



August 21, 2023

via email

Jake Drake
The Blueline Group
25 Central Way Suite 400
Kirkland, WA 98033

RE: SD-2021-001/ENG-2021-019/SEPA-2021-010

City of Mukilteo completed a review of your application and the supporting documents provided for a 7-lot subdivision located at 9110 53rd Avenue W, Mukilteo, Washington on April 21, 2023. Based on our review, the following revisions or additional information are necessary to complete our review of your project. If any of the items below are unclear to you, please do not hesitate to contact me right away so I can clarify them for you.

Planning Department:

1. Please include the road name for “Road A” on multiple sheets; both plan and profile views as well as Landscaping sheets. This repeating comment has not been included in the attached redlines to reduce the file size.
2. Tract 999 does not meet the definition of open space. The applicant is proposing deeding 1,812 square feet to neighbor. It is unclear from the drawings the boundary of Tract 999 to be deeded; however, it appears to follow an existing driveway. Please provide the draft language proposed for this.

Engineering Department:

1. Please see the attached review memo and redlined civil plans from Perteeet and make the corresponding corrections.

Next Steps:

For additional information requests, the required number of copies for resubmittal is based on the following document types:

Document Type	No. of Copies	Sheet Size
Site Plans/Civil Plans	2	24” x 36” (Arch D)

In accordance with MMC 17.13.060(E), an applicant has **90 calendar days** to submit the additional information identified in this letter. Based on the date of this letter, **resubmittal will be due by November 17, 2023.** If the requested information is not submitted within the 90 calendar days, the application will be considered lapsed for failure to submit the necessary information in a timely manner and the file will be closed.

You may request, in writing, an extension of up to an additional 90 calendar days. No more than two 90 calendar day extensions may be permitted. A request for an extension must be submitted to the City prior to 90 calendar day the expiration period.

In addition, MMC 17.13.080(B) provides that any period during which the applicant has been requested by the city to correct plans, perform required studies or provide additional information is excluded from the number of days that have elapsed after the local government has notified the applicant that the land use development permit application is complete. The City recommends that you contact Staff with any questions, to seek clarification of comments/requests, and/or to share ideas. I will serve as project manager and contact person for this application. If any of the items above are unclear to you, or if you would like to schedule a meeting to discuss the requests, please contact me at 425.263.8084 / agaluska@mukilteowa.gov or Sarah Kress at 425.263.8044 / skress@mukilteowa.gov.

Sincerely,

Andy Galuska
Community Development Director

Sarah Kress
Associate Planner

Attachment:

City of Mukilteo - Harbor Grove Submittal Package Review Comments-02



2707 Colby Avenue, Suite 900, Everett, WA 98201 | P 425.252.7700

To: Matt Nienhuis
Andrew Galuska

From: Brian Caferro
Vince Wen
Jason Walker
Karla Boughton
Cindy Flood
Scott Dobner
Rahmi Kutsal

Date: July 7, 2023

Re: Harbor Grove Resubmittal Package Review Comments

Cc: Matthew Geiger

Brian Wirt

Sarah Kress

Dear Matt and Andrew;

We have finished reviewing the Harbor Grove resubmittal package per your request, following are our review comments for your information, review, and distribution to the applicant.

These plans were reviewed for general compliance with the stormwater codes, grading, site, and overall site design. The review was not an exhaustive review of spot elevations/grading, utilities coordination, other design elements or design documents.

Most of our previous comments have been addressed, just a few items are left to finalize these plans. There are a few items that the Applicant deferred to "City" and "City Attorney" to "require", to "allow" and to "confirm". I have highlighted those portions for your easy reference below.

Please see the plan sheet redlines with comments to be addressed at the end of this memorandum, only sheets with comments have been included to keep the file size to a minimum. I have also removed the comments addressed.

