City of MOUNT VERNON DEVELOPMENT SERVICES

MASTER LAND USE APPLICATION FORM

FILE NUMBER:

① PROPERTY WHERE PROJECT IS PROPOSED

ADDRESS:	100 East Kincaid Street	PARCEL NUMBER(S):	P26886

② PROPERTY OWNER INFORMATION

NAME:	Sakata Seed America, Inc.						
ADDRESS:	18095 Serene Drive	CITY	Morgan Hill	STATE	CA	ZIP	95037
TELEPHONE:	(216) 464-5550	CELL:		EMAIL:			

③ APPLICANT INFORMATION

NAME:	VWA-Mount Vernon, LLC						
ADDRESS:	30050 Chagrin Blvd., Suite 360	CITY	Pepper Pike	STATE	OH	ZIP	44124
TELEPHONE:	(216) 464-5550	CELL:	(216) 385-5420	EMAIL:	sjurisch@visconsi.com		

④ CONTACT PERSON

SELECT THE ONE PERSON THE CITY WILL CONTACT FOR ANYTHING RELATED TO THIS PERMIT ☐ APPLICANT ☐ PROPERTY OWNER ☐ CONTRACTOR ☐ OTHER (LIST BELOW)

NAME:	Karen Wallace - PM Design Group (Architect)						
ADDRESS:	19401 40th Ave W Suite 200	CITY	Lynnwood	STATE	WA	ZIP	98036
TELEPHONE:	(425) 405-7752	CELL:	(206) 858-2409	EMAIL:	kwallace@pmdginc.com		

⑤ OTHER INFORMATION

BRIEF PROJECT DESCRIPTION: Proposed 1.22 acre development consist of a 7-Eleven convenience store one story building, fuel canopy, fuel islands, site work.

EXISTING ZONING DESIGNATION:	C-2	REQUESTING A REZONE:	☐ YES ☒ NO
EXISTING COMPREHENSIVE PLAN DESIGNATION:	Commercial	REQUESTING A COMPREHENSIVE PLAN AMENDMENT?	☐ YES ☒ NO
SITE AREA (IN SQUARE FEET & ACRES):	53143 SF/1.22 acres		

IS THE PROPERTY LOCATED IN A FLOOD ZONE?	☒ YES ☐ NO	NOTE: If yes, a Flood Area Development Permit may be required.
ARE THERE SLOPES IN EXCESS OF 15% ON OR ABUTTING THE SITE?	☐ YES ☒ NO	NOTE: If yes, make sure these area are clearly shown on the plans being submitted and provide a geotechnical report.
ARE THERE CRITICAL AREAS OR BUFFERS ON OR ABUTTING THE PROJECT SITE?	☐ YES ☒ NO	NOTE: If yes, a copy of the critical areas report(s) must be submitted with this application. In addition, the critical area and its associated buffer must be clearly shown on the plans being submitted.
WILL MORE THAN 2-ACRES BE CLEARED?	☐ YES ☒ NO	NOTE: If yes, a Land Clearing Permit must be submitted.
WILL MORE THAN 5,000 BOARD FEET OF TIMBER BE HARVESTED?	☐ YES ☒ NO	NOTE: If yes, a Land Clearing Permit must be submitted.
ARE YOU CONSTRUCTING STORMWATER FACILITIES?	☒ YES ☐ NO	ADDITIONAL INFORMATION NEEDED: If yes, list the DOE Manual used to design facility: **2014 DOE Manual**
ARE YOU WORKING WITHIN AN EXISTING CITY RIGHT-OF-WAY?	☒ YES ☐ NO	NOTE: If yes, a Right-of-Way Permit must be submitted.
HAS A PRE-APPLICATION MEETING BEEN HELD THAT INCLUDES THIS PROJECT?	☒ YES ☐ NO	NOTE: If no, you may be required to schedule this meeting. ADDITIONAL INFORMATION NEEDED: If yes, provide it's City File Number: PLAN19-0051
IS THIS PROJECT SUBJECT TO THE SEPA PROCESS?	☒ YES ☐ NO	NOTE: If yes, a SEPA Checklist and its associated materials must be submitted. ADDITIONAL INFORMATION NEEDED: If yes, provide it's City File Number: PLAN19-0072

⑥ ACKNOWLEDGEMENTS & SIGNATURE

Read and initial each of the following statements prior to signing this application:

SAS	I understand that land use and/or planning permits do not authorize earth disturbing activities, the removal of vegetation, or the construction of buildings. I understand that additional permits will be required after my land use and/or planning permitting process is completed. I understand that no earth disturbing activities (including the removal vegetation) may take place until after my land use and/or planning process is complete, and only after I have received additional permits such as Fill & Grade, Building Utility, or Right-of-Way permit(s).
SAS	I understand that if critical areas (wetlands, streams, steep slopes, et cetera) are found on or near my property I am not authorized to impact these areas in any way and will be required to leave an undisturbed buffer area around the critical area. I also understand that depending upon the size and scope of my project that I may be required to enhance a critical area buffer.
SAS	I understand that depending upon the size and scope of my project, I may be required to provide maintenance and/or performance bonds for items such as landscaping, critical areas, public roads and/or public utilities that I construct or install.
SAS	I understand that I am solely responsible for providing complete and accurate information to the City. I understand that if my application is missing information or if inaccurate materials are submitted, my permits will be delayed. I understand that depending on how inaccurate and how incomplete my application is or becomes, the Development Services Department could require an entirely new application be submitted. I understand that when and if conditions change from that which my application originally represented, I am responsible for letting the City staff person assigned to my project know.
SAS	I understand that I am applying for permits from the City of Mount Vernon only; and that additional permits from other Federal and State agencies could be required. I understand that the City of Mount Vernon cannot advise me of permits that are required from other agencies, and that I must contact these agencies to make sure I comply with their requirements. These agencies include (but are in no way limited to): Corps of Engineers, Department of Natural Resources, Department of Ecology, and Northwest Clean Air Agency.
SAS	I understand that I may be required to properly and timely post a pink land use sign on my property during land use and/or planning permitting process. I understand that I am responsible for making sure that this sign continues to be posted on my property until my land use and/or planning process is completed; and I understand that I am responsible for removing and disposing of this sign once my land use process is completed.
SAS	I understand that I will be responsible for paying consultants that the City may deem necessary to review certain aspects of my application. I understand that these consultant reviews could include special inspections, traffic concurrency, critical area, landscaping, et cetera.

By affixing my signature hereto, I certify that I am the owner, or am acting as the Owner's authorized agent, and that the application and documents contained with this submittal are complete and accurate to the best of my knowledge and abilities. If your title report lists a company, partnership or other owners you must submit evidence that you are authorized to sign on behalf of the entity or others that are listed.

If you are an authorized representative you must submit an AGENT AUTHORIZATION FORM.

Please attach additional signature sheets if there is more than one owner.

Under penalty of perjury I swear that all information provided is true and correct.

Signature

7/11/19
Date

SHAWN JURISCH
Printed Name

STATE OF ~~WASHINGTON~~ Ohio
COUNTY OF ~~SKAGIT~~ Cuyahoga } ss.

I certify that I know or have satisfactory evidence that Shawn Jurisch is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the agent for VWA-Mount Vernon to be the free and voluntary act and deed of said agent, for the uses and purposes therein mentioned.

Given under my hand and official seal this 11th day of July, 20 19

Theresa M. Bales
Notary Public

Residing at in Geauga County

My appointment expires 9/21/2020

(SEAL)

