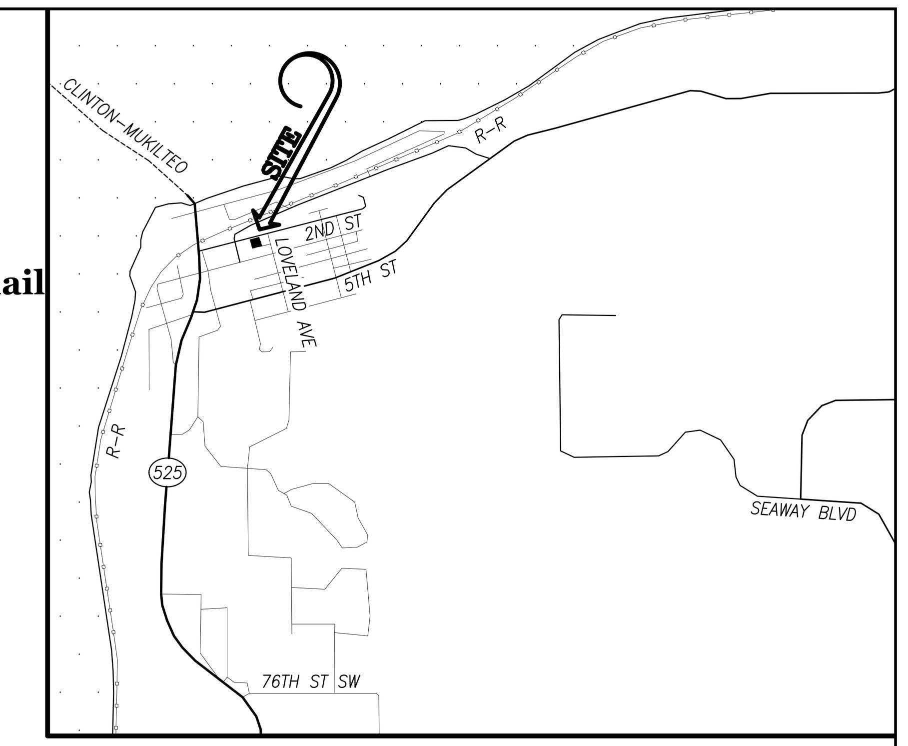
Received by Email
2/18/21



VICINITY MAP
SCALE: 1" = 2,000'

SCALE: 1" = 20'
0 20 40

MUKILTEO PLAZA
COVER SHEET

LEGEND

EXISTING STORM DRAIN CATCH BASIN (CB)
EXISTING SANITARY SEWER MANHOLE (SSMH)
EXISTING WATER METER
EXISTING BUILDING
EXISTING CONCRETE
EXISTING PROPERTY BOUNDARY
EXISTING CENTERLINE
XXX EXISTING CONTOUR (MAJOR)
XXX EXISTING CONTOUR (MINOR)
EXISTING CURB
EXISTING EDGE OF ASPHALT
EXISTING LOT LINE
SD EXISTING STORM DRAIN LINE
SS EXISTING SANITARY SEWER LINE
W EXISTING WATER LINE
CB#X PROPOSED STORM DRAIN CATCH BASIN (CB)
PROPOSED STORM DRAIN STUB
SSMH#X PROPOSED SANITARY SEWER MANHOLE (SSMH)
SSCO PROPOSED SS CLEAN OUT (SSCO)
PROPOSED WATER METER
PROPOSED ECOLOGY BLOCK WALL
PROPOSED BUILDING W/ ROOF OVERHANG
PROPOSED CONCRETE
PROPOSED ROADWAY
PROPERTY BOUNDARY DEDICATION
SD PROPOSED STORM DRAIN LINE
SS PROPOSED SANITARY SEWER LINE
W PROPOSED WATER LINE

BENCHMARK
ELEV=37.70'
VERTICAL DATUM NAVD88, PER GPS OBSERVATION
MON IN CASE LOCATED AT THE INTERSECTION OF PARK AVE AND 2ND ST.

T.B.M
ELEV=53.98'
VERTICAL DATUM NAVD88, PER GPS OBSERVATION
PK NAIL SET IN CONC. SIDEWALK APPROXIMATELY 7' NORTH OF NORTHEAST PROPERTY CORNER ON 2ND ST.

BASIS OF BEARING:
THE MONUMENT CENTERLINE OF PARK AVE BETWEEN MONUMENTS FOUND AT THE INTERSECTION OF 2ND ST AND 3RD ST BEARING = NORTH 15°00'56" WEST PER AFN 9904205001, RECORDS OF SNOHOMISH COUNTY, WA

DEVELOPMENT DATA:

EXISTING ZONING:	DB – DOWNTOWN BUSINESS
PROPOSED USE:	MIXED USE – COMMERCIAL AND APARTMENTS
TOTAL SITE AREA:	12,925 SQ. FT. (0.297 ACRES)
LESS R.O.W. DEDICATION:	460 SQ. FT. (0.011 ACRES)
NET SITE AREA:	12,465 SQ. FT. (0.286 ACRES)
WATER SOURCE/PURVEYOR:	MUKILTEO WATER & WASTEWATER
SEWER METHOD/OPERATOR:	MUKILTEO WATER & WASTEWATER
FIRE DISTRICT:	MUKILTEO FIRE DEPARTMENT
SCHOOL DISTRICT:	MUKILTEO SCHOOL DISTRICT NO 6

LEGAL DESCRIPTION

LOTS 1, 2 AND 3, BLOCK 3, W. R. HASSARD'S ADDITION TO THE TOWN OF MUKILTEO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 8, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE EAST 35 FEET OF THE NORTH HALF AND THE EAST 30 FEET OF THE SOUTH HALF OF LOT 3.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

ENGINEER/ CONTACT
WESTERN ENGINEERS & SURVEYORS, INC.
9740 EVERGREEN WAY
EVERETT, WA 98204
PHONE: (425) 356–2700
FAX: (425) 356–2708

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: (425) 458–4488
FAX: (425) 671–0170

OWNER/ APPLICANT
ROBERT FORD
40844 SANDPIPER COURT
PALM DESERT, CA 92260
EMAIL: BOB@3SQFT.BIZ

TAX ACCOUNT NO.(S):
00465900300100

SITE ADDRESS:
823 2ND STREET
MUKILTEO, WA 98275

#___________

SHEET INDEX

SHEET 1 OF 5.........COVER SHEET
SHEET 2 OF 5.........GRADING & SWPPP PLAN
SHEET 3 OF 5.........GRADING & SWPPP NOTES & DETAILS
SHEET 4 OF 5.........ROAD & DRAINAGE PLAN & NOTES
SHEET 5 OF 5.........ROAD & DRAINAGE PROFILES & DETAILS

SHEET 1 OF 1.........WATER AND SEWER PLAN

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CALL 811 TWO (2) BUSINESS DAYS BEFORE YOU DIG

CITY OF MUKILTEO
PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION

BY: ____________________
NAME

R/W PERMIT NUMBER: ____________________

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 POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ **8–1–1** AND THEN POTHOLING 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.

