300004000

SITE ADDRESS:  
12313 CYRUS WAY  
MUKILTEO, WA 98275

PPR-2021-\_\_\_/ENG-2021-\_\_\_

COVER SHEET FOR:  
BRAVA L.I.

NE 1/4, SW 1/4, SEC.27, T.28N., R.4E., W.M.  
CITY OF MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
JAJ	11/19/19	03 TAS	12/13/21	J. JARRELL	1"=100'
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.	
191836ABASE.DWG	JAJ	693	19-1836-A	1 OF 9	

CALL TWO (2)  
BUSINESS DAYS  
BEFORE YOU DIG  
1-800-424-5555

VEGETATIVE COVER BEFORE CLEARING & GRADING:  
EXISTING VEGETATION CONSISTS OF NATIVE FOREST

VEGETATIVE COVER AFTER CLEARING & GRADING:  
ALL DISTURBED AREAS SURROUNDING THE PROPOSED PARKING AREA AND BUILDING WILL BE AMENDED COMMERCIAL LANDSCAPING.

SOILS:  
EVERETT VERY GRAVELLY SANDY LOAM.

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 8-1-1 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS & SURVEYORS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



Western  
Engineers & Surveyors (425) 356-2700  
SURVEYORS • PLANNERS • ENGINEERS  
LAND USE CONSULTANTS  
CIVIL ENGINEERS • LAND SURVEYORS  
\*\*\* 9740 EVERGREEN WAY • EVERETT • WA • 98204 \*\*\*



NE 1/4, SW 1/4, SEC.27, T.28N., R.4E., W.M.  
CITY OF MUKILTEO, WASHINGTON

CONSTRUCTION SEQUENCE

1. PRE-CONSTRUCTION MEETING (CESCL TO ATTEND).
2. FLAG OR FENCE CLEARING LIMITS.
3. INSTALL CATCH BASIN PROTECTION. (PLACE WITHIN FUTURE CBA WHEN INSTALLED)
4. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
5. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
6. CONSTRUCT SEDIMENT PONDS AND TRAPS AS NECESSARY.
7. GRADE AND STABILIZE CONSTRUCTION ROADS.
8. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
9. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH CITY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
10. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AS SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE CITY EROSION AND SEDIMENT CONTROL STANDARDS.
11. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
12. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
13. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
14. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.
15. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BARS ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

SOIL AMENDMENT LEGEND

**R** UNDISTURBED SOIL  
**A** TOPSOIL AMENDED SOILS

APPROXIMATELY 67 CYDS OF TOPSOIL HAS BEEN CALCULATED FOR AMENDMENT OF APPROXIMATELY 12,183 SF. OF DISTURBED PERVIOUS AREA THAT WILL BE CONVERTED TO LANDSCAPED AREAS. REFER TO APPENDIX III OF THE FULL STORMWATER DRAINAGE REPORT FOR ADDITIONAL SOIL AMENDMENT INSTALLATION SPECIFICATIONS.

SOIL AMENDMENT NOTES:

1. UPON COMPLETION OF SITE WORK, TOP SOILS SHALL BE IMPORTED AND APPLIED TO ALL DISTURB PERVIOUS/LANDSCAPE AREAS RESULTING IN A MINIMUM TOP SOIL DEPTH OF 8".
2. IMPORTED TOPSOIL TO CONTAIN A MINIMUM ORGANIC CONTENT OF 10% AND A PH FROM 6.0 TO 8.0 (OR MATCHING PH OF THE UNDISTURBED SOIL).
3. SUBSOILS BELOW THE TOPSOIL SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
4. UPON COMPLETION OF SOIL AMENDMENT PROCESS, DISTURBED SOILS SHALL BE SEEDED, INSTALLED WITH SOD/TURF AND/OR PLANTED AS NECESSARY TO PROVIDE GROUND COVER STABILIZATION.
5. ANY SOD INSTALLED SHALL BE FREE OF WEEDS, OF UNIFORM THICKNESS (APPROXIMATELY 1" THICK), AND SHALL HAVE A DENSE ROOT MAT FOR MECHANICAL STRENGTH.
6. RECEIPTS FOR ALL TOP SOIL AND/OR COMPOST IMPORTED INTO THE SITE FOR SOIL AMENDMENT SHALL BE RETAINED AND PROVIDED TO THE ENGINEER OR RECORD UPON COMPLETION OF PROJECT FOR FINAL SOIL AMENDMENT VERIFICATION LETTER.
7. REFER TO THE APPENDIX SECTION OF THE FULL STORMWATER DRAINAGE REPORT FOR ADDITIONAL SPECIFICATIONS AND OTHER SOIL AMENDMENT OPTIONS.

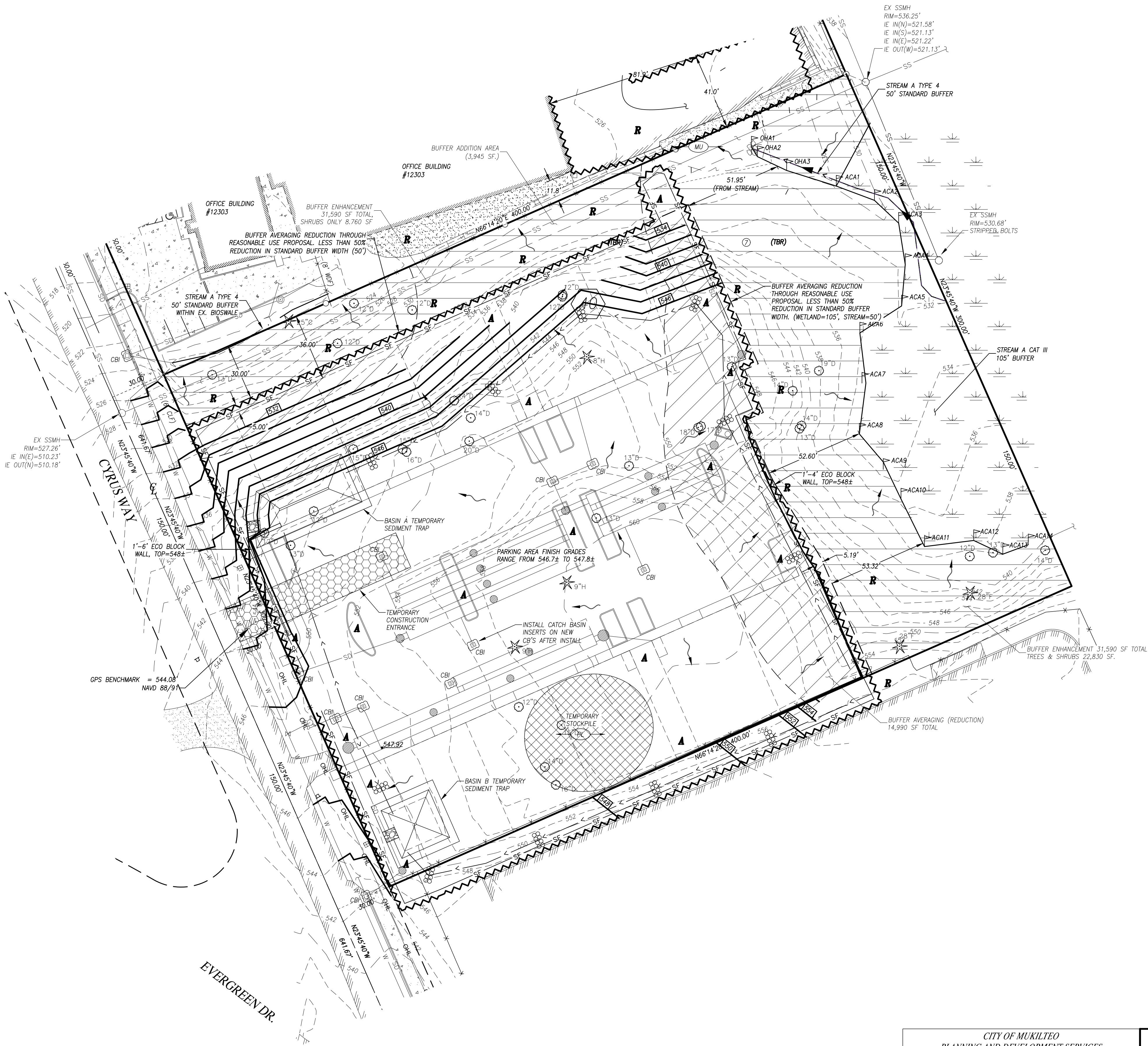
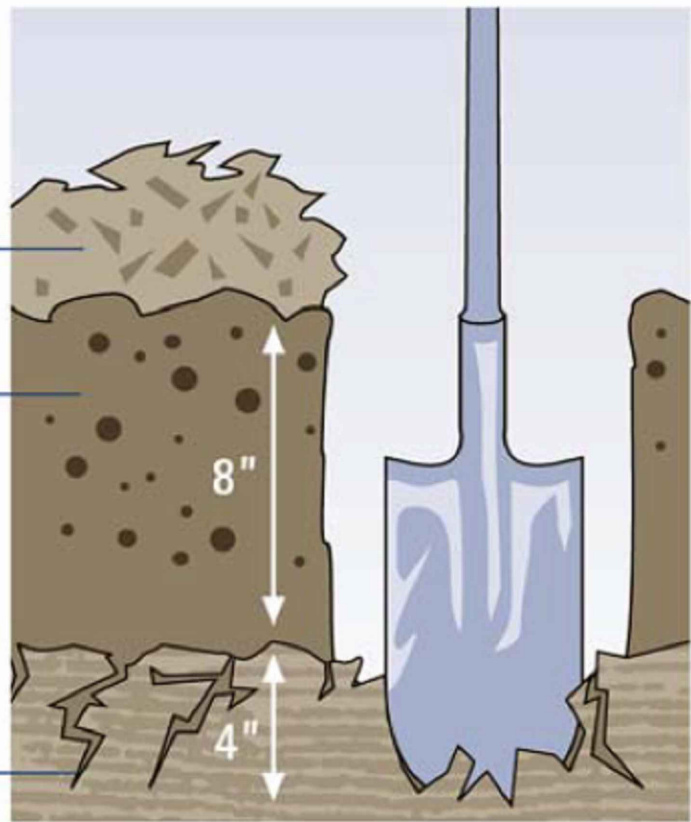
MULCH

LOOSE SOIL

with visible dark organic matter

LOOSE OR FRACTURED SUBSOIL

Test holes should be about one foot deep (after first scraping away any mulch) and about one foot square.



SCALE: 1" = 20'  
0 20 40

**BENCHMARK**  
ELEV=515.23'

VERTICAL DATUM:  
NAVD88  
SET MAGNETIC NAIL 5.8' NE OF CATCH BASIN, 153' NW OF NW CORNER OF PROPERTY.  
RAPID STATIC GPD COLLECTION UTILIZING THE LEICA TCPR 1205 TOTAL STATION WITH POST PROCESSING BY OPUS.GOV.

LEGEND

- FOUND REBAR/CAP AS NOTED
- ✕ END CONCRETE NAIL WITH FLASHER
- EXISTING STORM DRAIN CATCH BASIN (CB)
- ⊕ EXISTING STORM DRAIN MANHOLE (SDMH)
- ▽ EXISTING STORM DRAIN CULVERT INLET
- EXISTING FLOW DIRECTION
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- EXISTING SANITARY SEWER CLEAN OUT (SSCO)
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING WATER METER
- ⊕ EXISTING FIRE HYDRANT
- ▨ EXISTING BUILDING
- ▨ EXISTING CONCRETE
- ▨ EXISTING GRAVEL
- ▨ EXISTING PROPERTY BOUNDARY
- EXISTING CENTERLINE
- XXXX --- EXISTING CONTOUR (MAJOR)
- XXXX --- EXISTING CONTOUR (MINOR)
- EXISTING CURB
- EXISTING EDGE OF ASPHALT
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- SD --- EXISTING STORM DRAIN LINE
- SS --- EXISTING SANITARY SEWER LINE
- EXISTING WETLAND BUFFER
- EXISTING WETLAND LINE
- W --- EXISTING WATER LINE
- EXISTING EASEMENT
- ▨ BUFFER ENHANCEMENT
- ▨ BUFFER REDUCTION

BASIN A SEDIMENT TRAP CALC.

2-YEAR PEAK RUNOFF RATE = 0.525 CFS.  
FS (FACTOR OF SAFETY) = 2  
Vs (SETTLING VELOCITY) = 0.00096 FT/SEC.  
SURFACE AREA REQUIRED = 1,094 SF.  
DESIGNED SURFACE AREA = 484 SF.  
SPILLWAY = 541.0  
TOP = 540.0  
TOE = 536.5

BASIN B SEDIMENT TRAP CALC.

2-YEAR PEAK RUNOFF RATE = 0.120 CFS.  
FS (FACTOR OF SAFETY) = 2  
Vs (SETTLING VELOCITY) = 0.00096 FT/SEC.  
SURFACE AREA REQUIRED = 250 SF.  
DESIGNED SURFACE AREA = 484 SF.  
SPILLWAY = 546.0  
TOP = 545.0  
TOE = 541.5

CITY OF MUKILTEO  
PLANNING AND DEVELOPMENT SERVICES  
APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_  
NAME: \_\_\_\_\_  
R/W PERMIT NUMBER: \_\_\_\_\_

TAX ACCOUNT NO.(S):  
004413000003900  
00441300004000

SITE ADDRESS:  
124XX CYRUS WAY  
MUKILTEO, WA 98275

PPR-2021- /ENG-2021

GRADING QUANTITIES

CUT: 17,000 CU.YDS.  
FILL: 1,000 CU.YDS.

(GRADING QUANTITIES ARE ROUGH CALCULATIONS WHICH DO NOT ACCOUNT FOR SOIL SWELLING & SHRINKAGE)  
EXCESS CUT MAY BE SPREAD ON SITE.  
ALL MATERIAL REMOVED FROM SITE SHALL BE HAULED TO A CITY APPROVED SITE.

VEGETATIVE COVER BEFORE CLEARING & GRADING:

EXISTING VEGETATION CONSISTS OF NATIVE FOREST

VEGETATIVE COVER AFTER CLEARING & GRADING:

ALL DISTURBED AREAS SURROUNDING THE PROPOSED PARKING AREA AND BUILDING WILL BE AMENDED COMMERCIAL LANDSCAPING.

SOILS:

EVERETT VERY GRAVELLY SANDY LOAM.

UTILITY CONFLICT NOTE:

CAUTION:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 8-1-1 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS & SURVEYORS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



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CIVIL ENGINEERS • LAND SURVEYORS  
\*\*\* 9740 EVERGREEN WAY • EVERETT • WA • 98204 \*\*\*

GRADING & EROSION CONTROL PLAN FOR:

BRAVA L.I.

