

GENERAL NOTES

- SPECIFICATIONS, GENERAL NOTES AND DETAILS ARE CONTAINED IN ALDERWOOD WATER AND WASTEWATER DISTRICT (AWWD) "DEVELOPMENT GUIDELINES AND STANDARDS FOR DEVELOPER EXTENSION", AVAILABLE AT ALDERWOOD WATER AND WASTEWATER DISTRICT OFFICE.
- STATIC WATER PRESSURE IS APPROXIMATELY 60-70 (PSI) AT THE METER. AN INTERNAL BOOSTER PUMP IN THE BUILDING MAY BE REQUIRED TO ATTAIN THE DESIRED WATER PRESSURE ESPECIALLY IN STRUCTURES WITH TWO STORES OR GREATER. THE BOOSTER PUMP SHALL CONFORM TO THE UNIFORM PLUMBING CODE.
- EASEMENTS:
 - EASEMENTS SHALL BE PROVIDED TO AWARD TO ENCOMPASS WATER MAINS, SEWER MAINS, HYDRANTS, BLOWOFFS AND METERS LYING OUTSIDE OF PUBLIC RIGHT-OF-WAY.
 - EASEMENTS (EXISTING AND PROPOSED) SHALL BE FREE FROM ANY ENCROACHMENTS SUCH AS STRUCTURES, OVERHANGS, AND FOUNDATIONS, ETC.
 - ALL EASEMENTS SHALL BE BASED ON "AS-BUILT" HORIZONTAL LOCATIONS.
- DEVELOPER/CONTRACTOR SHALL COMPLY WITH ALL PERMIT REQUIREMENTS AND PROVISIONS OF APPLICABLE SNOHOMISH COUNTY CODES FOR THE RIGHT-OF-WAY UTILITY USE PERMIT APPLICATION.
- DEVELOPER/CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITIES (HORIZONTALLY OR VERTICALLY) WHETHER SHOWN ON THE PLANS OR NOT PRIOR TO CONSTRUCTION. CALL DIAL DIG AT 8-1-1 TWO (2) BUSINESS DAYS BEFORE DIGGING.
- WHERE 1.5 FEET VERTICAL AND 10 FEET HORIZONTAL SEPARATION IS NOT OBTAINED BETWEEN THE SEWER AND WATER MAINS, THE SEWER SHALL BE CONSTRUCTED ACCORDING TO DEPARTMENT OF ECOLOGY "CRITERIA FOR SEWER WORKS DESIGN" SECTION C1-9
- ALL WATER METER SIZES AND LOCATION, TOGETHER WITH SIDE SEWER LOCATIONS SHALL BE VERIFIED BY THE DEVELOPER/CONTRACTOR PRIOR TO CONSTRUCTION. WATER METERS SHALL NOT BE LOCATED IN DRIVEWAYS, SIDEWALKS OR PAVED AREAS UNLESS APPROVED BY AWARD.
- APPROPRIATE BACKFLOW PROTECTION (COMMENSURATE WITH THE ASSESSED DEGREE OF HAZARD) AND INSTALLATION LOCATION (OF REQUIRED BACKFLOW PROTECTION) WILL BE DETERMINED BY AN AWARD CROSS-CONNECTION CONTROL SPECIALIST UPON REVIEW OF THE WATER APPLICATION SURVEY AND/OR REVIEW OF PROPOSED TENANT OCCUPANCY, HEIGHT OF BUILDING AND HEALTH HAZARD ASSESSMENT.
- ALL SIDE SEWERS SHALL BE CONSTRUCTED TO THE EDGE OF THE RIGHT OF WAY OR EASEMENT UNDER THE DEVELOPER EXTENSION AGREEMENT UNLESS OTHERWISE APPROVED BY AWARD. THE FINAL CONNECTION TO THE BUILDING SHALL NOT BE MADE UNTIL THE PROJECT HAS BEEN ACCEPTED FOR USE AND OPERATION BY AWARD. THE SIDE SEWER PERMIT SHALL BE PURCHASED WITH THE DOMESTIC WATER METER AFTER AWARD HAS ACCEPTED THE PROJECT FOR USE AND OPERATION.
- SIDE SEWERS IN DRIVEWAYS SHALL HAVE A CLEANOUT TO THE SURFACE WITH A DUCTILE IRON FRAME AND COVER AT THE BUILDING AT THE TIME OF FINAL CONNECTION.
- DECOMMISSION EXISTING SEPTIC SYSTEMS AS REQUIRED BY SNOHOMISH COUNTY HEALTH DEPARTMENT 425-339-5210.
- CONSTRUCT WATER MAIN LOWER THAN STORM WHERE NECESSARY TO PROVIDE MINIMUM COVER AND/OR SOIL TO BLOCK AGAINST.
- ALL SIDE SEWER LATERALS SHALL BE A MINIMUM OF 6 FEET DEEP AT THE RIGHT-OF-WAY LINE AND AT UTILITY CROSSINGS.
- ALL LANDSCAPE PLANTINGS WITHIN 10 FEET OF AWARD ASSETS REQUIRE AN 18" (MIN) DEEP ROOT BARRIER. NO SIGNIFICANT (6" DBH) TREE PLANTINGS WILL BE ALLOWED DIRECTLY OVER AWARD FACILITIES OR WITHIN THE DISTRICTS EASEMENT. SHRUBS AND GROUNDCOVER ARE ALLOWED.
- ALL WATER METER BOXES ARE TO BE TRAFFIC RATED WHEN PLACED IN DRIVEWAYS OF WHERE NO VERTICAL CURB EXISTS.