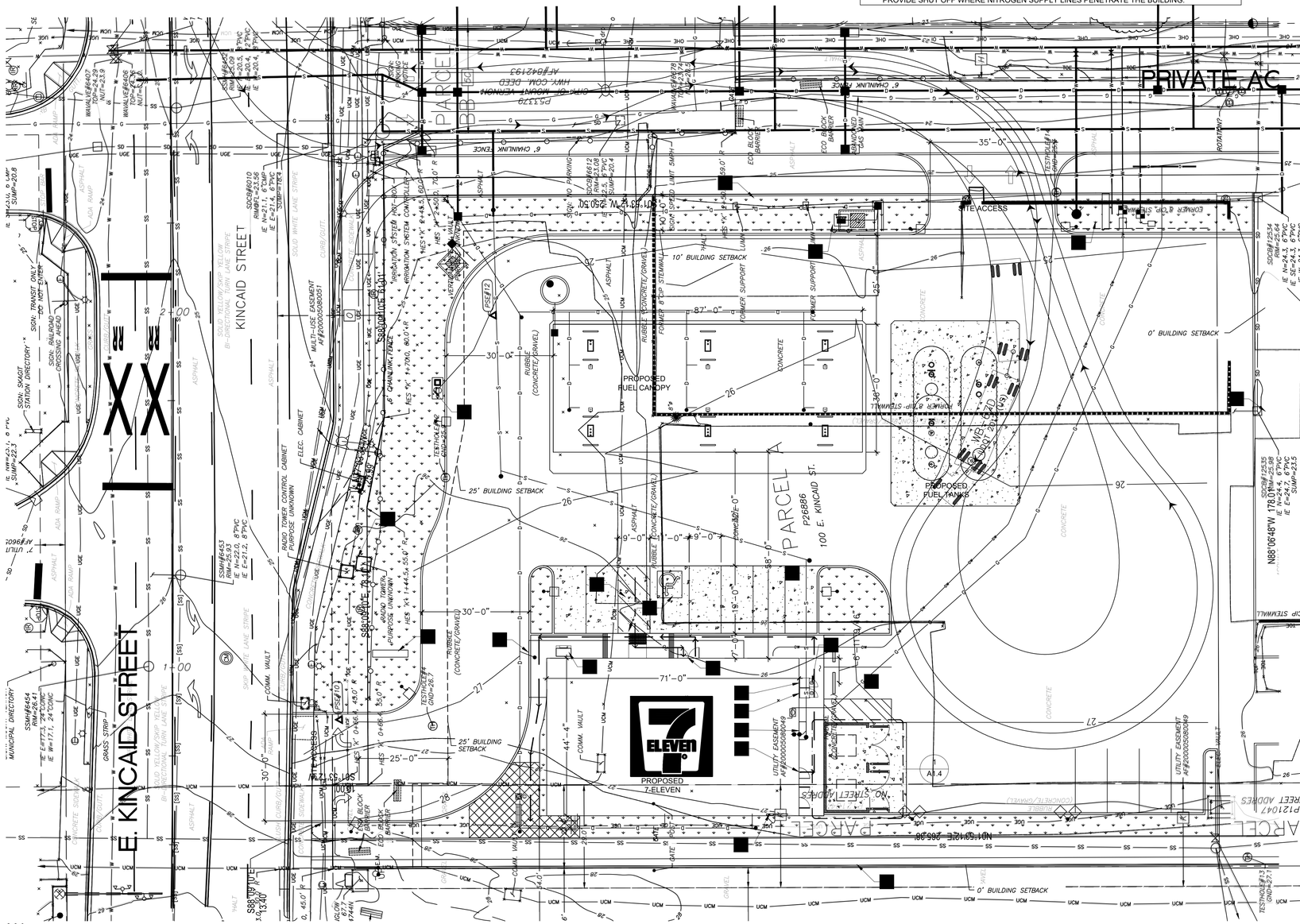
NOTARIAL SEAL STATE OF OHIO

THERESA M. BALES
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Geauga County
My Comm. Exp. 9/21/2020

PARKING CALCULATIONS			
TYPE OF USE FROM MVMC 17.84.030	PARKING RATIO REQUIRED	GROSS AND NET SQUARE FOOTAGE	# OF PARKING STALLS REQUIRED
RETAIL	1/300 SF	3,010 SF	10 STALLS

KEYNOTES

1. HANDICAP STALL AND RAMP; REF CIVIL SHEETS.
2. PROPERTY LINE; REF CIVIL SHEETS.
3. MONUMENT SIGNAGE; UNDER SEPARATE PERMIT.
4. PARKING; REF CIVIL SHEETS.
5. FUEL VENTS; REF CIVIL SHEETS FOR LOCATION.
6. AIR/VAC; REF CIVIL SHEETS FOR LOCATION.
7. ACCESSIBLE PEDESTRIAN PUBLIC RIGHT OF WAY SITE ACCESS; REF CIVIL SHEETS.
8. ACCESSIBLE PATH OF TRAVEL FOR DISABLED ACCESSIBLE PARKING STALL AND PUBLIC WAY TO PUBLIC ENTRANCE.
9. ELECTRICAL PANELS; REF ELECTRICAL SHEETS
10. MAIN ENTRY DOOR.
11. EXIT DOOR.
12. CO2 TANK/CAGE INSTALLED/ANCHORED PER MANUFACTURER SPECS BY GC. PROVIDE SHUT OFF WHERE CO2 SUPPLY LINES PENETRATE THE BUILDING. LABEL PROVIDED BY NUCO2.
13. 6" PIPE BOLLARD FILLED WITH CONCRETE.
14. ICE MERCHANDISER (3RD PARTY VENDOR)
15. PROPANE (3RD PARTY VENDOR)
16. NITROGEN TANKS/CAGE INSTALLED/ANCHORED PER MANUFACTURER SPECS BY GC. PROVIDE SHUT OFF WHERE NITROGEN SUPPLY LINES PENETRATE THE BUILDING.



1 ARCHITECTURAL SITE PLAN
1/16" = 1'-0"
FOR REFERENCE ONLY

Rev. #	Date	Description
	06/21/19	BUILDING PERMIT SUBMITTAL

PROTO 02-28-2019

7-ELEVEN, INC.