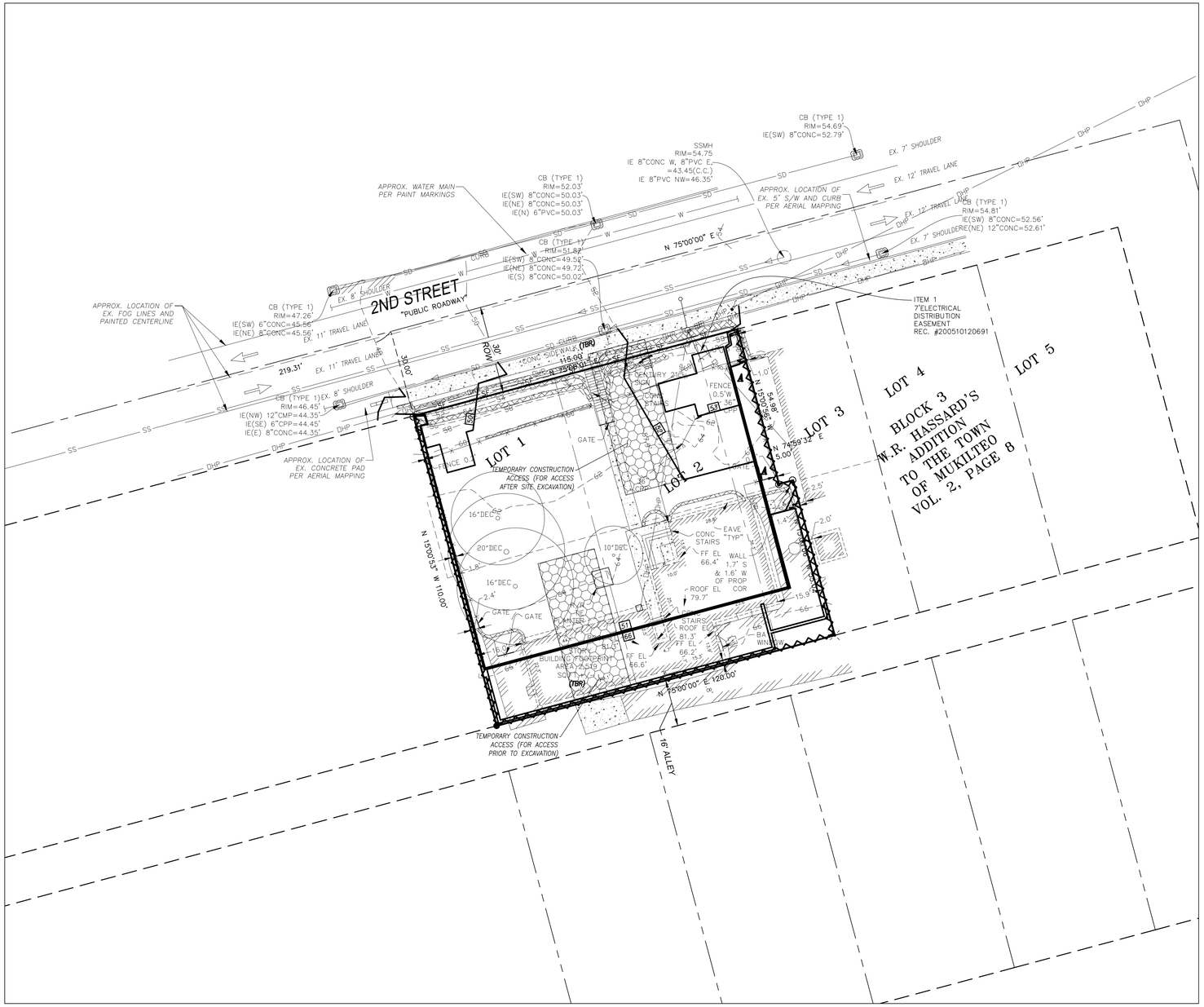
JESSE A. JARRELL
STATE OF WASHINGTON
45844
REGISTERED PROFESSIONAL ENGINEER
02-12-21

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

COVER SHEET FOR:
14-UNIT MUKILTEO PLAZA
NW 1/4 & SW 1/4, NE 1/4, SEC.04, T.28N, R.04E, W.M.
MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
TAS	11/24/20			T. SARKELA	1"=20'

DRAWING FILE NAME	CHECKED BY	F.B. NO.	JOB NUMBER	SHEET NO.
201880ABASE.DWG	TAS	–	20-1880-A	1 OF 5



SCALE: 1" = 20'

0 20 40

LEGEND

- EXISTING STORM DRAIN CATCH BASIN (CB)
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- EXISTING WATER METER
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING PROPERTY BOUNDARY
- EXISTING CENTERLINE
- XXX EXISTING CONTOUR (MAJOR)
- XXX EXISTING CONTOUR (MINOR)
- EXISTING CURB
- EXISTING EDGE OF ASPHALT
- EXISTING LOT LINE
- SD EXISTING STORM DRAIN LINE
- SS EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE

SWPPP LEGEND

- CLEARING LIMITS
- SF SILT FENCE
- PL PLASTIC COVERING
- MU MULCH OR STRAW MATTING
- VEG RETAIN NATIVE VEGETATION
- EXISTING FLOW DIRECTION
- SL# SOIL LOG #
- CATCH BASIN SEDIMENT INSERT

CERTIFIED EROSION CONTROL SPECIALIST:

WESTERN ENGINEERS, INC.
TIMOTHY SARKELA, P.E.
9740 EVERGREEN WAY
EVERETT, WA 98204
(425) 356-2700

NOTES:

1. THIS COMPANY (OR EQUAL) MUST BE SEPARATELY CONTRACTED, BY THE LAND OWNER OR CONTRACTOR, TO PERFORM EROSION CONTROL INSPECTIONS AND RECOMMENDATIONS TO SITE EROSION MANAGEMENT.

2. WESTERN ENGINEERS, INC. TEMPORARY EROSION AND SEDIMENTATION CONTROL PLANS MAY BE MODIFIED BY THE EROSION CONTROL SPECIALIST DURING CONSTRUCTION BASED ON SITE CONDITIONS.

3. WESTERN ENGINEERS, INC. HAS NO DIRECT RESPONSIBILITY TO PERFORM THESE SERVICES UNLESS A CONTRACTURAL OBLIGATION HAS BEEN ESTABLISHED.

4. CONTRACTOR/DEVELOPER SHALL PROVIDE SNOHOMISH COUNTY DESIGNATED PROJECT C.E.S.C.L. INFORMATION PRIOR TO START OF CONSTRUCTION.

5. PROJECT C.E.S.C.L. SHALL ATTEND PRE-CONSTRUCTION MEETING.

SOIL AMENDMENT LEGEND

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

APPROXIMATELY 2 CYDS OF TOPSOIL HAS BEEN CALCULATED FOR AMENDMENT OF APPROXIMATELY 365 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/LANDSACE 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 SHALE 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.

TAX ACCOUNT NO.(S):
00465900300100

SITE ADDRESS:
823 2ND STREET
MUKILTEO, WA 98275

#_____

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CITY OF MUKILTEO
PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION

BY: _____
NAME

R/W PERMIT NUMBER: _____

GRADING QUANTITIES
CUT: 3,500 CUBIC YARDS
FILL: 250 CUBIC YARDS

(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 COUNTY APPROVED SITE.

VEGETATION BEFORE CLEARING & GRADING
COMMERCIAL LAWN WITH SPARSE TREE COVER

VEGETATION AFTER CLEARING & GRADING
COMMERCIAL LAWN

NRCS SOIL CLASSIFICATION
KITSAP SILT LOAM

JESSE A. JARRELL
STATE OF WASHINGTON
45844
REGISTERED PROFESSIONAL ENGINEER
02-12-21

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*** 9740 EVERGREEN WAY * EVERETT * WA * 98204 ***

GRADING AND SWPPP PLAN FOR:
14-UNIT MUKILTEO PLAZA
NW 1/4 & SW 1/4, NE 1/4, SEC.04, T.28N, R.04E, W.M.
MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV.	BY	DATE	PROJECT MANAGER	SCALE
TAS	11/24/20				T. SARKELA	1"=20'
DRAWING FILE NAME		CHECKED BY	F.B.	NO.	JOB NUMBER	SHEET NO.
201880ABASE.DWG		TAS	–		20-1880-A	2 OF 5

GENERAL NOTES:

1. ALL WORK AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT CITY OF MUKILTEO DEVELOPMENT STANDARDS; THE CURRENT EDITION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION; AND THE ADOPTED EDITION OF THE WASHINGTON STATE DEPARTMENT OF ECOLOGY STORMWATER MANAGEMENT MANUAL FOR WESTERN WASHINGTON.
2. ALL WORK WITHIN THE PLAT AND CITY RIGHT-OF-WAY SHALL BE SUBJECT TO THE INSPECTION OF THE CITY.
3. PRIOR TO ANY SITE CONSTRUCTION INCLUDING CLEARING/LOGGING OR GRADING, THE SITE CLEARING LIMITS SHALL BE LOCATED AND FIELD IDENTIFIED BY THE PROJECT SURVEYOR (OR PROJECT ENGINEER) AS REQUIRED BY THESE PLANS. THE PROJECT SURVEYOR'S NAME AND PHONE NUMBER IS _____.
4. THE DEVELOPER, CONTRACTOR AND PROJECT ENGINEER IS RESPONSIBLE FOR WATER QUALITY AS DETERMINED BY THE MONITORING PROGRAM ESTABLISHED BY THE PROJECT ENGINEER. THE PROJECT ENGINEER'S NAME AND PHONE NUMBER IS _____.
5. PRIOR TO ANY SITE WORK, THE CONTRACTOR SHALL CONTACT THE CITY OF MUKILTEO 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 SWPP FACILITIES, AS OUTLINED IN THE APPROVED SWPPP, OR AS MODIFIED FROM TIME TO TIME. CONTACT INFORMATION FOR THE CESCL (OR SWPPP SUPERVISOR) FOR THE PROJECT SHALL BE GIVEN TO THE CITY.
10. NONCOMPLIANCE WITH THE REQUIREMENTS FOR EROSION CONTROLS, WATER QUALITY AND CLEARING LIMITS MAY RESULT IN REVOCATION OF PROJECT PERMITS, PLAN APPROVAL, AND BOND FORECLOSURES.
11. TRENCH BACKFILL OF NEW UTILITIES AND STORM DRAINAGE FACILITIES SHALL BE COMPACTED TO 95% MAXIMUM DENSITY (MODIFIED PROCTOR) UNDER ROADWAYS AND 90% MAXIMUM DENSITY (MODIFIED PROCTOR) OFF ROADWAYS. COMPACTION SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 7-08.3(3) AND 2-03.3(14)D OF THE WSDOT STANDARD SPECIFICATIONS.
12. THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. LOCATION OF UTILITIES SHOWN ON CONSTRUCTION PLANS ARE BASED ON BEST RECORDS AVAILABLE AND ARE SUBJECT TO VARIATION. FOR ASSISTANCE IN UTILITY LOCATION, CALL 811.
13. PRIOR TO CONSTRUCTION THE OWNER AND/OR CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE PUBLIC WORKS DIRECTOR WHEN CONFLICTS EXIST BETWEEN THE PLANS AND FIELD CONDITIONS. CONFLICTS SHALL BE RESOLVED (INCLUDING PLAN AND PROFILE REVISIONS) AND RESUBMITTED FOR APPROVAL PRIOR TO PROCEEDING WITH CONSTRUCTION.
14. THE CONTRACTOR SHALL KEEP TWO SETS OF PLANS ON SITE AT ALL TIMES FOR RECORDING AS-BUILT INFORMATION; ONE SET SHALL BE SUBMITTED TO THE PROJECT ENGINEER, AND ONE SET SHALL BE SUBMITTED TO THE CITY AT COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL ACCEPTANCE OF WORK.
15. A GRADING PERMIT ISSUED PURSUANT TO THE CURRENT ADOPTED INTERNATIONAL BUILDING CODE, AND APPROVAL OF THE TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE OBTAINED FROM THE PLANNING & 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. SOILS IN MUKILTEO OFTEN CONTAIN FINER PARTICLES WHICH WILL PASS THROUGH SEDIMENT TRAPS UNTREATED AND HAVE EXTREMELY LONG SETTLING TIMES. THEREFORE, THE NEED TO CONTROL EROSION FROM THE SITE IS THE FIRST PRIORITY AND SHOULD BE EMPHASIZED.
3. THE CONSTRUCTION STORMWATER POLLUTION PREVENTION FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED SWPPP PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING. AN INSPECTION BY THE CITY OF THESE FACILITIES SHALL BE ARRANGED FOR BY THE CONTRACTOR PRIOR TO ANY GRADING. THESE FACILITIES MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
4. STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED BY TEMPORARY SEEDING AND MULCHING. HYDROSEEDING IS PREFERRED.
5. THE DEVELOPER (OR PROJECT ENGINEER) IS RESPONSIBLE FOR WATER QUALITY AS DETERMINED BY THE MONITORING PROGRAM ESTABLISHED BY THE PROJECT ENGINEER. THE PROJECT ENGINEER'S NAME AND PHONE NUMBER IS _____.
6. IF THE PROJECT WILL DISTURB MORE THAN ONE (1) ACRE OF LAND, THEN A CONSTRUCTION NPDES PERMIT IS REQUIRED AND A CERTIFIED EROSION AND SEDIMENT CONTROL LEAD (CESCL) SHALL BE ASSIGNED TO THE SITE. THE CESCL'S NAME, PHONE NUMBER, AND CESCL CERTIFICATE NUMBER IS _____.
7. ALL SITE WORK MUST BE PERFORMED IN ACCORDANCE WITH THE CURRENT CITY ADOPTED INTERNATIONAL BUILDING CODE.
8. ALL EARTH WORK SHALL BE PERFORMED IN ACCORDANCE WITH CITY STANDARDS. A PRECONSTRUCTION SOILS INVESTIGATION MAY BE REQUIRED TO EVALUATE SOILS STABILITY.
9. IF CUT AND FILL SLOPES EXCEED A MAXIMUM OF TWO FEET HORIZONTAL TO ONE FOOT VERTICAL, A ROCK OR CONCRETE RETAINING WALL MAY BE REQUIRED. ALL ROCK RETAINING WALLS GREATER THAN FOUR (4) FEET IN HEIGHT ARE TO BE DESIGNED AND CERTIFIED BY A PROFESSIONAL ENGINEER EXPERIENCED IN SOIL MECHANICS.
10. THE SURFACE OF ALL SLOPES SHALL BE COMPACTED. THIS MAY BE ACCOMPLISHED BY OVER-BUILDING THE SLOPES, THEN CUTTING BACK TO FINAL GRADES; OR BY COMPACTING EACH LIFT AS THE SLOPE IS BEING CONSTRUCTED. ALL SLOPES SHALL BE COMPACTED BY THE END OF EACH WORKING DAY.
11. ALL STRUCTURAL FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% MAXIMUM DENSITY IN THE UPPER 4 FEET & 90% MAXIMUM DENSITY BELOW 4 FEET AS DETERMINED BY MODIFIED PROCTOR.
12. NONCOMPLIANCE WITH THE EROSION CONTROL REQUIREMENTS, WATER QUALITY REQUIREMENTS AND CLEARING LIMITS VIOLATIONS MAY RESULT IN REVOCATION OF PROJECT PERMITS AND PLAN APPROVAL AND BOND FORECLOSURES.
13. UPON COMPLETION OF WORK, FINAL REPORTS MUST BE SUBMITTED TO THE CITY IN CONFORMANCE WITH THE CURRENT CITY ADOPTED INTERNATIONAL BUILDING CODE.
14. A WET WEATHER EROSION CONTROL PLAN MUST BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL ON OR BEFORE SEPTEMBER 1, IF THE PROJECT IS PROPOSING TO ACTIVELY CLEAR, GRADE, OR OTHERWISE DISTURB 1,000 SQUARE FEET OR MORE OF SOIL DURING THE PERIOD BETWEEN OCTOBER 1 AND APRIL 30. OTHER THRESHOLDS FOR A WET WEATHER EROSION CONTROL PLAN INCLUDE PROJECTS THAT:
    A. HAVE AREA(S) THAT DRAIN, BY PIPE, OPEN DITCH, SHEET FLOW, OR A COMBINATION OF THESE TO A TRIBUTARY WATER, AND THE TRIBUTARY WATER IS ONE-QUARTER MILE OR LESS DOWNSTREAM; OR
    B. HAVE SLOPES STEEPER THAN 15 PERCENT ADJACENT OR ON-SITE; OR
    C. HAVE HIGH POTENTIAL FOR SEDIMENT TRANSPORT, AS DETERMINED BY THE CONSTRUCTION SITE SEDIMENT TRANSPORT POTENTIAL WORKSHEET; OR
    D. HAVE A CRITICAL AREA OR CRITICAL AREA BUFFER ON-SITE, OR WITHIN 50 FEET OF THE SITE; OR
    E. HAVE HIGH GROUNDWATER TABLE OR SPRINGS.

TEMPORARY SEEDING GENERAL NOTES:

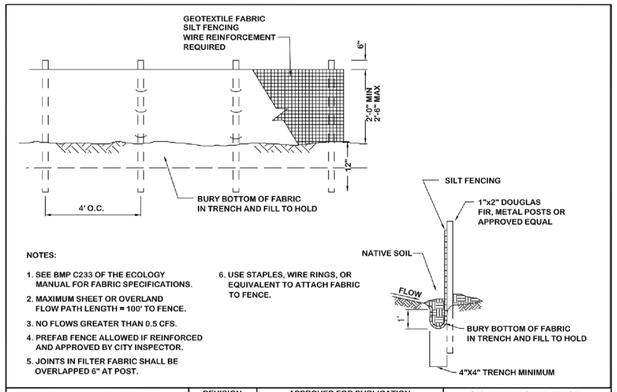
1. USE SEEDING THROUGHOUT THE PROJECT ON DISTURBED AREAS THAT HAVE REACHED FINAL GRADE OR THAT WILL REMAIN UNWORKED FOR MORE THAN 30 DAYS.
2. THE OPTIMUM SEEDING WINDOWS ARE APRIL 1 THROUGH JUNE 30 AND SEPTEMBER 1 THROUGH OCTOBER 1. BETWEEN OCTOBER 1 AND MARCH 30 SEEDING REQUIRES A COVER OF MULCH WITH 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 SEEDED.

