



ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of

information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [supplemental sheet for nonproject actions \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background

1. Name of proposed project, if applicable:

Combined Construction Site Redevelopment

2. Name of applicant:

AJ Smith, Combined Construction

3. Address and phone number of applicant and contact person:

3701 South Road, Mukilteo, WA 98275

4. Date checklist prepared:

7/2/2020

5. Agency requesting checklist:

Mukilteo Planning / Building Departments

6. Proposed timing or schedule (including phasing, if applicable):

After building permit is issued

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

N/A

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Mukilteo: Land Use Permit, Building Permit, Engineering Permit for clearing and grading, right-of-way work and stormwater management. SEPA threshold determination. Mukilteo Water and Waste Water District: connection to sewer and water main. Alderwood approval for wastewater discharge from wash rack and fuel station.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This project is the re-development of a 1.71 acre parcel zoned Light Industrial. This project takes place in the Picnic Point Ravine watershed and the stormwater will subsequently discharge to the Picnic Point Stream southwest of the site. The currently developed site utilizes on-site stormwater collection facilities from its impervious surfaces (including rooftops), and then discharges to the public conveyance system. After proposed re-development of the site and an increase in the impervious surface coverage, this is also the proposed method but with modifications.

The proposed system will utilize existing and new catch basins that will collect and be treated by a Contech storm filter to meet code requirements for runoff treatment. This includes the runoff for all rooftops and impervious surfaces. The runoff will then be collected into underground chambers after being treated. These chambers are designed assuming zero infiltration, although they will be constructed with open bottoms so that infiltration may occur when site conditions allow. The remaining stormwater will be introduced into the public system for further conveyance in the same location that it currently does, at CB106 per the attached drainage plan. Flow control will be provided after the chambers, prior to entry into the public system via an approved WSDOT structure similar to Standard Plan B-10.40-01.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

Project Address: 3701 South Road, Mukilteo, WA 98275

Legal Description: See site plan attached to application

B. Environmental Elements

1. Earth

a. General description of the site:

(circle one): **Flat**, rolling, hilly, **steep slopes**, mountainous, other _____

b. What is the steepest slope on the site (approximate percent slope)?

25%

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Alderwood – Urban Land Complex / Hydrologic soil group B

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None significant

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

General site grading to meet proposed site plan. 182CY Cut / 3155CY Fill

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Development will be in accordance with the provisions shown on the attached Civil drawings.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

95%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Comply with the DOE Stormwater Management Manual, and BMPs as specified on SWPPP drawings.

2. Air

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Dust from construction activities.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None

3. Water

a. Surface Water:

Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)?

If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No

b. Ground Water:

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow?

Will this water flow into other waters? If so, describe.

Storm water will be collected from roofs (26,748 s.f.) and impervious paving areas (40,785 s.f.), including sidewalks and other impervious areas (3,572 s.f.) and treated via a Contech stormfilter. The water will then be transferred via tightline to Stormtech Chambers under the paved surface. Any overflow will be input into the public system along South Road, as per the Civil drawings.

2) Could waste materials enter ground or surface waters? If so, generally describe.

No

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No, the proposed system ties in to the public system at the same location as the current development.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The civil engineering drawings specify measures in accordance with DOE manual that will control impacts.

4. *Plants*

Check the types of vegetation found on the site:

☒X deciduous tree: alder, maple, aspen, other

☒X evergreen tree: fir, cedar, pine, other

☒X shrubs

☒X grass

☐ pasture

☐ crop or grain

☐ Orchards, vineyards or other permanent crops.

☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

☐ water plants: water lily, eelgrass, milfoil, other

☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

All existing vegetation will be removed from the site. The areas shown on the site plan will be replanted per local regulations and requirements.

c. List threatened and endangered species known to be on or near the site.

No threatened or endangered species known to be on or near the site.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

The disturbed areas of the site will be seeded for stabilization.

e. List all noxious weeds and invasive species known to be on or near the site.

None known

5. *Animals*

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, **songbirds**, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site.

None known

- c. Is the site part of a migration route? If so, explain.

No

- d. Proposed measures to preserve or enhance wildlife, if any:

None

- e. List any invasive animal species known to be on or near the site.

None known

6. *Energy and Natural Resources*

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

Electric

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

None

7. *Environmental Health*

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

None known

Describe any known or possible contamination at the site from present or past uses.

