



Received by Email

06-24-2021



11930 Cyrus Way, Mukilteo, WA 98275
Phone: (425) 263-8000
<http://mukilteowa.gov/>

**Application For Alternate Material,
Design, or Method of Construction**
Deviation Request Per 2019 Development Standards Section 1.5

In accordance with Section 1.5 of the City of Mukilteo Development Standards, the following information is being presented in support of a request for deviation. No deviation request will be considered until a complete permit application has been submitted. **Applicant must describe how the request meets the required criteria, by providing the requested information below.**

Property Owner		Petitioner/Applicant
Name	Smith & Sons Real Estate	Same
Address	3701 South Road	
City, State Zip	Mukilteo, WA 98275	
Daytime Phone	425-610-4334	
E-Mail Address	aj@combinedconstructioninc.com	

Project Name: Combined Construction Site Development

Project Address: 3701 South Road, Mukilteo, WA 98275

Applicable Development Standards Section: 4.6.4 Access Provision

Description of Requested Deviation:

The existing site is previously developed with a total of three (3) existing access points, one (1) on Evergreen Drive and two (2) on South Road.

Per the pre-Application meeting, we will vacate the entrance from evergreen drive.

Attachments: (Plans, reports and additional sheets may be necessary to illustrate how the request meets the requirements.) List all attachments applicable to the request:

Civil Plans - Sheet C-1	
Existing Site Survey	

Justification (If there is not enough room to answer the question, please use additional sheets)

1. Describe how the deviation conforms to the intent and purpose of the Mukilteo Municipal Code:

This design reduces the total number of entrances currently servicing the site. The remaining access points meet many of the proposed approval requirements, including site distance, property line offset, and parking requirements.

2. Describe how the deviation will not adversely affect the implementation of the Comprehensive Plan adopted in accordance with State Law:

The access point will be removed from a Principal arterial roadway and proposes that two existing access points on a minor collector roadway remain. This will promote Traffic Calming, infrastructure maintenance and planning with the frontage improvements, and adequate parking for the proposed development.

3. Describe how the deviation produces a comparable result which is in the public interest:

This proposed deviation produces less traffic impact on the Evergreen Drive as it would eliminate an access point on the Principal arterial roadway, which is currently about 150' away from the South Road intersection.

4. Describe how the deviation will not impact future expansion, development, or redevelopment:

The deviation will not impact future expansion of the existing current or neighboring parcels. The existing/proposed entrances are more than the minimum recommended distance of 100' from neighboring property entrances. The proposed frontage improvement along both Evergreen Drive and South Road promotes future use and expansion of public use.

5. Describe how the deviation considers maintenance costs in the design, and show how costs are not excessive or are borne and reliably performed by the applicant or property owner:

The proposed deviation proposes the use of hard surfaces that aid in private and public clean-up and maintenance of roadway surfaces. The design utilizes approved means and methods for construction.

6. Describe how the deviation provides the least possible deviation from the requirements:

The proposed deviation reduces the amount of access points to the existing property from the current condition. The proposed deviation increases the minimum access allowable by one (1).

7. Describe how the deviation provides equivalent environmental protection.

The Proposed deviation does not impact the environment adversely in comparison to the Standard requirements. The amount of impervious surface from the proposed deviation has negligible impact as opposed to the Standard.

8. Show how the deviation meets sound Engineering practices to meet the objectives of safety, function, environmental protection and facility maintenance.

The proposed Facility is intended to be a contractors storage/stock yard. The multiple entrances will improve traffic flow in/out of the facility. Roadway maintenance will improve w/ less susceptible roadway surface conditions.

9. Deviations from road standards require evidence of concurrence from the Mukilteo Fire Marshal. Check the box that applies to this request:

☐ This is not a deviation from a road standard.

☒ This is a deviation from a road standard; and evidence of concurrence from the Mukilteo Fire Marshal is attached.

10. If this is a deviation from a stormwater standard, describe how deviation is not detrimental to the public health and welfare, is not injurious to other properties in the vicinity and/or downstream of the property, and are not injurious to the quality of waters of the state.

N/A

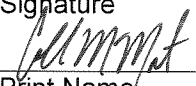
11. Check the appropriate box related to Stormwater Minimum Requirements:

- ☐ The project does not meet the threshold for any Stormwater Minimum Requirements
☒ The project will meet all applicable Stormwater Minimum Requirements
☐ The project will not meet all applicable Stormwater Minimum Requirements

Any deviation request concerning a provision of the International Fire Code requires concurrence by the City of Mukilteo Fire Marshal. Documentation of concurrence by the Fire Marshal must be submitted with the request.