SEDIMENT TRAP GENERAL NOTES:

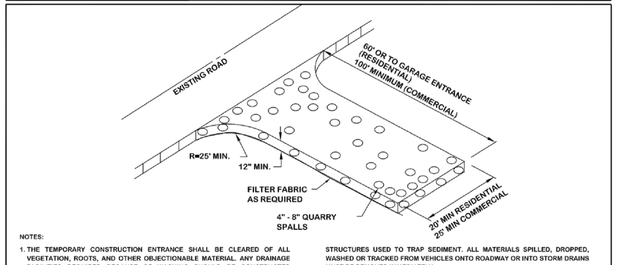
1. SEDIMENT TRAPS ARE ONLY EFFECTIVE IN REMOVING SEDIMENT DOWN TO ABOUT THE MEDIUM SILT SIZE FRACTION. SOILS IN MUKILTEO OFTEN CONTAIN FINE SILT AND MAY NOT BE ADEQUATELY TREATED WITH SEDIMENT PONDS. THEREFORE, EROSION CONTROL PRACTICES SHOULD BE EMPHASIZED AND PRIORITIZED.
2. THE POND SHALL BE CHECKED AFTER EACH RAIN EVENT, OR WEEKLY, WHICHEVER IS SOONER, TO INSURE THAT IT THE WALLS ARE STRUCTURALLY SOUND, THE POND HAS NOT BEEN DAMAGED BY EROSION OR CONSTRUCTION EQUIPMENT, AND TO DETERMINE MAINTENANCE NEEDS.
3. ANY DAMAGE TO THE POND EMBANKMENTS OR SLOPES SHALL BE REPAIRED IMMEDIATELY.
4. THE EMERGENCY SPILLWAY SHOULD BE CHECKED REGULARLY TO INSURE THAT THE LINING IS WELL ESTABLISHED AND EROSION RESISTANT. THE SILTATION BASIN SHOULD BE CHECKED FOR SEDIMENT CLEANOUT AFTER EACH RAINFALL WHICH PRODUCES RUNOFF.
5. WHEN THE SEDIMENT REACHES THE CLEANOUT LEVEL (TYPICALLY 1-FOOT IN DEPTH), IT SHALL BE REMOVED AND PROPERLY DISPOSED OF OFF-SITE.
6. SECONDARY TREATMENT MAY BE NECESSARY IF THE SEDIMENT POND CANNOT EFFECTIVELY REMOVE THE FINE GRAIN SOILS.



NOTES:

1. SEE BMP C233 OF THE ECOLOGY MANUAL FOR FABRIC SPECIFICATIONS.
2. MAXIMUM SHEET OR OVERLAND FLOW PATH LENGTH = 100' TO FENCE.
3. NO FLOWS GREATER THAN 0.5 CFS.
4. PREFAB FENCE ALLOWED IF REINFORCED AND APPROVED BY CITY INSPECTOR.
5. JOINTS IN FILTER FABRIC SHALL BE OVERLAPPED 6" AT POST.
6. USE STAPLES, WIRE RINGS, OR EQUIVALENT TO ATTACH FABRIC TO FENCE.

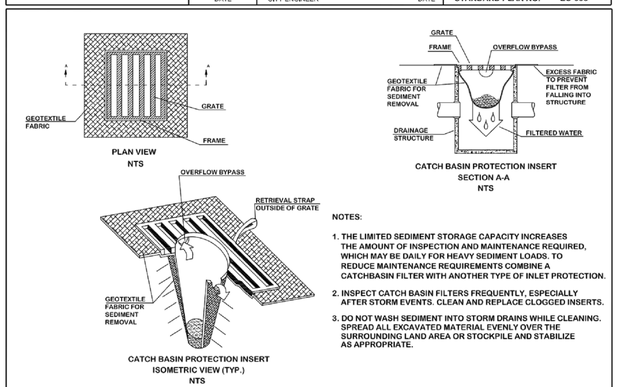
CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION		SILT FENCE DETAIL
	11/18/2016 DATE	CITY ENGINEER	11/22/2016 DATE	STANDARD PLAN NO. EC-001



NOTES:

1. THE TEMPORARY CONSTRUCTION ENTRANCE SHALL BE CLEARED OF ALL VEGETATION, ROOTS, AND OTHER OBJECTIONABLE MATERIAL. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHOULD BE CONSTRUCTED ACCORDING TO SPECIFICATIONS IN THE PLAN. IF WASH RACKS ARE USED, THEY SHOULD BE INSTALLED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
2. GRAVEL SHALL BE CRUSHED BALLAST ROCK, 4" TO 8" IN DIAMETER, INSTALLED 8" TO 12" IN DEPTH ACROSS THE FULL WIDTH OF THE VEHICULAR INGRESS AND EGRESS AREA. THE LENGTH OF ENTRANCE SHALL BE A MINIMUM OF 100 FEET FOR COMMERCIAL SITES; AND 50 FEET FOR RESIDENTIAL SITES. CRUSHED CONCRETE IS NOT ALLOWED AS BALLAST.
3. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOW OF MUD ONTO PUBLIC RIGHTS-OF-WAY AND ANY STORM DRAINAGE FACILITIES. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH 2" STONE, AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEAN OUT ANY STRUCTURES USED TO TRAP SEDIMENT. ALL MATERIALS SPILLED, DROPPED, WASHED OR TRACKED FROM VEHICLES ONTO ROADWAY OR INTO STORM DRAINS MUST BE REMOVED IMMEDIATELY.
4. ANY SEDIMENT THAT IS TRACKED ONTO PAVEMENT SHALL BE REMOVED BY SHOVELING OR STREET SWEEPING. THE SEDIMENT COLLECTED BY SWEEPING SHALL BE REMOVED OR STABILIZED ON SITE. THE PAVEMENT SHALL NOT BE CLEANED BY WASHING DOWN THE STREET, EXCEPT WHEN HIGH EFFICIENCY SWEEPING IS INEFFECTIVE AND THERE IS A THREAT TO PUBLIC SAFETY. IF IT IS NECESSARY TO WASH THE STREETS, THE CONSTRUCTION OF A SMALL SUMP TO CONTAIN THE WASH WATER SHALL BE CONSIDERED. THE SEDIMENT WOULD THEN BE WASHED INTO THE SUMP WHERE IT CAN BE CONTROLLED.
5. PERFORM STREET SWEEPING BY HAND OR WITH A HIGH EFFICIENCY SWEEPER. DO NOT USE A NON-HIGH EFFICIENCY MECHANICAL SWEEPER BECAUSE THIS CREATES DUST AND THROWS SOILS INTO STORM SYSTEMS OR CONVEYANCE DITCHES.

CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION		CONSTRUCTION ENTRANCE
	11/18/2016 DATE	CITY ENGINEER	11/22/2016 DATE	STANDARD PLAN NO. EC-006



NOTES:

1. THE LIMITED SEDIMENT STORAGE CAPACITY INCREASES THE AMOUNT OF INSPECTION AND MAINTENANCE REQUIRED, WHICH MAY BE DAILY FOR HEAVY SEDIMENT LOADS. TO REDUCE MAINTENANCE REQUIREMENTS COMBINE A CATCHBASIN FILTER WITH ANOTHER TYPE OF INLET PROTECTION.
2. INSPECT CATCH BASIN FILTERS FREQUENTLY, ESPECIALLY AFTER STORM EVENTS. CLEAN AND REPLACE CLOGGED INSERTS.
3. DO NOT WASH SEDIMENT INTO STORM DRAINS WHILE CLEANING. SPREAD ALL EXCAVATED MATERIAL EVENLY OVER THE SURROUNDING LAND AREA OR STOCKPILE AND STABILIZE AS APPROPRIATE.