7-11 #41102
SWC I-5 & EAST KINCAID STREET
MT VERNON, WA 98273

ARCHITECTURAL SITE PLAN

PM DESIGN
Architectural Solutions Group

Job#:	7EI-18027
Scale:	AS NOTED
Date:	2019/01/22
Drawn By:	SK
Checked By:	KAW

9664
REGISTERED ARCHITECT
KENNETH McCRACKEN
STATE OF WASHINGTON
06/21/19
KJM/2113

SHEET:
A1.3

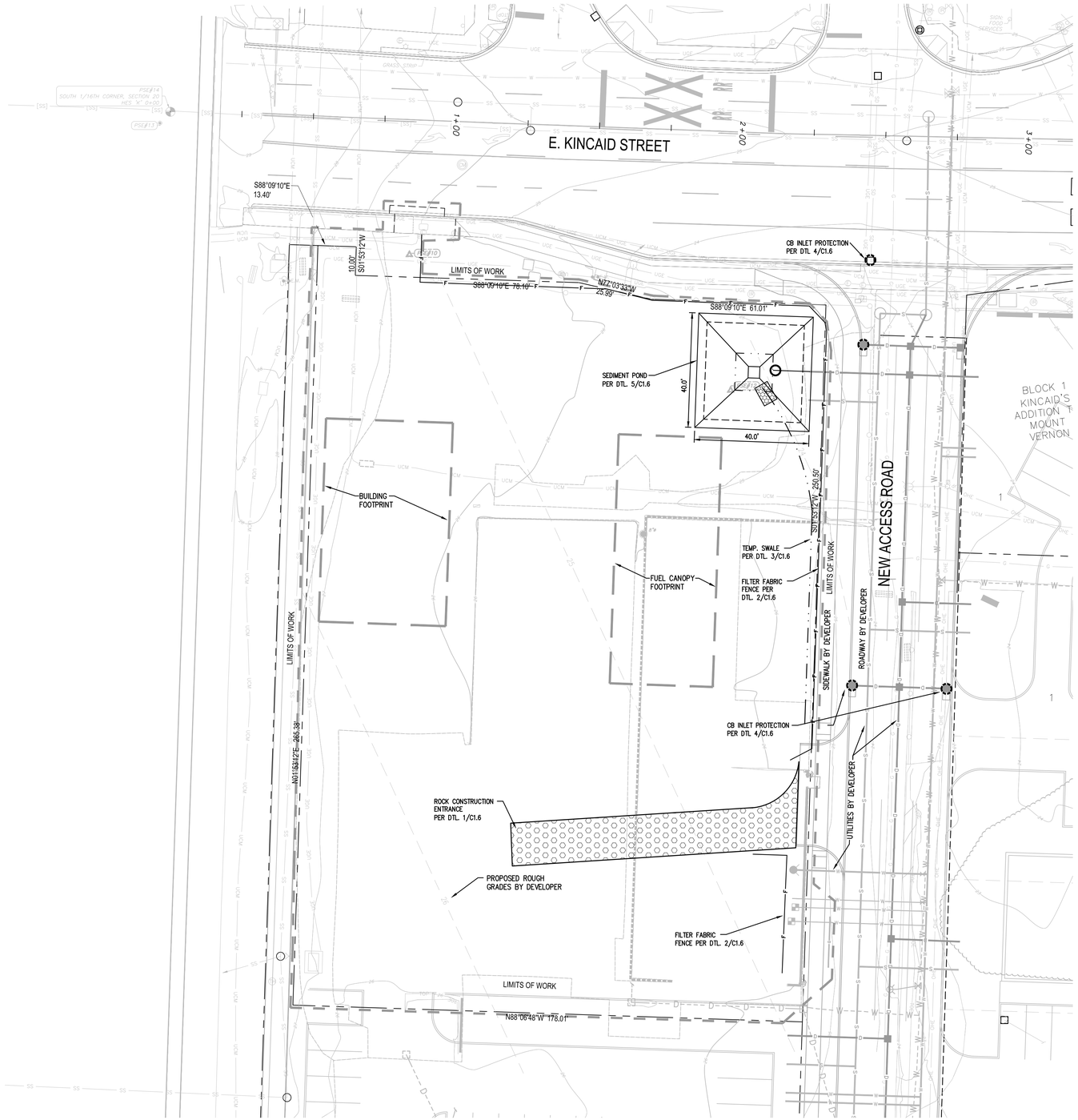
7043 - LEFT

PRINTED BY: SKRONEMANN
DRAWING NAME: 1044728 – 203 A1.3 PERMIT SITE PLANLDWG
PRINT DATE: Jun 24, 2019 – 2:08pm

PORTION OF SW1/4 OF SW1/4 OF SEC. 20, T34N, R4E , W.M., CITY OF MOUNT VERNON, SKAGIT COUNTY, WA

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		R.O.W. CENTERLINE
		EASEMENT
100		GRADING CONTOUR
8" W		WATER MAIN
8" S		SEWER MAIN
12" D		STORM DRAIN
		FIRE HYDRANT
		WATER METER
		GATE VALVE
		SEWER MANHOLE
		STORM CB
		STORM MANHOLE
E		ELECTRICAL LINE
T		TELEPHONE LINE
G		GAS LINE
P		POWER VAULT
		UTILITY POLE
		STREET LIGHT
	F	FILTER FENCE
		ROCK ENTRANCE
		CB INLET PROTECTION
		LIMITS OF WORK



SITE TESC NOTES

AT ANY TIME DURING CONSTRUCTION IT IS DETERMINED BY THE CITY THAT MUD AND DEBRIS ARE BEING TRACKED ONTO PUBLIC STREETS WITH INSUFFICIENT CLEANUP, ALL WORK SHALL CEASE ON THE PROJECT UNTIL THIS CONDITION IS CORRECTED. THE CONTRACTOR AND/OR THE OWNER SHALL IMMEDIATELY TAKE ALL STEPS NECESSARY TO PREVENT FUTURE RACKING OF MUD AND DEBRIS INTO THE PUBLIC ROW.

1. SEDIMENT–LADEN RUNOFF SHALL NOT BE ALLOWED TO DISCHARGE BEYOND THE PROJECT LIMITS.
2. REFER TO THE TESC DETAILS ON SHEET C1.6

EROSION & SEDIMENT CONTROL CONSTRUCTION SEQUENCE

1. OBTAIN REQUIRED PERMITS AND HOLD A PRECONSTRUCTION MEETING WITH THE CITY.
2. ESTABLISH CLEARING AND GRADING LIMITS.
3. CONSTRUCT CB INLET PROTECTION, FILTER FENCE AND ROCK CONSTRUCTION ENTRANCE.
4. SCHEDULE AN EROSION CONTROL INSPECTION WITH THE CITY.
5. BEGIN ONSITE GRADING, DRAINAGE, UTILITIES AND BUILDING CONSTRUCTION.
6. EXPOSED AREAS AND SOIL STOCKPILES MUST BE STABILIZED ACCORDING TO THE FOLLOWING SCHEDULE:

   1. FROM APRIL 1 TO OCTOBER 31 ALL DISTURBED AREAS AT FINAL GRADE AND ALL EXPOSED AREAS THAT ARE SCHEDULED TO REMAIN UNWORKED FOR MORE THAN 30 DAYS SHALL BE STABILIZED WITHIN 10 DAYS.

   2. FROM NOVEMBER 1 TO MARCH 31 ALL EXPOSED SOILS AT FINAL GRADE SHALL BE STABILIZED IMMEDIATELY USING PERMANENT OR TEMPORARY MEASURES. EXPOSED SOILS WITH AN AREA GREATER THAN 5,000 SQUARE FEET THAT ARE SCHEDULED TO REMAIN UNWORKED FOR MORE THAN 24 HOURS AND EXPOSED AREAS OF LESS THAN 5,000 SQUARE FEET THAT WILL REMAIN UNWORKED FOR MORE THAN SEVEN (7) DAYS SHALL BE STABILIZED IMMEDIATELY.

   ALL DISTURBED AREAS WHICH ARE NOT PLANNED TO BE CONSTRUCTED ON WITHIN 90 DAYS FROM TIME OF CLEARING AND GRADING SHALL BE REVEGETATED WITH THE NATIVE VEGETATION.

7. CONTRACTOR SHALL MONITOR AND IMPROVE THE EROSION & SEDIMENTATION CONTROL MEASURES AND IMPLEMENT ADDITIONAL MEASURES AS NECESSARY TO COMPLY WITH ALL CITY AND STATE DISCHARGE REQUIREMENTS. TESC MEASURES SHALL BE INSPECTED & MAINTAINED WEEKLY AND AFTER EVERY STORM EVENT.

8. UPON COMPLETION OF ALL STRUCTURES, PAVEMENT AND LANDSCAPE REQUIREMENTS, THE CONTRACTOR SHALL CALL FOR FINAL INSPECTION BY THE CITY. TESC MEASURES SHALL BE REMOVED BY THE CONTRACTOR.

NOTE

THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES IS SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK.

EXISTING GRADE INFORMATION IS APPROXIMATE. THE CONTRACTOR SHALL FIELD VERIFY EXISTING GRADES AND NOTIFY ENGINEER OF ANY DISCREPANCIES BEFORE COMMENCING WORK.

CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO CONFIRM EXISTING UTILITY AND GRADE INFORMATION.

CALL AT LEAST 2 WORKING
DAYS BEFORE YOU DIG
CALL '811'

N

0 10 20 40

1 inch = 20 ft.

This plan sheet is approved for construction in accordance with the City of Mount Vernon ordinances and policies. This plan sheet does not imply or convey permission to construct any item unless accompanied by an approved permit covering the work. All permits must be on a City approved form reviewed for compliance to City Codes. Actual conformance of the design with applicable laws is the sole responsibility of the professional engineer whose name and stamp appear on this sheet. Acquiring, complying with and providing mitigation for all Federal, State, County, and Local laws, permits and mandates, including but not limited to the Endangered Species Act, Federal Wetland Permit, State Department of Fisheries Hydraulics Permit, Federal Flood Plain Permits, National Pollutant Discharge Elimination System Permits is the responsibility of the Developer, Landowner, and their Engineer. The issuance of this plan shall not be construed as proof of compliance with applicable laws and permit requirements.

APPROVED BY: _____ Date _____

This approval will expire in one year from the date noted above.

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□-11 □1□□□2□
SW I-□□ EAST KINCAID STREET
MT □ERNON□WA □2□3

EROSION CONTROL PLAN

TERRAFORMA DESIGN GROUP, INC.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
5027 51st Avenue SW Seattle WA 98136
phone 206.923.0590 website www.terraformdesigngroup.com