None known

Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known

Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None known

Describe special emergency services that might be required.

None

Proposed measures to reduce or control environmental health hazards, if any:

State regulations regarding safety and the handling of hazardous materials will be followed during the construction process. Equipment refueling areas will be located in areas where spill could be quickly contained and where hazardous materials entering surface water is minimized.

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

The primary source of noise near the project is vehicular traffic along Evergreen Drive.

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

Short duration noise associated with the operation of heavy machinery and construction truck traffic. No long term noise impacts are anticipated from the proposed site once completed.

3) Proposed measures to reduce or control noise impacts, if any:

Idling machinery will be limited on-site, and construction activity will be limited to permitted construction hours.

8. Land and Shoreline Use

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The current and proposed use of the site will not change. The proposed

construction will be done to create more storage and usable yard area for the contracting company that utilizes its space. The current proposal will not impact the land use on nearby or adjacent properties.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

Unknown

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No impact

c. Describe any structures on the site.

Existing 80' x 165' warehouse/storage building

d. Will any structures be demolished? If so, what?

No

e. What is the current zoning classification of the site?

LI – Light Industrial

f. What is the current comprehensive plan designation of the site?

Industrial

g. If applicable, what is the current shoreline master program designation of the site?

None

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

The proposed (and continued) use is a construction yard. There are proposed 5 or less employees to work at the completed project site full-time.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

Not applicable

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project will be developed in accordance with applicable City of Mukilteo development and land use requirements to ensure the project is consistent with the goals and policies of the city in the short and long term.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

None proposed

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

Not applicable

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

None

c. Proposed measures to reduce or control housing impacts, if any:

None proposed

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

A metal warehouse building is proposed, with metal siding. Height of eaves approximately 20± feet. Proposed roof slope to be similar to standard 4/12 pitch.

b. What views in the immediate vicinity would be altered or obstructed?

None

Proposed measures to reduce or control aesthetic impacts, if any:

None

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Exterior security lights on the buildings are proposed from dusk to dawn. Proper

hood and fixture placement will be utilized to reduce potential light pollution.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

No

- c. What existing off-site sources of light or glare may affect your proposal?

None

- d. Proposed measures to reduce or control light and glare impacts, if any:

Proper hood and fixture placement will be utilized to reduce potential light pollution.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

None

- b. Would the proposed project displace any existing recreational uses? If so, describe.

None

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

None

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

None

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

None

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

None proposed

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and

disturbance to resources. Please include plans for the above and any permits that may be required.

None proposed

14. Transportation

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

There are currently 3 site access points to this property. One access point (from Evergreen Drive) will be removed, thus the remaining two access points will be used. These access points will be updated to meet current Mukilteo commercial access requirements. These access points will be served from South Road.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is not served directly by public transportation, but bus route 113 (Mukilteo-Lynwood) has a bus stop (#1310) approximately 500yds away.

c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

This project would not eliminate any parking spaces, but would create 27 spaces on-site for employees.

d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

New improvements along Evergreen Drive and South Road are proposed. The improvements proposed include approximately 8.5ft of roadway widening on average, approximately 600 linear feet of curb, gutter, and sidewalk (ranging from 7ft to 5ft in width), and subsequent landscaping.

e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

None

f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Intermittent use with minimal traffic increase anticipated due to the proposed use of the site.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any:

None

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

None

b. Proposed measures to reduce or control direct impacts on public services, if any.

None proposed

16. Utilities

a. Circle utilities currently available at the site:

electricity, natural gas, **water**, **refuse service**, **telephone**, **sanitary sewer**, septic system, other _____

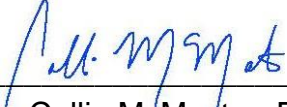
Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Electricity – Snohomish County PUD

Stormwater – City of Mukilteo

C. Signature

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signer Collin McMaster, PE

Position and Agency/Organization Design Engineer, Vector Engineering Inc.