CITY OF MUKILTEO	REVISION DATE	APPROVED FOR PUBLICATION		CATCH BASIN PROTECTION INSERT
	11/18/2016 DATE	CITY ENGINEER	11/22/2016 DATE	STANDARD PLAN NO. EC-007

CALL 811 TWO (2) BUSINESS DAYS BEFORE YOU DIG

TAX ACCOUNT NO.(S): 004659000300100

SITE ADDRESS: 823 2ND STREET MUKILTEO, WA 98275

#_____

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CITY OF MUKILTEO
PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION

BY: _____
NAME

R/W PERMIT NUMBER: _____

JESSE A. JARRELL — STATE OF WASHINGTON — 42644 — REGISTERED PROFESSIONAL ENGINEER
02-12-21

Western Engineers & Surveyors (425) 356-2700
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*** 9740 EVERGREEN WAY * EVERETT * WA * 98204 ***

GRADING AND SWPPP DETAILS FOR: 14-UNIT MUKILTEO PLAZA

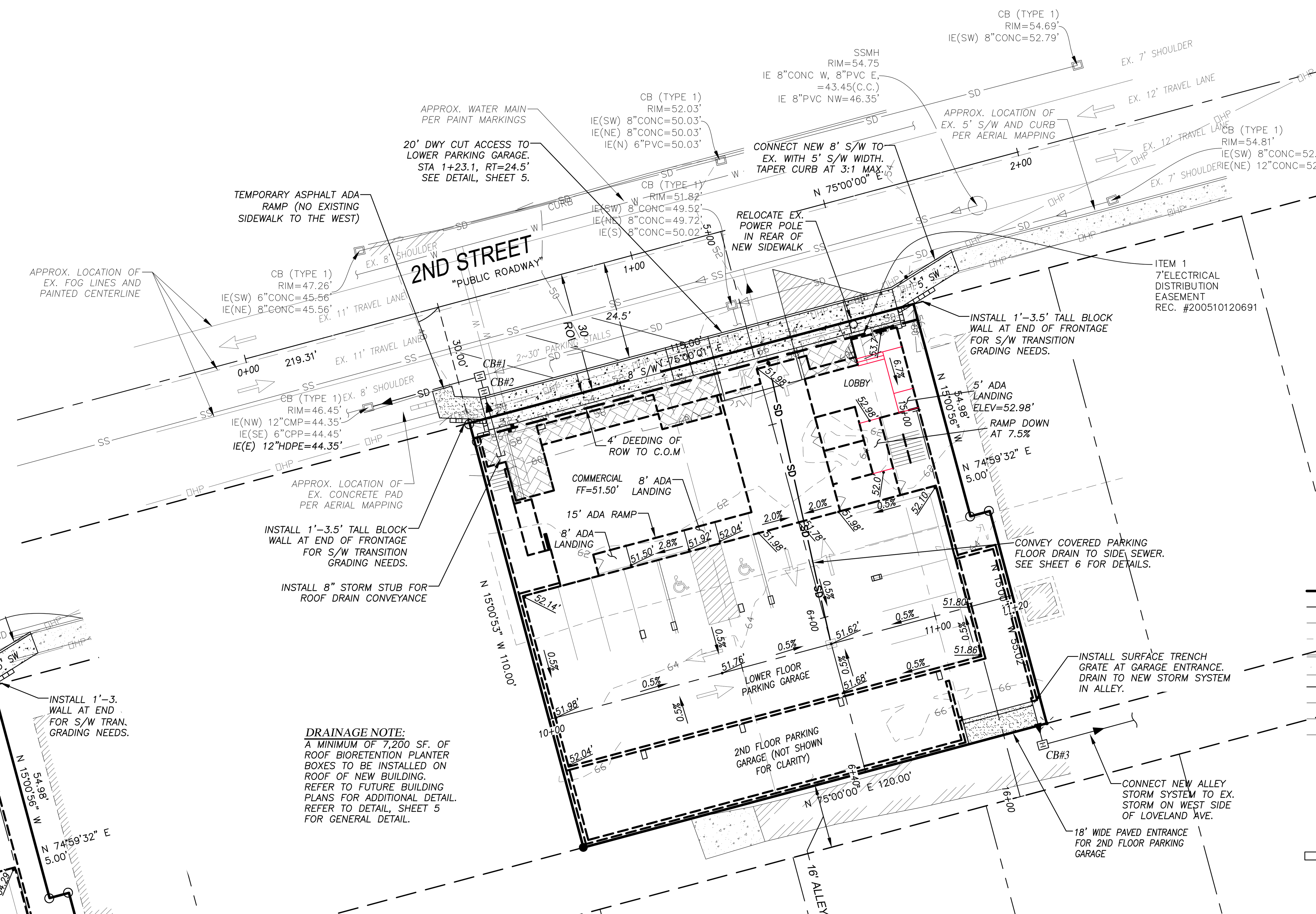
NW 1/4 & SW 1/4, NE 1/4, SEC.04, T.28N, R.04E, W.M.
MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
TAS	11/24/20			T. SARKELA	AS SHOWN
DRAWING FILE NAME	CHECKED BY	F.B. NO.		JOB NUMBER	SHEET NO.
201880ABASE.DWG	TAS	–		20-1880-A	3 OF 5

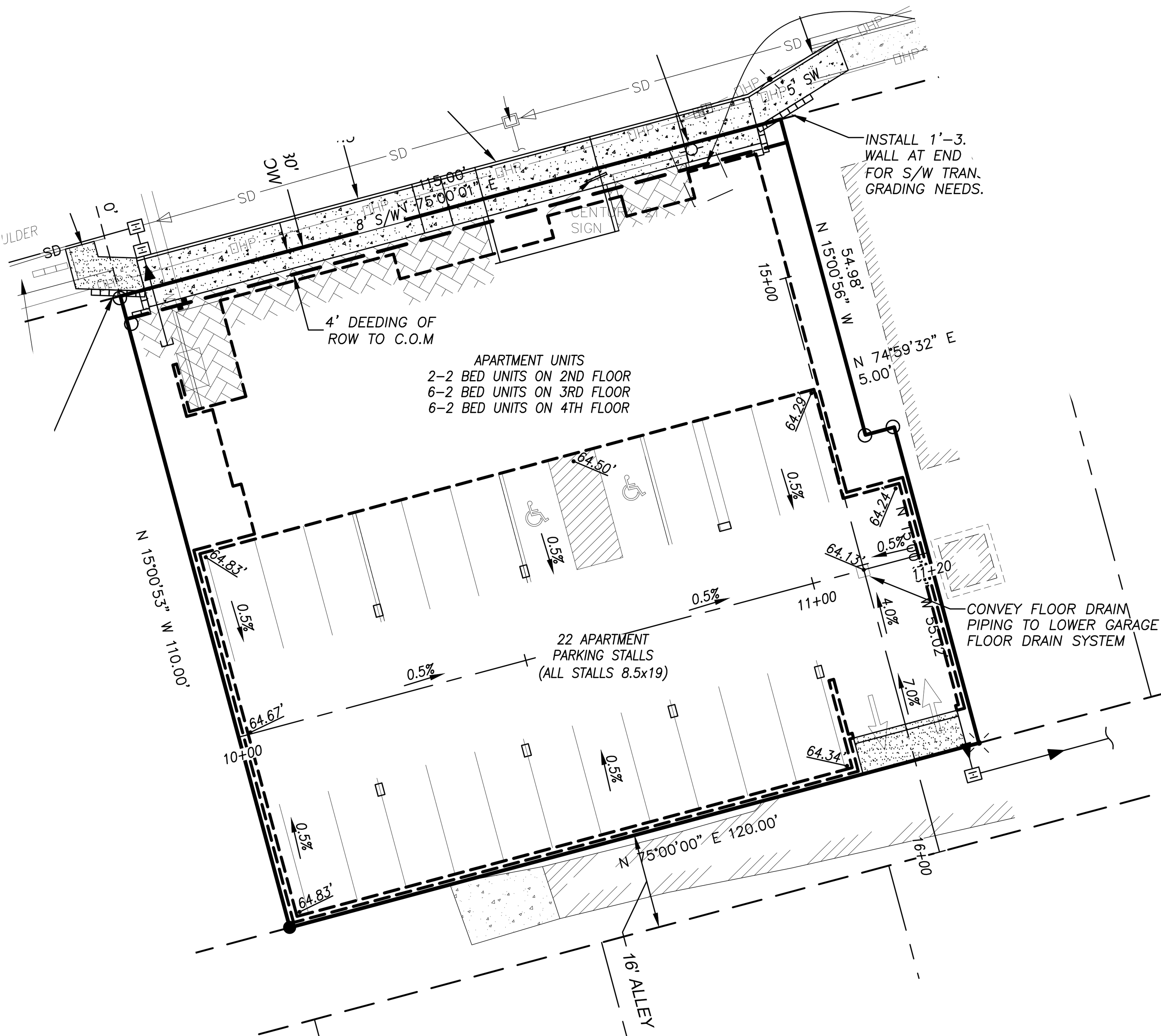
STORM DRAIN NOTES:

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.