TDG# 19015

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6/21/19

PEDRO A. DECUZANAN
STATE OF WASHINGTON
REGISTERED
PROFESSIONAL ENGINEER

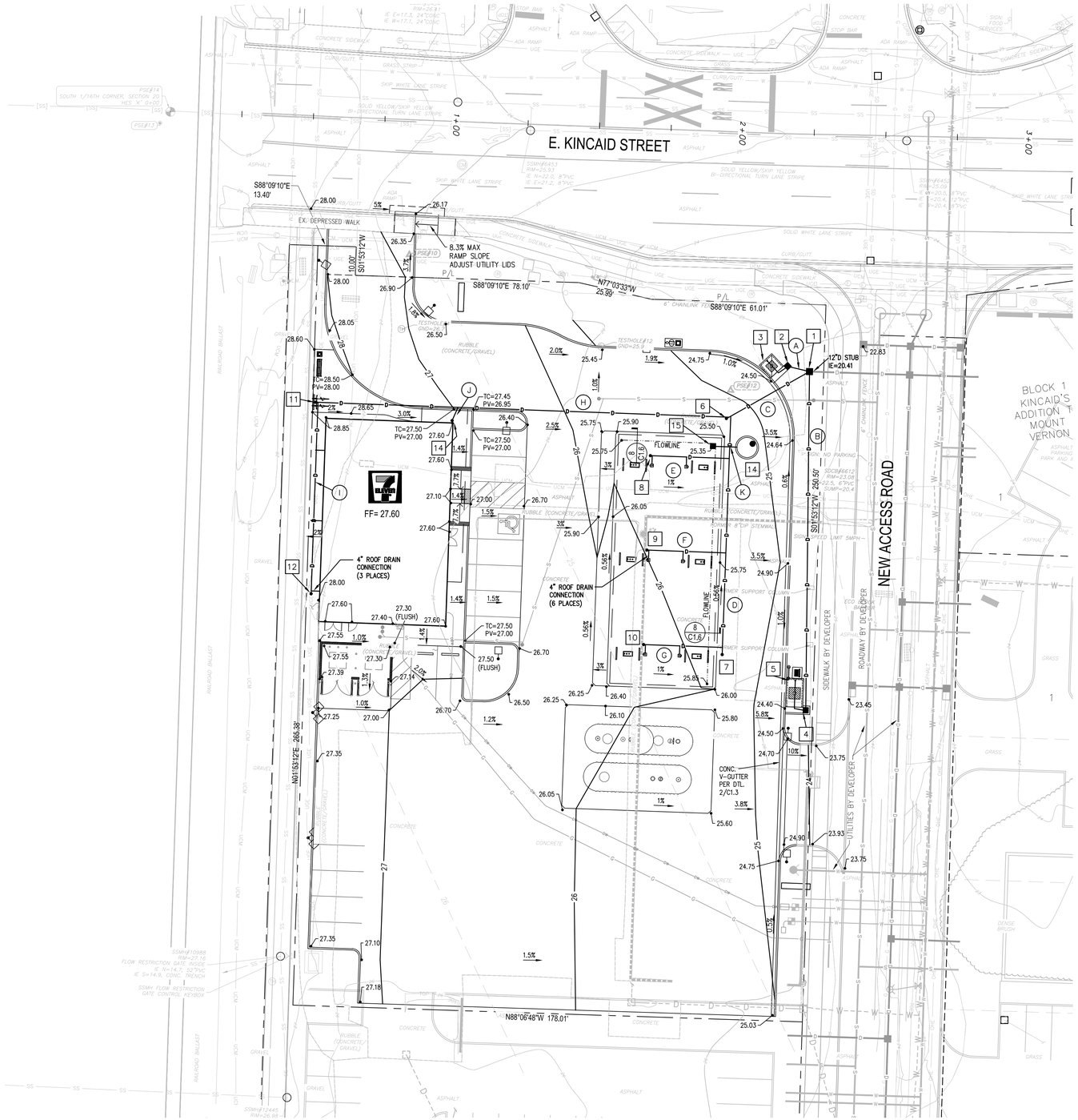
SHEET□
C1□2

File: 19015-CIVIL.dwg Date:Jun21,2019 09:42 AM

PORTION OF SW1/4 OF SW1/4 OF SEC. 20, T34N, R4E , W.M., CITY OF MOUNT VERNON, SKAGIT COUNTY, WA

LEGEND

EXISTING	PROPOSED	
		PROPERTY LINE
		R.O.W. CENTERLINE
		EASEMENT
100	100	GRADING CONTOUR
90.00	90.00	SPOT ELEVATION
		SWALE
		GRADE BREAK
8" W	W	WATER MAIN
8" S	S	SEWER MAIN
12" D	12" D	STORM DRAIN
		FIRE HYDRANT
		WATER METER
		GATE VALVE
		SEWER MANHOLE
		STORM CB
		STORM MANHOLE
E	E	ELECTRICAL LINE
T	T	TELEPHONE LINE
G	G	GAS LINE
P	P	POWER VAULT
		UTILITY POLE
		STREET LIGHT
		PARKING LIGHT



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STORM STRUCTURE / CLEANOUT SCHEDULE

CB/CO	TYPE	RIM	IE
1	TY. 1L CB SOLID RECT. LID	24.00	20.91 (6"SW) 20.41 (8"W,S) 20.41± (12"E)
2	TY. 1 CB, GR	24.40	21.40 (4"SW) 21.30 (8"E)
3	FILTERRA VAULT PER DTL. 1/C1.7	24.45 (FLOWLINE)	21.45 (4"SE)
4	TY. 1 CB, GR	24.30	21.30 (6"W) 21.20 (8"N)
5	FILTERRA VAULT PER DTL. 1/C1.7	24.35 (FLOWLINE)	21.35 (6"S)
6	CLEANOUT	25.30	21.30 (6")
7	CLEANOUT	25.90	22.13 (6")
8	CLEANOUT	26.19	22.41 (6")
9	CLEANOUT	25.98	22.41 (6")
10	CLEANOUT	25.70	22.41 (6")
11	CLEANOUT	28.78	25.40 (6")
12	CLEANOUT	27.90	26.06 (6")
13	CLEANOUT	27.58	25.10 (6")
14	CLEANOUT CONN. FTG. DRAIN	71.00	65.90
15	FUEL AREA HOLDING TANK PER DTL. 7/C1.6	25.15	22.00 (6"W)
16	TY. 1 CB, GR	25.35	22.20 (6"E)

TYPE 1 CB PER WSDOT STD. PLAN B-5.20-02
TYPE 1L CB PER WSDOT STD. PLAN B-5.40-02
TYPE 2 CB PER WSDOT STD. PLAN B-10.20-02
VANED GRATES PER WSDOT STD. PLAN B-30.40-03
RECTANGULAR SOLID LID PER WSDOT STD. PLAN B-30.20-04
SOLID ROUND LID PER WSDOT STD. PLAN B-30.70-04
CLEANOUTS PER DTL. 6/C1.6

STORM PIPE SCHEDULE

PIPE	DIA / TYPE	LENGTH (FT)	SLOPE
A	8" PVC	8	11.13%
B	8" PVC	118	0.67%
C	6" PVC	33	1.18%
D	6" PVC	83	1.00%
E	6" PVC	28	1.00%
F	6" PVC	28	1.00%
G	6" PVC	28	1.00%
H	6" PVC	145	2.83%
I	6" PVC	66	1.00%
J	6" PVC	4	2% MIN.
K	6" PVC	8	2.50%

PVC PIPE SHALL BE SDR35
PIPE SHALL HAVE 24" MIN. COVER, EXCEPT DIP, CL.50
PIPE LENGTHS DIST. TO CTR. OF STRUCTURE, U.N.O.

GRADE ELEVATIONS REFLECT TOP OF PAVEMENT SURFACE, U.N.O. GRADES AT ENTRANCES ARE APPROXIMATE. CONTRACTOR SHALL FIELD VERIFY & REPORT DIFFERENCES TO TERRAFORMA.

ACCESS ROADWAY & UTILITY MAINS / STUBS BY DEVELOPER UNDER SEPARATE PERMIT.

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0 10 20 40
1 inch = 20 ft.

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APPROVED BY: _____ Date _____

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SW I-□□EAST KINCAID STREET
MT□ERNON□WA □2□3

GRADING & DRAINAGE PLAN

TERRAFORMA DESIGN GROUP, INC.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
5027 51st Avenue SW Seattle WA 98136
phone 206.923.0590 website www.terraformdesigngroup.com

TDG# 19015

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6/21/19

PEDRO A. DECUZZAN
STATE OF WASHINGTON
36646
REGISTERED
PROFESSIONAL ENGINEER

SHEET□
C1□□

File: 19015-CIVIL.dwg Date:Jun20,2019 04:43 PM

PORTION OF SW1/4 OF SW1/4 OF SEC. 20, T34N, R4E , W.M., CITY OF MOUNT VERNON, SKAGIT COUNTY, WA

LEGEND

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		FIRE HYDRANT
		WATER METER
		GATE VALVE
		SEWER MANHOLE
		STORM CB
		STORM MANHOLE
E	E	ELECTRICAL LINE
T	T	TELEPHONE LINE
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P	P	POWER VAULT
		UTILITY POLE
		STREET LIGHT
		PARKING LIGHT