Date Submitted: _____

D. Supplemental sheet for nonproject actions
(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

3. How would the proposal be likely to deplete energy or natural resources?

Proposed measures to protect or conserve energy and natural resources are:

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

Proposed measures to protect such resources or to avoid or reduce impacts are:

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

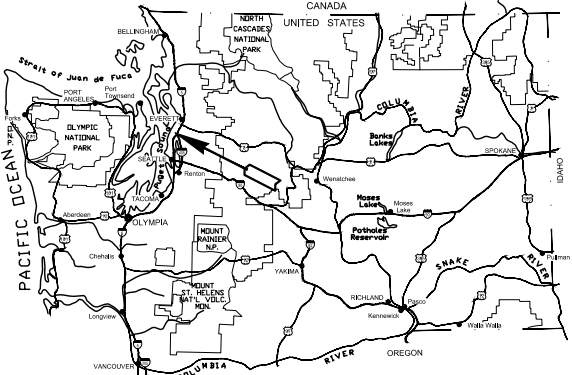
Proposed measures to avoid or reduce shoreline and land use impacts are:

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

Proposed measures to reduce or respond to such demand(s) are:

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

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KEY MAP OF WASHINGTON



VICINITY MAP
N.T.S.

INDEX TO SHEETS

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5	C-5	DRAINAGE PLAN
6	C-6	UTILITY PLAN
7	C-7	TESC DETAILS
8	C-8	TESC NOTES