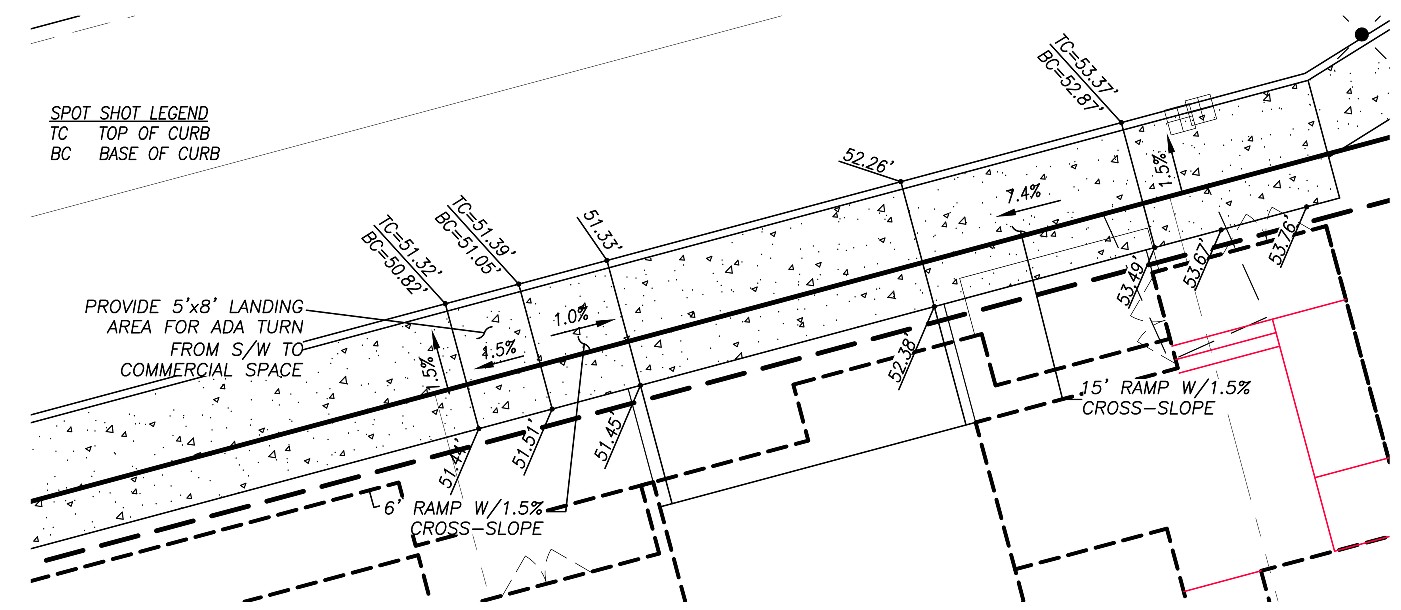


DRAINAGE NOTE:
A MINIMUM OF 7,200 SF. OF ROOF BIORETENTION PLANTER BOXES TO BE INSTALLED ON ROOF OF NEW BUILDING. REFER TO FUTURE BUILDING PLANS FOR ADDITIONAL DETAIL. REFER TO DETAIL, SHEET 5 FOR GENERAL DETAIL.



2ND FLOOR PLAN DETAIL:

SCALE: 1"=20'



FRONTAGE DETAIL

SCALE: 1"=10'

SCALE: 1" = 20'

0 20 40

LEGEND

□	EXISTING STORM DRAIN CATCH BASIN (CB)
○	EXISTING SANITARY SEWER MANHOLE (SSMH)
⊞	EXISTING WATER METER
	EXISTING BUILDING
	EXISTING CONCRETE
	EXISTING PROPERTY BOUNDARY
℄	EXISTING CENTERLINE
XXX	EXISTING CONTOUR (MAJOR)
XXX	EXISTING CONTOUR (MINOR)
	EXISTING CURB
	EXISTING EDGE OF ASPHALT
	EXISTING LOT LINE
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SANITARY SEWER LINE
W	EXISTING WATER LINE
CB#X	PROPOSED STORM DRAIN CATCH BASIN (CB)
	PROPOSED STORM DRAIN STUB
SSMH#X	PROPOSED SANITARY SEWER MANHOLE (SSMH)
SSCO	PROPOSED SS CLEAN OUT (SSCO)
	PROPOSED WATER METER
	PROPOSED ECOLOGY BLOCK WALL
	PROPOSED BUILDING W/ ROOF OVERHANG
	PROPOSED CONCRETE
	PROPOSED ROADWAY
	PROPERTY BOUNDARY DEDICATION
SD	PROPOSED STORM DRAIN LINE
SS	PROPOSED SANITARY SEWER LINE
W	PROPOSED WATER LINE

HARDSCAPE AREA CALCULATION

TOTAL PROPERTY AREA: 12,465 (0.286 AC)

SITE HARDSCAPE

MIXED USE BUILDING ROOF	11,500 SF.
*ACCESS AND PLAZA	600 SF.
TOTAL	12,100 SF.

*NOTE: DOES NOT INCLUDE AREAS BELOW ROOF EAVES.

FRONTAGE HARDSCAPE

NEW 8' SIDEWALK 1,000 SF.

TOTAL NEW/REPLACED HARDSCAPE: 13,100 SF.

CALL 811 TWO (2) BUSINESS DAYS BEFORE YOU DIG

CITY OF MUKILTEO
PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION

BY: ____________
NAME

R/W PERMIT NUMBER: ____________

JESSE A. JARRELL
STATE OF WASHINGTON
45844
REGISTERED PROFESSIONAL ENGINEER
02-12-21

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TAX ACCOUNT NO.(S):
00465900300100

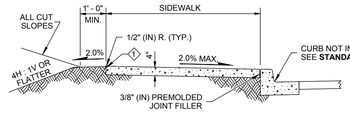
SITE ADDRESS:
823 2ND STREET
MUKILTEO, WA 98275

#__________

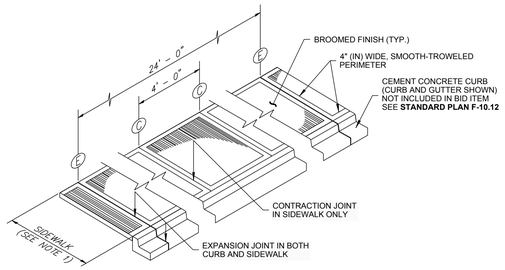
ROAD & DRAINAGE PLAN FOR: 14-UNIT MUKILTEO PLAZA

NW 1/4 & SW 1/4, NE 1/4, SEC.04, T.28N, R.04E, W.M.
MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
TAS	11/24/20			T. SARKELA	1"=20'
DRAWING FILE NAME		CHECKED BY	F.B. NO.	JOB NUMBER	SHEET NO.
201880ABASE.DWG		TAS	–	20-1880-A	4 OF 5



SECTION DETAIL



ISOMETRIC VIEW

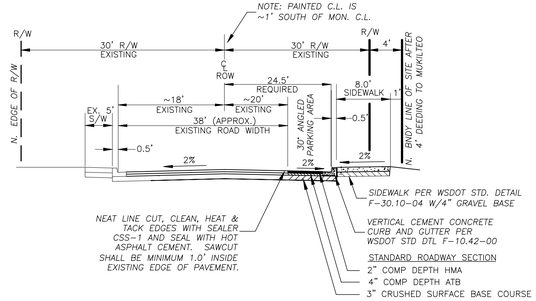
JOINT AND FINISH DETAIL

NOTE

1. Gratings, Access Covers, Junction Boxes, Cable Vaults, Pull Boxes and other appurtenances within the sidewalk must have slip resistant surfaces, be flush with surface, and match grade of the sidewalk.

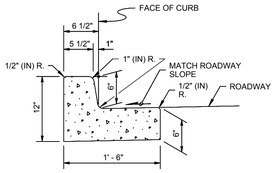
SIDEWALK DETAIL

WSDOT STD. DETAIL F-30.10-04
NOT TO SCALE



2ND STREET SECTION DETAIL (URBAN COLLECTOR)

NOT TO SCALE



NOTES:
1. FORM AND SUBGRADE INSPECTION BY THE CITY IS REQUIRED BEFORE CURB AND GUTTER IS POURED.

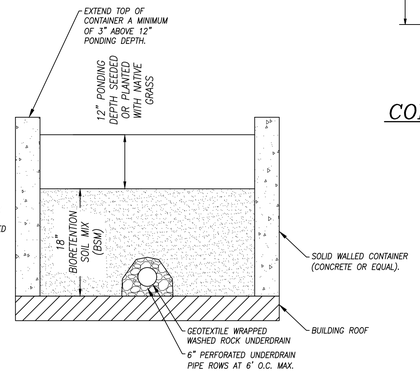
2. MONOLITHIC POUR OF CURB AND SIDEWALK WILL NOT BE ALLOWED.