The Public Works Director or designee reserves the right to direct or deny a deviation from the Mukilteo Development Standards at any time in the interest of public health, safety, and welfare.

I certify that I am the owner or owner's agent and have the authority to request the above stated alternate materials, methods of construction, or modification in the Development Standards. I certify that the information presented as part of this request is true and accurate. I understand that this request is subject to review and may be approved or denied in part or in whole. The City of Mukilteo's decision will be in writing and will be specific to this request, unless otherwise noted, and is based solely on the facts included with this request.

Signature 	Title <i>Engineer</i>	Date <i>6/29/2020</i>
Print Name <i>Collin McMaster</i>		

FOR STAFF USE ONLY

- ☐ Proposed design complies with the intent of the provisions of the current Mukilteo Municipal Code
☐ The material or method proposed is equivalent to criteria listed in Development Standards Section 1.5

DETERMINATION

This request is: ☐ Granted ☐ Granted with Conditions of Approval ☐ Denied

CONDITIONS OF APPROVAL:

Public Works Director or Designee

Date

X:\2019 Jobs\Combined Const06 (3701 South Rd)\Engineering\Drawing File\Preliminary Drawings\C-1.dwg - Jul 02, 2020 - 3:01pm



INDEX TO SHEETS

Sheet Number	Sheet Title	Sheet Description
1	C-1	SITE & SURFACE
2	C-2	EXISTING SITE
3	C-3	SWPPP PLAN
4	C-4	GRADING PLAN
5	C-5	DRAINAGE PLAN
6	C-6	UTILITY PLAN