APPROVED FOR CONSTRUCTION

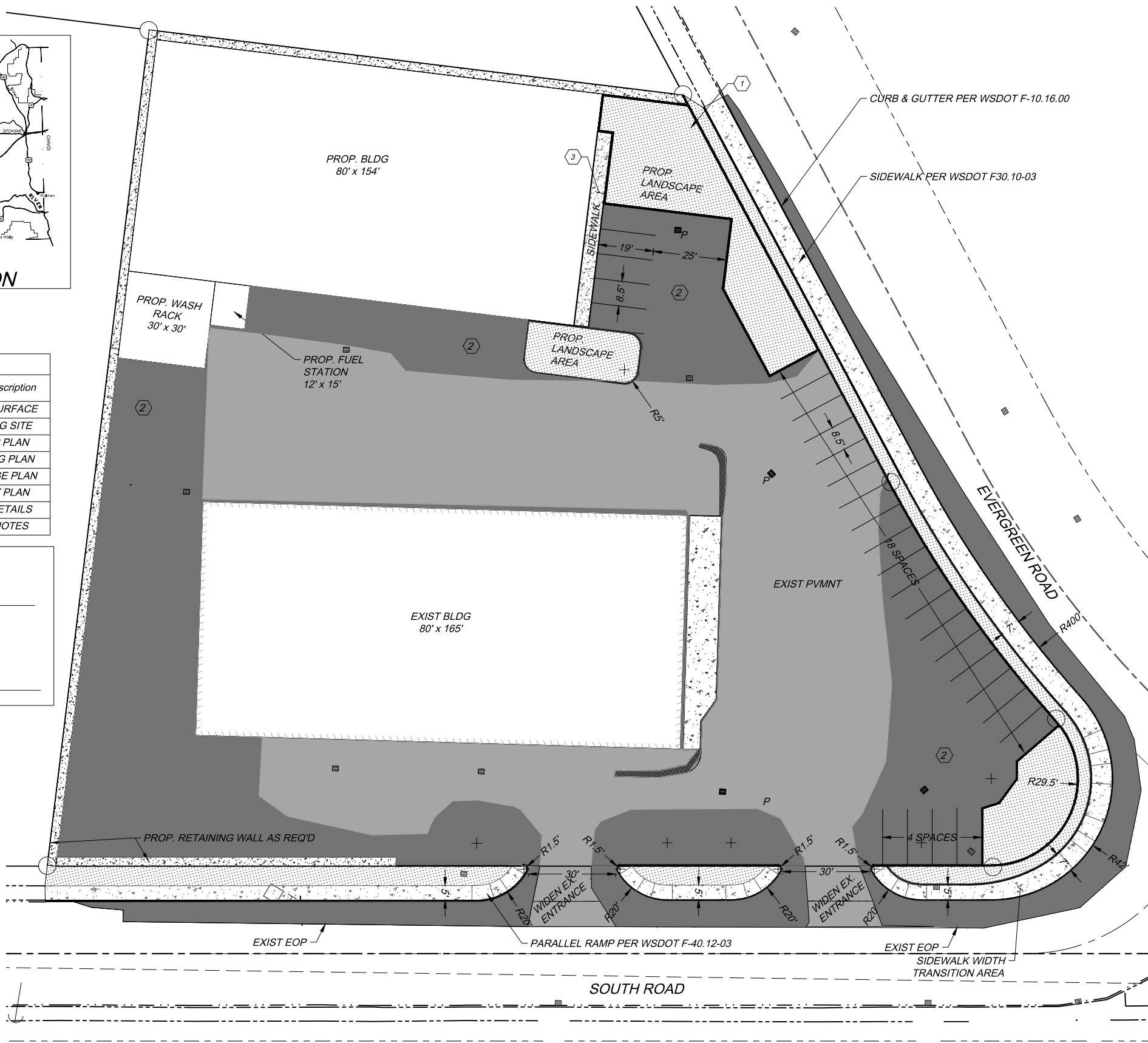
BY: _____ DATE: _____

CITY OF MUKILTEO
DIRECTOR OF PUBLIC WORKS

APPROVAL EXPIRES: _____

LEGEND

EXIST	PROP	
		PAVED AREA (PROPOSED)
		CONCRETE (PROPOSED)
		EDGE PAVING
		FENCE
		CONTOUR
		PROPERTY LINE
		WATER
		SANITARY SEWER
		STORM DRAIN
		OVERHEAD PWR



A
C-1
SURFACE & SITE PLAN
SCALE: 1" = 40'



CALL BEFORE YOU DIG
1-800-424-5555

PROJECT INFORMATION

OWNER
SMITH & SONS REAL ESTATE LLC
PO BOX 418
MUKILTEO, WA 98275

SITE ADDRESS
3701 SOUTH RD
MUKILTEO, WA 98275

JURISDICTION
CITY OF MUKILTEO

ENGINEER
COLLIN MCMASTER, PE (54929)
VECTOR ENGINEERING, INC
2724 BLACK LAKE BLVD SW, SUITE 202
TUMWATER, WA 98512
(360) 352-2477

SITE INFORMATION

PARCEL: 00441300002500
PARCEL SIZE: 1.71 AC
LEGAL: EVERGREEN MANOR NO 2 BLK 000 D-00 - TR 25
ZONING: LI - LIGHT INDUSTRIAL

LOT 1 - 74,488 SF (1.71 AC)
CUT - 182 CY
FILL - 3155 CY
TOTAL CLEARING - 38,867 SF
TOTAL NEW & REPLACED HARD SURFACE - 66,194 SF

SOIL DATA

ALDERWOOD-URBAN LAND COMPLEX - 83%
MODERATELY WELL DRAINED
HYDROLOGIC SOIL GROUP - B

CONSTRUCTION NOTES

- 1 SEE LANDSCAPING PLAN
- 2 HEAVY PAVING SECTION
- 3 CONCRETE SIDEWALK SECTION

CONSTRUCTION SEQUENCE

THIS CONSTRUCTION SEQUENCE IS INTENDED AS A CONTRACT REQUIREMENT. THE CONTRACTOR MAY PROPOSE AN ALTERNATIVE SUBJECT TO APPROVAL BY THE ENGINEER.

1. CONSTRUCT STABILIZED CONSTRUCTION ACCESS PER TESC NOTES & DETAILS. INSTALL TEMPORARY CONSTRUCTION SIGNAGE AS REQUIRED.
2. INSTALL INITIAL PROJECT CONTROL STAKING.
3. INSTALL HIGH VISIBILITY FENCE MARKING CLEARING LIMITS. INSTALL SILT FENCE. IMPLEMENT OTHER BMP'S AS DESCRIBED ON THE PLANS AS NEEDED
4. DEMOLISH EXISTING FENCING, RELOCATE UTILITY POLES (IF REQUIRED), REMOVE EXISTING TREES AND ALL NON-NATIVE LAND COVERINGS, AND BACKFILL.
5. CLEAR AND GRUB TO CLEARING LIMITS OF ENTIRE SITE.
6. ROUGHLY GRADE SITE AS SHOWN ON GRADING PLAN.
7. INSTALL UTILITIES AND STORM DRAINAGE AS SHOWN ON UTILITY PLAN.
8. FINE GRADE BUILDING FOOTPRINT AND POUR FOUNDATION & SLAB.
9. CONSTRUCT BUILDING.
10. HOOK BUILDING UP TO ALL UTILITIES.
11. FINE GRADE REMAINING SITE AS NEEDED.
12. INSTALL CURBING, SIDEWALKS, AND ASPHALT PAVEMENT AS SHOWN ON SURFACING PLAN.
13. INSTALL PERMANENT SIGNAGE
14. INSTALL LANDSCAPING SOILS AND PLANTS AND TRAFFIC MARKING AS REQUIRED.

