CITY OF MUKILTEO
Received by Email
1-24-23

PRELIMINARY CIVIL PLANS

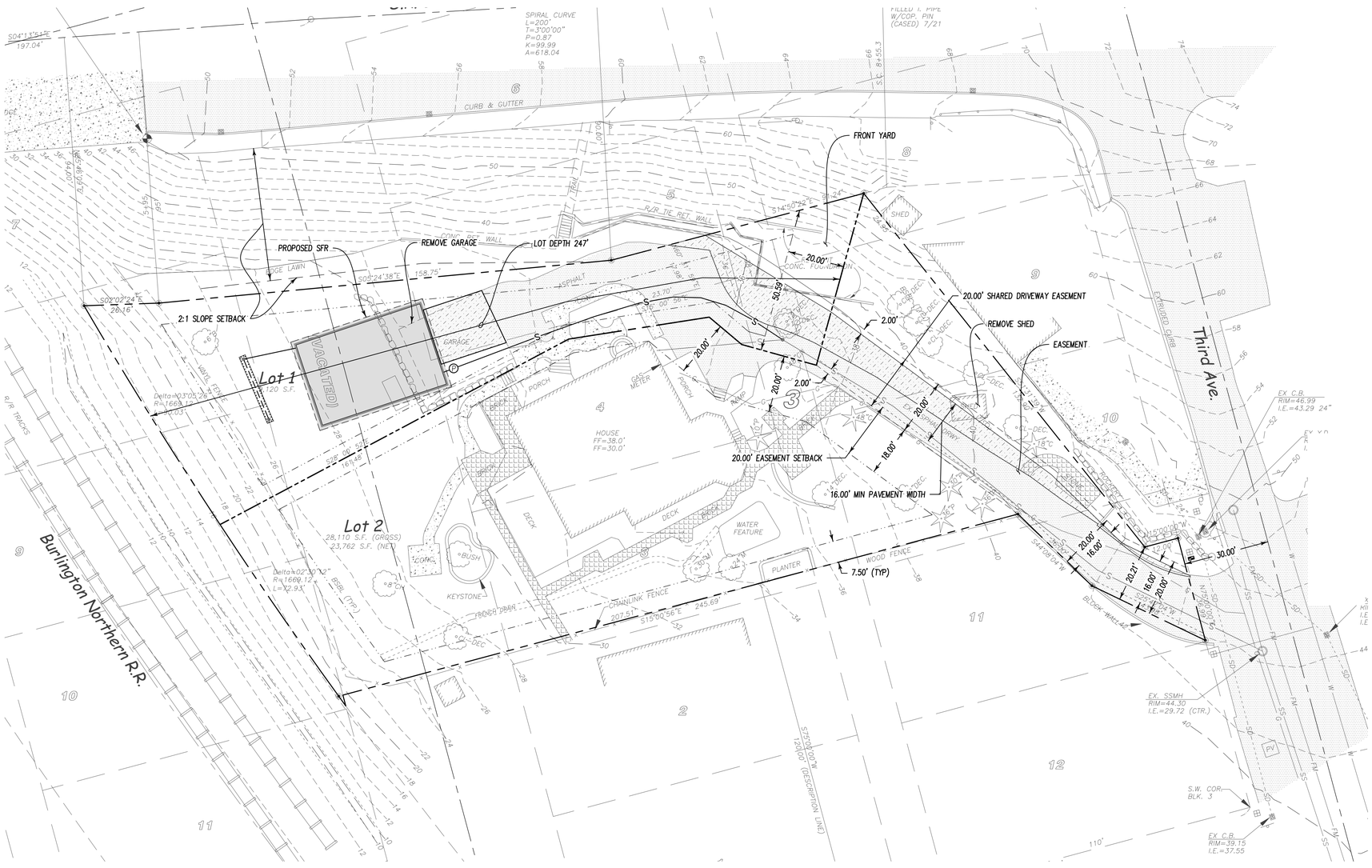
PITTMAN SHORT PLAT

608 3RD ST
MUKILTEO, WA 98275

NW 1/4, SECTION 04, TOWNSHIP 28 NORTH, RANGE 04 EAST, W.M.