3. ALL CURB AND GUTTER SHALL BE CONSTRUCTED WITH CLASS 4000 CONCRETE FURNISHED AND PLACED IN ACCORDANCE WITH WSDOT STANDARD SPECIFICATIONS, SECTIONS 6-02, 8-04, AND 8-14. COLD WEATHER PRECAUTIONS AS SET FORTH IN WSDOT STANDARD SPECIFICATIONS SECTIONS 5-05.3(14) AND 6-02.3(6) SHALL APPLY.

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



SIZING NOTE:
A MINIMUM OF 7,200 SF. OF PLANTER BOX AREA TO BE PROVIDED ON NEW BUILDING ROOF AREA. UNDERDRAINS SHALL BE ROUTED TO NEW STORM CONNECTIONS ON 2ND ST. OR WITHIN THE REAR ALLEY AREA.

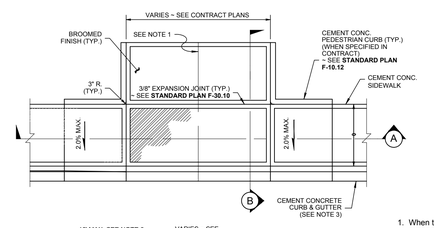
NOTES:
1. BIORETENTION PLANTER BOX TO CONTAIN A MINIMUM FOOTPRINT OF 5% OF TOTAL ROOF AREA DRAINING INTO PLANTER.

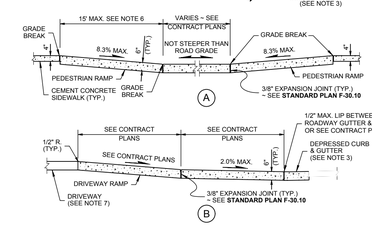
2. BIORENTENTION SOIL MIX (BSM) TO EITHER BE A PREAPPROVED SOIL MIX BY DEPARTMENT OF ECOLOGY OR CONSIST OF THE FOLLOWING SOIL QUALITIES:
   - CATION EXCHANGE CAPACITY OF LESS THAN OR EQUAL TO 5 MEQ/100 GRANS OF DRY SOIL
   - pH BETWEEN 5.5 AND 7.0
   - 2-5% FINES PASSING THE #200 SIEVE
   - MEASURED SATURATED HYDRAULIC CONDUCTIVITY OF LESS THAN 12 IN/HOUR.

3. RECOMMENDED GRASS SEED MIX:
   - 75-80% TALL OR MEADOW FESCUE
   - 10-15% SEASIDE/COLONIAL BENTGRASS
   - 5-10% REDTOP

ROOF DRAIN BIORETENTION PLANTER BOX DETAIL

NOT TO SCALE

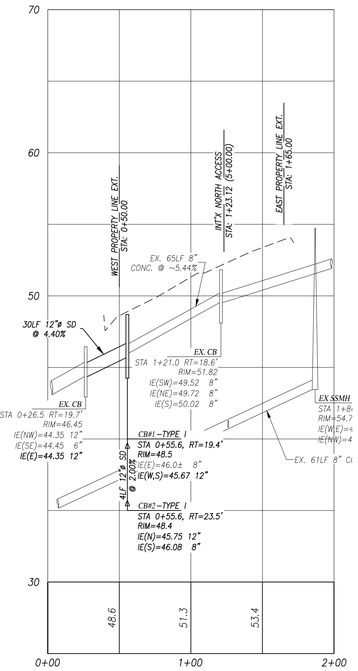




1. When the driveway width exceeds 15 feet, construct a full depth expansion joint with 3/8" joint filler along the driveway centerline. See **Standard Plan F-30.10.** Construct expansion joints parallel with the centerline as required at 15 feet maximum spacing when driveway widths exceed 30 feet.
2. See **Standard Plan F-30.10** for sidewalk details.
3. Curb and gutter shown; see the Contract Plans for the curb design specified. See **Standard Plan F-10.12** for Curb Details.
4. Avoid placing drainage structures, junction boxes or other obstructions in front of driveway entrances.
5. Where "GRADE BREAK" is called out, the entire length of the line between the two adjacent surface planes shall be flush.
6. The curb ramp maximum running slope shall not require the ramp length to exceed 15 feet to avoid chasing the slope indefinitely when connecting to steep grades. When applying the 15 foot max. length, the running slope of the curb ramp shall be as flat as feasable.
7. Pay item does not include driveway. See Contract Plans.

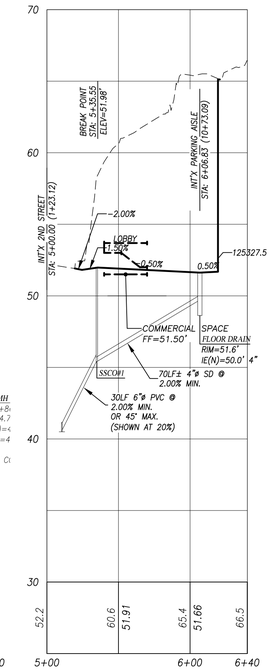
TYPE I DROP CURB DRIVEWAY DETAIL

PER WSDOT STD DWG F-80.10-01
NOT TO SCALE



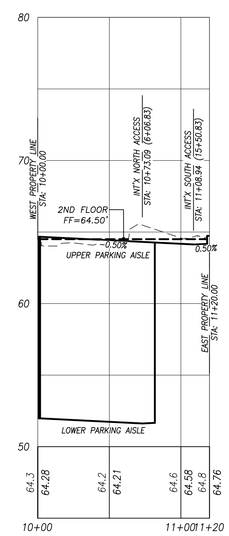
2ND STREET PROFILE:

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



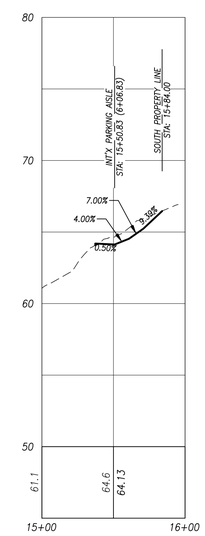
NORTH ACCESS PROFILE:

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



PARKING AISLE PROFILE:

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



SOUTH ACCESS PROFILE:

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

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CITY OF MUKILTEO
PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION

BY: _____
NAME

R/W PERMIT NUMBER: _____

JESSE A. TARKELA — STATE OF WASHINGTON — 45644 — REGISTERED PROFESSIONAL ENGINEER
02-12-21

Western Engineers & Surveyors
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TAX ACCOUNT NO.(S): 00465900300100

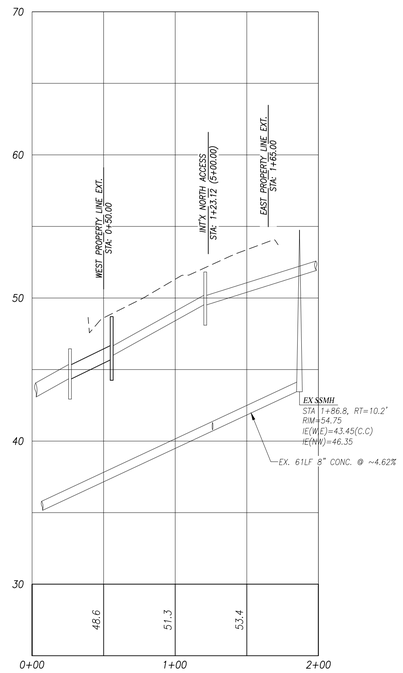
SITE ADDRESS: 823 2ND STREET MUKILTEO, WA 98275

#_____

ROAD & DRAINAGE DETAILS & PROFILES FOR: 14-UNIT MUKILTEO PLAZA

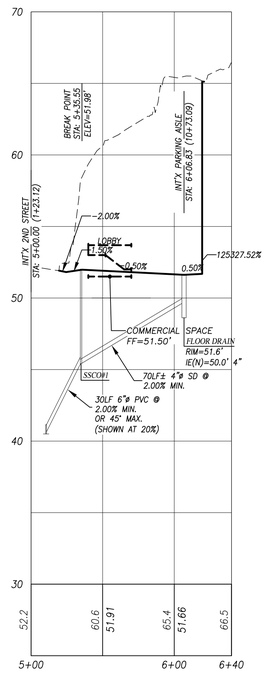
NW 1/4 & SW 1/4, NE 1/4, SEC.04, T.28N, R.04E, W.M.
MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
TAS	11/24/20			T. SARKELA	AS SHOWN
DRAWING FILE NAME		CHECKED BY	F.B. NO.	JOB NUMBER	SHEET NO.
201880ABASE.DWG		TAS	–	20-1880-A	5 OF 5