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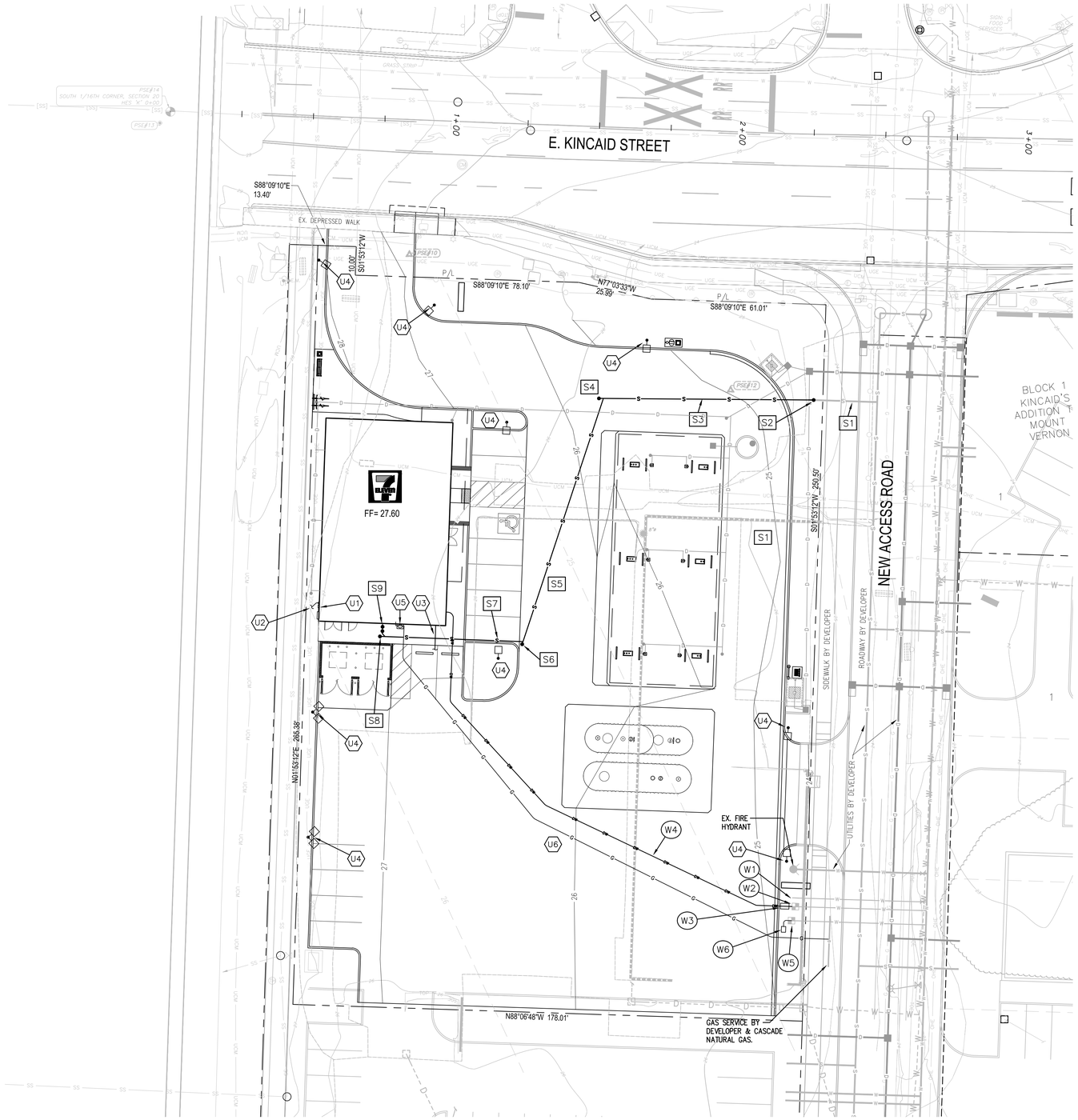

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CALL '811'

PROJECT TEAM

CIVIL ENGINEER
TERRAFORMA DESIGN GROUP, INC.
5027 51ST AVENUE SW, SEATTLE, WA 98136
CONTACT: PEDRO DEGUZMAN, PE
PHONE: (206) 923-0590
EMAIL: pedro@terraformadesigngroup.com

OWNER / DEVELOPER
SHAWN A JURISCH, P.E.
VISCONSI COMPANIES, LTD.
30050 CHAGRIN BLVD., SUITE 360
PEPPER PIKE, OH 44124
PHONE: (216) 464-5550 X 203
EMAIL: sjurisch@visconsi.com

ARCHITECT
PM DESIGN GROUP, INC.
19401 40TH AVENUE WEST #200, LYNNWOOD, WA 98036
CONTACT: KAREN WALLACE
PHONE: (425) 405-7752
EMAIL: kwallace@pmdginc.com

GOVERNING AGENCIES

SITE, GRADING, DRAINAGE, SEWER
CITY OF MOUNT VERNON
910 CLEVELAND AVENUE
MOUNT VERNON, WA 98273
CONTACT: ALAN DANFORTH
PHONE: (360) 336-6214
EMAIL: aland@mountvernonwa.gov

WATER
SKAGIT COUNTY P.U.D. #1
CONTACT: MIKE DEMERS
PHONE: (360) 424-7104
EMAIL: demers@skagitpud.org

POWER
PUGET SOUND ENERGY
PHONE: (888) 321-7779

NATURAL GAS
CASCADE NATURAL GAS
PHONE: (360) 336-3842

TELEPHONE
CENTURY LINK
PHONE: (206) 737-8865

SEWER NOTES

S1 6" SEWER STUB @ 2.0% BY DEVELOPER

S2 SSCO PER DTL. 6/C1.6
RIM= AT-GRADE, IE= 19.30±

S3 75' ~ 6" PVC,SDR35 @ 2.5%

S4 SSCO PER DTL. 6/C1.6
RIM= AT-GRADE, IE= 21.18

S5 91' ~ 6" PVC,SDR35 @ 2.0%

S6 SSCO PER DTL. 6/C1.6
RIM= AT-GRADE, IE= 23.00

S7 50' ~ 6" PVC,SDR35 @ 2.0%

S8 SSCO PER DTL. 6/C1.6
RIM= AT-GRADE, IE= 24.00

S9 2-WAY SSCO PER PLUMBING PLANS
RIM= AT-GRADE
IE= 23.80
6" PVC,SDR35 @ 2% MIN. TO SOUTH

UTILITY NOTES

* CONTRACTOR SHALL COORDINATE WITH THE POWER, GAS, TELEPHONE AND CABLE TV SERVICE PROVIDERS REGARDING APPLICABLE EXISTING SERVICE ABANDONMENT AND NEW SERVICE INSTALLATION. CONTRACTOR SHALL PROVIDE NECESSARY DEMOLITION, TRENCHING, BACKFILL AND RESTORATION UNLESS NOTED OTHERWISE.

U1 NEW ELEC. METER & CABINET PER SHT. E0.1.
COORD. WITH PUGET SOUND ENERGY

U2 NEW ELEC. SECONDARY PER SHT. E0.1.
COORD. WITH ELEC. ENGR. & PSE

U3 TELEPHONE SERVICE CONNECTION POINT PER SHT. E0.1.
COORD WITH TELEPHONE COMPANY PROVIDER REGARDING SERVICE.

U4 PARKING LOT LIGHT (TYP) PER SHT. E0.1

U5 NEW GAS METER PER SHT. M1.1.
COORDINATE WITH CASCADE NATURAL GAS

U6 NEW GAS SERVICE.
COORDINATE WITH CASCADE NATURAL GAS

WATER NOTES

A SEPARATE WATER SERVICE PERMIT SHALL BE SECURED BY THE CONTRACTOR WITH SKAGIT COUNTY PUD. WATER CONNECTION AND BACKFLOW REQUIREMENTS SHALL COMPLY WITH SKAGIT COUNTY PUD REQUIREMENTS.

W1 6" FIRE STUB BY DEVELOPER (NOT USED)

W2 2" WATER METER BY DEVELOPER

W3 1" RPBA PER SKAGIT PUD STD. RPBA1-1

W4 175' WATER SERVICE, 1" PVC,SCH40

W5 1" IRRIG. METER BY DEVELOPER

W6 1" DCVA WITH STATE APPROVED BACKFLOW ASSEMBLY PER DISTRICT STDS.

N

0 10 20 40
1 inch = 20 ft.

This plan sheet is approved for construction in accordance with the City of Mount Vernon ordinances and policies. This plan sheet does not imply or convey permission to construct any item unless accompanied by an approved permit covering the work. All permits must be on a City approved form reviewed for compliance to City Codes. Actual conformance of the design with applicable laws is the sole responsibility of the professional engineer whose name and stamp appear on this sheet. Acquiring, complying with and providing mitigation for all Federal, State, County, and Local laws, permits and mandates, including but not limited to the Endangered Species Act, Federal Wetland Permit, State Department of Fisheries Hydraulics Permit, Federal Flood Plain Permits, National Pollutant Discharge Elimination System Permits is the responsibility of the Developer, Landowner, and their Engineer. The issuance of this plan shall not be construed as proof of compliance with applicable laws and permit requirements.