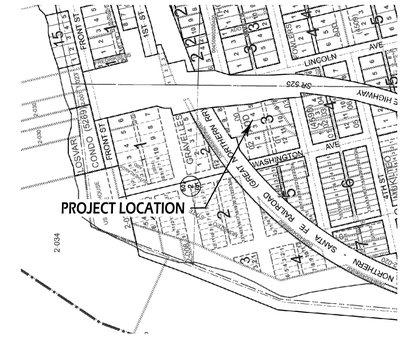
LOT COVERAGE

	AREA (SF GROSS)	AREA (SF NET)	BLDG LOT COVERAGE (GROSS)	BLDG LOT COVERAGE (NET)	HARD SURFACE COVERAGE (SF)	HARD SURFACE COVERAGE (GROSS)	HARD SURFACE COVERAGE (NET)
LOT 1	11,772	11,772	12%	12%	3,322	28%	28%
LOT 2	25,455	22,238	13%	14%	10,132	40%	46%



PRELIMINARY SITE PLAN

SCALE 1" = 20'



VICINITY MAP

NTS

OWNER/APPLICANT
DONOVAN PITTMAN
608 3RD ST
MUKILTEO, WA 98275

CONTACT
CSP ENGINEERING INC PS
1037 NE 65TH ST #153
SEATTLE, WA 98115

PROPERTY DESCRIPTION
GRAVELLES ADD TO MUKILTEO BLK 002 D-00 – BEG INT S LN G N R/W WITH E LN BLK 2 TH SLY ALG W LN LINCOLN ST TO N LN 3RD ST TH WLY ALG N LN 3RD ST TAP 60.4FT ELYOF SW COR BLK 3 TH N25*43 00E 44FT TH N44*09 00E 36FT TH N15*00 00W TO S LN G N R/W TH ELY ALG G N R/W TO POB LESS BEG SW COR BLK 3 TH N75*00 00E ALG S LN BLK 3 97.4FT TPB TH N15*00 00W 12FT TH N51*31 39E 199.32FT M/L TO WLY R/W LN 2NDSTHWY NO 1 TH SLY ALG SD WLY R/W 94.5FT M/L TO S LN BLK 3 TH S75*00 00W ALG SD S LN 158FT M/L TO TPB LESS HWY VOL 22 PG 355 PTN BLKS 2 & 3

TAX ACCOUNT NO
00459800200000

REV	DATE	DESCRIPTION
0	06-09-22	PRELIMINARY SHORT PLAT APPLICATION
1	08-11-22	PRELIMINARY SHORT PLAT APPLICATION RESUBMITTAL
2	01-03-23	PRELIMINARY SHORT PLAT APPLICATION RESUBMITTAL

PROJECT NO: 22-024

JEFFREY S HAYNES
STATE OF WASHINGTON
PROFESSIONAL ENGINEER
010323

CSP Engineering
Civil Engineering Design and Consulting
1037 NE 65th Street #153
Seattle, WA 98115
206 406 9965
email@cspengineering.com
www.cspengineering.com