NE 1/4, SW 1/4, SEC.27, T.28N., R.4E., W.M.  
CITY OF MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
JA	11/19/19	03 TAS	12/13/21	J. JARRELL	1"=100'
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.	
191836ABASE.DWG	JA	693	19-1836-A	2 OF 9	



NE 1/4, SW 1/4, SEC.27, T.28N., R.4E., W.M.  
CITY OF MUKILTEO, WASHINGTON

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF KUKIOTE DEVELOPMENT STANDARDS; THE CURRENT EDITION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MINERAL 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 \_\_\_\_\_.
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 KUKIOTE PLANNING & COMMUNITY DEVELOPMENT 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  
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 SWPPP 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. TREXCH BACKFILL OF NEW UTILITIES AND STORM DRAINAGE FACILITIES SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (MODIFIED PROPERTIES) UNDER ROADWAYS AND 90% MAXIMUM DENSITY (MODIFIED PROPERTIES) OFF ROADWAYS. COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 7-08.3(3) AND 2-03.3(14) 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 CITY COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ANY ON-SITE GRADING WORK NOT EXPRESSLY EXEMPT BY THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.

SITE GRADING AND 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 THE PROJECT SURVEYOR'S NAME AND PHONE NUMBER IS \_\_\_\_\_.
2. SOLS IN MUKILTO OBTAIN CONTAIN FINE 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 FORM 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 10,000 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:

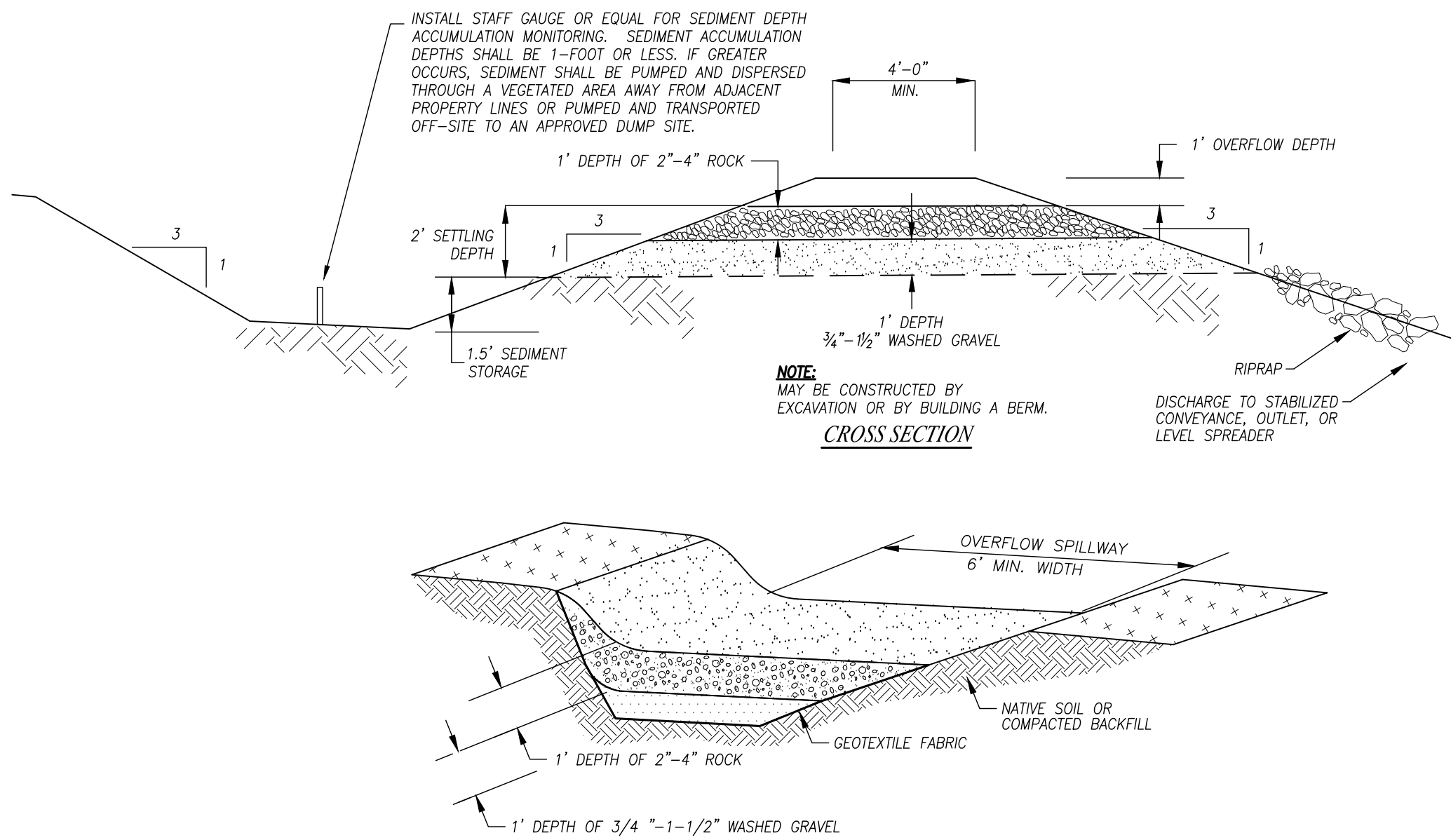
1. USING SEEDING THROUGHOUT THE PROJECT ON DISTURBED AREAS THAT HAVE REACHED FINAL GRADE OR THAT WILL REMAIN UNWORKED FOR MORE THAN 30 DAYS.
2. THE OPTIMUM SEEDING WINDOWS ARE APRIL 1 THROUGH JUNE 30 AND SEPTEMBER 1 THROUGH OCTOBER 31. BETWEEN OCTOBER 1 AND MARCH 30 SEEDING REQUIRES A COVER OF MULCH WITH STRAW OR AN EROSION CONTROL BLANKET UNTIL 75 PERCENT GRASS COVER IS ESTABLISHED.
3. 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.

MAINTENANCE OF SILTATION BARRIERS:

1. SILTATION 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.
2. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. SEDIMENT DEPOSITS MUST BE REMOVED WHEN THE SEDIMENT LEVEL REACHES APPROXIMATELY ONE-HALF THE SILTATION BARRIER HEIGHT.
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 SEED.

SEDIMENT TRAP GENERAL NOTES.

1. SEDIMENT TRAPS ARE ONLY EFFECTIVE IN REMOVING SEDIMENT DOWN TO ABOUT THE MEDIUM SILT SIZE GRAIN. SOILS IN MUKILTO OTION CONTAIN FINE SILT AND MAY NOT BE ADEQUATELY TREATED WITH SEDIMENT PONS. 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 IF 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 CLEANTOUT AFTER EACH RAINFALL WHICH PRODUCES RUNOFF.
5. WHEN THE SEDIMENT REACHES THE CLEANTOUT 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 SOLS.