FILE: C-1.dwg		6			
PROJECT: 19-CC06		4			
CHECKED BY: CJM		3			
DETAILED BY: CJM		2			
DESIGNED BY: CJM		1			
DATE	NO.	REVISION	BY		

PERMIT SET



Vector
ENGINEERING INC.
2724 Black Lake Boulevard SW Suite 202
Tumwater, WA 98512
ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

COMBINED CONSTRUCTION SITE RE-DEVELOPMENT
3701 SOUTH ROAD
MUKILTEO, WA 98275

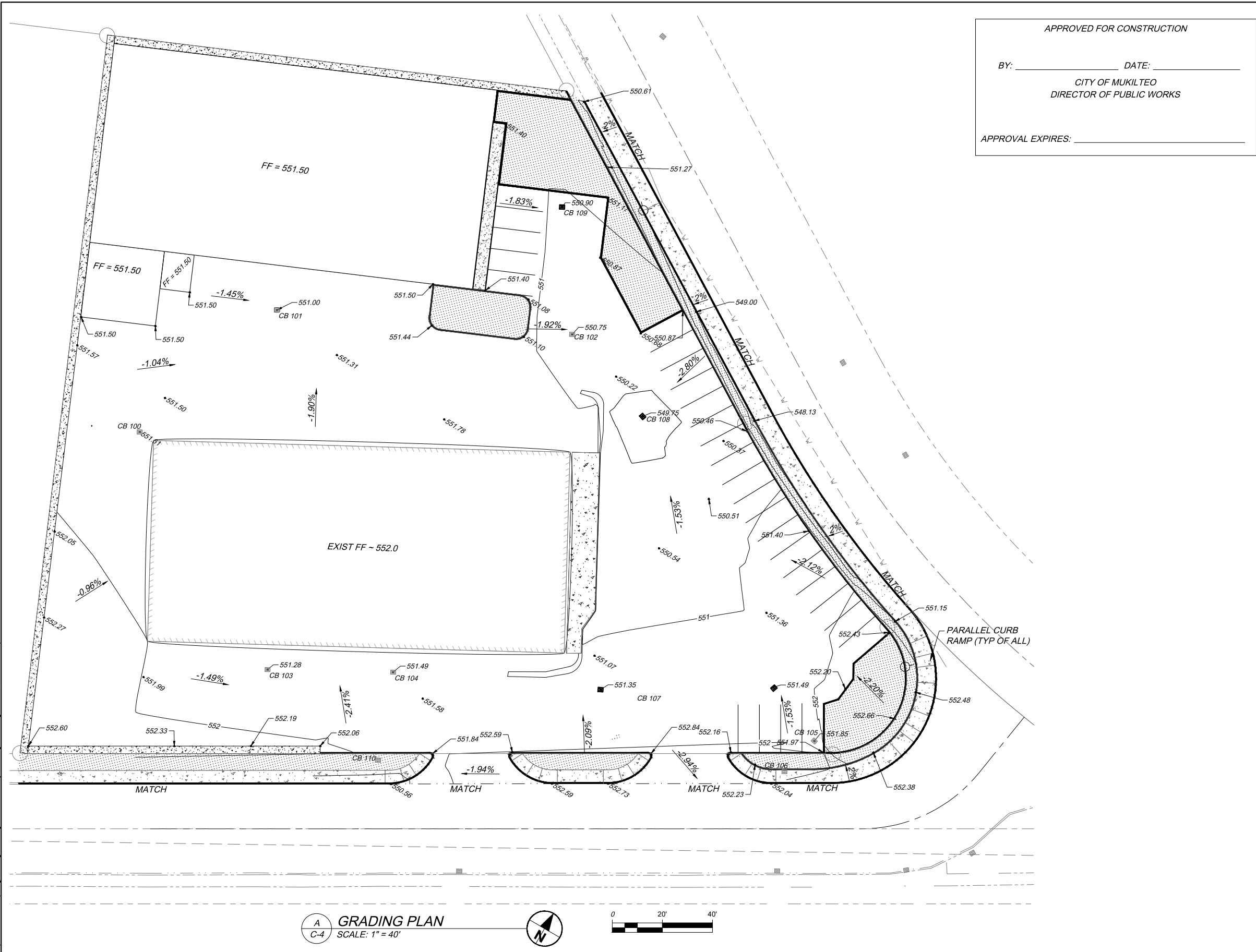
COMBINED CONSTRUCTION
3701 SOUTH ROAD
MUKILTEO, WA 98275