PITTMAN SHORT PLAT
608 3RD ST
MUKILTEO, WA 98275

PRELIMINARY SITE PLAN

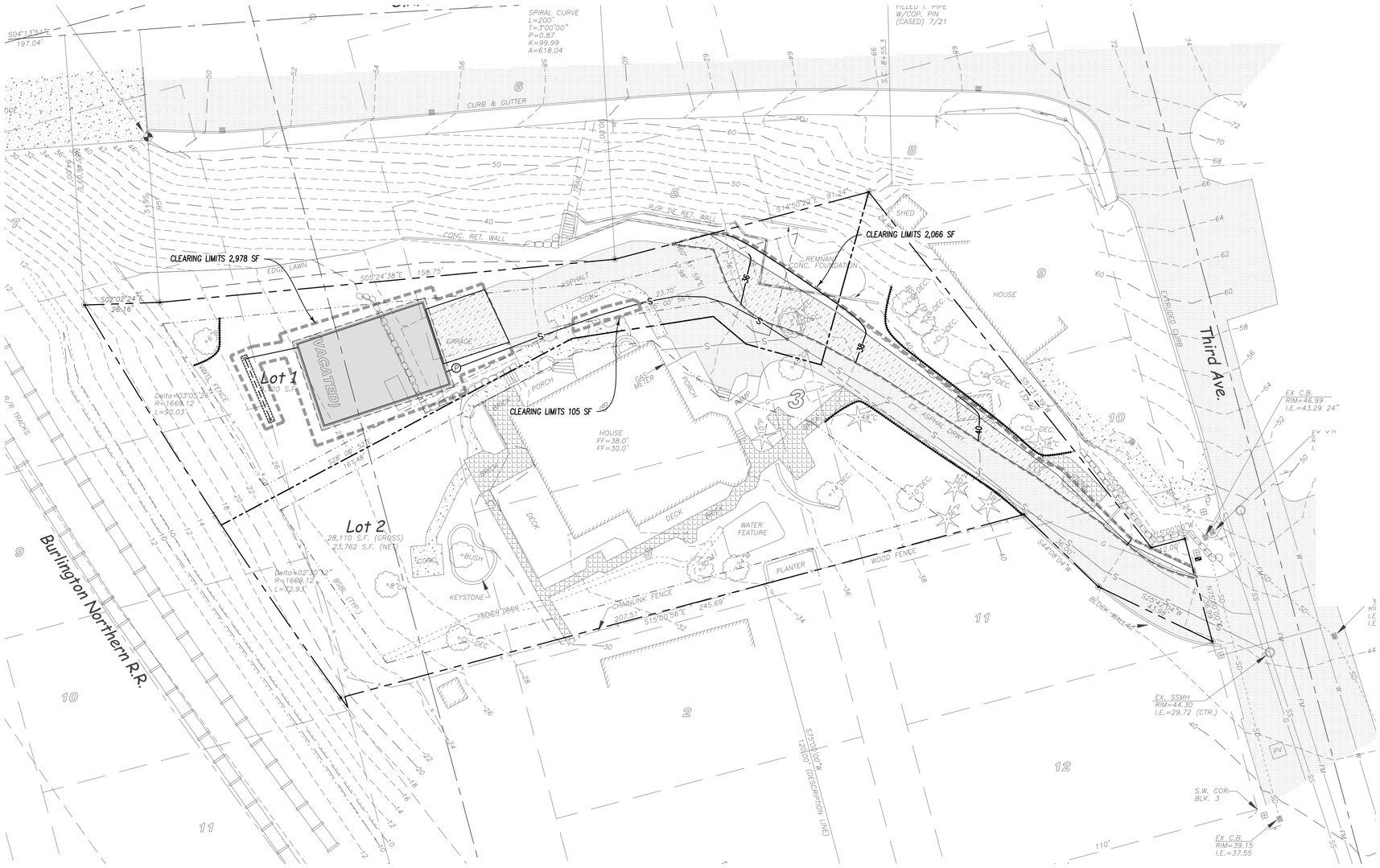
CITY OF MUKILTEO

C1

SHEET 1 OF 7

CALL BEFORE YOU DIG 1-800-424-5555

NW 1/4, SECTION 04, TOWNSHIP 28 NORTH, RANGE 04 EAST, W.M.



PRELIMINARY CLEARING AND GRADING PLAN

SCALE 1" = 20'

CALL BEFORE YOU DIG 1-800-424-5555

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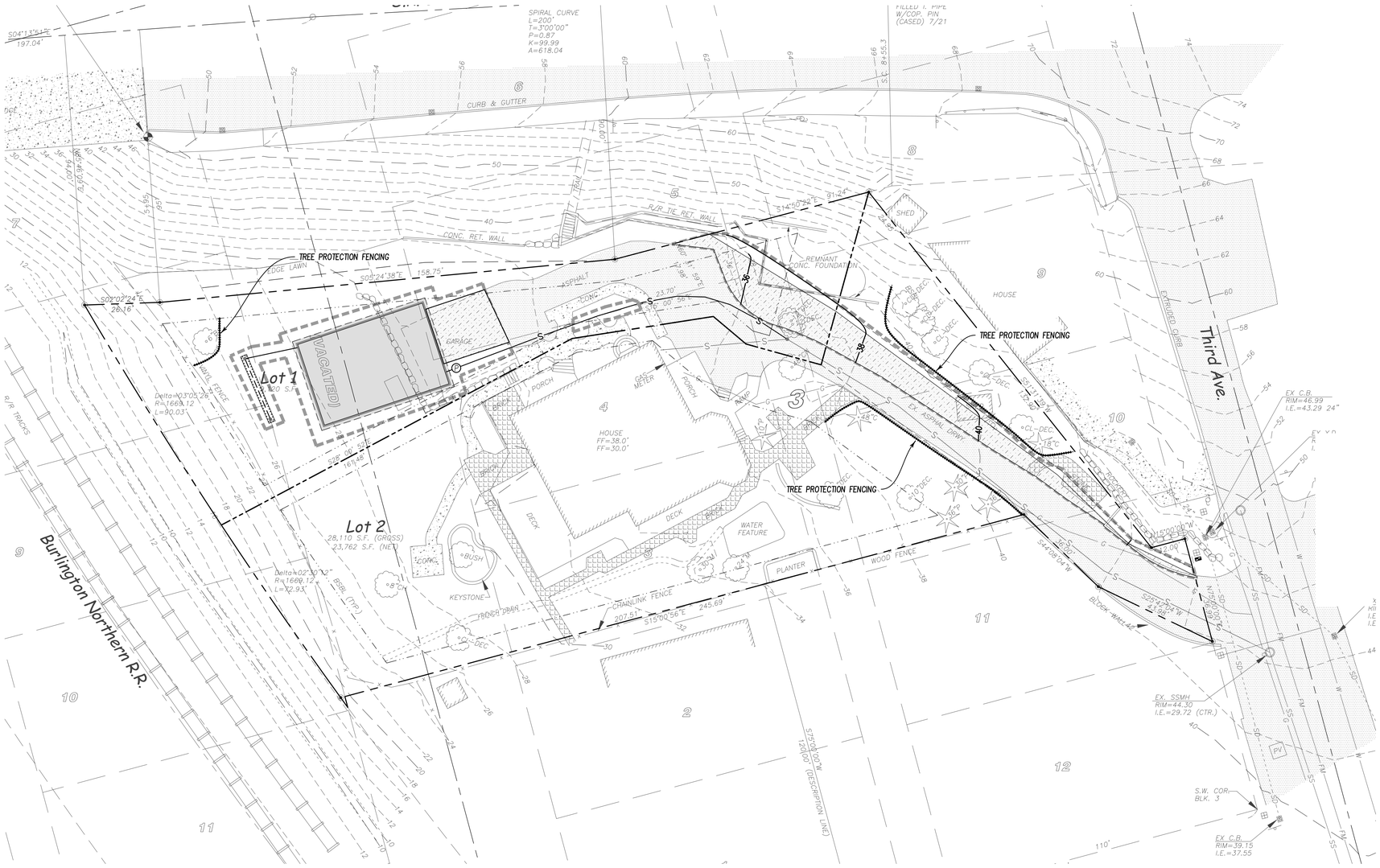
PITTMAN SHORT PLAT
608 3RD ST
MUKILTEO, WA 98275
PRELIMINARY
CLEARING AND GRADING PLAN