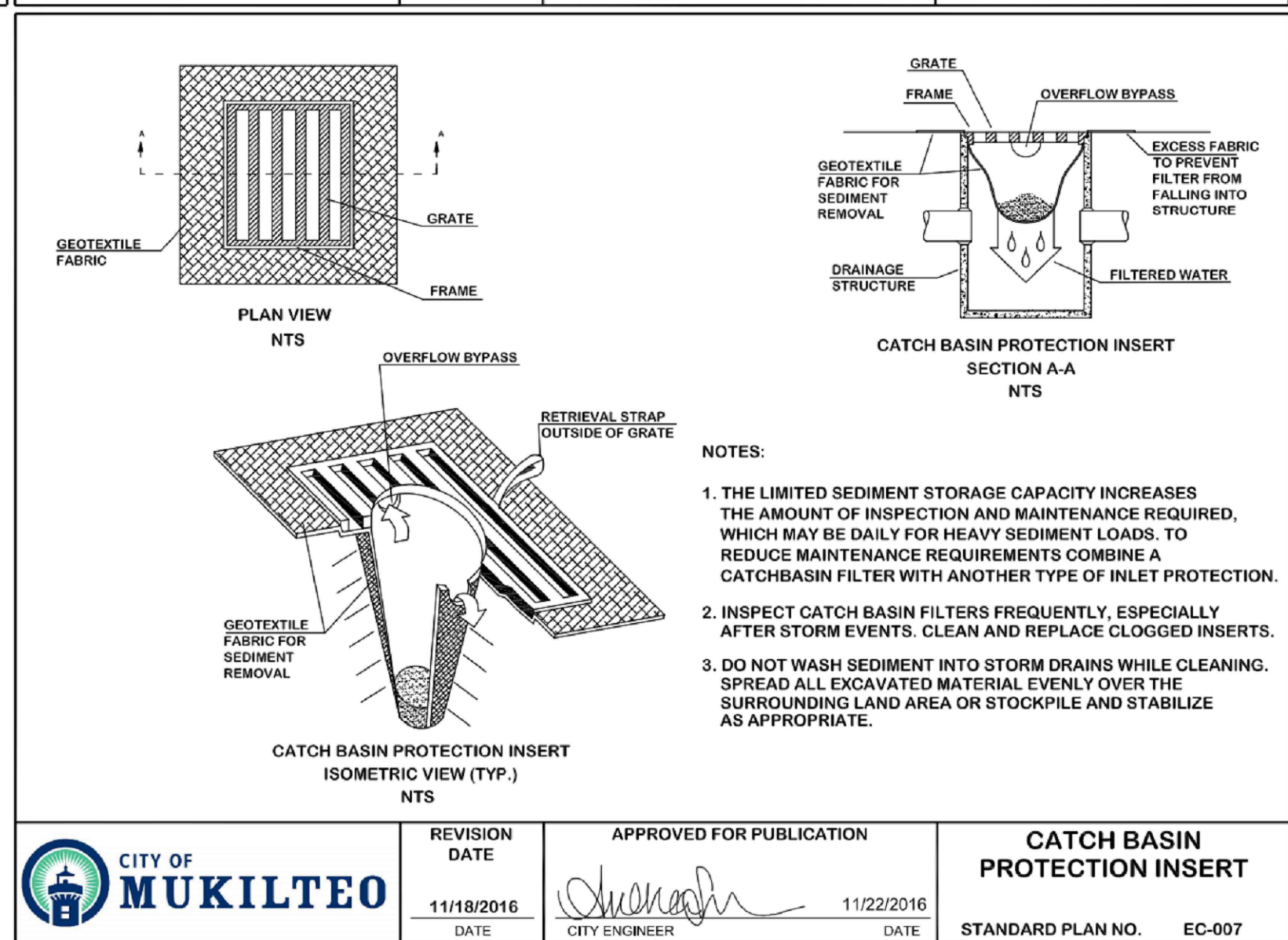
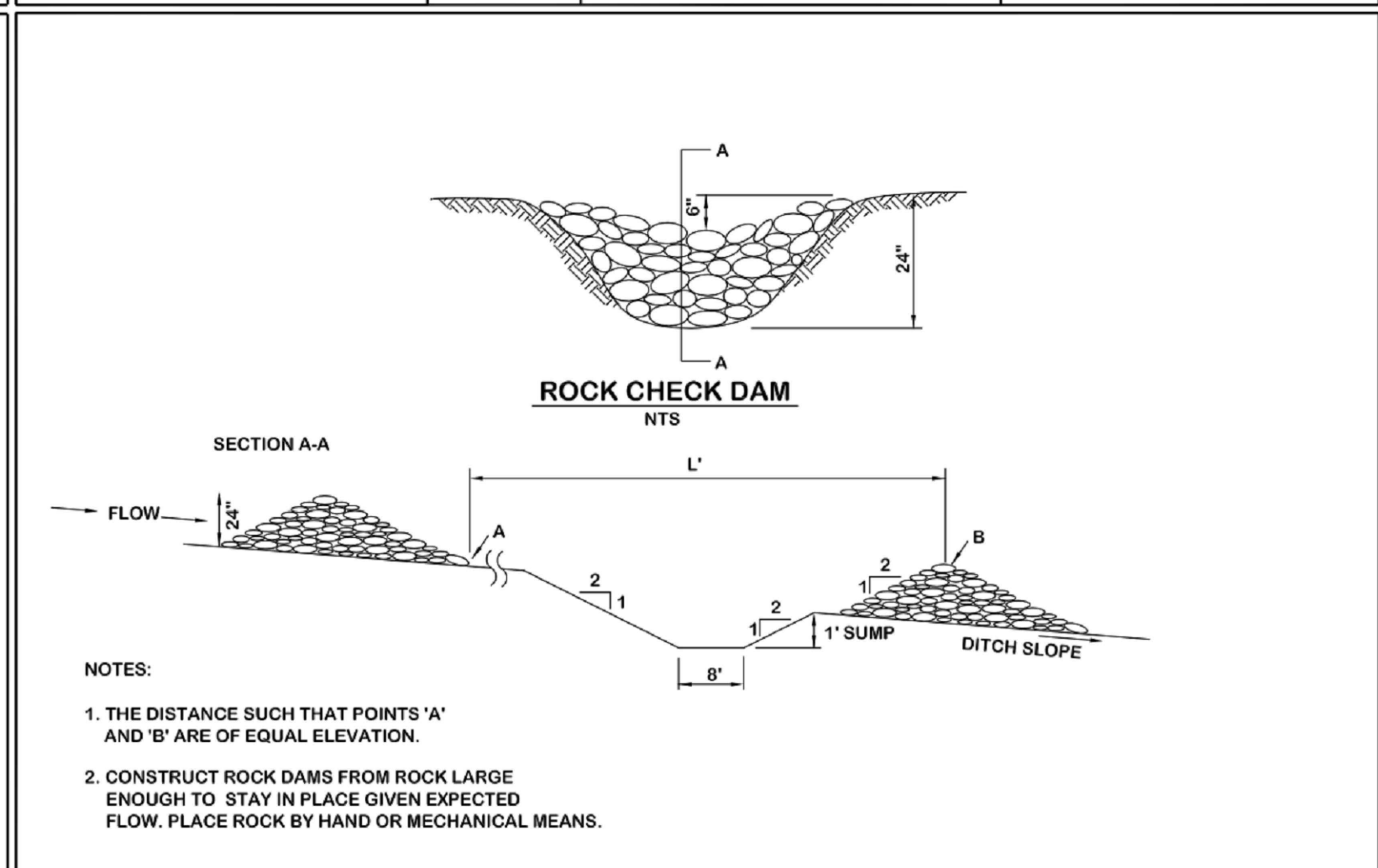
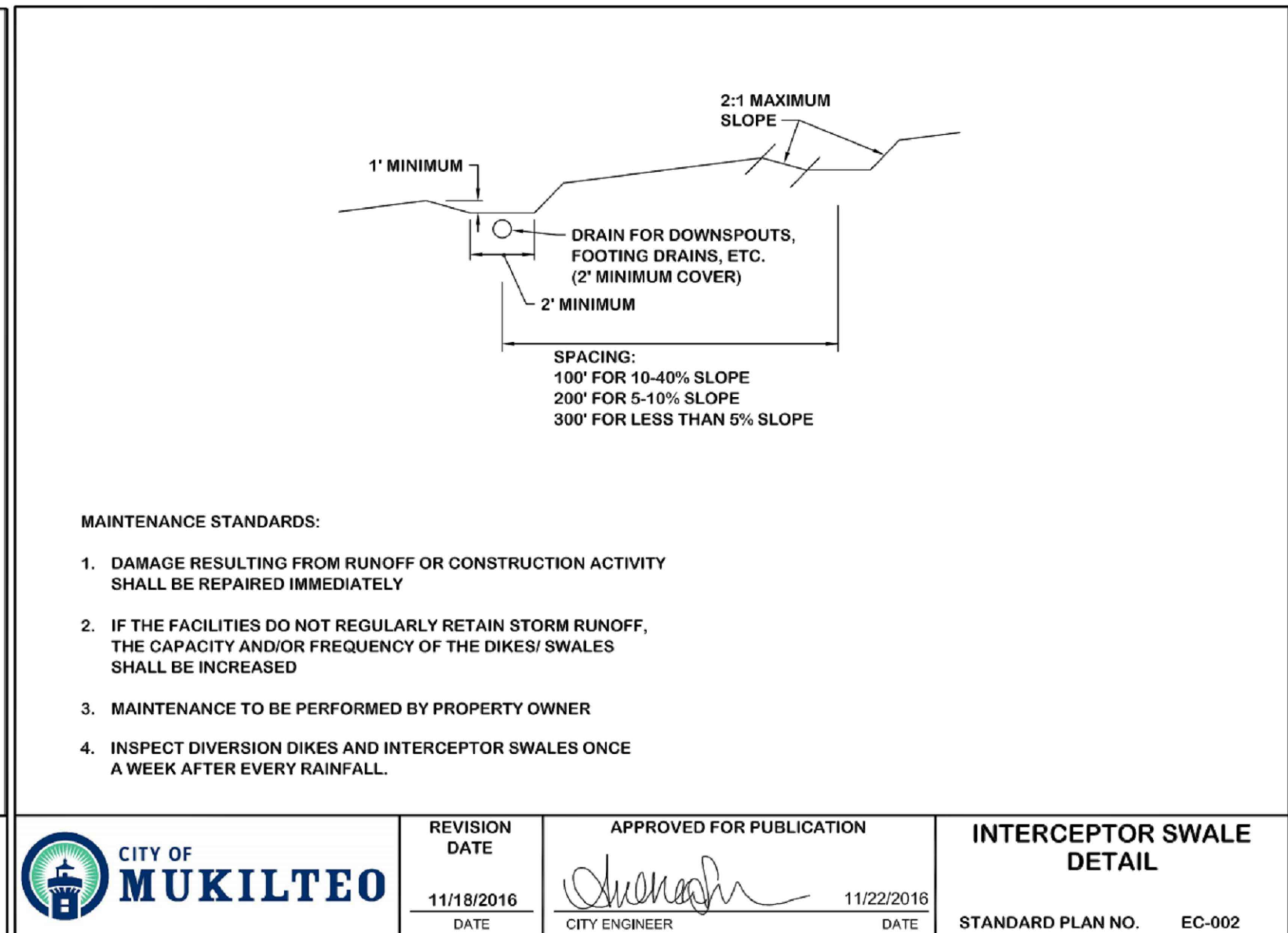
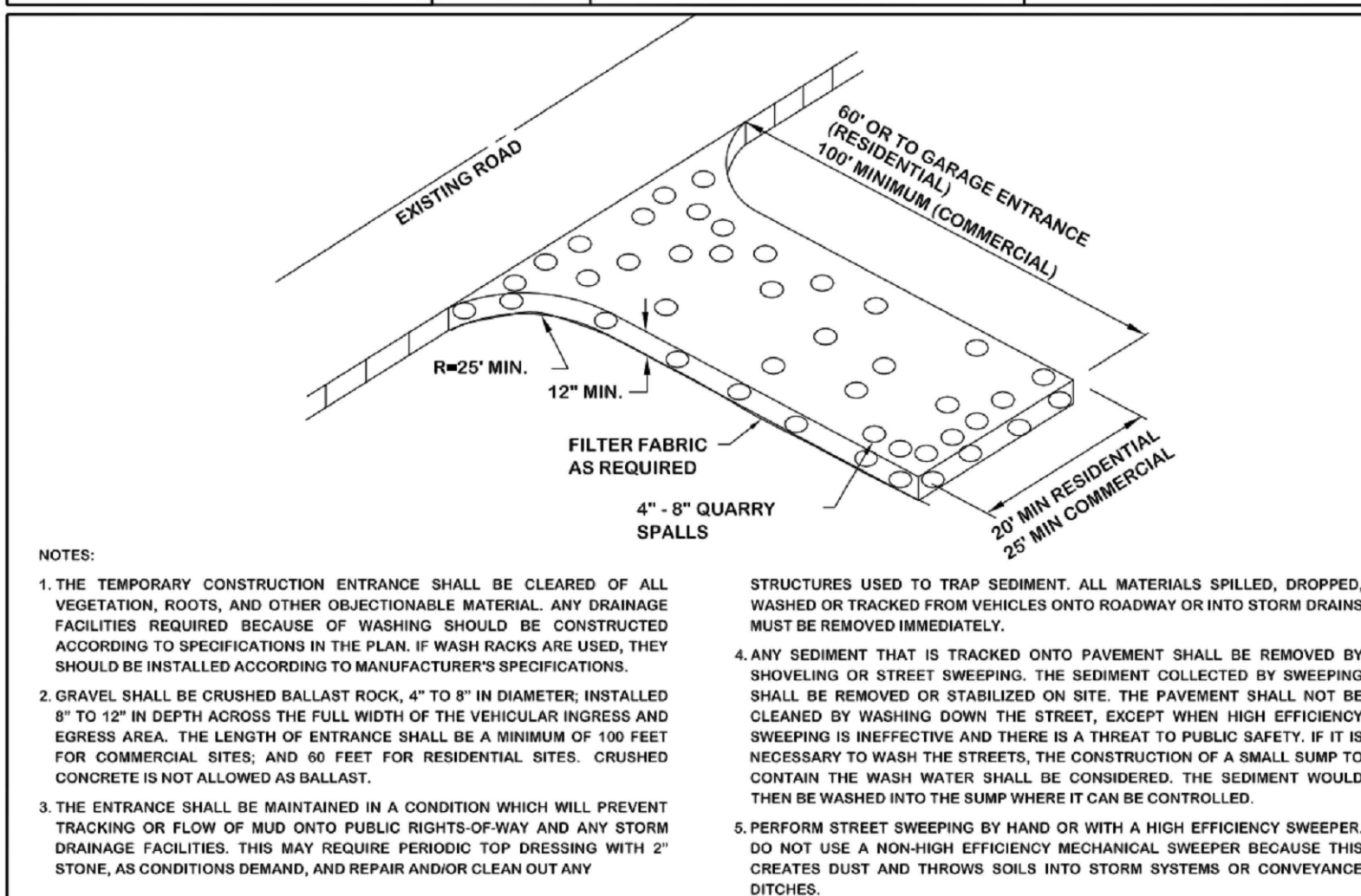
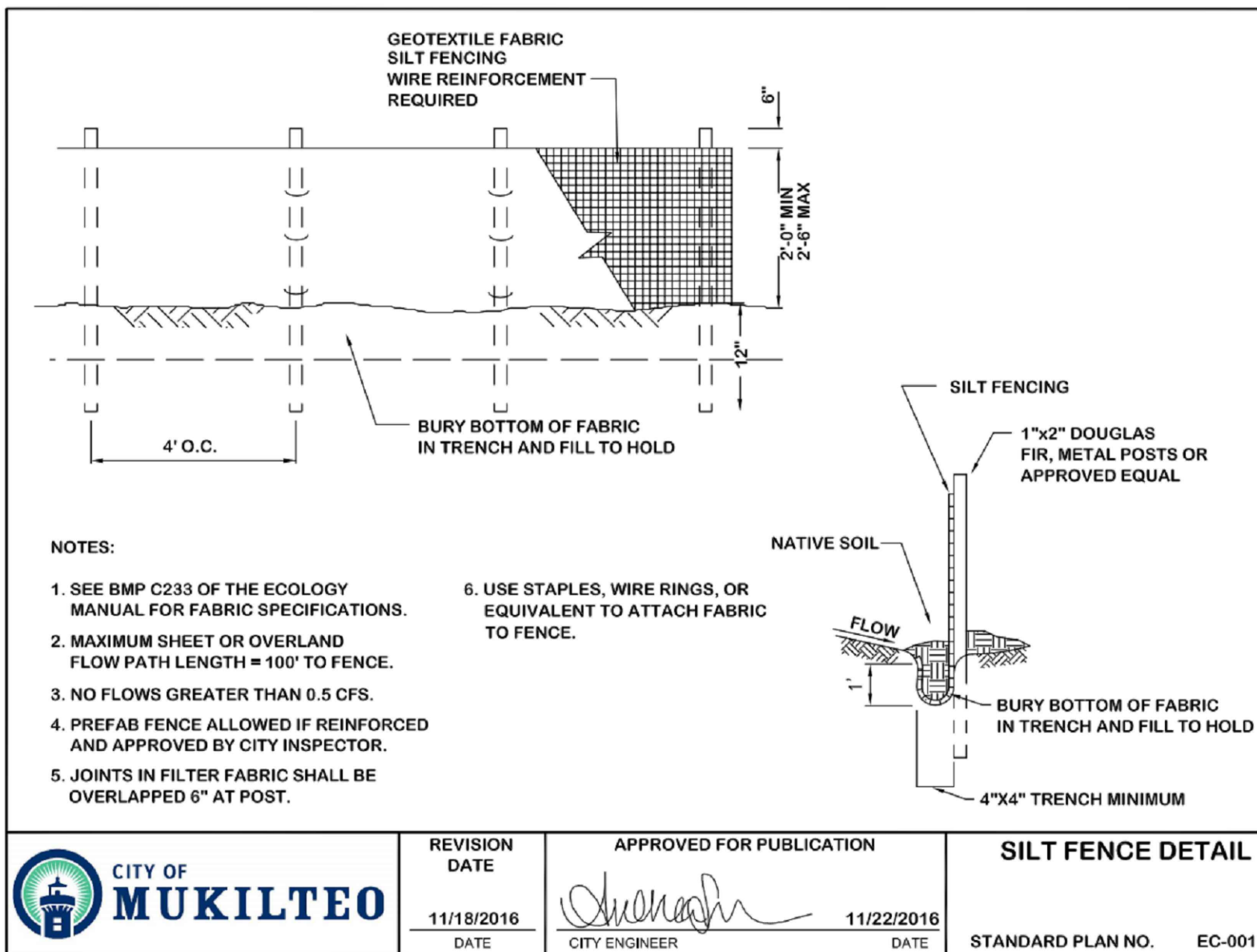


*EMERGENCY OVERFLOW DETAIL:*

#### TEMPORARY SEDIMENT TRAP DETAIL

NOT TO SCALE

**CALL TWO (2)  
BUSINESS DAYS  
BEFORE YOU DIG  
1-800-424-5555**



CITY OF MUKILTEO  
PLANNING AND DEVELOPMENT SERVICES  
APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_  
NAME

R/W PERMIT NUMBER: \_\_\_\_\_

TAX ACCOUNT NO.(S)  
00441300003900  
00441300004000

SITE ADDRESS:  
124XX CYRUS WAY  
MUKILTEO, WA 98275

PPR-2021- /ENG-2021

**GRADING & EROSION CONTROL PLAN FOR:**  
**BRAVA L.I.**  
**NE 1/4, SW 1/4, SEC.27, T.28N., R.4E., W.M.**  
**CITY OF MUKILTEO, WASHINGTON**

DRAWN BY JAJ	DATE 11/19/19	REV. BY 02 TAS	DATE 10/08/21	PROJECT MANAGER J. JARRELL	SCALE 1"=100'
DRAWING FILE NAME 191836ABASE.DWG		CHK. BY JAJ	F.B. NO. 693	JOB NO. 19-1836-A	SHT. NO. 3 OF 9

**UTILITY CONFLICT NOTE:**

**CAUTION**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 8-1-1 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSING TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS & SURVEYORS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



 **Western  
Engineers &  
Surveyors** (425)  
356-2700

SURVEYORS • PLANNERS • ENGINEERS

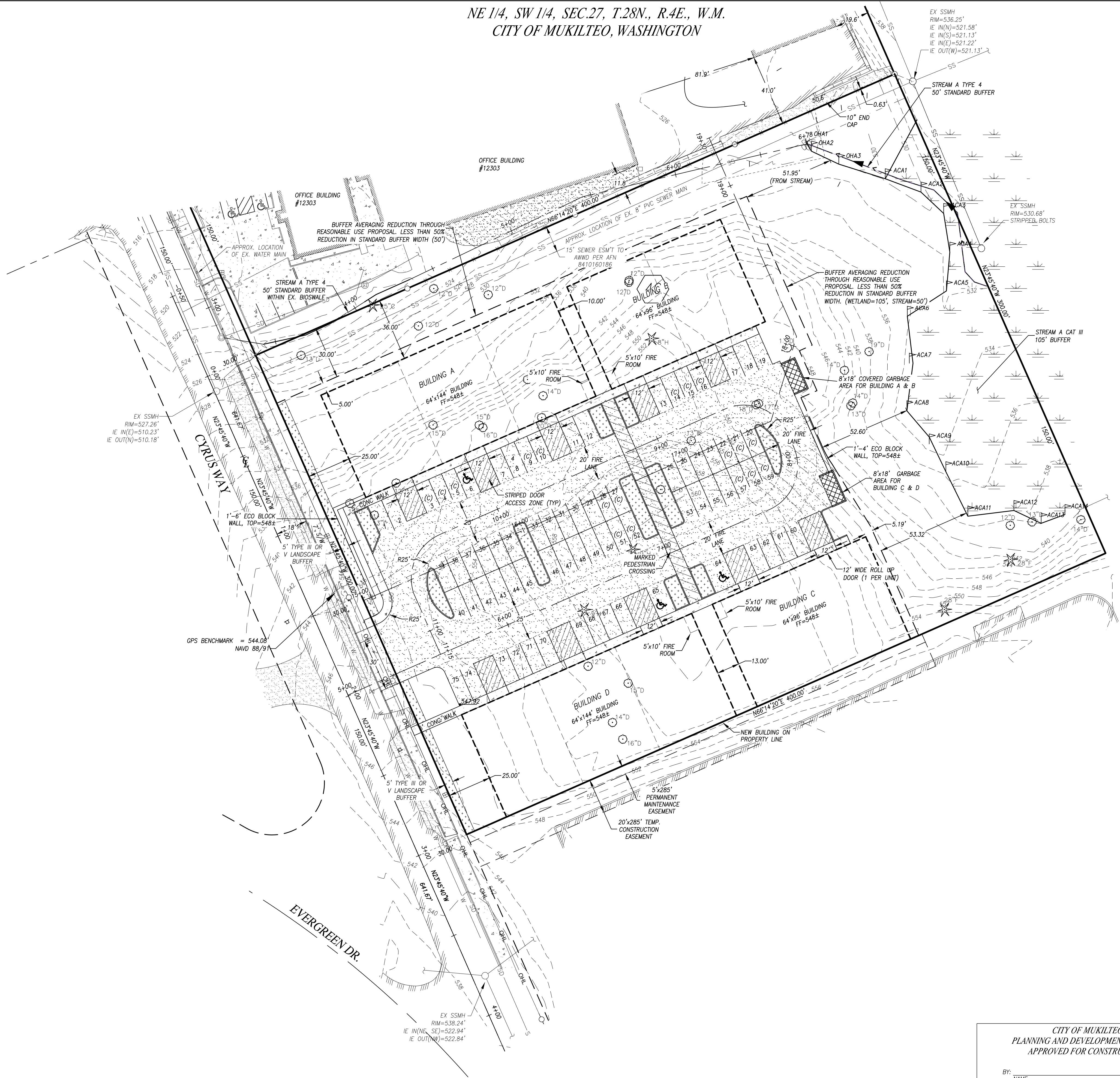
**LAND USE CONSULTANTS**  
**CIVIL ENGINEERS • LAND SURVEYORS**

\*\* 9740 EVERGREEN WAY • EVERETT • WA • 98204

*GRADING & EROSION CONTROL PLAN FOR.*  
**BRAVA L.I.**  
*NE 1/4, SW 1/4, SEC.27, T.28N., R.4E., W.M.*  
*CITY OF MUKILTEO, WASHINGTON*



NE 1/4, SW 1/4, SEC.27, T.28N., R.4E., W.M.  
CITY OF MUKILTEO, WASHINGTON



SCALE: 1" = 30'

BENCHMARK  
ELEV=515.23'

VERTICAL DATUM:  
NAVD88

SET MAGNETIC NAIL 5.8' NE OF CATCH BASIN, 153' NW OF NW CORNER OF PROPERTY.