C-1

SITE & SURFACE

SHT 1 OF 8

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A
C-4
GRADING PLAN
SCALE: 1" = 40'

PERMIT SET



Vector
ENGINEERING INC.

2724 Black Lake Boulevard SW Suite 202
Tumwater, WA 98512

ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

COMBINED CONSTRUCTION SITE RE-DEVELOPMENT
3701 SOUTH ROAD
MUKILTEO, WA 98275

COMBINED CONSTRUCTION
3701 SOUTH ROAD
MUKILTEO, WA 98275

C-4
GRADING PLAN
SHT 4 OF 8

LEGEND

HATCH

- PAVED AREA (PROPOSED)
- CONCRETE (PROPOSED)

LINES

EXIST

PROP

- EDGE PAVING
- FENCE SEE ARCH FOR TYPE
- CONTOUR
- PROPERTY LINE
- WATER
- SANITARY SEWER
- STORM DRAIN
- OVERHEAD POWER
- BURIED POWER

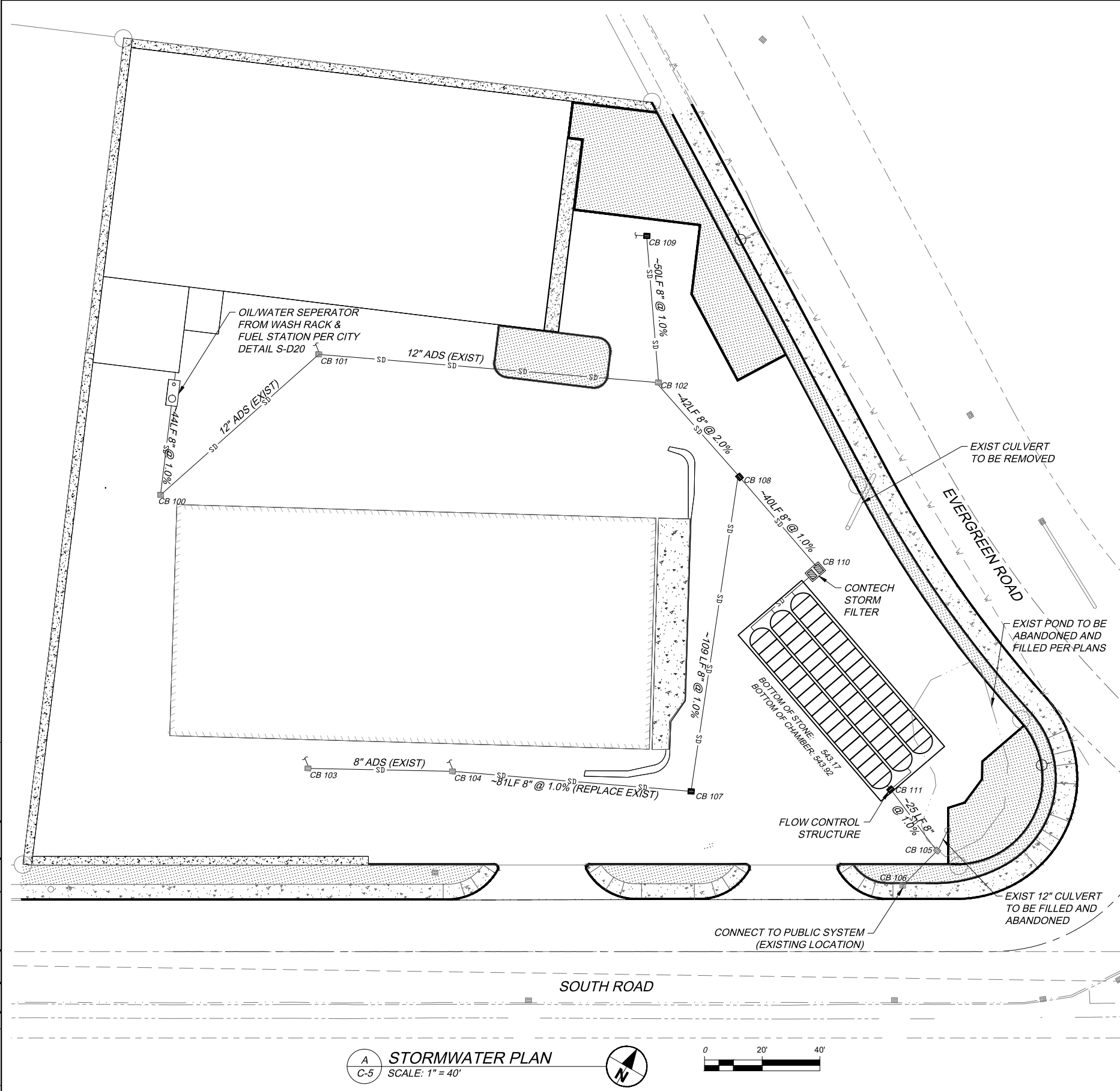
SYMBOLS

EXIST























PROP

- GAS METER
- GAS VALVE
- PAD MOUNTED TRANSFORMER
- POWER VAULT
- TRANSMISSION TOWER
- UTILITY POLE
- UTILITY POLE ANCHOR
- TELEPHONE RISER
- TELEPHONE VAULT
- SAN. SEWER MANHOLE
- SAN. SEWER CLEAN OUT
- WATER METER
- CHECK
- GATE/GENERAL
- FIRE HYDRANT
- CATCH BASIN

X:\2019 Jobs\Combined Const\06 (3701 South Rd)\Engineering\Drawing File\Preliminary Drawings\C-5.dwg - Jul 07, 2020 - 1:00pm



CATCH BASIN SCHEDULE				
CB ID	RIM	STRUCTURE	IE	NOTES