2ND STREET PROFILE:

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

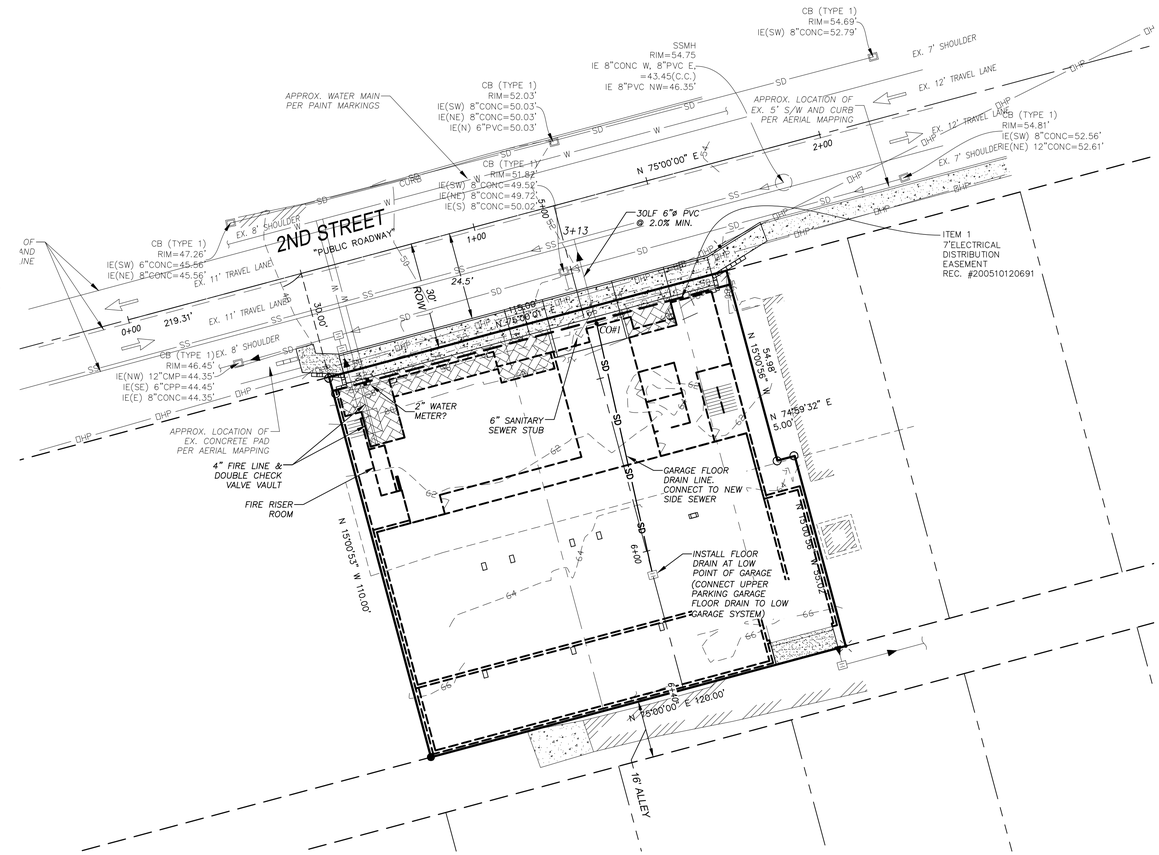


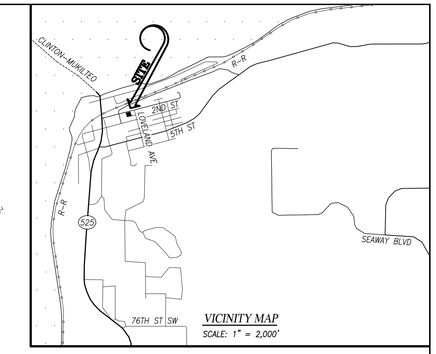
NORTH ACCESS PROFILE:

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

LEGEND

- EXISTING STORM DRAIN CATCH BASIN (CB)
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- EXISTING WATER METER
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING PROPERTY BOUNDARY
- EXISTING CENTERLINE
- XXX EXISTING CONTOUR (MAJOR)
- XXX EXISTING CONTOUR (MINOR)
- EXISTING CURB
- EXISTING EDGE OF ASPHALT
- EXISTING LOT LINE
- SD EXISTING STORM DRAIN LINE
- SS EXISTING SANITARY SEWER LINE
- W EXISTING WATER LINE
- CB#X PROPOSED STORM DRAIN CATCH BASIN (CB)
- PROPOSED STORM DRAIN STUB
- SSMH#X PROPOSED SANITARY SEWER MANHOLE (SSMH)
- SSCO PROPOSED SS CLEAN OUT (SSCO)
- PROPOSED WATER METER
- PROPOSED ECOLOGY BLOCK WALL
- PROPOSED BUILDING W/ ROOF OVERHANG
- PROPOSED CONCRETE
- PROPOSED ROADWAY
- PROPERTY BOUNDARY DEDICATION
- SD PROPOSED STORM DRAIN LINE
- SS PROPOSED SANITARY SEWER LINE
- W PROPOSED WATER LINE





VICINITY MAP

SCALE: 1" = 2,000'

SCALE: 1" = 20'
0 20 40

BASIS OF BEARING:
THE MONUMENT CENTERLINE OF PARK AVE BETWEEN MONUMENTS FOUND AT THE INTERSECTION OF 2ND ST AND 3RD ST BEARING = NORTH 15°00'56" WEST PER AFN 9904205001, RECORDS OF SNOHOMISH COUNTY, WA

DEVELOPMENT DATA:

EXISTING ZONING:	DB – DOWNTOWN BUSINESS
PROPOSED USE:	MIXED USE – COMMERCIAL AND APARTMENTS
TOTAL SITE AREA:	12,925 SQ. FT. (0.297 ACRES)
LESS R.O.W. DEDICATION:	460 SQ. FT. (0.011 ACRES)
NET SITE AREA:	12,465 SQ. FT. (0.286 ACRES)
WATER SOURCE/PURVEYOR:	MUKILTEO WATER & WASTEWATER
SEWER METHOD/OPERATOR:	MUKILTEO WATER & WASTEWATER
FIRE DISTRICT:	MUKILTEO FIRE DEPARTMENT
SCHOOL DISTRICT:	MUKILTEO SCHOOL DISTRICT NO 6

LEGAL DESCRIPTION

LOTS 1, 2 AND 3, BLOCK 3, W. R. HASSARD'S ADDITION TO THE TOWN OF MUKILTEO, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 8, RECORDS OF SNOHOMISH COUNTY, WASHINGTON; EXCEPT THE EAST 35 FEET OF THE NORTH HALF AND THE EAST 30 FEET OF THE SOUTH HALF OF LOT 3.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

ENGINEER/ CONTACT
WESTERN ENGINEERS & SURVEYORS, INC.
9740 EVERGREEN WAY
EVERETT, WA 98204
PHONE: (425) 356–2700
FAX: (425) 356–2708

SURVEYOR
TERRANE
10801 MAIN STREET, SUITE 102
BELLEVUE, WA 98004
PHONE: (425) 458–4488
FAX: (425) 671–0170

OWNER/ APPLICANT
ROBERT FORD
40844 SANDPIPER COURT
PALM DESERT, CA 92260
EMAIL: BOB@3SQFT.BIZ

TAX ACCOUNT NO.(S):
00465900300100

SITE ADDRESS:
823 2ND STREET
MUKILTEO, WA 98275

#_____

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CALL 811 TWO (2) BUSINESS DAYS BEFORE YOU DIG

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 POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ **8–1–1** AND THEN POTHOLING 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.

PRELIMINARY

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

WATER AND SEWER PLAN FOR:
14-UNIT MUKILTEO PLAZA
NW 1/4 & SW 1/4, NE 1/4, SEC.04, T.28N, R.04E, W.M.
MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
TAS	11/24/20			T. SARKELA	1"=20'
DRAWING FILE NAME		CHECKED BY	F.B. NO.	JOB NUMBER	SHEET NO.
201880ABASE.DWG		TAS	–	20-1880-A	1 OF 1