RAPID STATIC GPD COLLECTION UTILIZING THE LEICA TCPR 1205 TOTAL STATION WITH POST PROCESSING BY OPUS.GOV.

- LEGEND**
- FOUND REBAR/CAP AS NOTED
  - FND CONCRETE NAIL WITH FLASHER
  - EXISTING STORM DRAIN CATCH BASIN (CB)
  - EXISTING STORM DRAIN MANHOLE (SDMH)
  - EXISTING STORM DRAIN CULVERT INLET
  - EXISTING SANITARY SEWER MANHOLE (SSMH)
  - EXISTING SANITARY SEWER CLEAN OUT (SSCO)
  - EXISTING WATER VALVE
  - EXISTING WATER METER
  - EXISTING FIRE HYDRANT
  - EXISTING BUILDING
  - EXISTING CONCRETE
  - EXISTING GRAVEL
  - EXISTING PROPERTY BOUNDARY
  - EXISTING CENTERLINE
  - EXISTING CONTOUR (MAJOR)
  - EXISTING CONTOUR (MINOR)
  - EXISTING CURB
  - EXISTING EDGE OF ASPHALT
  - EXISTING FENCE
  - EXISTING LOT LINE
  - EXISTING RIGHT-OF-WAY
  - EXISTING STORM DRAIN LINE
  - EXISTING SANITARY SEWER LINE
  - EXISTING WETLAND BUFFER
  - EXISTING WETLAND LINE
  - EXISTING WATER LINE
  - EXISTING EASEMENT
  - PROPOSED BUILDING
  - PROPOSED PARKING STALL
  - PROPOSED ADA PARKING STALL
  - PROPOSED ROADWAY
  - PROPOSED SIDEWALK
  - PROPOSED CENTERLINE
  - PROPOSED EASEMENT LINE

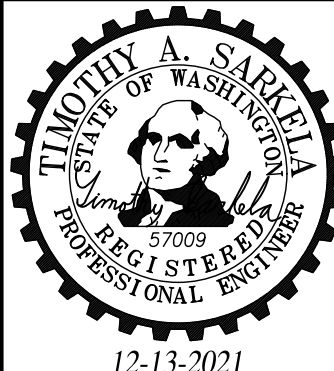
**HARDSCAPE AREA TABLE:**

<b>BASIN A</b>	
NEW ON-SITE PARKING & S/W	33,743 SF.
NEW BUILDING A & B ROOF	15,600 SF.
NEW CYRUS WAY CURB & S/W	1,750 SF.
NEW CYRUS WAY ASPHALT	1,752 SF.
TOTAL	52,845 SF.
<b>BASIN B</b>	
NEW ON-SITE PARKING & S/W	1,515 SF.
NEW BUILDING C & D ROOF	15,360 SF.
NEW CYRUS WAY CURB & S/W	638 SF.
NEW CYRUS WAY ASPHALT	447 SF.
TOTAL	17,960 SF.
TOTAL NEW/REPLACED HARDSCAPE	70,805 SF.

NOTE:  
1. TOTAL ON-SITE IMPERVIOUS COVERAGE  
EQUALS 55.2% (66,218 SF./120,000 SF.)

CALL TWO (2)  
BUSINESS DAYS  
BEFORE YOU DIG  
1-800-424-5555

**UTILITY CONFLICT NOTE:**  
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**Western Engineers & Surveyors** (425) 356-2700  
SURVEYORS • PLANNERS • ENGINEERS  
LAND USE CONSULTANTS  
CIVIL ENGINEERS • LAND SURVEYORS  
\*\*\* 9740 EVERGREEN WAY \* EVERETT \* WA \* 98204 \*\*\*

CITY OF MUKILTEO  
PLANNING AND DEVELOPMENT SERVICES  
APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_  
NAME \_\_\_\_\_  
R/W PERMIT NUMBER: \_\_\_\_\_

TAX ACCOUNT NO.(S):  
00441300003900  
00441300004000

SITE ADDRESS:  
124XX CYRUS WAY  
MUKILTEO, WA 98275

PPR-2021- /ENG-2021-

ROAD PLAN FOR:  
BRAVA L.I.  
SE 1/4, NW 1/4, SEC. 27, TWP.28N., RGE.04E., W.M.  
CITY OF MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
JAJ	05/07/18	03 TAS	12/13/21	J. JARRELL	1"=30'
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.	
191836ABASE.DWG	-	-	19-1836-A	4 OF 9	



CITY OF MUKILTEO, WASHINGTON



- ### SIDEWALK DETAIL

WSDOT STD. DETAIL  
NOT TO SCALE



4. SUBGRADE COMPACTION FOR CURBS, GUTTERS AND SIDEWALKS SHALL MEET A MINIMUM 95 PERCENT OF MAXIMUM DENSITY ASTM D1557.

### CONCRETE CURB AND GUTTER DETAIL

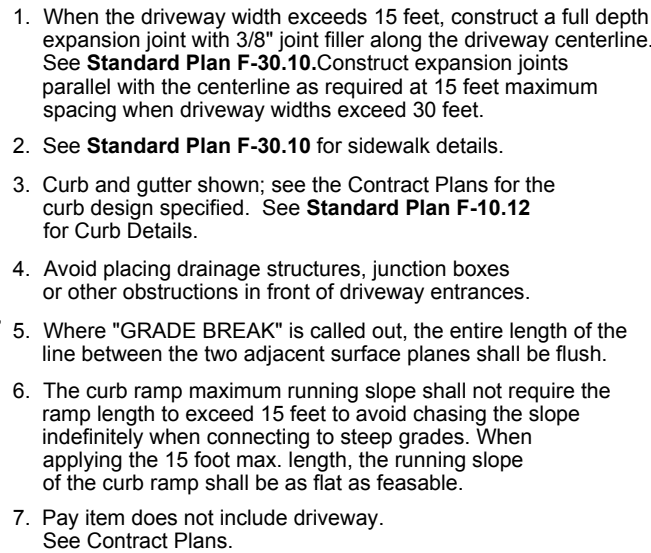
WSDOT STD. DETAIL F-10.42-04  
NOT TO SCALE



NOT TO SCALE

(LOCAL ACCESS)

NOT TO SCALE



TYPE 1 DROP CURB DRIVEWAY DETAIL

NOT STD DWG F.  
NOT TO SCALE



SCALE:  
VERT. 1"=6'

TAX ACCOUNT NO.(S)  
00441300003900  
00441300004000

SITE ADDRESS:  
124XX CYRUS WAY  
MUKILTEO, WA 98275

PPR-2021- /ENG-2021-

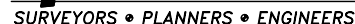
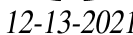
ROAD NOTES & DETAILS FOR:  
BRAVA L.I.  
W 1/4, SEC. 27, TWP.28N., RGE.04E., W.M.  
CITY OF MUKILTEO, WASHINGTON

DRAWN BY JAJ	DATE 05/07/18	REV. BY 02 TAS	DATE 10/08/21	PROJECT MANAGER J. JARRELL	SCALE 1"=30'
DRAWING FILE NAME 191836ABASE.DWG		CHK. BY	F.B. NO. -	JOB NO. 19-1836-A	SHT. NO. 5 OF 9

**UTILITY CONFLICT NOTE:**

**CAUTION.**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 8-1-1 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS & SURVEYORS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



LAND USE CO

**LAND USE CONSULTANTS  
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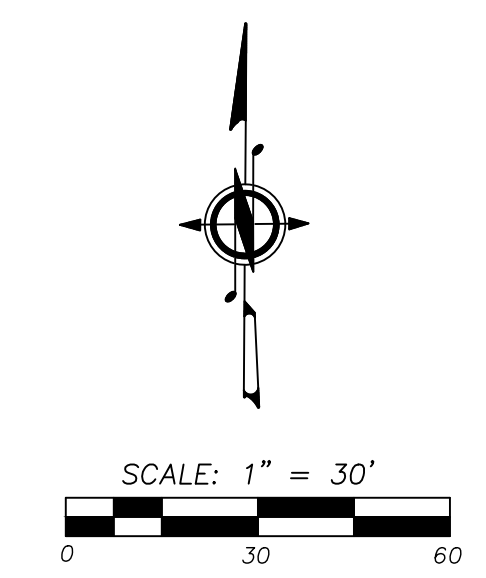
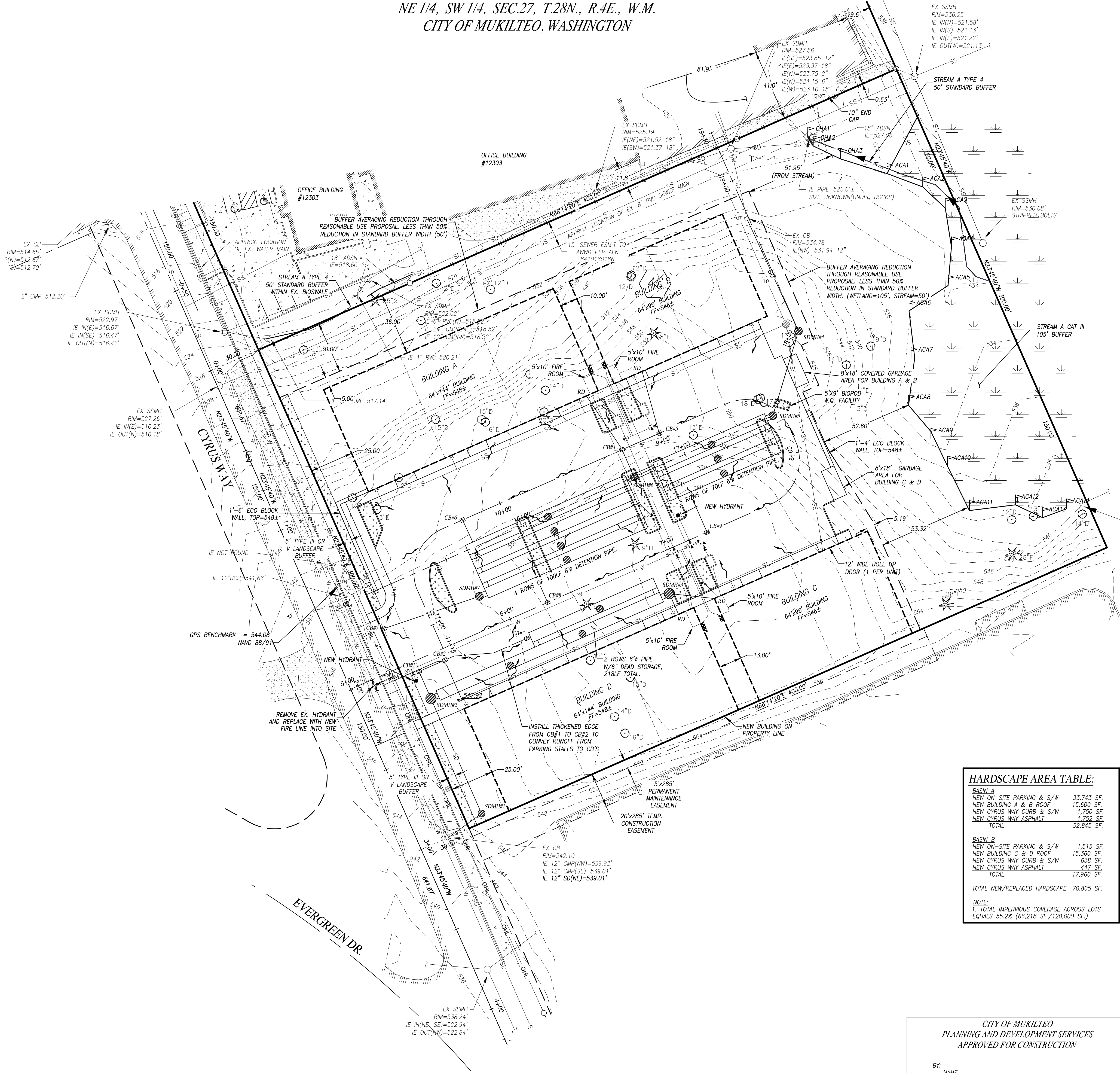


NE 1/4, SW 1/4, SEC.27, T.28N., R.4E., W.M.  
CITY OF MUKILTEO, WASHINGTON

STORM DRAIN 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. COVERAGE REQUIREMENTS FOR 12" DIAMETER PIPE:

BACKFILL OVER PIPE LESS THAN 12" REQUIRES RCP CLASS IV.  
BACKFILL OVER PIPE LESS THAN 24" REQUIRES RCP MINIMUM.  
BACKFILL OVER PIPE GREATER THAN 24" REQUIRES 16 GAGE CMP MINIMUM.
15. 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.
16. ALL NON-PERFORATED METAL PIPE SHALL HAVE NEOPRENE GASKETS AT THE JOINTS. O-RING GASKETS MAY BE USED FOR TYPE-F COUPLING BAND.
17. CULVERT ENDS SHALL BE BEVELED TO MATCH SIDE SLOPES. FIELD CUTTING OF CULVERT ENDS IS PERMITTED WHEN APPROVED BY THE CITY.
18. ALL FIELD CUT CULVERT PIPE SHALL BE TREATED AS REQUIRED IN THE STANDARD SPECIFICATIONS OR GENERAL SPECIAL PROVISIONS.