100	550.20	TYPE 1 CB W/ RECTANGULAR HERRINGBONE GRATE	549.36 12" N 549.46 8" NW (PROP)	I
101	551.00	TYPE 1 CB W/ RECTANGULAR HERRINGBONE GRATE	549.12 12" S 549.02 12" NE	I
102	550.75	TYPE 1 CB W/ RECTANGULAR HERRINGBONE GRATE	548.49 12" SW 548.9 8" NW (PROP) 548.36 8" SE (PROP)	I
103	551.28	TYPE 1 CB W/ RECTANGULAR HERRINGBONE GRATE	549.78 8 8" NE 550.08 4" NW	I
104	551.49	TYPE 1 CB W/ RECTANGULAR HERRINGBONE GRATE	548.99 8" NE 548.99 8" SW 549.09 4" NW	I
105	552.00	TYPE 1 CB W/ RECTANGULAR HERRINGBONE GRATE	546.87 12" SW 546.47 12" NW (TO BE ABANDONED) 546.37 12" NW (TO BE ABANDONED) 546.97 8" NW	INVERT 546.11 12" N ASSUME TO BE FROM CB105
106	551.88	TYPE 1 CB W/ RECTANGULAR HERRINGBONE GRATE	546.21 12" NE 546.21 12" SE 546.21 12" SE 546.11 12" N	
107 PROP	551.69	TYPE 1 CB W/ RECTANGULAR SOLID LID	548.18 8" SW 547.64 8" NW	I
108 PROP	549.75	TYPE 1L CB W/ RECTANGULAR HERRINGBONE GRATE	547.1 8" NW 546.55 8" SE 546.62 8" E	I
109 PROP	550.90	TYPE 1 CB W/ RECTANGULAR HERRINGBONE GRATE	549.40 8" SE (PROP)	I
110 PROP	550.51	CONTECH STORM FILTER W/ SOLID COVER	545.35 8" NW 544.34 8" SW	I
111 PROP	551.49	TYPE 2 CB W/ FLOW RESTRICTOR & SOLID COVER	547.30 8" NW INLET 547.30 8" NE INLET 545.20 - RESTRICTOR 549.87 - EMERGENCY SPILL 547.20 8" SW OUTLET	I