Plan Sheet 15 of 21

1. Applicant shall address the concerns expressed in the September 27, 2022 letter from Rugosa Ridge Homeowner's Association.
 - a. Storm Drainage: Rugosa Ridge Homeowner's Association mentioned concerns regarding the mechanical pump and pressure system design on the following items:
 - Concern that the pump system would likely never be maintained as it is not visible or accessible to any of the future property owners.

Response: Subject plat is providing a variable width private drainage and maintenance access easement between Lot 5 & 6 and along the west portion of Lots 4-7 to allow access to inspect/maintain pump as necessary. Personnel to inspect/maintain pump will access the variable width private drainage and maintenance access easement from Tract 998, continue west along Lot 5 & 6 shared property line, travel north towards Lot 4 to proceed around retaining walls, and travel south to the pump station. Gates for access will have combo locks installed or electronic keypads for rear yard access.

Homeowners Association (HOA) will be responsible for maintaining/repairing the pump. Easements as described above shall be provided to maintain/repair the pump. Maintenance covenant shall be provided to hold HOA responsible to maintain/repair the pump (City attorney to confirm documentation required to hold HOA responsible). Subject easements and covenants shall be recorded with the final plat map and CC&R's. All lots will share the cost of the stormwater pump maintenance and repairs. There will be a reserve budget within CC&R's with language that allows for this. If HOA does not maintain pump according to maintenance covenant, Liens could be put on homes (City attorney to confirm documentation required to hold HOA responsible). Note added to SP-01 and PS-01.

The pump will have floats installed that are connected to an alarm panel located on Lot 6. The pump will directly connect, if required by City, to Lot 6 electrical service. The pump would be directly connected if required by city to Lot 6 electrical service. Pump system will be connected to Temporary power until home is built on Lot 6. Secure/lockable outdoor duplex control panel will have a battery backup alarm. If city would allow, developers consultant has used these systems in the past that had a separate 100-amp panel installed with these units installed on a rail system.

- Concern that HOA's typically do not own and maintain this type of highly specialized stormwater system.

There will be language within CC&R's that will require an HOA reserve budget dedicated to pump maintenance/repairs. This budget allows the HOA to hire the appropriate consultant for pump maintenance/repairs.

- Concern that if there is a simple power failure could cause a serious flood event that would directly impact the adjacent properties and that future homeowners would not be made aware of the pump system failure.

The pump will have floats installed that are connected to an alarm panel located on Lot 6 near the private access road visible to majority of property owners. The pump will directly connect, if required by City, to Lot 6 electrical service. Pump system will be connected to temporary power until home is built on Lot 6. If city would allow, developer's consultant has used these systems in the past that had a separate 100-amp panel installed with these units installed on a rail system.

1. Is pumping of stormwater a method that has been approved and implemented successfully in the City?

City to provide response. If city would allow, developer's consultant has used these systems in the past that had a separate 100-amp panel installed with these units constructed on a rail system.

3. If the project were to be built as proposed, how can the City legally compel the developer and future Harbor Grove HOA to monitor, maintain, repair/replace and fund the stormwater system? What recourse would Rugosa Ridge homeowners have in the event of a system failure and flooding?

City to provide response. Homeowners Association (HOA) will be responsible for maintaining/repairing the pump. Easements as described above shall be provided to maintain/repair the pump. Maintenance covenant shall be provided to hold HOA responsible to maintain/repair the pump (City attorney to confirm documentation required to hold HOA responsible). Subject easements and covenants shall be recorded with the final plat map and CC&R's. All lots will share the cost of the stormwater pump maintenance

and repairs. There will be a reserve budget within CC&R's with language that allows for this. If HOA does not maintain pump according to maintenance covenant, Liens could be put on homes (City attorney to confirm documentation required to hold HOA responsible). Note added to SP-01 and PS-01.

3. Please address how the pump system is accessed for inspection and maintenance, and clearly note ownership/operation/maintenance responsibilities on this sheet.