SE 1/4, SW 1/4, SEC.27, T.28, R.04, W.M.
CITY OF MUKILTEO, WASHINGTON



Received by Email

01/28/2021

LEGEND

- EXISTING STORM DRAIN CATCH BASIN (CB)
- ⊙ EXISTING STORM DRAIN MANHOLE (SDMH)
- EXISTING FLOW DIRECTION
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- EXISTING SANITARY SEWER CLEAN OUT (SSCO)
- ⊕ EXISTING WATER VALVE
- ⊕ EXISTING WATER METER
- ⊕ EXISTING FIRE HYDRANT
- EXISTING MAILBOX
- EXISTING POWER POLE
- ⊕ EXISTING SIGN
- PROPOSED FLOW DIRECTION
- CB#X PROPOSED STORM DRAIN CATCH BASIN (CB)
- ⊙ SDMH#X PROPOSED STORM DRAIN MANHOLE (SDMH)
- SSMH#X PROPOSED STORM DRAIN CULVERT OUTLET
- RD PROPOSED ROOF DRAIN STUB
- ⊙ SSMH#X PROPOSED SANITARY SEWER MANHOLE (SSMH)
- ⊙ SSCO PROPOSED SS CLEAN OUT (SSCO)
- ⊕ W#X PROPOSED WATER METER WITH RPBA
- EXISTING CONCRETE
- PROPOSED BUILDING W/ ROOF OVERHANG
- EXISTING PROPERTY BOUNDARY
- EXISTING CENTERLINE
- EXISTING CONTOUR (MAJOR)
- EXISTING CONTOUR (MINOR)
- EXISTING CURB
- EXISTING EASEMENT
- EXISTING FENCE
- EXISTING LOT LINE
- EXISTING RIGHT-OF-WAY
- SD EXISTING STORM DRAIN LINE
- SS EXISTING SANITARY SEWER LINE
- W EXISTING WETLAND BUFFER
- W EXISTING WETLAND LINE
- SD PROPOSED EASEMENT LINE
- SS PROPOSED STORM DRAIN LINE
- W PROPOSED WATER LINE
- PROPOSED WALL



SCALE: 1" = 30'

HORIZONTAL CONTROL:

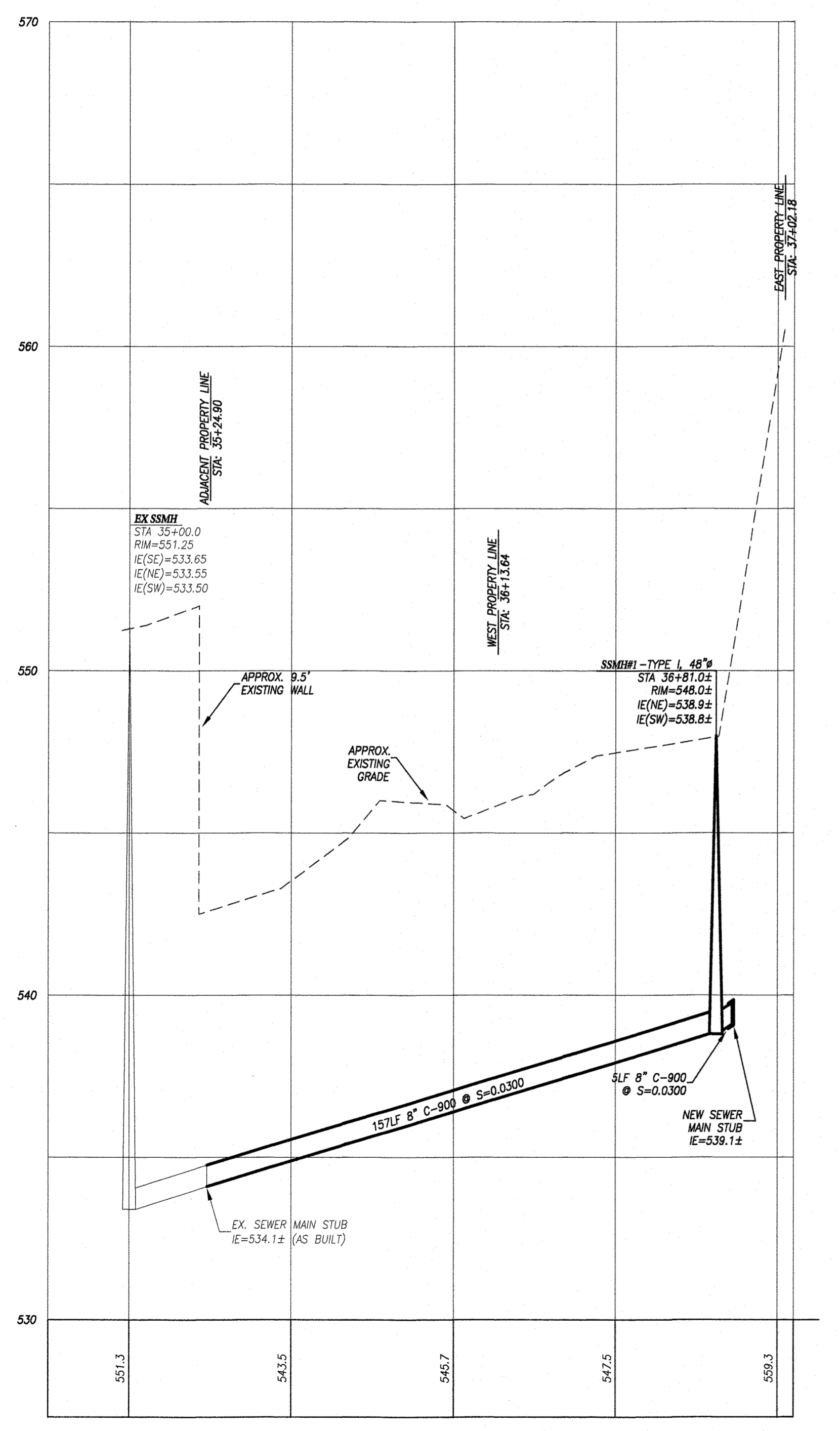
STATE PLANE COORDINATE SYSTEM PER GPS OBSERVATIONS IN WASHINGTON STATE REFERENCE NETWORK

VERTICAL CONTROL:

BENCH MARK: NAVD83 PER GPS OBSERVATIONS IN WASHINGTON STATE REFERENCE NETWORK.
SITE BENCH MARK: ASPHALT NAIL AS SHOWN ELEVATION 455.18 FEET.