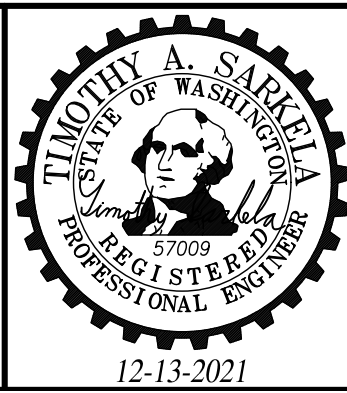


**BENCHMARK**  
ELEV=515.23'  
VERTICAL DATUM:  
NAVD88  
SET MAGNETIC NAIL 5.8" NE OF CATCH BASIN, 153' NW OF NW CORNER OF PROPERTY.  
RAPID STATIC GPD COLLECTION UTILIZING THE LEICA TCPR 1205 TOTAL STATION WITH POST PROCESSING BY OPUS.GOV.

- LEGEND**
- FOUND REBAR/CAP AS NOTED
  - ✕ FND CONCRETE NAIL WITH FLASHER
  - EXISTING STORM DRAIN CATCH BASIN (CB)
  - ⊕ EXISTING STORM DRAIN MANHOLE (SDMH)
  - ▽ EXISTING STORM DRAIN CULVERT INLET
  - EXISTING SANITARY SEWER MANHOLE (SSMH)
  - EXISTING SANITARY SEWER CLEAN OUT (SSCO)
  - ⊕ EXISTING WATER VALVE
  - ⊕ EXISTING WATER METER
  - ⊕ EXISTING FIRE HYDRANT
  - ▨ EXISTING BUILDING
  - ▨ EXISTING CONCRETE
  - ▨ EXISTING GRAVEL
  - EXISTING PROPERTY BOUNDARY
  - EXISTING CENTERLINE
  - XXX — EXISTING CONTOUR (MAJOR)
  - -XXX- EXISTING CONTOUR (MINOR)
  - EXISTING CURB
  - EXISTING EDGE OF ASPHALT
  - EXISTING FENCE
  - EXISTING LOT LINE
  - EXISTING RIGHT-OF-WAY
  - SD — EXISTING STORM DRAIN LINE
  - SS — EXISTING SANITARY SEWER LINE
  - EXISTING WETLAND BUFFER
  - EXISTING WETLAND LINE
  - W — EXISTING WATER LINE
  - EXISTING EASEMENT
  - ▢ CB#X PROPOSED STORM DRAIN CATCH BASIN (CB)
  - SDMH#X PROPOSED STORM DRAIN MANHOLE (SDMH), GRATE LID
  - RD PROPOSED ROOF DRAIN CONNECTION
  - SSMH#X PROPOSED SANITARY SEWER MANHOLE (SSMH)
  - SSCO PROPOSED SS CLEAN OUT (SSCO)
  - PROPOSED SEWER STUB
  - ⊕ PROPOSED WATER VALVE
  - ⊕ PROPOSED WATER METER
  - PROPOSED FIRE HYDRANT
  - ⊕ PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
  - ⊕ PROPOSED WATER TEE
  - ⊕ PROPOSED WATER BEND
  - ▨ PROPOSED CONCRETE WALL
  - ▨ PROPOSED BUILDING
  - SD — PROPOSED STORM DRAIN LINE
  - SS — PROPOSED SANITARY SEWER LINE
  - W — PROPOSED WATER LINE

HARDSCAPE AREA TABLE:	
BASIN A	
NEW ON-SITE PARKING & S/W	33,743 SF.
NEW BUILDING A & B ROOF	15,600 SF.
NEW CYRUS WAY CURB & S/W	1,750 SF.
NEW CYRUS WAY ASPHALT	1,752 SF.
TOTAL	52,845 SF.
BASIN B	
NEW ON-SITE PARKING & S/W	1,515 SF.
NEW BUILDING C & D ROOF	15,360 SF.
NEW CYRUS WAY CURB & S/W	1,750 SF.
NEW CYRUS WAY ASPHALT	447 SF.
TOTAL	17,962 SF.
TOTAL NEW/REPLACED HARDSCAPE	70,805 SF.
NOTE: 1. TOTAL IMPERVIOUS COVERAGE ACROSS LOTS EQUALS 55.2% (66,218 SF./120,000 SF.)	

**UTILITY CONFLICT NOTE:**  
CAUTION:  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 8-1-1 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS & SURVEYORS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



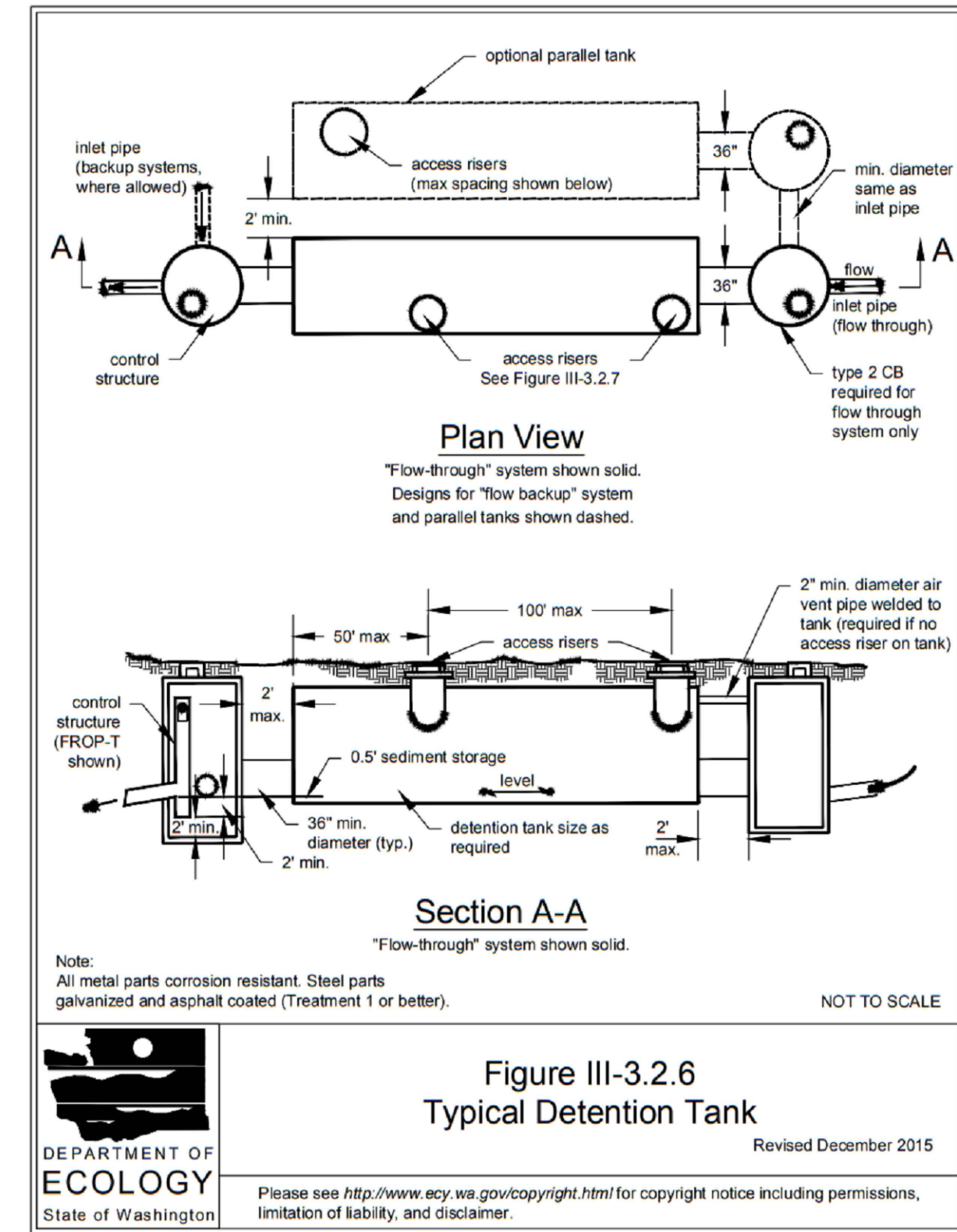
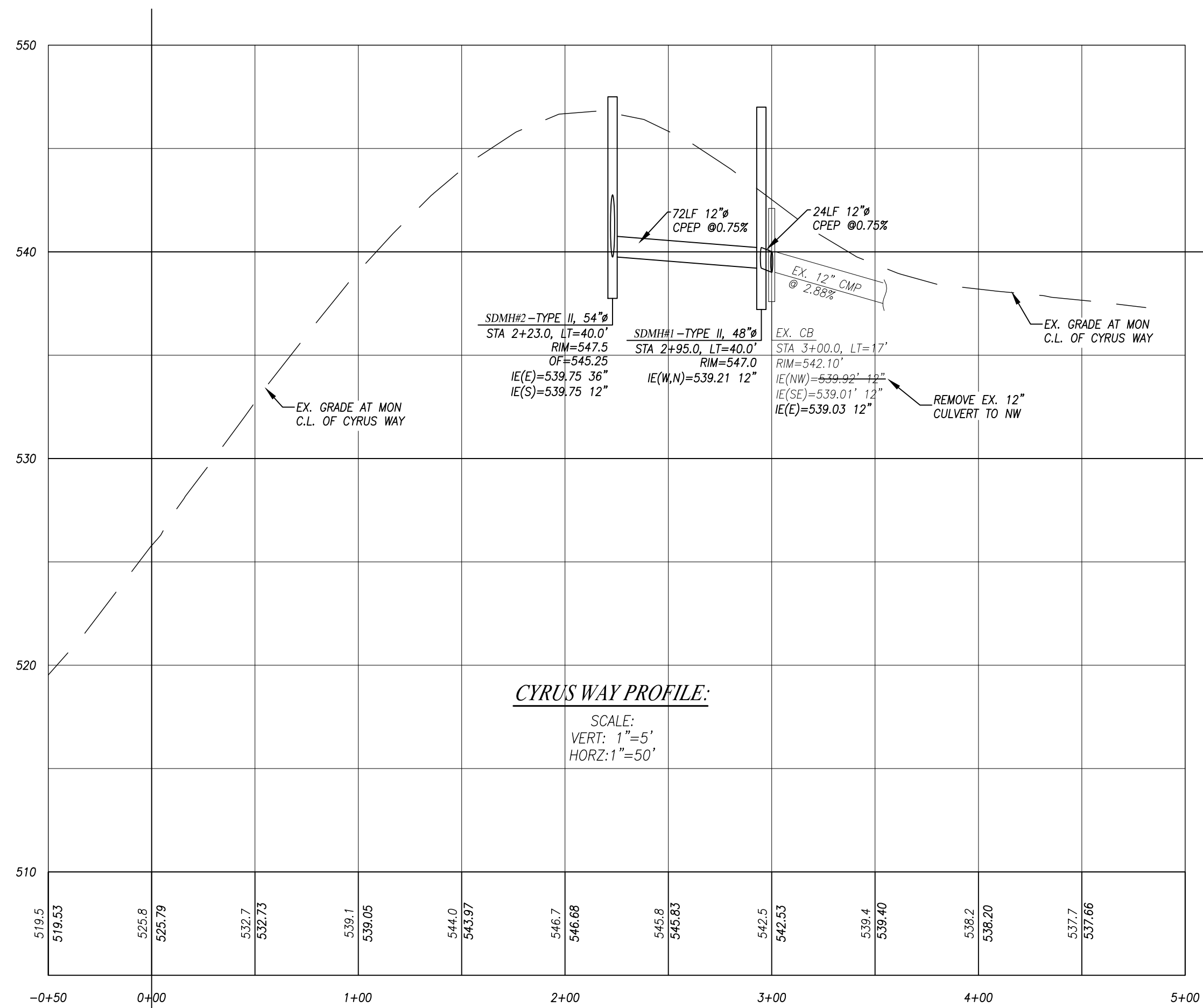
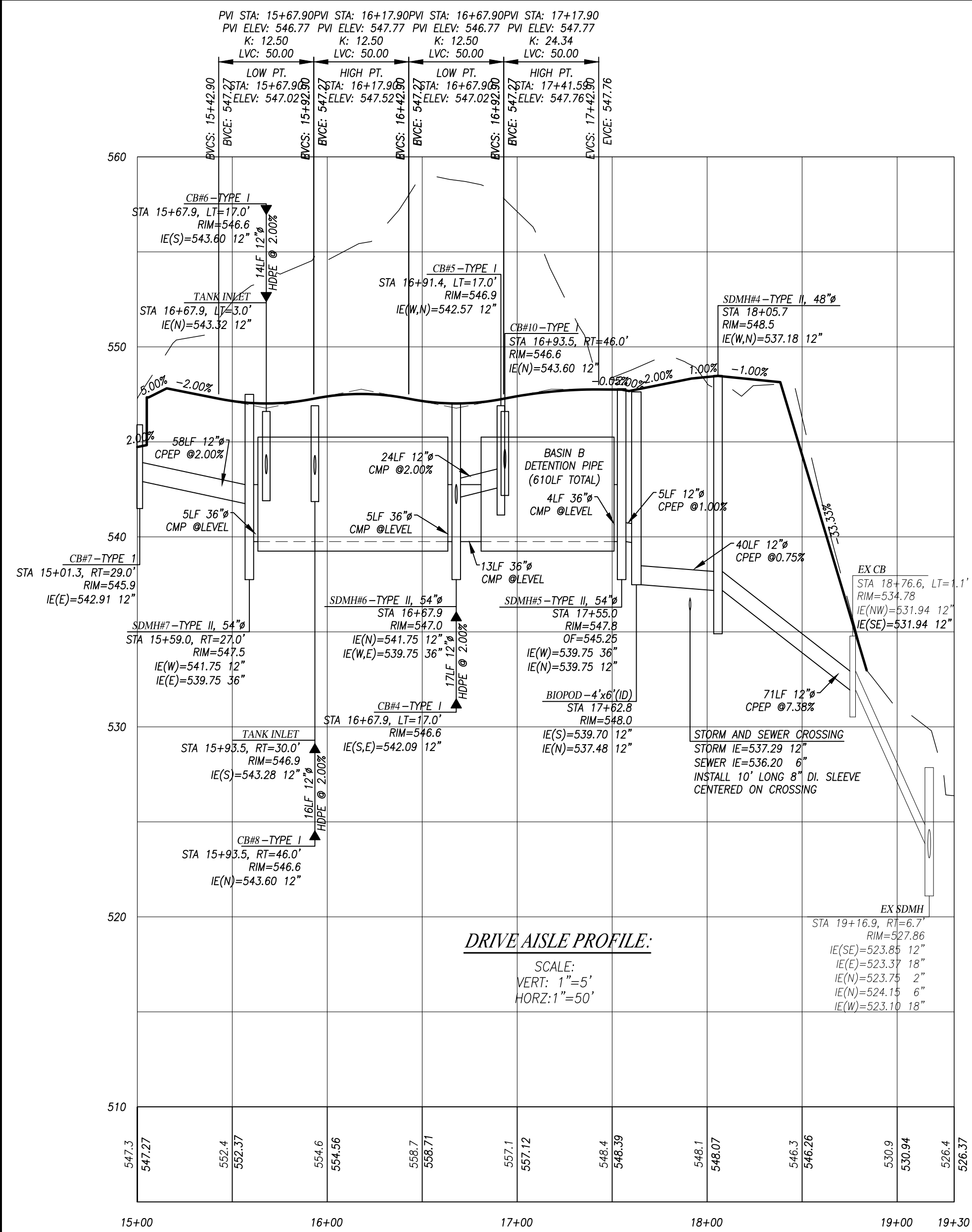
**Western Engineers & Surveyors** (425) 356-2700  
SURVEYORS • PLANNERS • ENGINEERS  
LAND USE CONSULTANTS  
CIVIL ENGINEERS • LAND SURVEYORS  
\*\*\* 9740 EVERGREEN WAY \* EVERETT \* WA \* 98204 \*\*\*

