

CALL 48 HOURS
BEFORE YOU DIG
811

A PORTION OF THE NE 1/4 OF SECTION 20, TWP. 28NW, RGE. 4E, W.M., CITY OF MUKILTEO, SNOHOMISH COUNTY, WASHINGTON

ESTES RESIDENCE

REASONABLE USE PERMIT SITE AND PRELIMINARY DRAINAGE PLAN

PARCEL #00408600400300

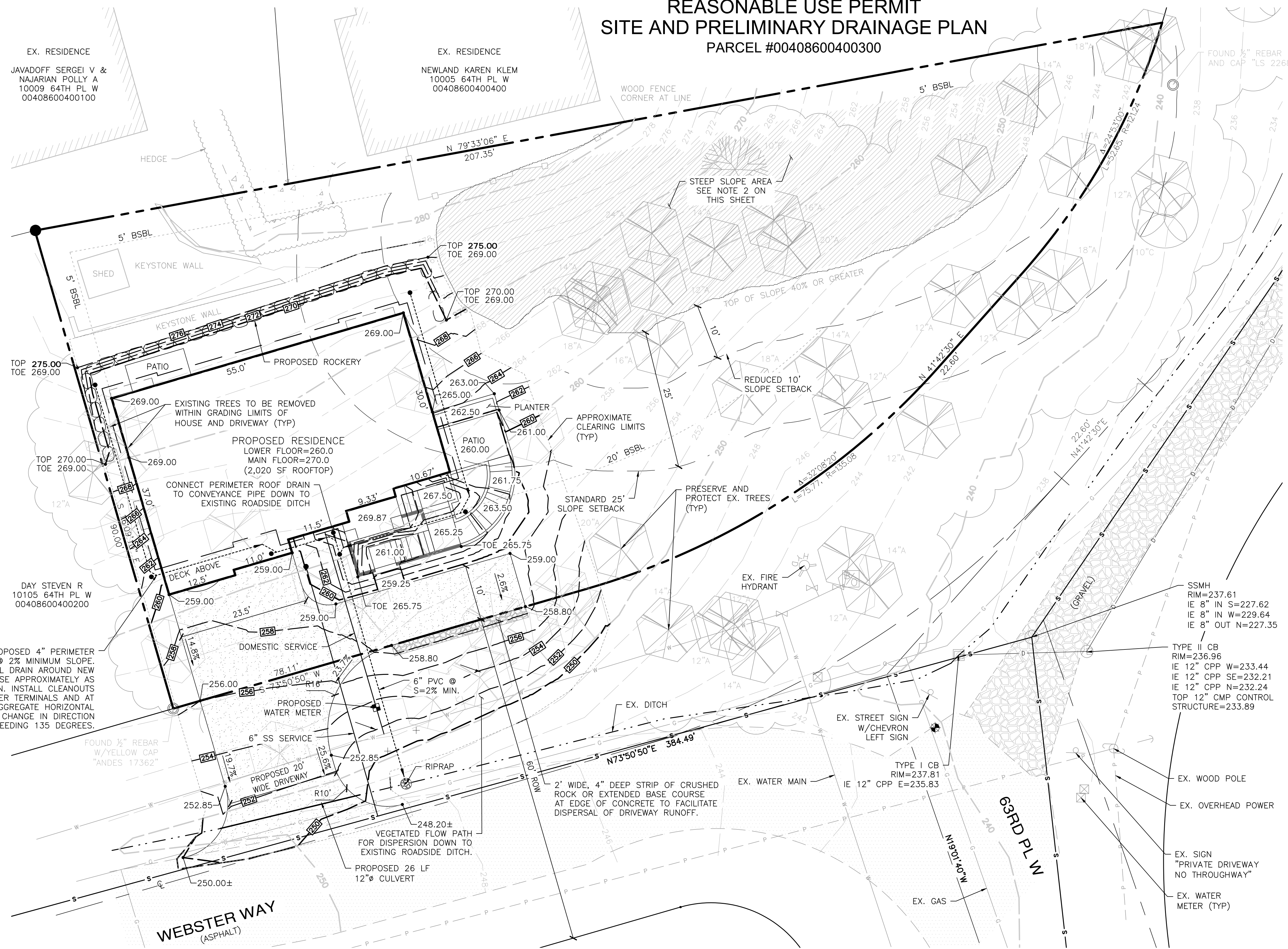
REVISIONS

NO.	DESCRIPTION/DATE	BY

SCALE: 1" = 10'

Received by Email
06-08-2021

CITY OF MUKILTEO



GENERAL 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 AARON TYSON (425) 252-1884.
- 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 BRANDON LOUCKS (253) 838-6113.
- 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 (SWPPP) 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 SWPPP 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.