Subject plat is providing a variable width private drainage and maintenance access easement between Lot 5 & 6 and along the west portion of Lots 5-7 to allow access to inspect/maintain pump as necessary. Personnel to inspect/maintain pump will access the variable width private drainage and maintenance access easement from Tract 998, continue west along Lot 5 & 6 shared property line, travel north towards Lot 4 to proceed around retaining walls, and travel south to the pump station. Homeowners Association (HOA) will be responsible to maintain/repair the pump. Easements as described above shall be provided to maintain/repair the pump. Maintenance covenant shall be provided to hold HOA responsible to maintain/repair the pump (City attorney to confirm documentation required to hold HOA responsible). Subject easements and covenants shall be recorded with the final plat map and CC&R's. Note added to SP-01 and PS-01 to clearly note ownership/operation/maintenance responsibilities.

Planning Review Comments:

4. Tract 999 does not meet the definition of open space. The applicant is proposing deeding 1,812 square feet to neighbor. It is unclear from the drawings the boundary of Tract 999 to be deeded; however, it appears to follow an existing driveway. City should review this to determine the proposed deeding is acceptable.

The applicant is proposing deeding a portion of the plat to the adjacent/neighboring property, and the City needs to review and ensure this deeding is acceptable. I recommend the City staff review the proposed deeding and ensure it is acceptable if the City has not already done so.

Survey Review Comments:

Please include the road name for ROAD A on multiple sheets; both plan and profile views as well as Landscaping sheets. This repeating comment has not been included in the attached redlines to reduce the file size.

Please let us know if you have any questions.

Sincerely,



Rahmi Kutsal

NO	DATE	BY	REVISIONS
1	8/9/22	LCZ	REVISIONS PER CITY IST ROUND COMMENTS
2	4/7/23	LMT	REVISIONS PER CITY AND ROUND COMMENTS

HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNODHOMISH COUNTY WASHINGTON