APPROVED FOR CONSTRUCTION

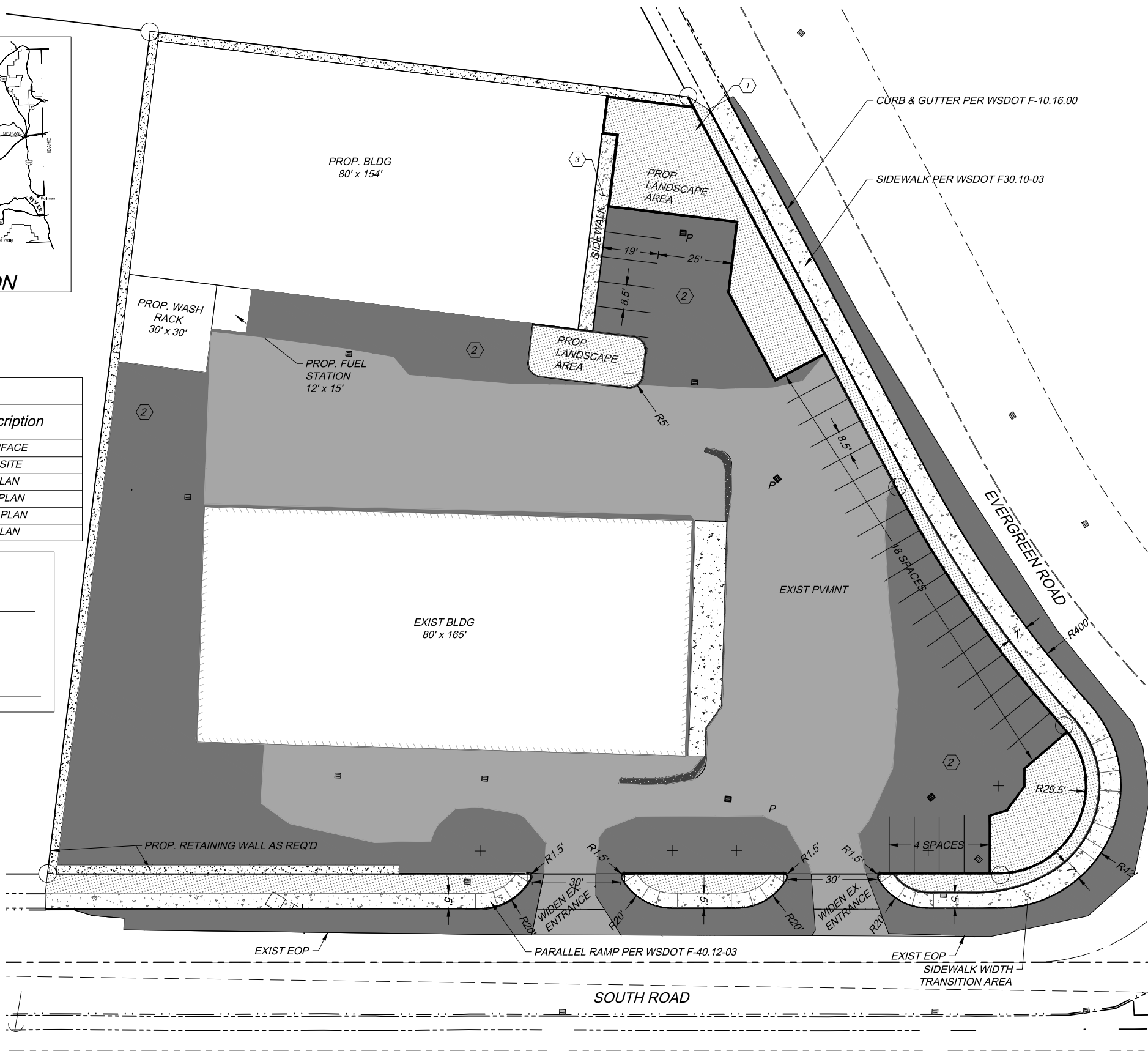
BY: _____ DATE: _____

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
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

- SEE LANDSCAPING PLAN
- HEAVY PAVING SECTION
- 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.

- CONSTRUCT STABILIZED CONSTRUCTION ACCESS PER TESC NOTES & DETAILS. INSTALL TEMPORARY CONSTRUCTION SIGNAGE AS REQUIRED.
- INSTALL INITIAL PROJECT CONTROL STAKING.
- INSTALL HIGH VISIBILITY FENCE MARKING CLEARING LIMITS. INSTALL SILT FENCE. IMPLEMENT OTHER BMP'S AS DESCRIBED ON THE PLANS AS NEEDED
- DEMOLISH EXISTING FENCING, RELOCATE UTILITY POLES (IF REQUIRED), REMOVE EXISTING TREES AND ALL NON-NATIVE LAND COVERINGS, AND BACKFILL.
- CLEAR AND GRUB TO CLEARING LIMITS OF ENTIRE SITE.
- ROUGHLY GRADE SITE AS SHOWN ON GRADING PLAN.
- INSTALL UTILITIES AND STORM DRAINAGE AS SHOWN ON UTILITY PLAN.
- FINE GRADE BUILDING FOOTPRINT AND POUR FOUNDATION & SLAB.
- CONSTRUCT BUILDING.
- HOOK BUILDING UP TO ALL UTILITIES.
- FINE GRADE REMAINING SITE AS NEEDED.
- INSTALL CURBING, SIDEWALKS, AND ASPHALT PAVEMENT AS SHOWN ON SURFACING PLAN.
- INSTALL PERMANENT SIGNAGE
- 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
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2724 Black Lake Boulevard SW Suite 202
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ph: (360) 352-2477 fax: (360) 352-0179 E-mail: admin@vectorengineeringinc.com