CITY OF MUKILTEO

C2

SHEET 2 OF 7

NW 1/4, SECTION 04, TOWNSHIP 28 NORTH, RANGE 04 EAST, W.M.



PRELIMINARY TREE PROTECTION AND RETENTION PLAN

SCALE 1" = 20'

CALL BEFORE YOU DIG 1-800-424-5555

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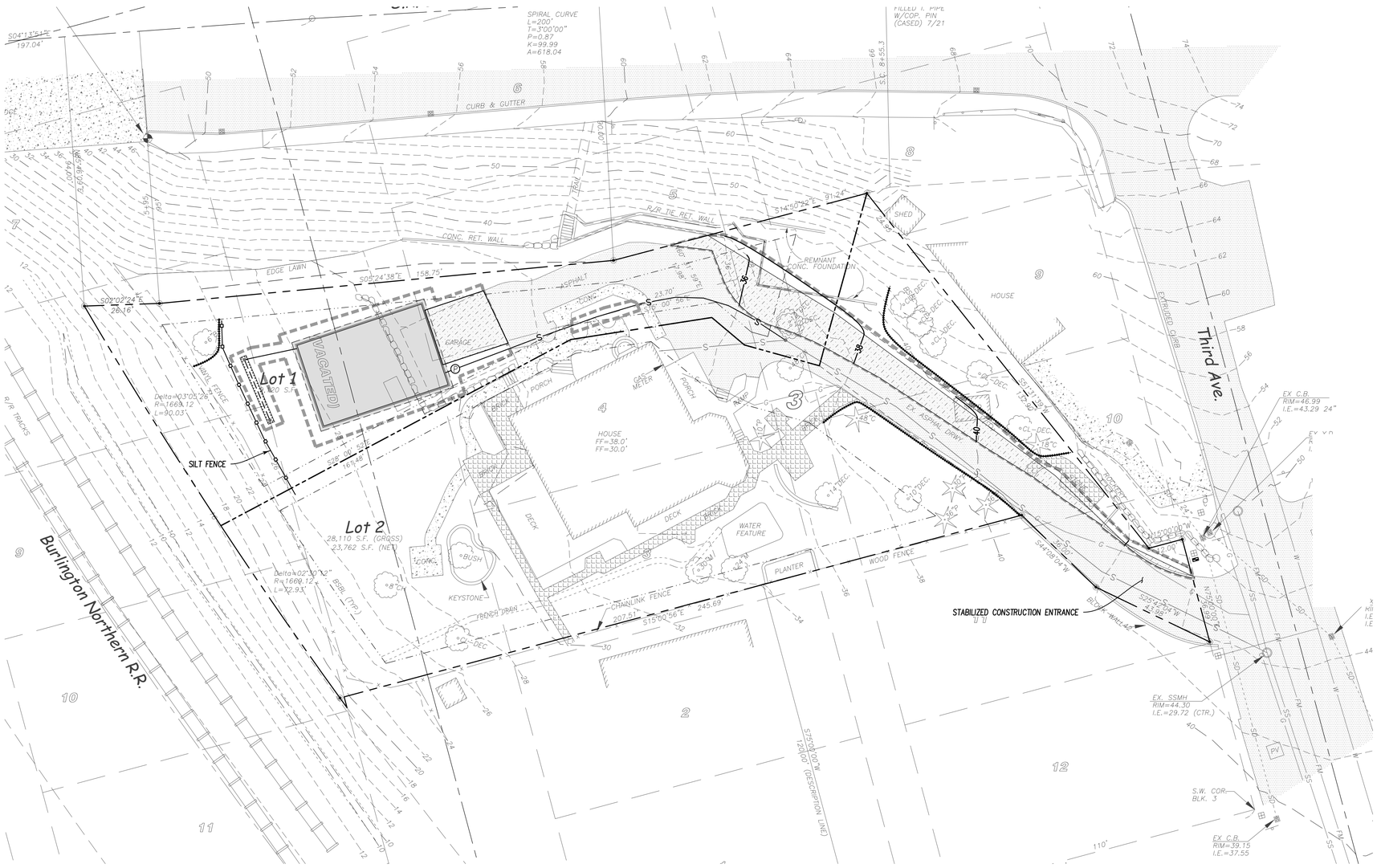
PITTMAN SHORT PLAT
608 3RD ST
MUKILTEO, WA 98275
PRELIMINARY
TREE PROTECTION AND RETENTION PLAN