SITE DATA

PARCEL NUMBER: 00408600400300

LEGAL DESCRIPTION: CHENNAULT BEACH BLK 004 D-00 - ALL LOT 3

ADDRESS: XXX WEBSTER WAY MUKILTEO, WA 98275

PARCEL AREA: 13,652 SF (0.31 AC)

ZONING: RD-12.5S

PROJECT AREAS

TOTAL PROJECT IMPACT:

DISTURBED AREA 5,600 SF

PROPOSED IMPERVIOUS:

ROOFTOP 2,020 SF

DECK 114 SF

BACK PATIO 35 SF

FRONT PATIO & STEPS 339 SF

DRIVEWAY 1,476 SF

TOTAL 3,984 SF

PROJECT CONTACTS

OWNER/APPLICANT
CHRIS ESTES
6116 CHENNAULT BEACH DR
MUKILTEO, WA 98275

ENGINEER
ESM CONSULTING ENGINEERS
33400 8TH AVE SOUTH, SUITE 205
FEDERAL WAY, WA 98003
(253) 838-6113
CONTACT: BRANDON LOUCKS, P.E.

ARCHITECT
NASH & ASSOCIATES ARCHITECTS
11644 NE 80TH ST
KIRKLAND, WA 98033
(425) 828-4117
CONTACT: GARY NASH

SURVEYOR
ASPI
5205 S 2ND AVE SUITE A
EVERETT, WA 98203
(425) 252-1884
CONTACT: AARON TYSON, P.L.S.

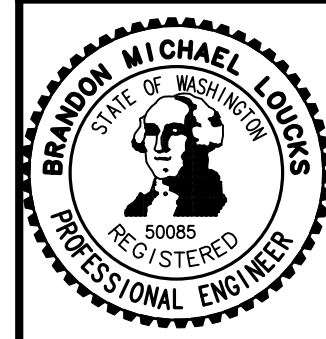
NOTES

- REFER TO THE SITE PLAN PREPARED BY THE PROJECT ARCHITECT FOR FURTHER SITE/BUILDING DETAILS.
- THE STEEP SLOPES SHOWN ON THIS PLAN ARE DEPICTED PER THE SITE PLAN BY NASH ASSOCIATES ARCHITECTS DATED MARCH 19, 2021. THE ASSOCIATED AND PROPOSED REDUCED STEEP SLOPE SETBACK IS ACCORDING TO THE GEOTECHNICAL STUDY BY GEO GROUP NORTHWEST, INC. DATED DECEMBER 18, 2020.

FOOTING DRAINS

ALL FOOTINGS SHALL BE PROVIDED WITH A DRAIN AT THE BASE OF THE FOOTING ELEVATION. DRAINS SHOULD CONSIST OF RIGID PVC PIPE SURROUNDED BY WASHED PEA GRAVEL. THE LEVEL OF THE PERFORATIONS IN THE PIPE SHOULD BE SET AT OR SLIGHTLY BELOW THE BOTTOM OF THE FOOTING AND THE DRAINS SHOULD BE CONSTRUCTED WITH SUFFICIENT GRADIENT TO ALLOW GRAVITY DISCHARGE AWAY FROM THE BUILDING. DAYLIGHT FOOTING DRAIN DOWNSTREAM FROM HOUSE

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ESM CONSULTING ENGINEERS LLC
33400 8TH AVE SOUTH, SUITE 205
FEDERAL WAY, WA 98003
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Land Surveying
Project Management
Land Planning
Landscape Architecture

PHONE: (253) 838-6113
FAX: (253) 251-9950

CHRIS ESTES
ESTES RESIDENCE
CITY OF MUKILTEO SITE AND PRELIMINARY DRAINAGE PLAN

WASHINGTON

JOB NO.: 2211-001-021
DWG. NAME: ST-01
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 5/27/2021
DATE OF PRINT:
C1
1 OF 1 SHEETS