APPROVED BY: _____ Date _____

This approval will expire in one year from the date noted above.

R	D	D
	21	ERMIT SUBMITTAL

ROTO 2-2-2-1

-ELE EN INC
32 HACKBERRY ROAD IR ING T 3
-11 1 2
SW I- EAST KINCAID STREET
MT ERNON WA 2 3

UTILITY PLAN

TERRAFORMA DESIGN GROUP, INC.
CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
5027 51st Avenue SW Seattle WA 98136
phone 206.923.0590 website www.terraformadesigngroup.com

TDG# 19015

	EI-1 2			
S	AS NOTED			
D		21		
Dr	B		AD	
C	d B		AD	

6/21/19

PEDRO A. DEGUZMAN
STATE OF WASHINGTON
35840
REGISTERED
PROFESSIONAL ENGINEER

SHEET
C1

File: 19015-CIVIL.dwg Date:Jun21,2019 09:43 AM

OCCUPANCY SIGNAGE NOTES:

SIGNS STATING THE MAXIMUM OCCUPANT CONTENT SHALL BE CONSPICUOUSLY POSTED IN EACH AREA OF ASSEMBLY, ASSEMBLY ROOM, OR ROOM USED FOR SIMILAR PURPOSE.

LEGEND

- XX — EGRESS PATH DIRECTION & WIDTH (INCHES)
- EXIT DIRECTION
- FIRE RATED WALL PARTITION (WHERE REQUIRED)

GENERAL NOTES

1. FIRE EXTINGUISHER PER FIRE MARSHALL.

OCCUPANCY CALCULATIONS

BUILDING CODE:	TOTAL SQFT	PERSONS
MERCANTILE 60 SQ.FT. PER OCCUPANT	2,024	34
MERCANTILE (STORAGE, STOCK, SHIPPING AREAS) 300 SQ.FT. PER OCCUPANT	710	3
BUSINESS 100 SQ.FT. PER OCCUPANT	52	1
ELECTRICAL ROOM 300 SQ.FT. PER OCCUPANT	49	1
TOTAL OCCUPANCY		39

RESTROOM PLUMBING FIXTURES

BUILDING OCCUPANCY CALCULATION = 39
1 PER 500 MALE AND FEMALE = 39/500 = .08 = 1 FIXTURE

REQUIRED:		PROVIDED:	
W.C. (1:500)	1	W.C. (1:500)	2
URINAL	0	URINAL	0
LAVATORY (1:750)	1	LAVATORY (1:750)	2

* URINAL SUBSTITUTION PER IPC 419.2 - UP TO 67% OF REQUIRED FIXTURES
* UNISEX FACILITIES PER IPC 403.2 EXCEPTION 3

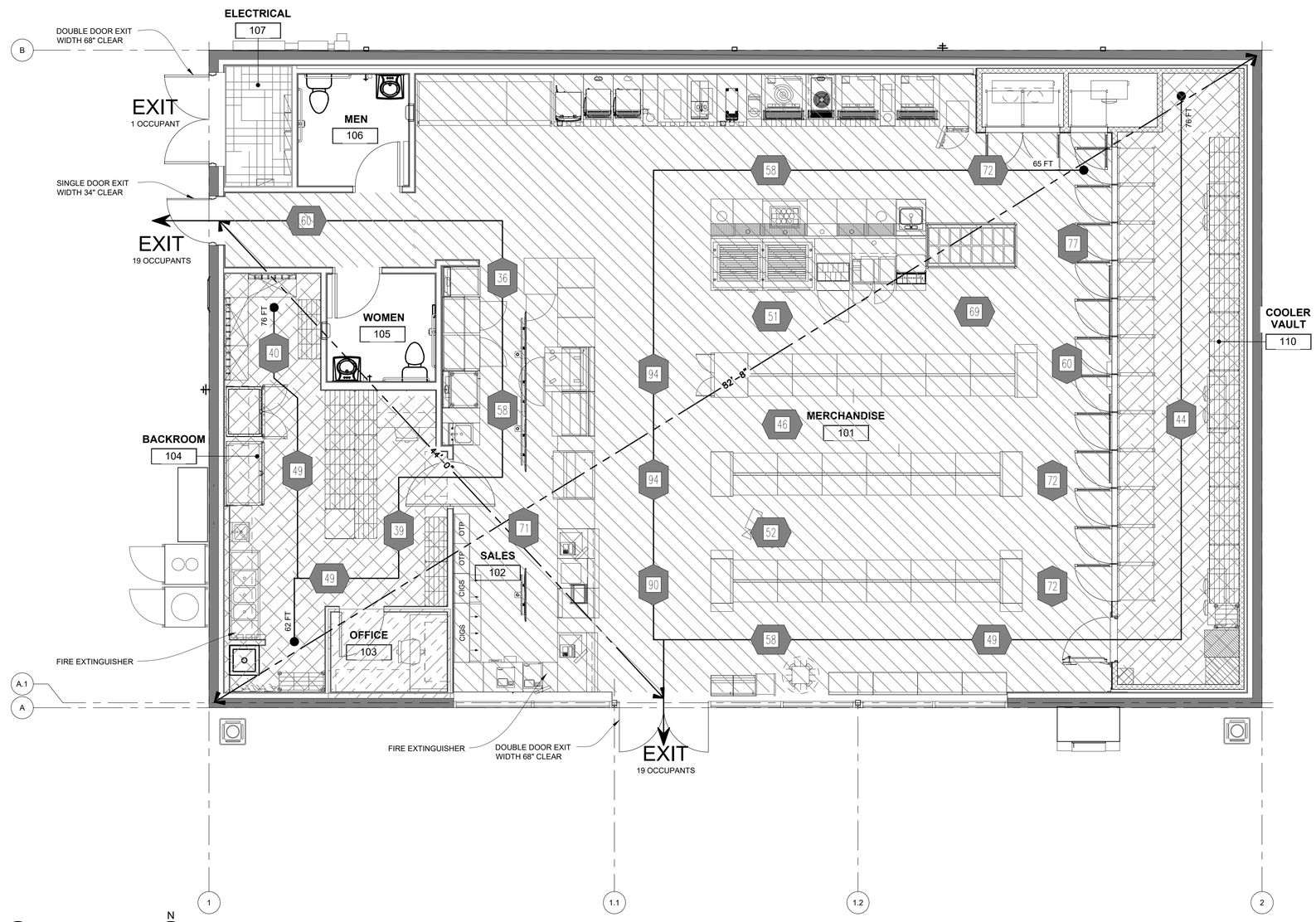
BUILDING CODE INFORMATION

BUILDING CODE:	2015 INTERNATIONAL BUILDING CODE
OCCUPANCY CLASSIFICATION:	MERCANTILE GROUP M
CONSTRUCTION TYPE:	TYPE VB
SPRINKLER:	NOT SPRINKLERED
TOTAL MAXIMUM OCCUPANT LOAD:	
MERCANTILE AREA:	38 OCCUPANTS
ELECTRICAL ROOM:	1 OCCUPANTS
EXITING REQUIREMENTS:	
7.5.1.3.3 OF NFPA 101 LIFE SAFETY CODE	
MERCANTILE AREA:	2 EXITS
DIAGONAL OF MERCANTILE AREA = 82'-8" MIN DISTANCE OF MAX. OVERALL DIAGONAL W/O AUTOMATIC SPRINKLER SYSTEM = 82'-8" / 2 = 41'-4" MIN REQUIRED DISTANCE BETWEEN EXIT DOORS = 44'-0" PROVIDED	
ELECTRICAL ROOM:	1 EXITS

*REFER TO SHEET A2.3 FOR ILLUMINATED EXIT SIGN LOCATIONS.

EGRESS CAPACITY

MAIN ENTRY DOOR WIDTH	= 68"/.02" = 340 PERSONS
SECONDARY DOOR WIDTH	= 34"/.02" = 170 PERSONS
ELECTRICAL DOOR WIDTH	= 68"/.02" = 340 PERSONS
	TOTAL = 850 PERSONS



1 EGRESS PLAN
1/4" = 1'-0"

N

Rev. #	Date	Description
	06/21/19	BUILDING PERMIT SUBMITTAL

PROTO 02-28-2019

7-ELEVEN, INC.