CITY OF MUKILTEO

C3

SHEET 3 OF 7

NW 1/4, SECTION 04, TOWNSHIP 28 NORTH, RANGE 04 EAST, W.M.



PRELIMINARY TESC PLAN

SCALE 1" = 20'

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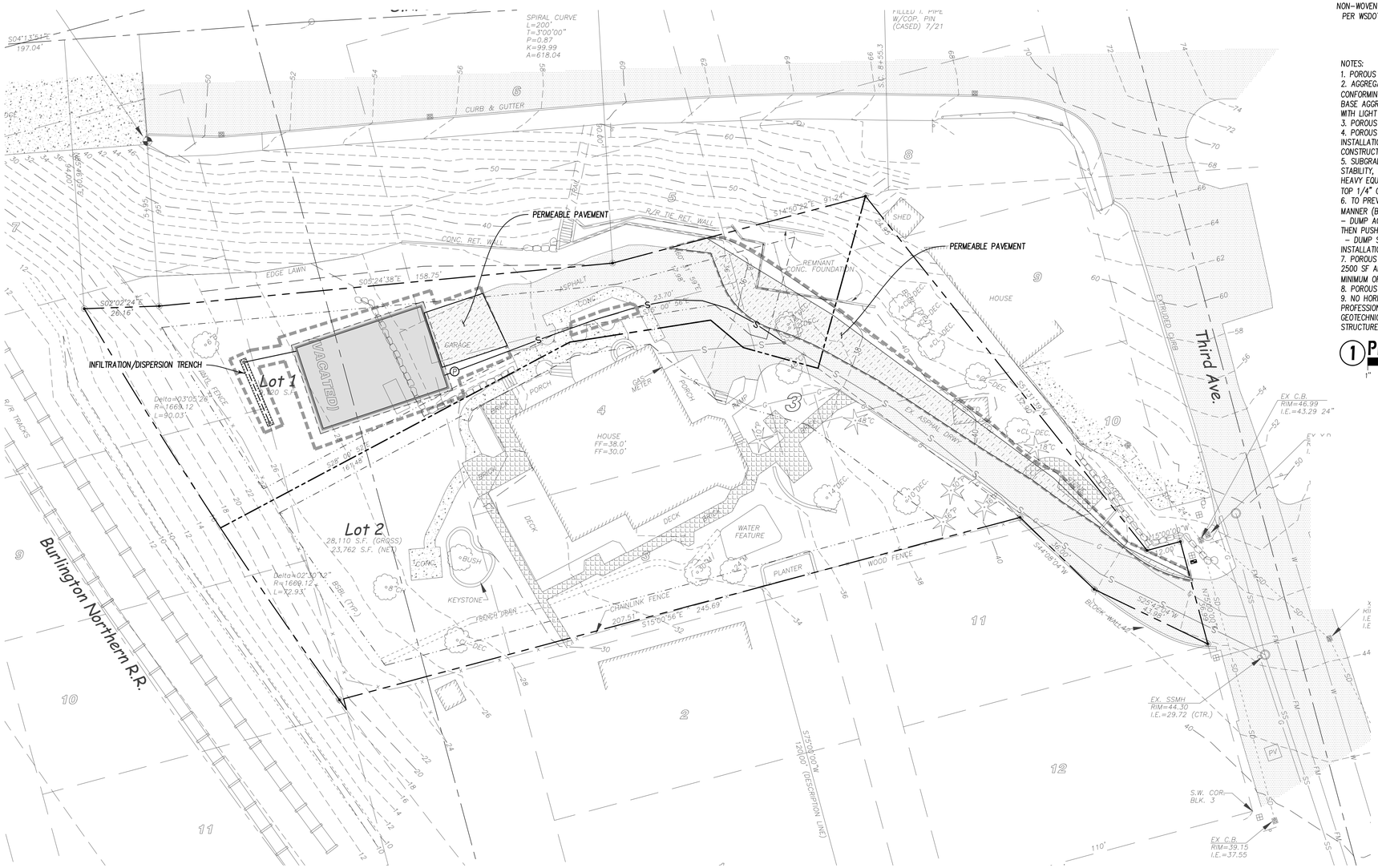
PITTMAN SHORT PLAT
608 3RD ST
MUKILTEO, WA 98275
PRELIMINARY TESC PLAN