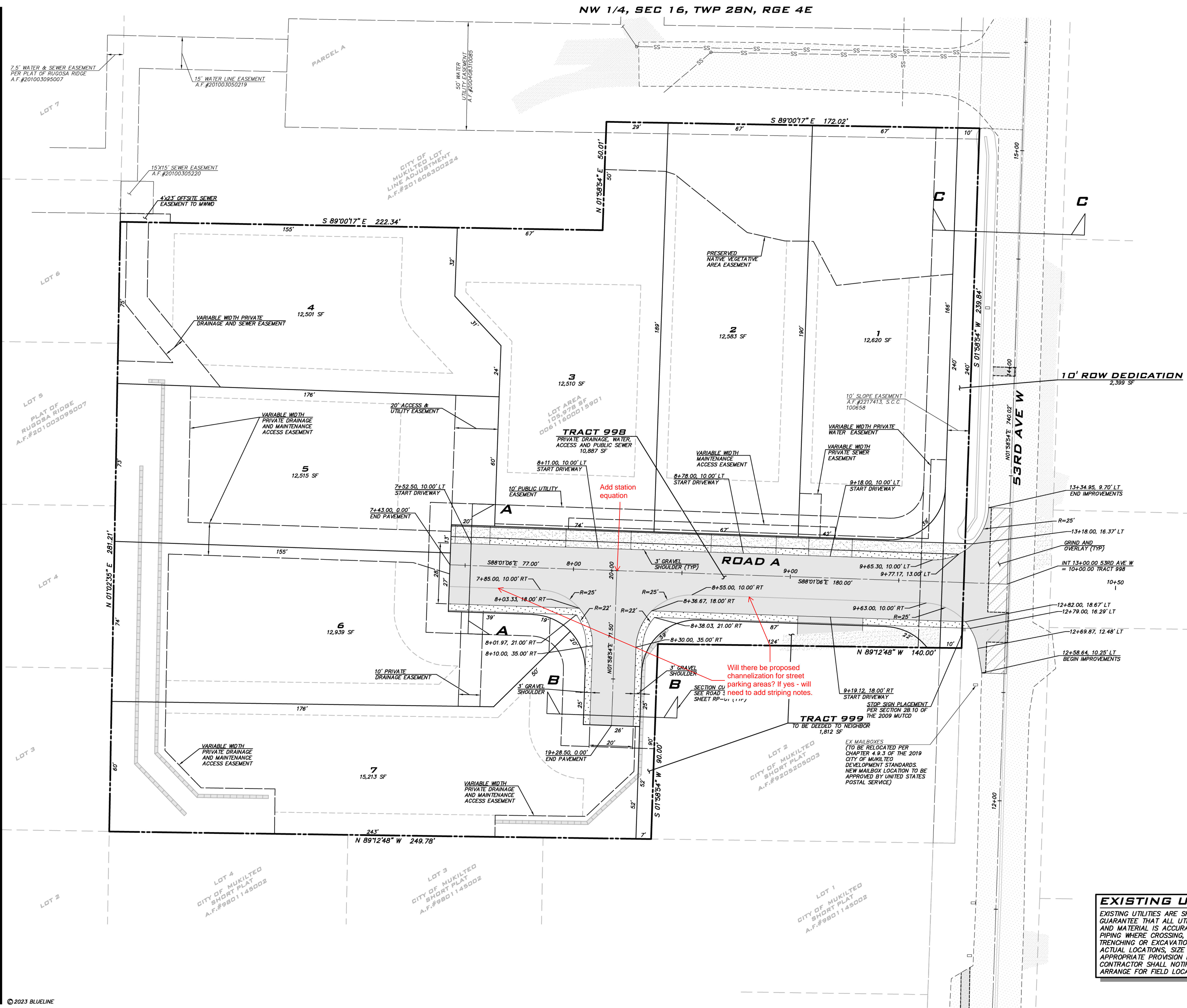


4/19/23

JOB NUMBER:
21-073

SHEET NAME:
HC-01