CITY OF MUKILTEO PLANNING AND DEVELOPMENT SERVICES APPROVED FOR CONSTRUCTION		TAX ACCOUNT NO.(S): 00441300004100		SITE ADDRESS: 12303 CYRUS WAY MUKILTEO, WA 98275	
BY: _____ R/W PERMIT NUMBER: _____		PPR-2021-___/ENG-2021-___			
DRAINAGE PLAN FOR: BRAVA L.I. SE 1/4, NW 1/4, SEC. 27, TWP.28N., RGE.04E., W.M. CITY OF MUKILTEO, WASHINGTON					
DRAWN BY JAJ	DATE 05/07/18	REV. BY 03 TAS	DATE 12/13/21	PROJECT MANAGER J. JARRELL	SCALE 1"=30'
DRAWING FILE NAME 191836ABASE.DWG	CHK. BY —	F.B. NO. —	JOB NO. 19-1836-A	SHT. NO. 6 OF 9	

CALL TWO (2)  
BUSINESS DAYS  
BEFORE YOU DIG  
1-800-424-5555



NE 1/4, SW 1/4, SEC.27, T.28N., R.4E., W.M.  
CITY OF MUKILTEO, WASHINGTON

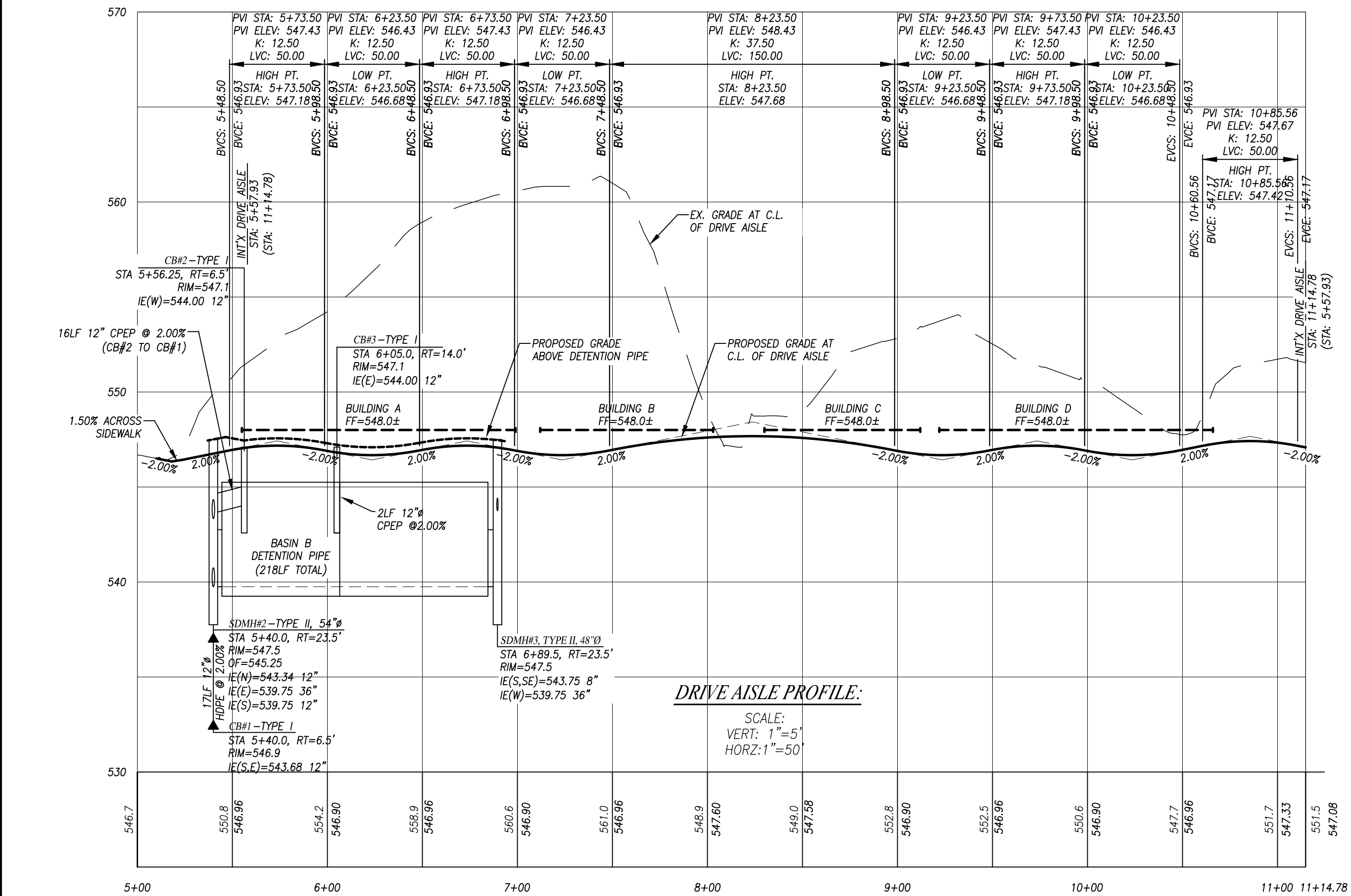


BASIN A DETENTION PIPE  
REQUIRED LIVE VOLUME: 17,000 CF.

DESIGN LIVE VOLUME:  
6" PIPE (5.5' LIVE): 16,561 CF.  
3" MANIFOLD: 141 CF.  
154LF 12" PIPE: 121 CF.  
SDMH#5: 87 CF.  
SDMH#6: 87 CF.  
SDMH#7: 87 CF.  
TOTAL STORAGE: 17,084 CF.

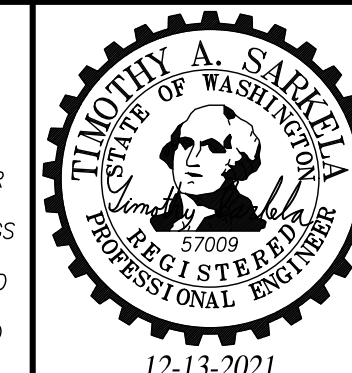
BASIN B DETENTION PIPE  
REQUIRED LIVE VOLUME: 6,142 CF.

DESIGN LIVE VOLUME:  
6" PIPE (5.5' LIVE): 5,918 CF.  
3" MANIFOLD: 28 CF.  
33LF 12" PIPE: 26 CF.  
SDMH#2: 87 CF.  
SDMH#3: 87 CF.  
TOTAL STORAGE: 6,146 CF.



UTILITY CONFLICT NOTE:

CAUTION:  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 8-1-1 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS & SURVEYORS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



Western  
Engineers &  
Surveyors (425)  
356-2700

SURVEYORS • PLANNERS • ENGINEERS

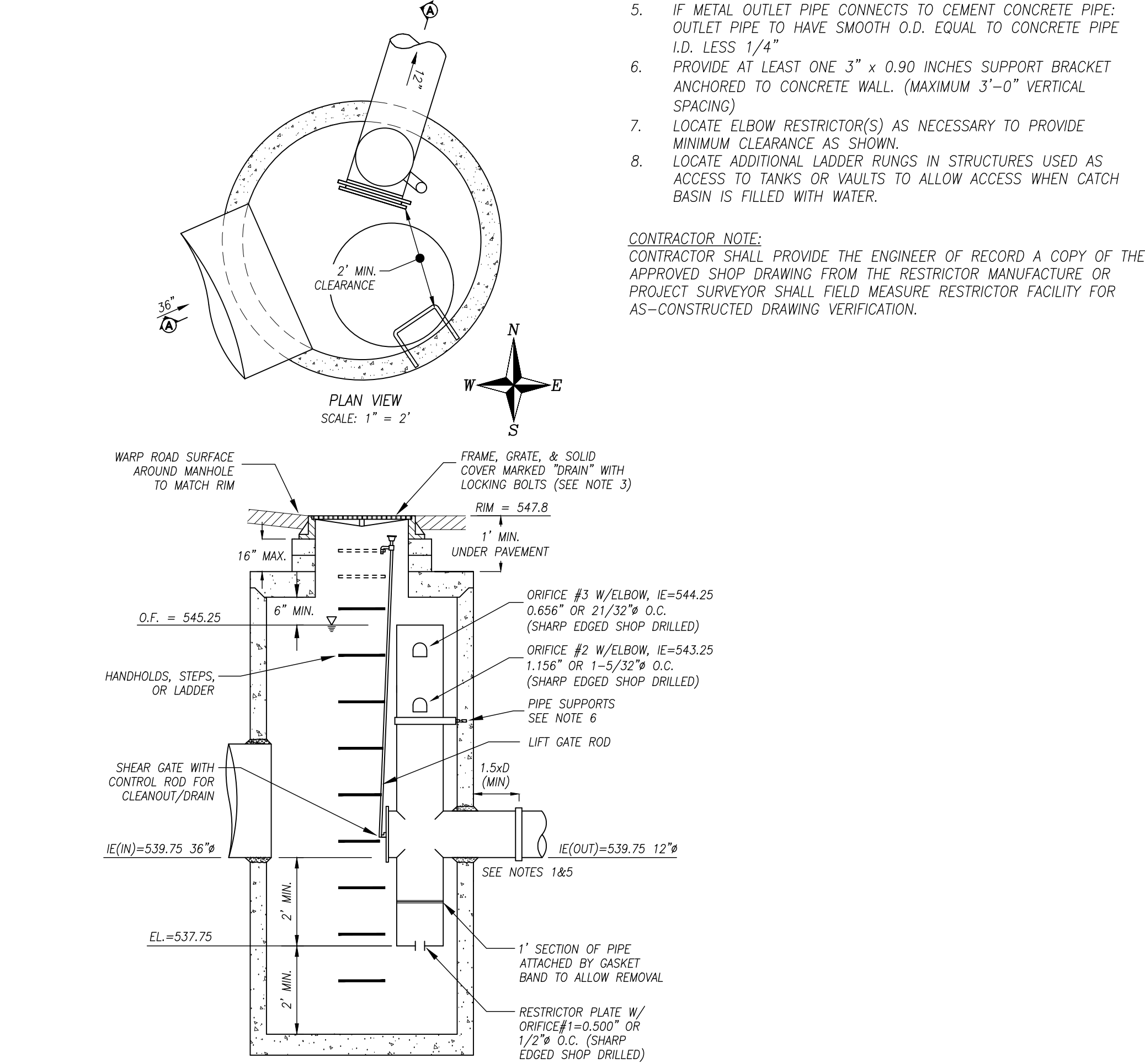
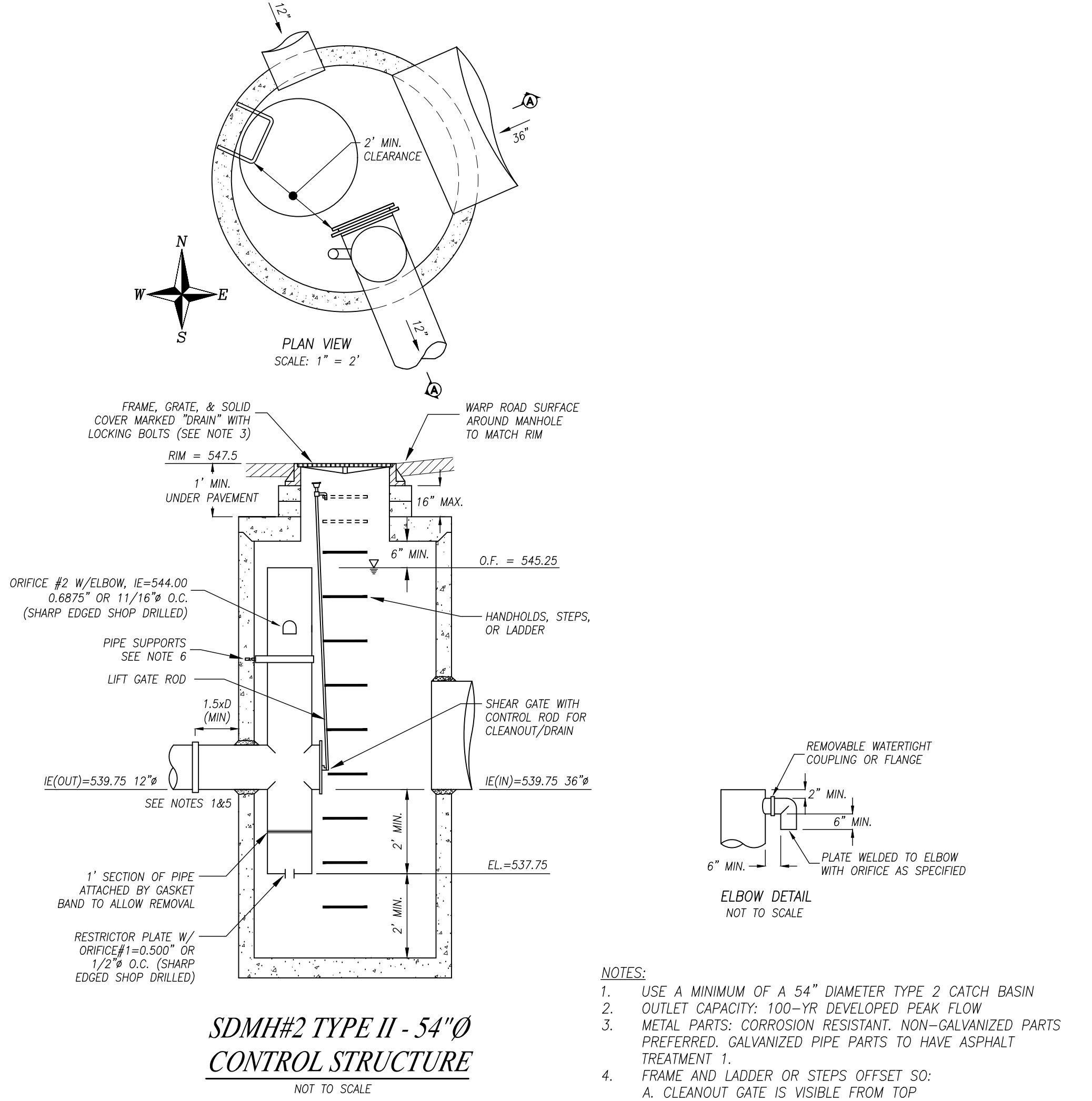
LAND USE CONSULTANTS  
CIVIL ENGINEERS • LAND SURVEYORS