CITY OF MUKILTEO

C4

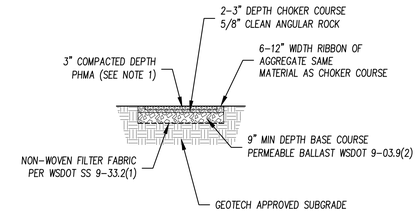
SHEET 4 OF 7

NW 1/4, SECTION 04, TOWNSHIP 28 NORTH, RANGE 04 EAST, W.M.



PRELIMINARY DRAINAGE PLAN

SCALE 1" = 20'

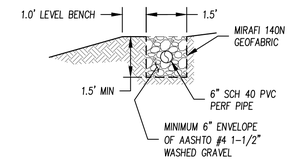


NOTES:

1. POROUS HOT MIX ASPHALT (PHMA) SHALL CONFORM TO WSDOT 9-03.8/5-04.2.
2. AGGREGATE FOR BASE COURSE SHALL BE CLEAN, ANGULAR DRAIN ROCK CONFORMING TO PERMEABLE BALLAST WSDOT 9-03.9(2). BEFORE PLACEMENT OF BASE AGGREGATE AND POROUS ASPHALT, REMOVE ANY FINE DEPOSITED MATERIAL WITH LIGHT EQUIPMENT AND SCARIFY AREA TO A MIN. 6 INCH DEPTH.
3. POROUS ASPHALT SHALL NOT BE POURED IN ADVERSE WEATHER CONDITIONS.
4. POROUS DRIVEWAY TO BE INSTALLED AFTER CONSTRUCTION OF HOUSE. AFTER INSTALLATION, PROTECT POROUS ASPHALT FROM LANDSCAPE AND OTHER CONSTRUCTION ACTIVITIES.
5. SUBGRADE IS TO BE COMPACTED TO THE MINIMUM NECESSARY FOR STRUCTURAL STABILITY, USING DUAL WHEEL SMALL MECHANICAL ROLLERS IN STATIC MODE. HEAVY EQUIPMENT OR TRUCK TRAFFIC IS NOT ALLOWED ON SUBGRADE. SCARIFY TOP 1/4" OF SURFACE PRIOR TO PLACEMENT OF GEOTEXTILE.
6. TO PREVENT COMPACTION, INSTALL THE AGGREGATE BASE IN THE FOLLOWING MANNER (BACK-DUMPING):
   - DUMP AGGREGATE BASE ONTO SUBGRADE FROM THE EDGE OF THE INSTALLATION, THEN PUSH IT OUT TO THE SUBGRADE.
   - DUMP SUBSEQUENT LOADS FROM ON TOP OF THE AGGREGATE BASE AS THE INSTALLATION PROGRESSES.
7. POROUS ASPHALT SHALL BE TESTED PRIOR TO ACCEPTANCE. ONE TEST PER 2500 SF AREA MINIMUM. TESTING SHALL MEET ASTM C1701 AND SHALL MEET A MINIMUM OF 100 IN/HR.
8. POROUS ASPHALT SHALL NOT CONTAIN MOTTLING OR SURFACE RAVELING.
9. NO HORIZONTAL GEOTEXTILE FABRIC UNLESS RECOMMENDED BY GEOTECHNICAL PROFESSIONAL DUE TO POOR SOIL STRENGTH. VERTICAL SEPARATION WITH GEOTECHNICAL FABRIC MAY BE REQUIRED PER ENGINEER DEPENDENT ON ADJACENT STRUCTURES.