LEGEND		
HATCH		
	PAVED AREA (PROPOSED)	
	CONCRETE (PROPOSED)	
LINES		
EXIST	PROP	
		EDGE PAVING
		FENCE SEE ARCH FOR TYPE
		CONTOUR
		PROPERTY LINE
		WATER
		SANITARY SEWER
		STORM DRAIN
		OVERHEAD POWER
		BURIED POWER
SYMBOLS		
EXIST	PROP	
		CATCH BASIN

- STORM DRAINAGE GENERAL NOTES**
- ALL PIPE SHALL BE PLACED ACCORDING DIVISION 7 OF THE WSDOT STANDARD SPECIFICATIONS.
 - 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.
 - ALL GRATES LOCATED IN THE GUTTER FLOW LINE (INLET AND CATCH BASIN) SHALL BE DEPRESSED 0.1 FEET BELOW PAVEMENT LEVEL.
 - 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.
 - 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.
 - ALL CATCH BASINS WITH A DEPTH OF 5 FEET OR GREATER TO THE FLOW LINE SHALL BE TYPE II CATCH BASINS.
 - VANED GRATES ARE REQUIRED ON ALL STORM STRUCTURES. ALL CATCH BASINS AND MANHOLES SHALL HAVE LOCKING LIDS. ROLLED GRATES ARE NOT APPROVED FOR USE.
 - POLYPROPYLENE SAFETY STEPS AND LADDER STEPS SHALL BE PROVIDED IN ALL MANHOLES AND SHALL BE POSITIONED CORRECTLY WITH THE BOLT AREAS ON THE RIM.
 - 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.
 - 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.
 - 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.
 - STORM WATER RETENTION/DETENTION FACILITIES, STORM DRAINAGE PIPE AND CATCH BASINS SHALL BE FLUSHED AND CLEANED BY THE DEVELOPER PRIOR TO:
 - CITY OF MUKILTEO FINAL ACCEPTANCE OF THE PROJECT AND;
 - 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.
 - ALL PIPES SHALL BE INSTALLED WITH RUBBER GASKETS AS PER MANUFACTURER'S RECOMMENDATIONS.
 - CORRUGATED POLYETHYLENE PIPE (CPP):
 - ALL PIPE SHALL BE SMOOTH INTERIOR. CPP SHALL BE DOUBLE-WALLED. ALL PIPE SHALL MEET AASHTO AND ASTM SPECIFICATIONS.
 - 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.
 - UPON REQUEST BY THE CITY INSPECTOR, PIPE SHALL BE SUBJECT TO MANDREL TESTING (MANDREL SIZE = 90% OF NOMINAL PIPE DIAMETER).
 - 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.
 - MINIMUM DEPTH OF COVER SHALL BE 2 FEET.
 - COUPLINGS SHALL BE INTEGRAL BELL AND SPIGOT OR DOUBLE BELL SEPARATE COUPLINGS. SPLIT COUPLINGS WILL NOT BE ALLOWED.
 - 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.
 - CULVERT ENDS SHALL BE BEVELED TO MATCH SIDE SLOPES. FIELD CUTTING OF CULVERT ENDS IS PERMITTED WHEN APPROVED BY THE CITY.
 - ALL FIELD CUT CULVERT PIPE SHALL BE TREATED AS REQUIRED IN THE STANDARD SPECIFICATIONS OR GENERAL SPECIAL PROVISIONS.

APPROVED FOR CONSTRUCTION

BY: _____ DATE: _____

CITY OF MUKILTEO
DIRECTOR OF PUBLIC WORKS

APPROVAL EXPIRES: _____

FILE: C-5.dwg

PROJECT: 19-CC06

CHECKED BY: CJM

DETAILED BY: CJM

DESIGNED BY: CJM

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DATE

NO.

REVISION

BY

PERMIT SET

COLIN J. MCMAKER

REGISTERED PROFESSIONAL ENGINEER

54929

7/1/2020

Vector

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Tumwater, WA 98512

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COMBINED CONSTRUCTION SITE RE-DEVELOPMENT

3701 SOUTH ROAD

MUKILTEO, WA 98275

COMBINED CONSTRUCTION

3701 SOUTH ROAD

MUKILTEO, WA 98275

C-5

DRAINAGE PLAN

SHT 5 OF 8