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

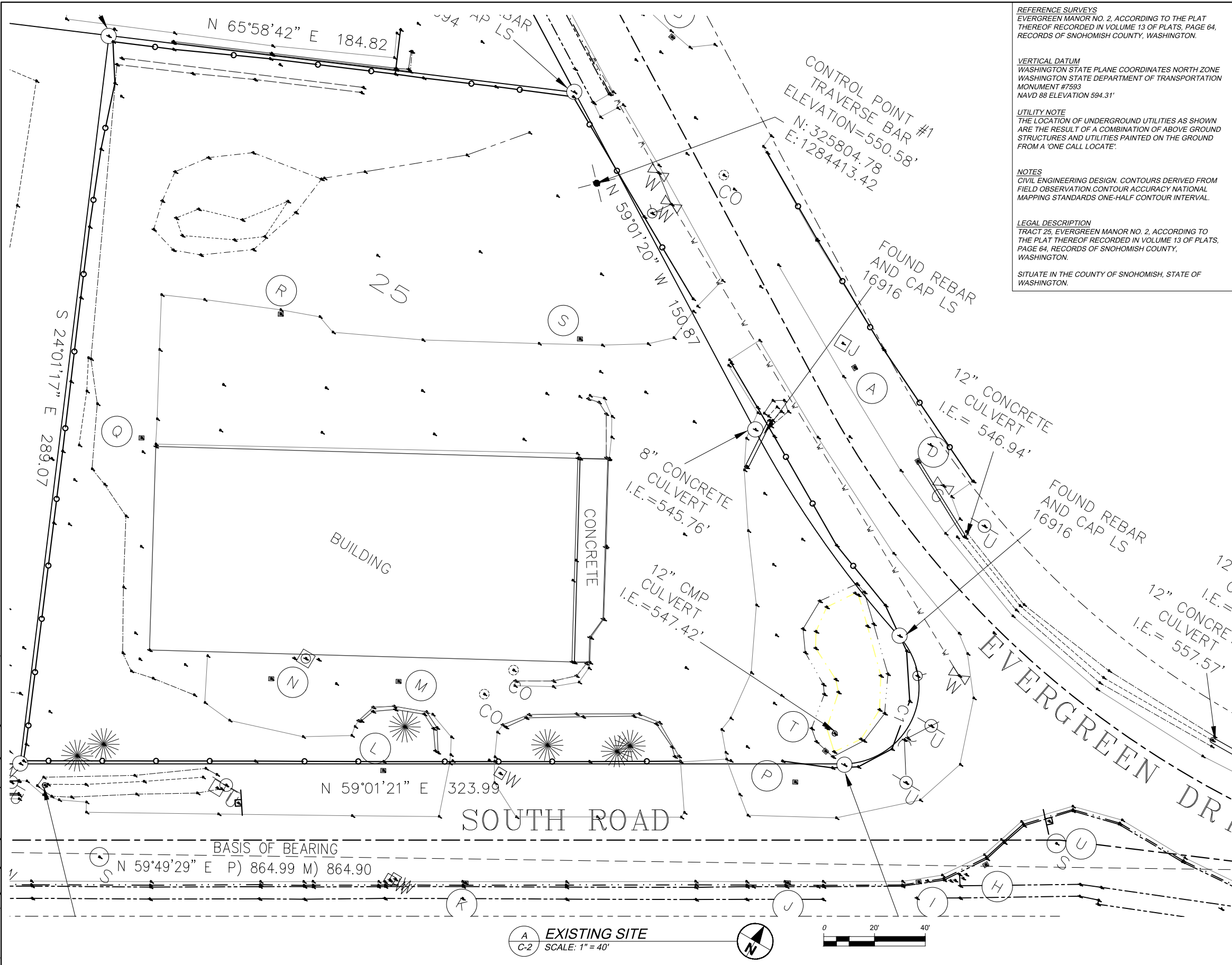
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C-1

SITE & SURFACE

SHT 1 OF 8

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STANDARD CONSTRUCTION NOTES

- ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF MUKILTEO DEVELOPMENT STANDARDS; THE CURRENT EDITION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION; AND THE ADOPTED EDITION OF THE WASHINGTON STATE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
- ALL WORK WITHIN THE PLAT AND CITY RIGHT-OF-WAY SHALL BE SUBJECT TO THE INSPECTION OF THE CITY.
- 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
- 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
- PRIOR TO ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE CITY OF MUKILTEO COMMUNITY DEVELOPMENT DEPARTMENT AT 425-263-8000 TO SCHEDULE A PRECONSTRUCTION CONFERENCE.
- ENGINEERED AS-BUILT DRAWINGS IN ACCORDANCE WITH THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE SHALL BE REQUIRED PRIOR TO FINAL SITE APPROVAL.
- 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:
- 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. A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) OR SWPPP SUPERVISOR SHALL BE RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SWPP FACILITIES, AS OUTLINED IN THE APPROVED SWPPP, OR AS MODIFIED FROM TIME TO TIME. CONTACT INFORMATION FOR THE CESCL (OR SWPPP SUPERVISOR) FOR THE PROJECT SHALL BE GIVEN TO THE CITY.
- NONCOMPLIANCE WITH THE REQUIREMENTS FOR EROSION CONTROLS, WATER QUALITY AND CLEARING LIMITS MAY RESULT IN REVOCATION OF PROJECT PERMITS, PLAN APPROVAL, AND BOND FORECLOSURES.
- TRENCH BACKFILL OF NEW UTILITIES AND STORM DRAINAGE FACILITIES SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (MODIFIED PROCTOR) UNDER ROADWAYS AND 90% MAXIMUM DENSITY (MODIFIED PROCTOR) OFF ROADWAYS. COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 7-08.3(3) AND 2-03.3(14) D OF THE WSDOT STANDARD SPECIFICATIONS.
- 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.
- 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.
- 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.
- A GRADING PERMIT ISSUED PURSUANT TO THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE, AND APPROVAL OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE OBTAINED FROM THE COMMUNITY DEVELOPMENT DEPARTMENT PRIOR TO ANY ON-SITE GRADING WORK NOT EXPRESSLY EXEMPT BY THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE.

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

EXISTING SITE
SCALE: 1" = 40'



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C-2

EXISTING SITE

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