1 PERMEABLE ASPHALT SECTION

NTS



2 DISPERSION TRENCH

NTS

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01/03/23

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PITTMAN SHORT PLAT
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MUKILTEO, WA 98275
PRELIMINARY
DRAINAGE PLAN

CITY OF MUKILTEO

C5

SHEET 5 OF 7

CALL BEFORE YOU DIG 1-800-424-5555

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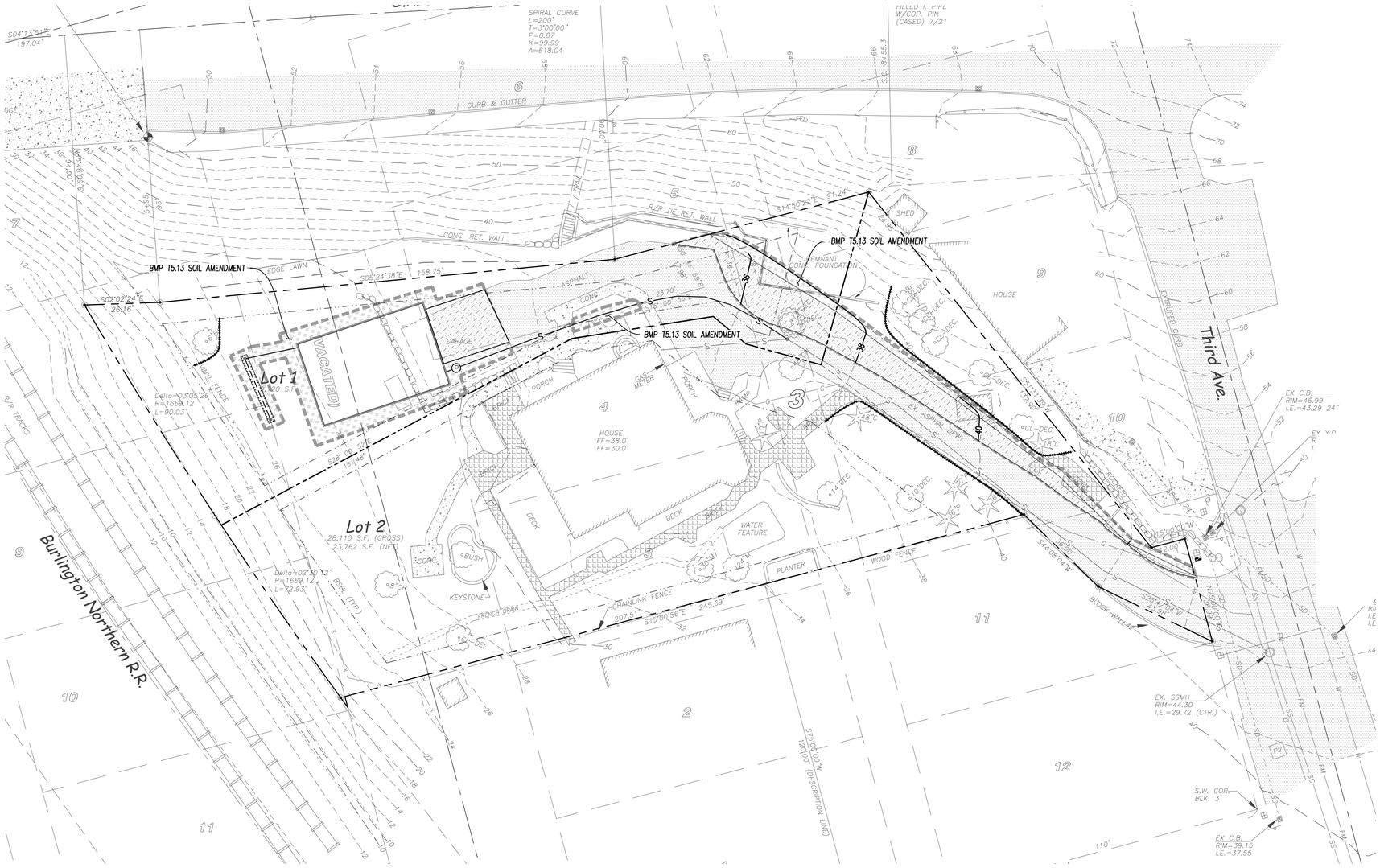