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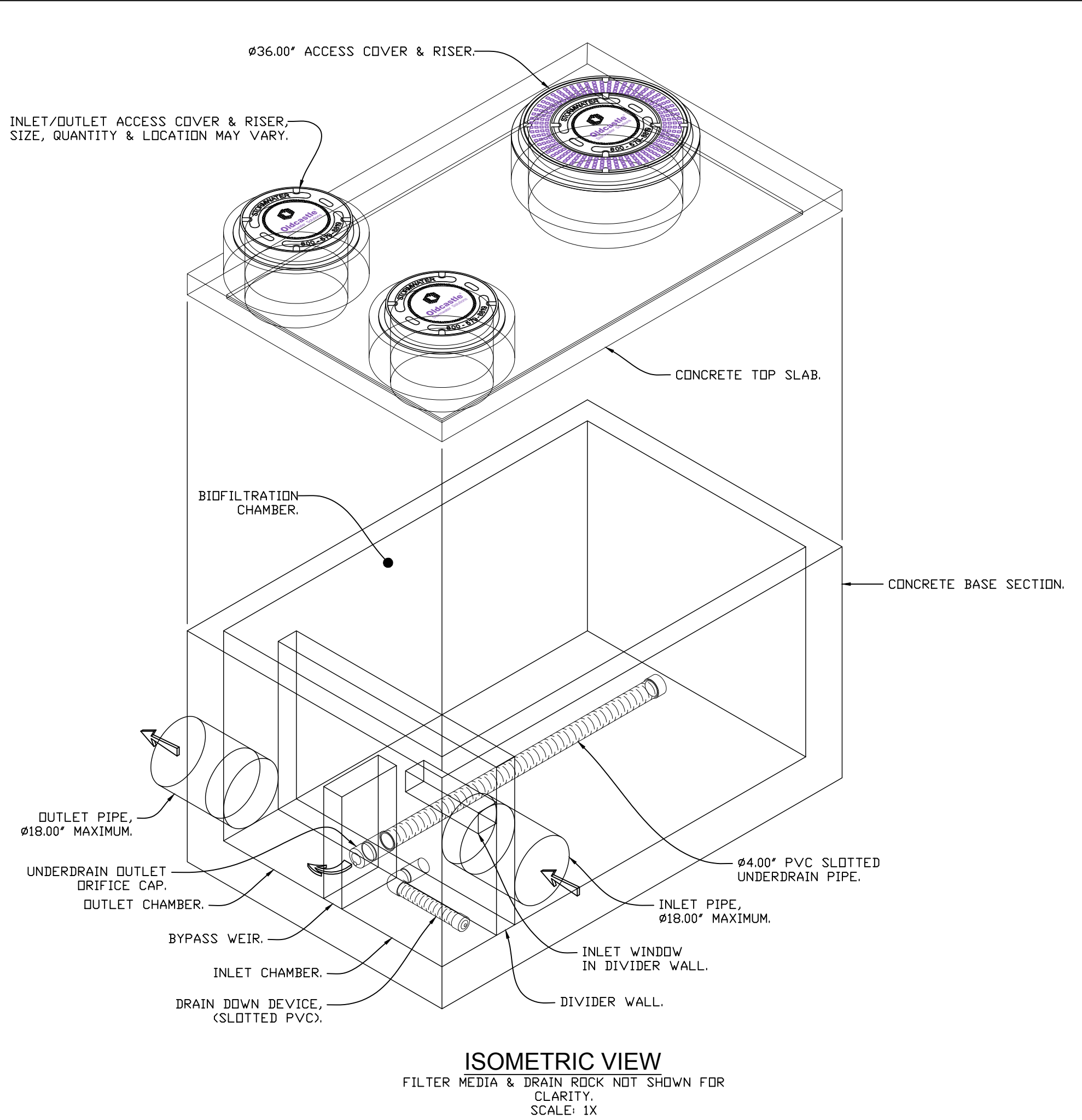
<u>TAX ACCOUNT NO.(S):</u> 00441300004100				<u>SITE ADDRESS:</u> 12303 CYRUS WAY MUKILTEO, WA 98275							
PPR-2021-___/ENG-2021-___											
DRAINAGE DETAILS & PROFILES FOR: BRAVA L.I. SE 1/4, NW 1/4, SEC. 27, TWP.28N., RGE.04E., W.M. CITY OF MUKILTEO, WASHINGTON											
DRAWN BY JAJ		DATE 05/07/18		REV. BY 02 TAS		DATE 10/08/21		PROJECT MANAGER J. JARRELL		SCALE 1"=30'	
DRAWING FILE NAME 191836ABASE.DWG				CHK. BY —		F.B. NO. NO.		JOB NO. 19-1836-A		SHT. NO. 7 OF 9	



NE 1/4, SW 1/4, SEC.27, T.28N., R.4E., W.M.  
CITY OF MUKILTEO, WASHINGTON



SDMH#5 TYPE II - 54"Ø  
CONTROL STRUCTURE



- NOTES:
- CONTACT OLDCASTLE STORMWATER FOR ENGINEERING ASSISTANCE AND DETAIL DRAWINGS.
  - CONCRETE COMPONENTS SHALL BE MANUFACTURED IN ACCORDANCE WITH ASTM C890 & C913.

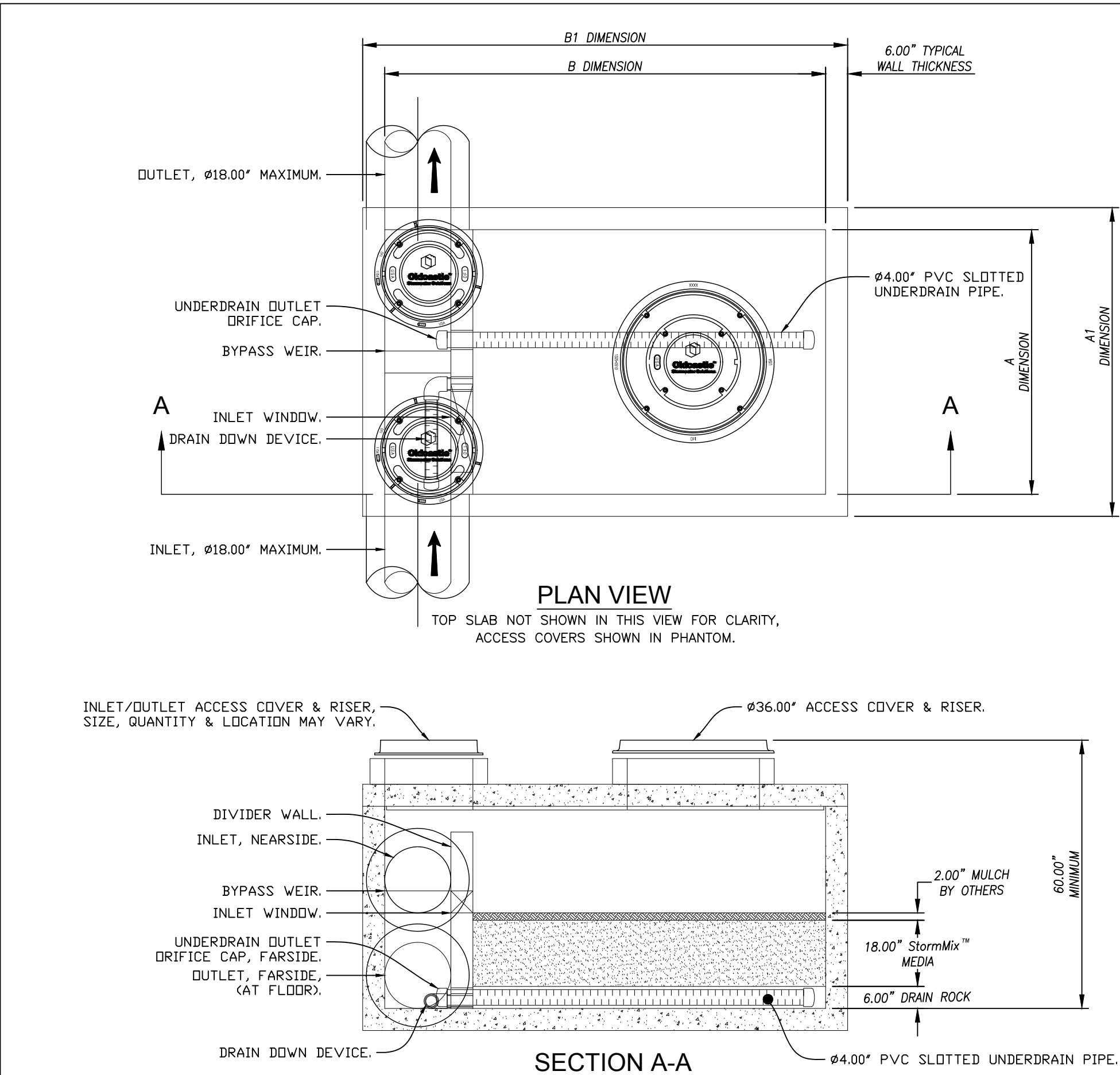
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Underground  
Vault with Internal Bypass

**Oldcastle®**  
INFRASTRUCTURE

Ph: 800.579.8819 | oldcastlestormwater.com

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DRAWING NO.	REV	ECD	ECD-0158	DATE	JPR 10/4/18	SHEET 1 OF 2
BPU-IB	A		JPR 1/7/19			



MODEL	VAULT SIZE <sup>1</sup> (ID)		VAULT FOOTPRINT <sup>1</sup> (OD)		TREATMENT FLOW CAPACITY <sup>2</sup> (GPM/CFS)	TREATMENT FLOW CAPACITY <sup>3</sup> (GPM/CFS)
	A DIM	B DIM	A1 DIM	B1 DIM		
BPU-46IB	4'	6'	5'	7'	25.6 / 0.057	28.8 / 0.064
BPU-48IB	4'	8'	5'	9'	38.4 / 0.086	43.2 / 0.096
BPU-412IB	4'	12'	5'	13'	64.0 / 0.143	72.0 / 0.160
BPU-66IB	6'	6'	7'	7'	38.4 / 0.086	43.2 / 0.096
BPU-68IB	6'	8'	7'	9'	57.6 / 0.128	64.8 / 0.144
BPU-612IB	6'	12'	7'	13'	96.0 / 0.214	108.0 / 0.241
BPU-816IB	8'	16'	9'	17'	179.2 / 0.399	201.6 / 0.449

<sup>1</sup> All Dimensions Are Nominal  
<sup>2</sup> Based on an WA Ecology GULD Approval for Basic, Enhanced & Phosphorus.  
At 1.60 gpm/sf Media Surface Area.  
<sup>3</sup> Based on an NJCAT Verification & NJ DEP Certification. At 1.80 gpm/sf Media Surface Area.

**BioPod™ Biofilter**  
Underground  
Vault with Internal Bypass

**Oldcastle®**  
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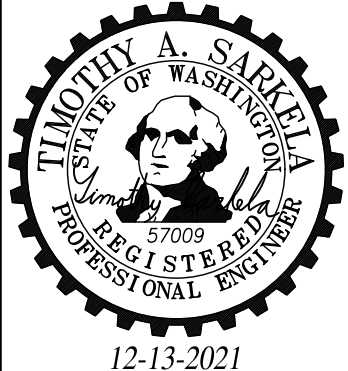
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DRAWING NO.	REV	ECD	ECD-0158	DATE	JPR 10/4/18	SHEET 1 OF 2
BPU-IB	A		NEW 1/7/19			

BASIN A WATER QUALITY SIZING:  
WQ FLOW RATE = 0.0584 CFS. (26.2 GPM)

CALL TWO (2)  
BUSINESS DAYS  
BEFORE YOU DIG  
1-800-424-5555

**UTILITY CONFLICT NOTE:**  
CAUTION:  
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\*\*\* 9740 EVERGREEN WAY \* EVERETT \* WA \* 98204 \*\*\*

