



9740 Evergreen Way \* Everett, Washington 98204

(425) 356-2700

FAX (425) 356-2708

RECEIVED  
MAR 14 2019  
CITY OF MUKILTEO

March 14, 2019

City of Mukilteo Public Works  
Attn: Linda Ritter  
11930 Cyrus Way  
Mukilteo, WA 98275  
425-263-8088

RE: 12303 Cyrus Way Progranite Project Narrative Letter

Dear Ms. Ritter:

Below you will find a general description of the site and the proposed site improvements associated with it.

Project site (12303 Cyrus Way) consists of multiple commercial buildings and is mostly covered with buildings, asphalt and concrete surfaces. Along the southern boundary line of the site exists a storm system which conveys upstream runoff from the adjacent property to the south/southeast of the site, along with a large upstream drainage basin which starts adjacent to the Mukilteo Speedway. This drainage system conveys upstream and site runoff through the southern portion of the site and drains into the existing underground storm system along Cyrus Way. This drainage system continues westerly where it drains into private property to the west of Cyrus Way. Because there is an upstream wetland area that drains into this conveyance system, the general drainage course has been defined as a non-fish bearing stream with the piped portion being classified as a piped stream.

Due to concerns of functionality, age and previously installation of this existing piped stream system, our client is looking to replace and upgrade this existing piped stream system to help prevent future damage to his property along with adjacent surrounding properties and the R/W area fronting the site. Per survey of area, along with information provided from a recent camera inspection, it appears the existing storm system along the southern boundary line of 12303 Cyrus Way and in the northern portion of 12313 Cyrus Way consist of both 12" and 15" diameter pipes that have been connected together. These differentiating pipe diameters also appear to consist of different pipe materials (CMP and CPEP) and also appear to contain minor vertical deflections across some portions of pipe sections. Per review of the camera inspection video provided by the client, joints connecting these differing pipe sizes and materials appear to be in poor shape with eroded joints, potential leaks, gaps and other poor functioning qualities. Based on historic research, it would appear that the existing pipe system is a good 30 years old and may be coming to the end of its life cycle (at least the CMP sections of pipe which generally have about a 30-50 year life span assuming proper maintenance).



9740 Evergreen Way \* Everett, Washington 98204

(425) 356-2700

FAX (425) 356-2708

With that, the property owner at 12303 would like to work with the City of Mukilteo and the Department of Fish and Wildlife (DFW) to reconstruct the existing piped stream system through the 12303 and 12313 Cyrus Way properties to allow for better operation and maintenance of the system in the future along with help minimize know flooding problems in Cyrus Way directly west of the site. This piped stream reconstruction proposal includes increasing the existing pipe size from 12" & 15" diameter pipes to 18" diameter pipes. Additionally, in order to provide a more laminar flow through the piped stream system, the preliminary design of new piped stream alignment includes "straightening" out of the pipe system to help eliminate 90 degree bends that can result in large pressure changes and stormwater being pushed out through the tops of catch basin and manhole lids. In order to help satisfy the Department of Fish and Wildlife (DFW), overall piped stream length is planned to be reduced from approximately 612LF of overall pipe length down to approximately 585LF resulting in less overall piped stream length.

Refer to preliminary submittal package for proposed pipe reinstallation and partial relocation design along with associated reports and analysis. Please let me know if you have any questions regarding this proposal or associated preliminary submittal info.

Sincerely,

*Jesse Jarrell*

Jesse Jarrell, P.E.  
Project Manager