PRELIMINARY SOIL MANAGEMENT PLAN

SCALE 1" = 20'

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JEFFREY S. HANSEN REGISTERED PROFESSIONAL ENGINEER

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PITTMAN SHORT PLAT
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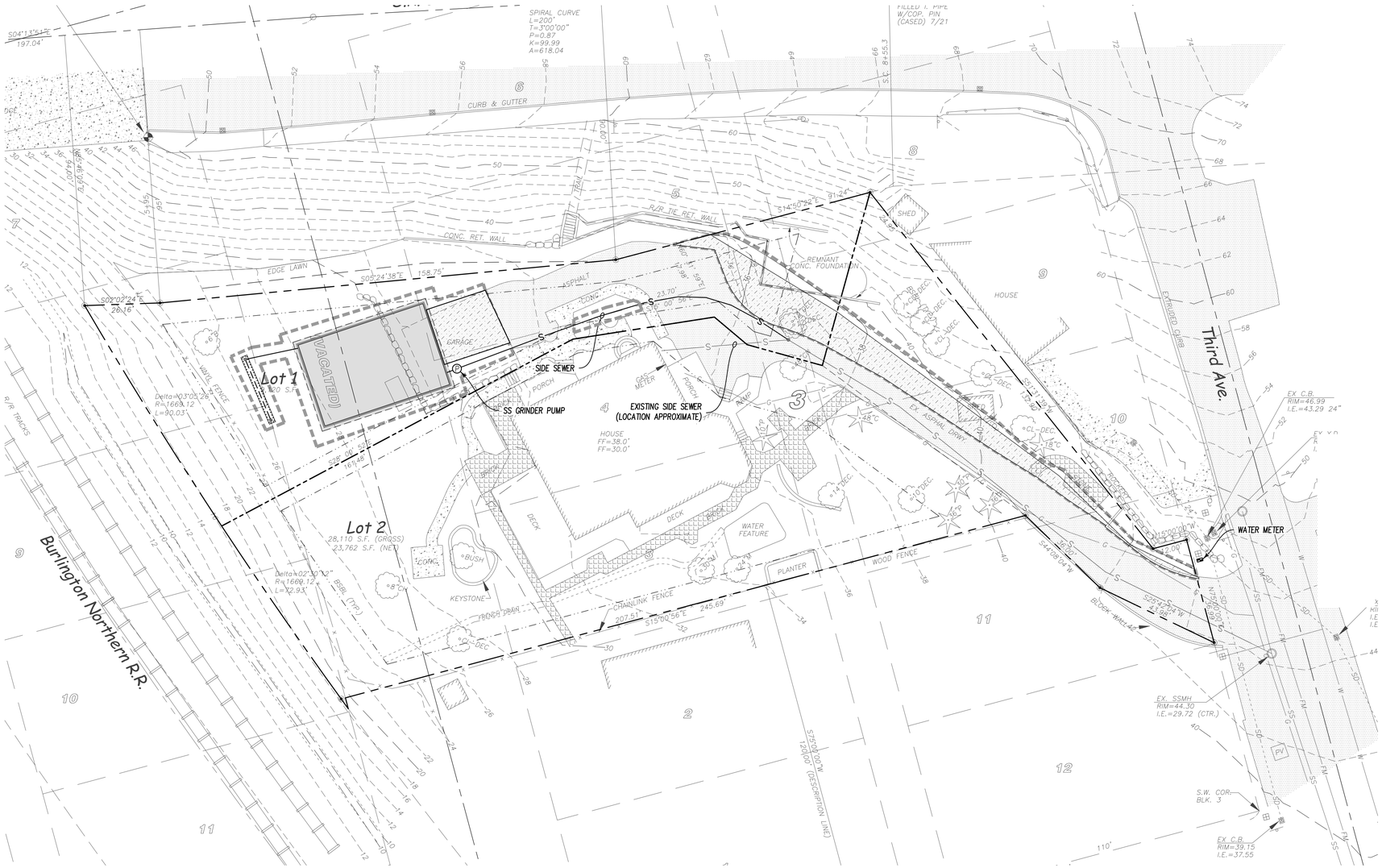
PRELIMINARY
SOIL MANAGEMENT PLAN

CITY OF MUKILTEO

C6

SHEET 6 OF 7

NW 1/4, SECTION 04, TOWNSHIP 28 NORTH, RANGE 04 EAST, W.M.



PRELIMINARY UTILITY PLAN

SCALE 1" = 20'

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CITY OF MUKILTEO

C7

SHEET 7 OF 7