(425) 356-2700

CITY OF MUKILTEO  
PLANNING AND DEVELOPMENT SERVICES  
APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_  
NAME

R/W PERMIT NUMBER: \_\_\_\_\_

TAX ACCOUNT NO.(S):  
00441300004100

SITE ADDRESS:  
12303 CYRUS WAY  
MUKILTEO, WA 98275

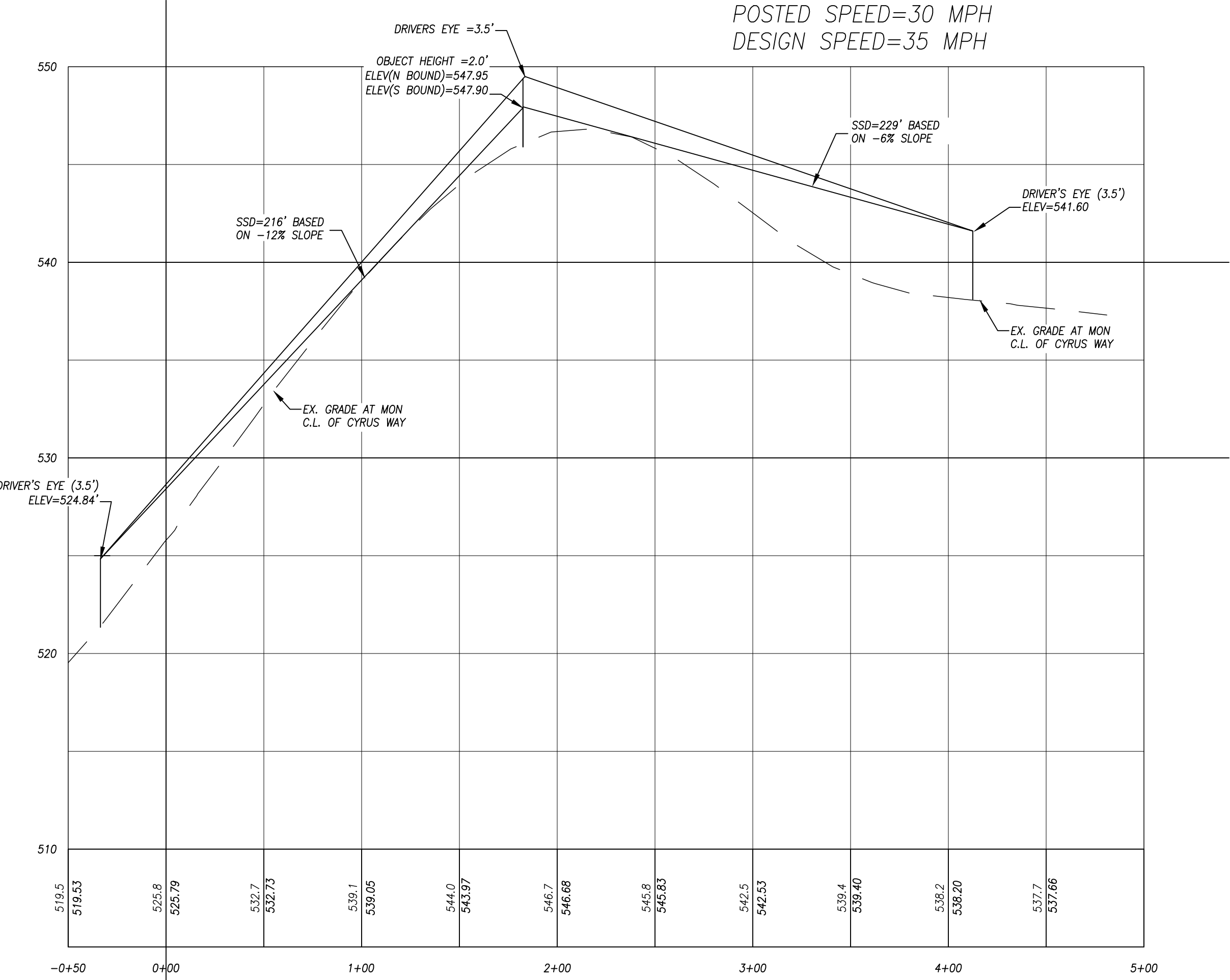
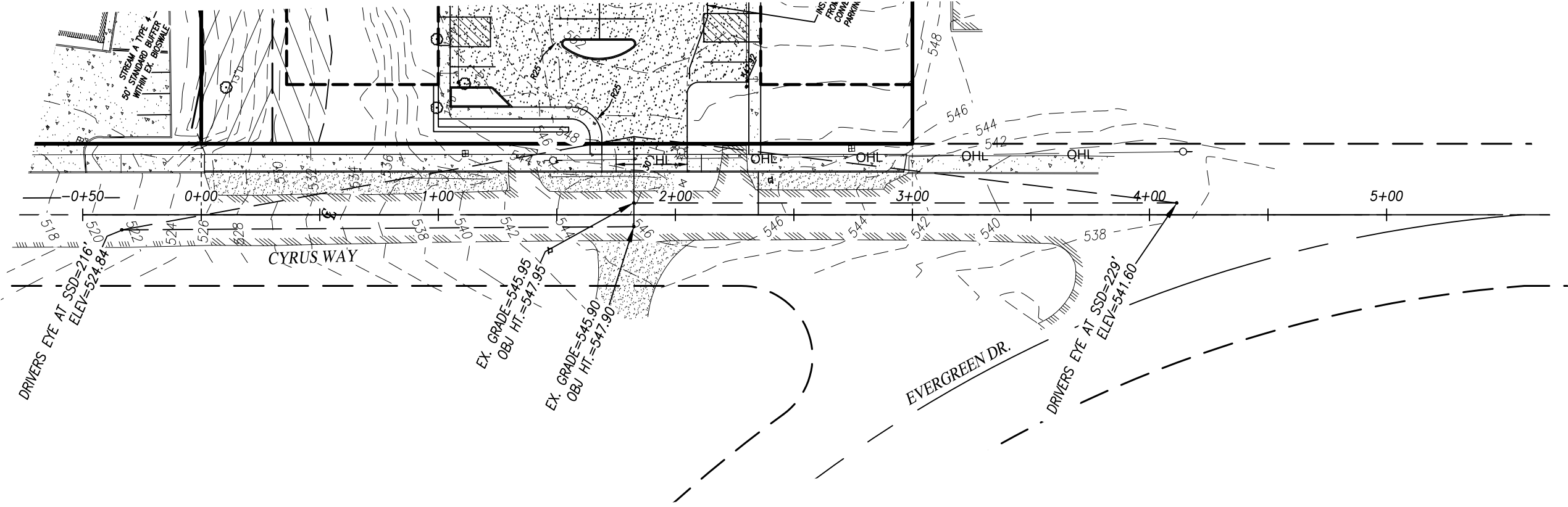
PPR-2021-\_\_\_/ENG-2021-\_\_\_

DRAINAGE DETAILS & PROFILES FOR:  
BRAVA L.L.  
SE 1/4, NW 1/4, SEC. 27, TWP.28N., RGE.04E., W.M.  
CITY OF MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV.	BY	DATE	PROJECT MANAGER	SCALE
JAJ	05/07/18	02	TAS	10/08/21	J. JARRELL	1"=30'
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.		
191836ABASE.DWG		-	19-1836-A	8 OF 9		



NE 1/4, SW 1/4, SEC.27, T.28N., R.4E., W.M.  
CITY OF MUKILTEO, WASHINGTON



CYRUS WAY PROFILE:

SCALE:  
VERT: 1"=5'  
HORZ: 1"=50'

EXISTING PARKING NOTE:

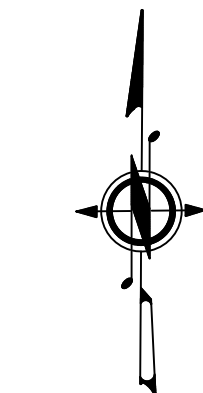
DRAWINGS DO NOT REFLECT ANY CHANGES TO PARKING AREAS AFTER INITIAL SURVEY OF PROPERTY WAS DONE CIRCA JULY 2016.

BENCHMARK  
ELEV=515.23'

VERTICAL DATUM:  
NAVD88

SET MAGNETIC NAIL 5.8' NE OF CATCH BASIN, 15.3' NW OF NW CORNER OF PROPERTY.

RAPID STATIC GPD COLLECTION UTILIZING THE LEICA TCPR 1205 TOTAL STATION WITH POST PROCESSING BY OPUS.GOV.



SCALE: 1" = 30'  
0 30 60

CITY OF MUKILTEO  
PLANNING AND DEVELOPMENT SERVICES  
APPROVED FOR CONSTRUCTION

BY: \_\_\_\_\_  
NAME  
R/W PERMIT NUMBER: \_\_\_\_\_

TAX ACCOUNT NO.(S):  
00441300003900  
00441300004000

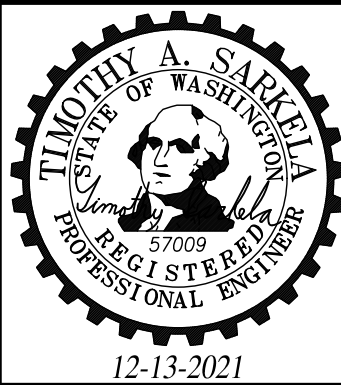
SITE ADDRESS:  
124XX CYRUS WAY  
MUKILTEO, WA 98275

PPR-2021-\_\_\_\_/ENG-2021-\_\_\_\_

UTILITY CONFLICT NOTE:

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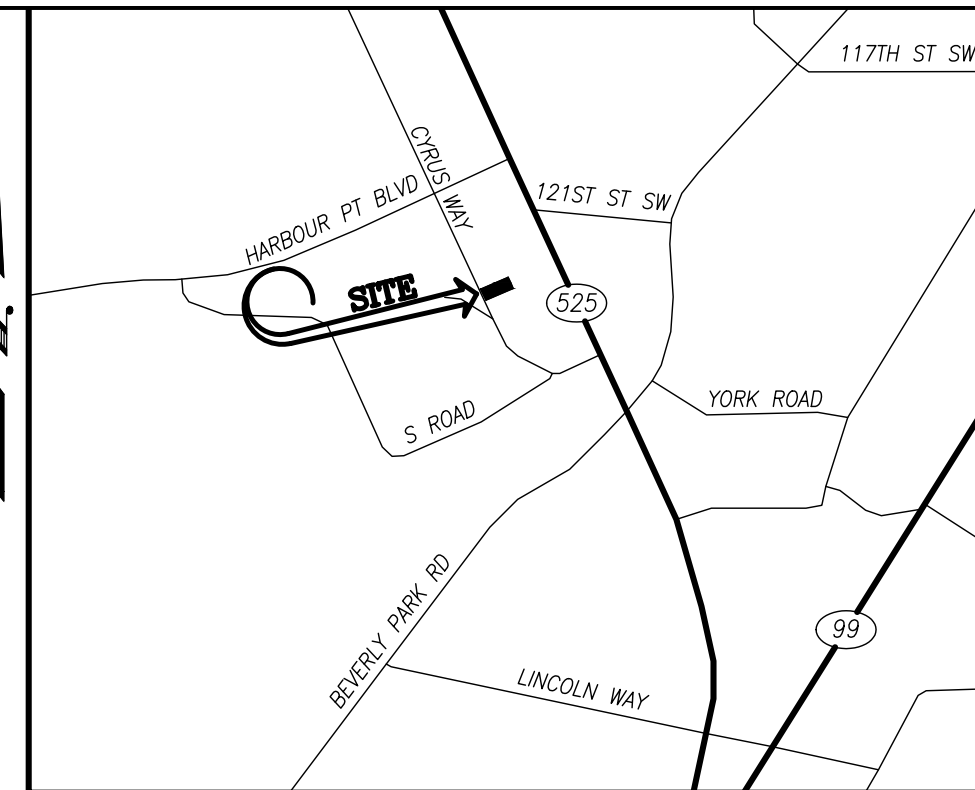
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CIVIL ENGINEERS • LAND SURVEYORS  
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SIGHT DISTANCE PLAN FOR:  
BRAVA L.I.  
SE 1/4, NW 1/4, SEC. 27, TWP.28N., RGE.04E., W.M.  
CITY OF MUKILTEO, WASHINGTON

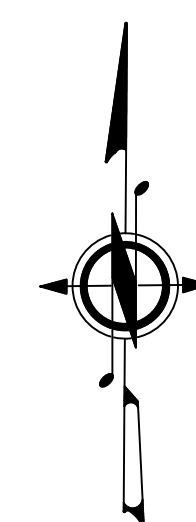
DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
JAJ	05/07/18			J. JARRELL	1"=30'
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.	
191836ABASE.DWG		-	19-1836-A	9 OF 9	

CALL TWO (2)  
BUSINESS DAYS  
BEFORE YOU DIG  
1-800-424-5555

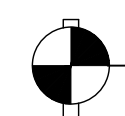




VICINITY MAP  
SCALE 1" = 2000'



SCALE: 1" = 20'  
0 20 40



BENCHMARK  
ELEV=515.23'

VERTICAL DATUM:  
NAVD88  
SET MAGNETIC NAIL 5.8' NE OF CATCH BASIN, 153' NW OF  
NW CORNER OF PROPERTY.  
RAPID STATIC GPD COLLECTION UTILIZING THE LEICA TCPR  
1205 TOTAL STATION WITH POST PROCESSING BY OPUS.GOV.

DEVELOPMENT DATA:  
EXISTING ZONING: U  
PROPOSED USE: MANUFACTURING/WAREHOUSE  
TOTAL SITE: 60,000 SQ. FT. (1.37 ACRES)  
TOTAL CLEARING AREA: 5,200 SQ. FT. (0.12 ACRES)

ENGINEER/SURVEYOR  
CONTACT: WESTERN ENGINEERS, INC.  
9740 EVERGREEN WAY  
EVERETT, WA 98204  
TELEPHONE #: (425) 356-2700  
FAX #: (425) 356-2708

APPLICANT/  
OWNERS OF INTEREST: PROGRAMITE SURFACES, LLC  
12303 CYRUS WAY  
MUKILTEO, WA 98275  
TELEPHONE #: (425) 387-3873  
EMAIL: ANDREW@PROGRAMITE.COM

LEGAL DESCRIPTION:  
LOT 41, PLAT OF EVERGREEN MANOR NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN  
VOLUME 13 OF PLATS, PAGE 64, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.  
SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS.  
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX ACCOUNT NO.(S): 00441300003900  
00441300004000  
SITE ADDRESS: 12313 CYRUS WAY  
MUKILTEO, WA 98275

PPR-2021- /ENG-2021-

SEWER AND WATER PLAN FOR:  
BRAVA L.I.  
NE 1/4, SW 1/4, SEC.27, T.28N., R.4E., W.M.  
CITY OF MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
TAS	04/30/21	04 TAS	12/13/21	J. JARRELL	1"=100'
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.	
191836ABASE.DWG	JAJ	693	19-1836-A	U1 OF 1	

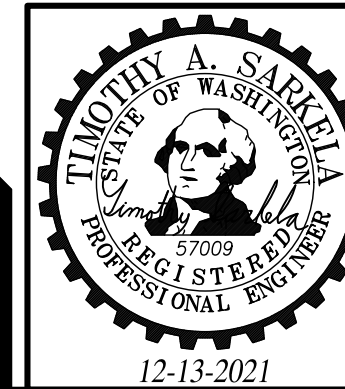
ALDERWOOD WATER & WASTEWATER DISTRICT  
APPROVED FOR WATER AND SEWER CONSTRUCTION

EXT. NO. \_\_\_\_\_

ENGINEERING AND DEVELOPMENT DEPARTMENT

Date: \_\_\_\_\_

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CALL 811 TWO (2)  
BUSINESS DAYS  
BEFORE YOU DIG

12-13-2021

## LEGEND

- FOUND REBAR/CAP AS NOTED
- ✕ FND CONCRETE NAIL WITH FLASHER
- EXISTING STORM DRAIN CATCH BASIN (CB)
- ⊙ EXISTING STORM DRAIN MANHOLE (SDMH)
- EXISTING STORM DRAIN CULVERT INLET
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- EXISTING SANITARY SEWER CLEAN OUT (SSCO)
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING WATER METER
- ⊕ EXISTING FIRE HYDRANT
- ▨ EXISTING BUILDING
- ▨ EXISTING CONCRETE
- ▨ EXISTING GRAVEL
- EXISTING PROPERTY BOUNDARY
- EXISTING CENTERLINE
- XXX — EXISTING CONTOUR (MAJOR)
- XXX — EXISTING CONTOUR (MINOR)
- EXISTING CURB
- EXISTING EDGE OF ASPHALT
- EXISTING FENCE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- SD EXISTING STORM DRAIN LINE
- SS EXISTING SANITARY SEWER LINE
- EXISTING WETLAND BUFFER
- EXISTING WETLAND LINE
- W EXISTING WATER LINE
- EXISTING EASEMENT
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- PROPOSED STORM DRAIN STUB
- SSMH#X PROPOSED SANITARY SEWER MANHOLE (SSMH)
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- ⊕ PROPOSED WATER VALVE
- ⊕ PROPOSED WATER METER
- ⊕ PROPOSED FIRE HYDRANT
- ⊕ PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- ⊕ PROPOSED WATER TEE
- ⊕ PROPOSED WATER BEND
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