7-11 #41102
SWC I-5 & EAST KINCAID STREET
MT VERNON, WA 98273

EGRESS PLAN

PM DESIGN
Architectural Solutions Group

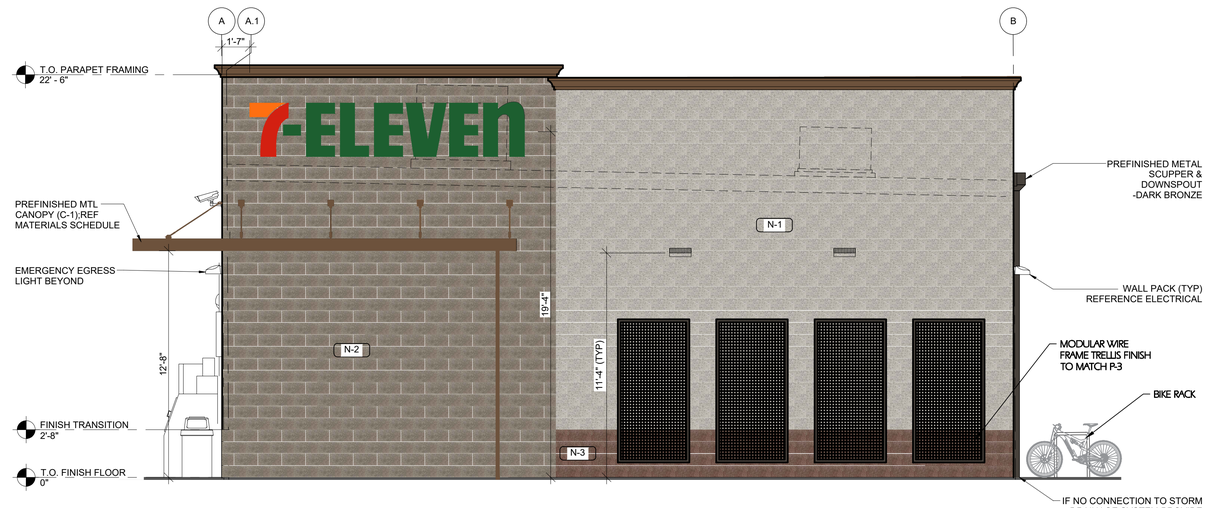
Job#:	7EI-18027
Scale:	AS NOTED
Date:	2019/01/22
Drawn By:	SK
Checked By:	KAW

9664
REGISTERED ARCHITECT
KENNETH McCRACKEN
STATE OF WASHINGTON
06/21/19
KJM/2113

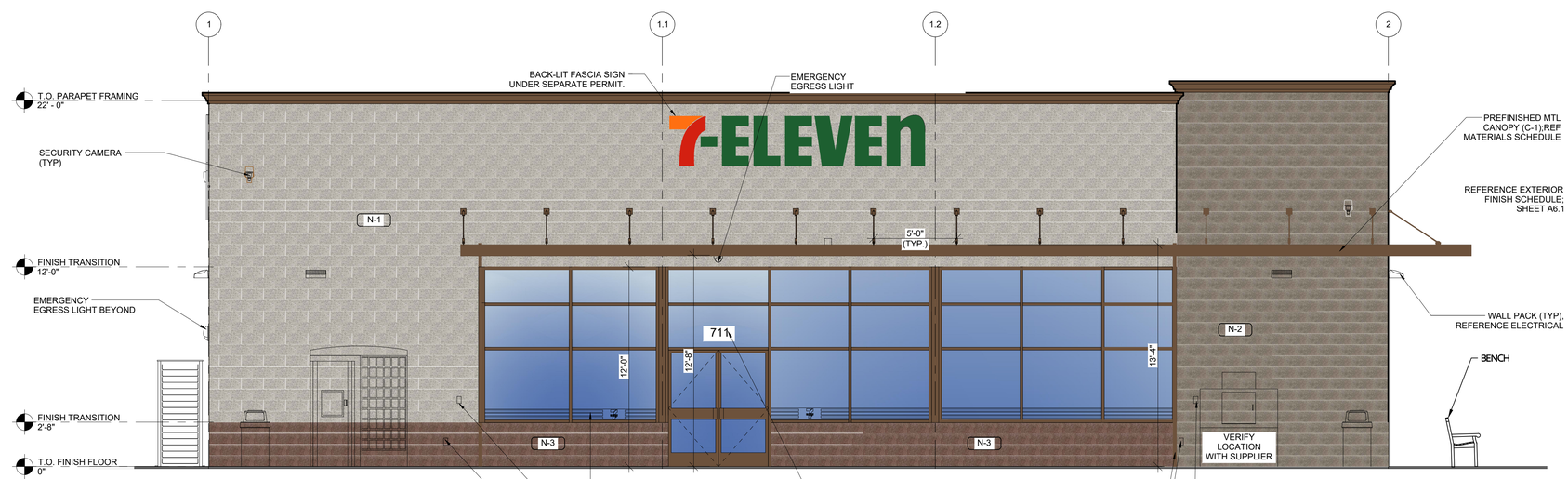
SHEET:
A1.5

7043 - LEFT

PRINTED BY: SKRONDMANN
DRAWING NAME: 1044728 – 205 A1.5 EGRESS PLAN.DWG
PRINT DATE: Jul 10, 2019 – 11:53am



2 ELEVATION - RIGHT SIDE
1/4" = 1'-0"



1 ELEVATION - FRONT
1/4" = 1'-0"

Rev. #	Date	Description
	06/21/19	BUILDING PERMIT SUBMITTAL

PROTO 02-28-2019

7-ELEVEN, INC.

7-11 #41102
SWC 1-5 & EAST KINCAID STREET
MT VERNON, WA 98273

EXTERIOR ELEVATIONS

PM DESIGN
Architectural Solutions Group

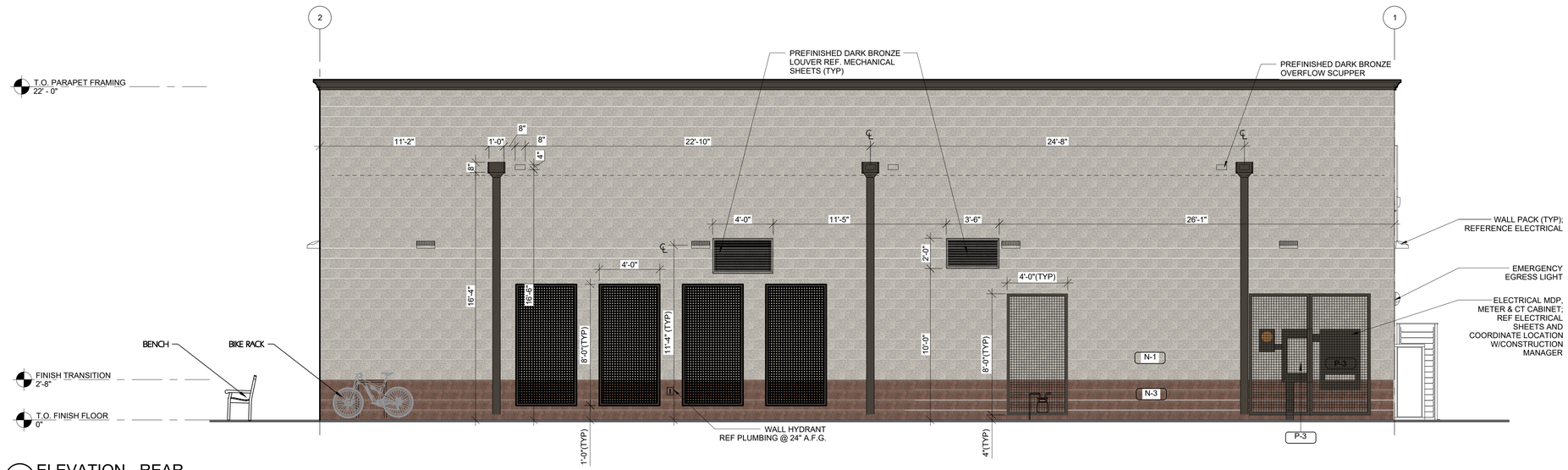
Job#:	7EI-18027
Scale:	AS NOTED
Date:	2019/01/22
Drawn By:	SK
Checked By:	KAW