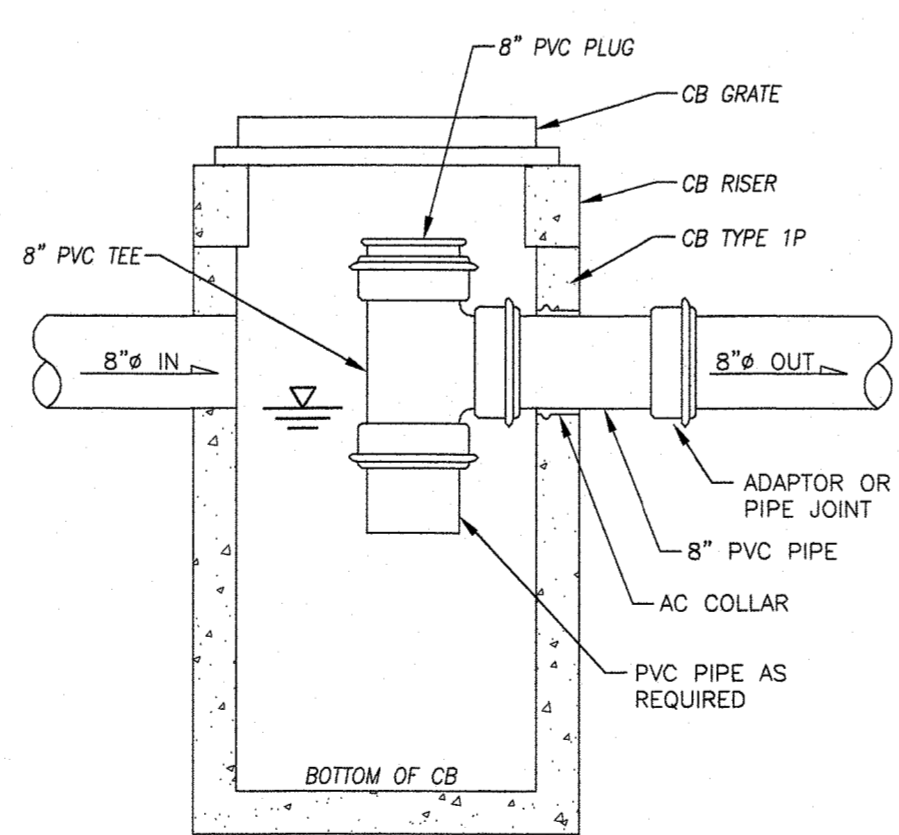
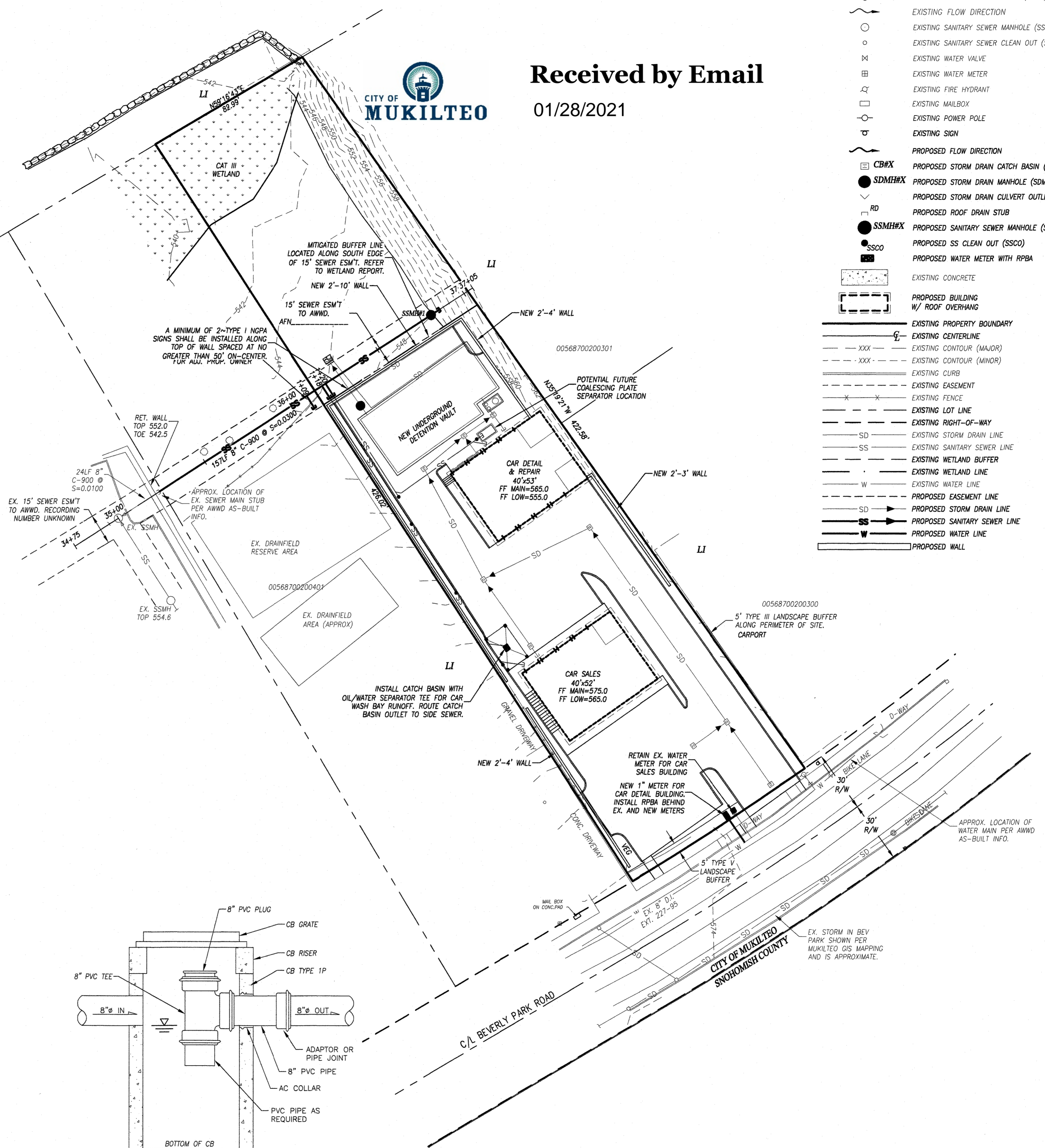
EQUIPMENT AND PROCEDURES:

METHOD OF SURVEY: SURVEY PERFORMED BY FIELD TRAVERSE
INSTRUMENTATION: TOPCON ELECTRONIC TOTAL STATION AND LEICA GPS RECEIVER.
PRECISION: MEETS OR EXCEEDS STATE STANDARDS WAC 322-130-090
BASIS OF BEARING: STATE PLANE COORDINATE SYSTEM PER GPS OBSERVATIONS IN WASHINGTON STATE REFERENCE NETWORK.



SEWER MAIN PROFILE:

SCALE:
VERT: 1"=3'
HORZ: 1"=30'

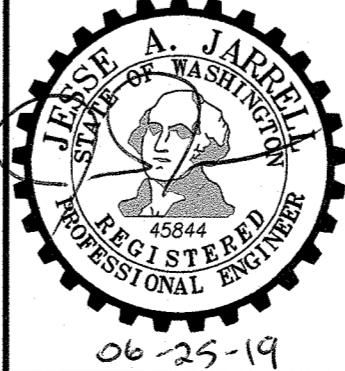


OIL SEPARATOR CATCH BASIN DETAIL:
NOT TO SCALE

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 POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 8-1-1 AND THEN POT-HOLING 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.

CALL TWO (2) BUSINESS DAYS BEFORE YOU DIG 8-1-1



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

DEVELOPMENT DATA:	
EXISTING ZONING: LI - LIGHT INDUSTRIAL	PROPOSED ZONING: LI - LIGHT INDUSTRIAL
PROPOSED USE: COMMERCIAL	TOTAL SITE: 38,834 SQ. FT. (0.892 ACRES)
ENGINEER/CONTACT:	
WESTERN ENGINEERS & SURVEYORS, INC. 9740 EVERGREEN WAY EVERETT, WA 98204 TELEPHONE #: (425) 356-2700 FAX #: (425) 356-2708	
SURVEYOR:	
ACREAGE LAND SURVEYING 24225 107TH PLACE W EDMONDS, WA 98020 TELEPHONE #: (206) 326-9912	
APPLICANT/OWNERS OF INTEREST:	
BEC INVESTMENTS, LLC 5326 EVERGREEN WAY EVERETT, WA 98204 (206) 605-1658 BRIANECOLEB3@GMAIL.COM	
LEGAL DESCRIPTION:	
THAT PORTION OF LOT 4, BLOCK 2, SERENE ACRES, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 32, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST EASTERLY CORNER OF SAID LOT 4; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 4, FOR 100 FEET; THENCE IN A NORTHWESTERLY DIRECTION TO INTERSECT THE NORTHWESTERLY LINE OF SAID LOT 4 AT A POINT WHICH IS SOUTH 59°12'20" WEST, 82.98 FEET FROM THE MOST NORTHERLY CORNER OF SAID LOT 4; THENCE NORTH 59°12'20" EAST, 82.98 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 4; THENCE SOUTH 33°34'43" EAST, 422.58 FEET, ALONG THE NORTH EASTERLY LINE OF SAID LOT 4, TO THE POINT OF BEGINNING.	
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.	
TAX ACCOUNT NO.(S): 00568700200402	SITE ADDRESS: 12900 BEVERLY PARK ROAD MUKILTEO, WA 98275

WATER AND SEWER PLAN FOR:
BEC INVESTMENTS
SE 1/4, SW 1/4, SEC.27, T.28, R.04, W.M.
CITY OF MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE	
TAS	12-05-18	O3	TAS	02-27-19	J. JARRELL	1" = 30'
DRAWING FILE NAME	CHK. BY	F.B. NO.	JOB NO.	SHT. NO.		
181758ABASE.DWG	-	-	18-1758-A	1 OF 1		

ALDERWOOD WATER & WASTEWATER DISTRICT
APPROVED FOR WATER AND SEWER CONSTRUCTION

EXT. NO. _____

BY: _____
PLANNING AND DEVELOPMENT SERVICES Date: _____