9664
REGISTERED ARCHITECT
KENNETH McCRACKEN
STATE OF WASHINGTON
06/21/19
KJM/2113

SHEET:
A3.0

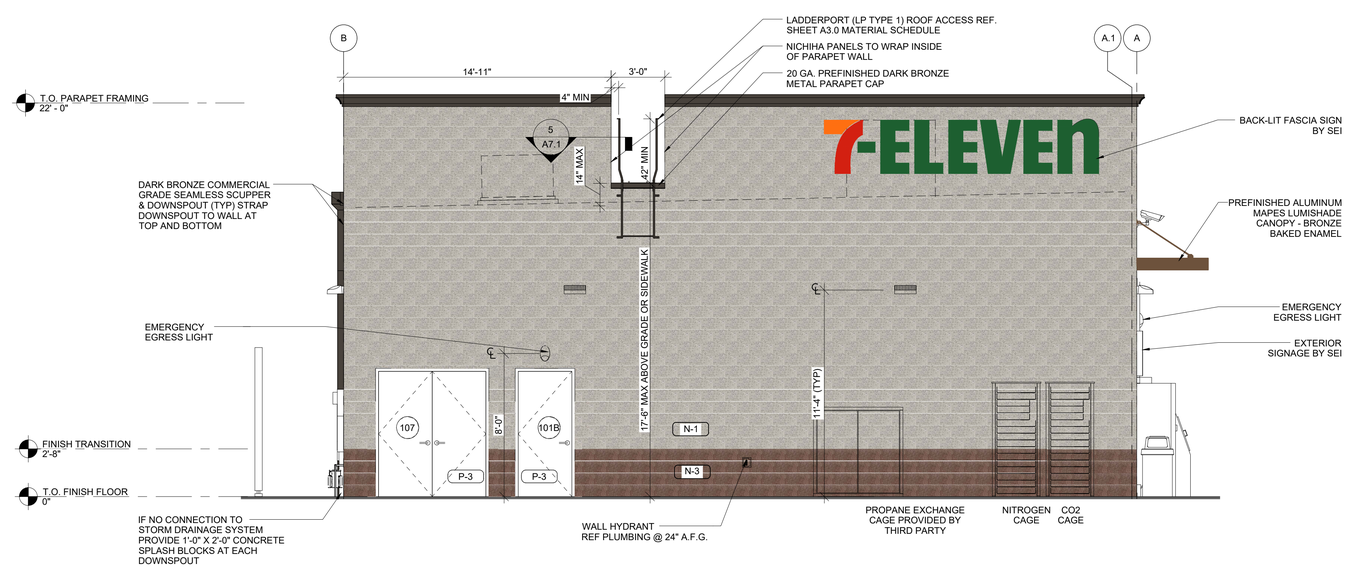
7043 - LEFT

PRINTED BY: SKRONEMANN
DRAWING NAME: 1044728 - 212 A3.0 EXTERIOR ELEVATIONS.DWG
PRINT DATE: Jul 10, 2019 - 11:56am



2 ELEVATION - REAR

1/4" = 1'-0"



1 ELEVATION - LEFT SIDE

1/4" = 1'-0"

Rev. #	Date	Description
	06/21/19	BUILDING PERMIT SUBMITTAL

PROTO 02-28-2019

7-ELEVEN, INC.

7-11 #41102
SWC I-5 & EAST KINCAID STREET
MT VERNON, WA 98273

EXTERIOR ELEVATIONS

PM DESIGN
Architectural Solutions Group

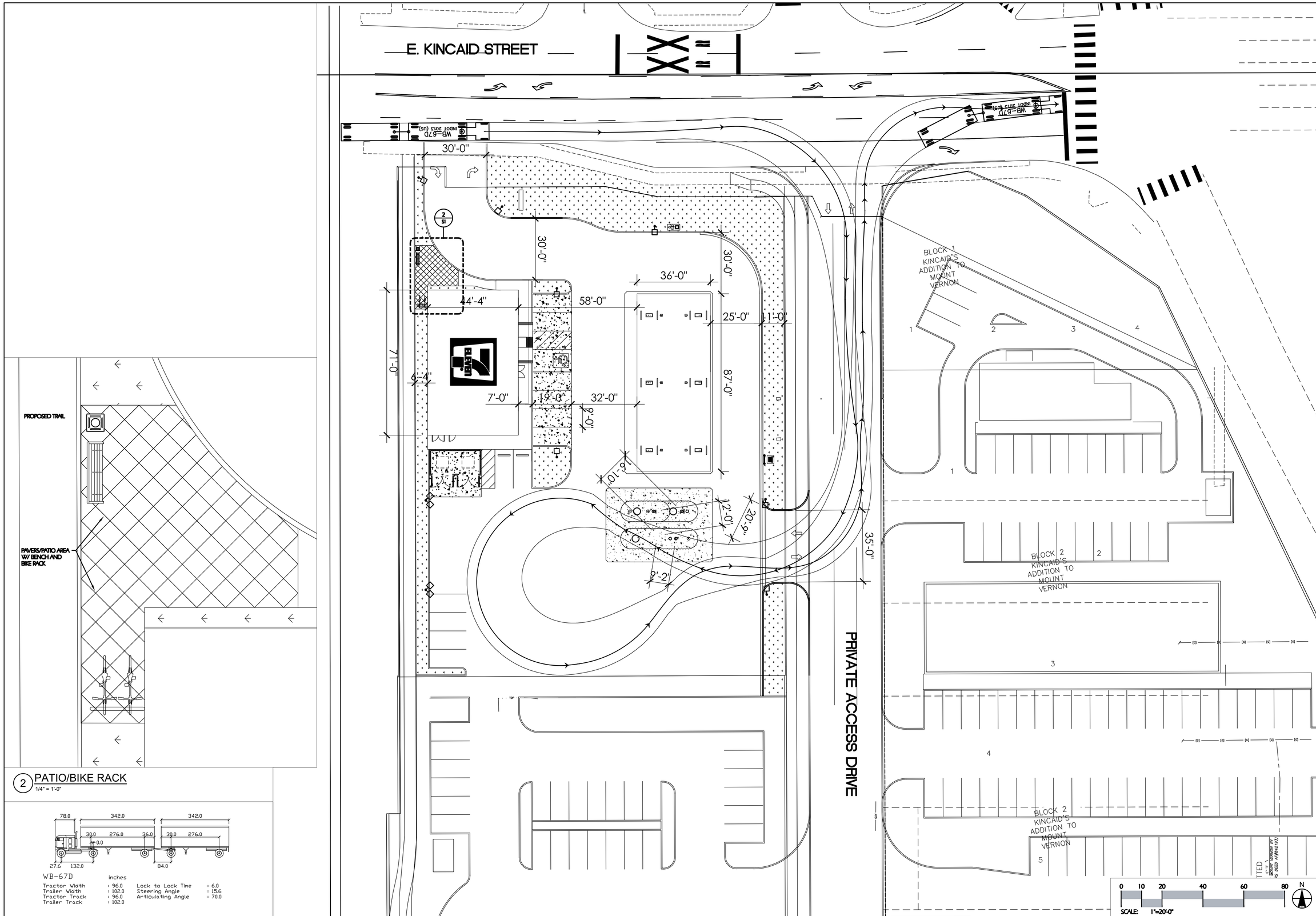
Job#:	7EI-18027
Scale:	AS NOTED
Date:	2019/01/22
Drawn By:	SK
Checked By:	KAW

9664
REGISTERED ARCHITECT
KENNETH McCRACKEN
STATE OF WASHINGTON
06/21/19
KJM/2113

SHEET:
A3.1

7043 - LEFT

PRINTED BY: SKROENMANN
DRAWING NAME: 1044728 - 213 A3.1 EXTERIOR ELEVATIONS.DWG
PRINT DATE: Jul 10, 2019 - 12:01pm



1 PRELIMINARY SITE PLAN

2 PATIO/BIKE RACK
1/4" = 1'-0"

WB-67D

	inches		
Tractor Width	: 96.0	Lock to Lock Time	: 6.0
Trailer Width	: 102.0	Steering Angle	: 15.6
Tractor Track	: 96.0	Articulating Angle	: 70.0
Trailer Track	: 102.0		

Rev. #	Date	Description
	06/21/19	BUILDING PERMIT SUBMITTAL

PROTO 02-28-2019

7-ELEVEN, INC.

7-11 #41102
SWC I-5 & EAST KINCAID STREET
MT VERNON, WA 98273

PRELIMINARY SITE PLAN

PM DESIGN
Architectural Solutions Group

Job#:	7EI-18027
Scale:	AS NOTED
Date:	2019/01/22
Drawn By:	SK
Checked By:	KAW

9664
REGISTERED ARCHITECT
KENNETH McCRACKEN
STATE OF WASHINGTON
06/21/19
KJM/2113

SHEET:
S1

PRINTED BY: SKRONEMANN
DRAWING NAME: 1044728 MT VERNON- SITE PLAN 2019-05-18.DWG
PRINT DATE: Jul 09, 2019 - 1:39pm

BUILDING FINISHES

WINTER SKY GROUND FACE

N-1

DRIFTWOOD GROUND FACE

N-2

BURGUNDY RED GROUND FACE

N-3