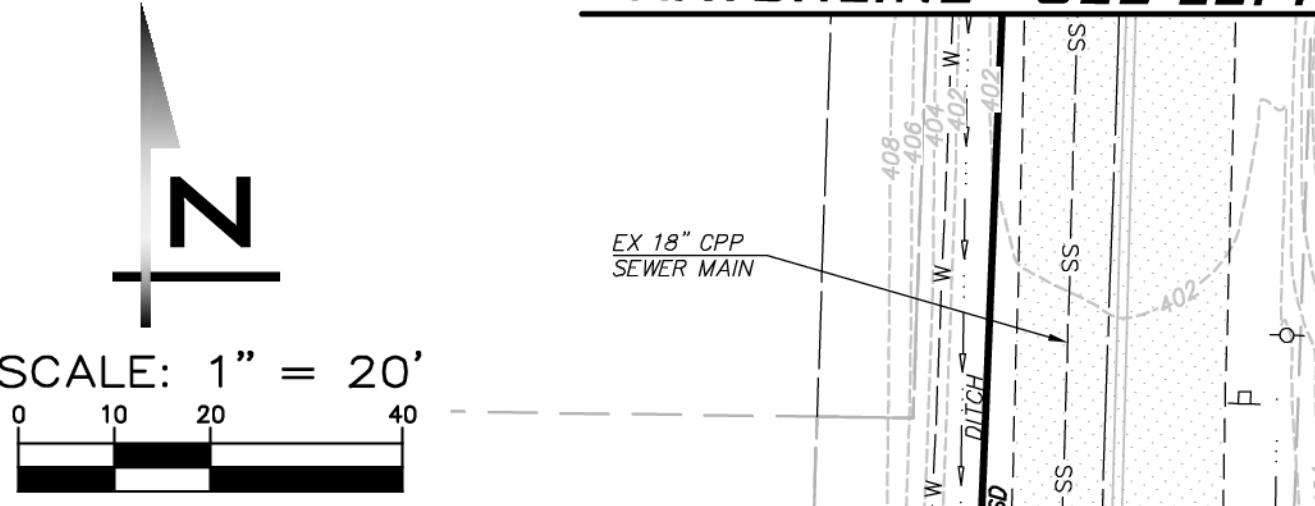
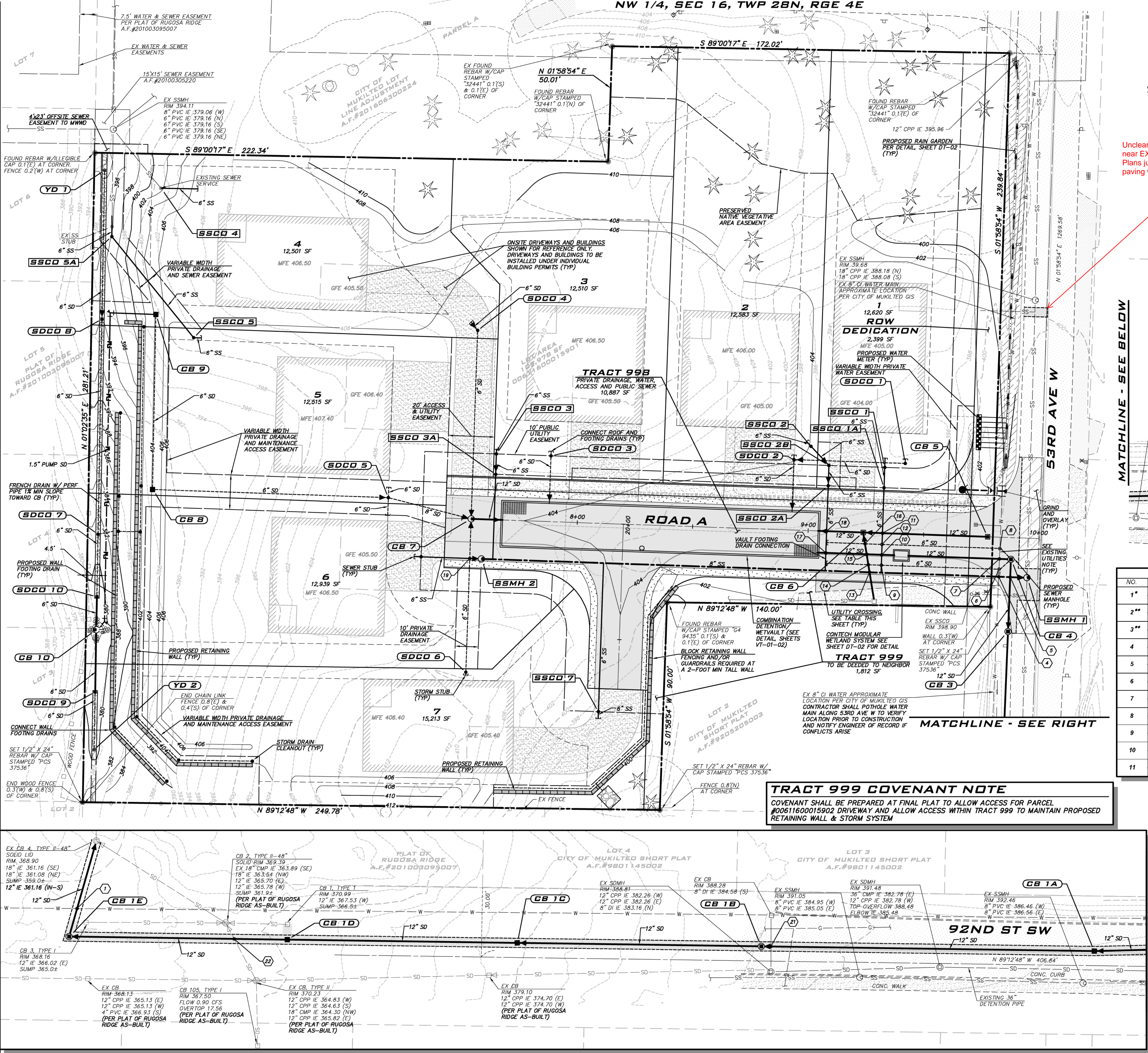
PAGE **8** OF **22**



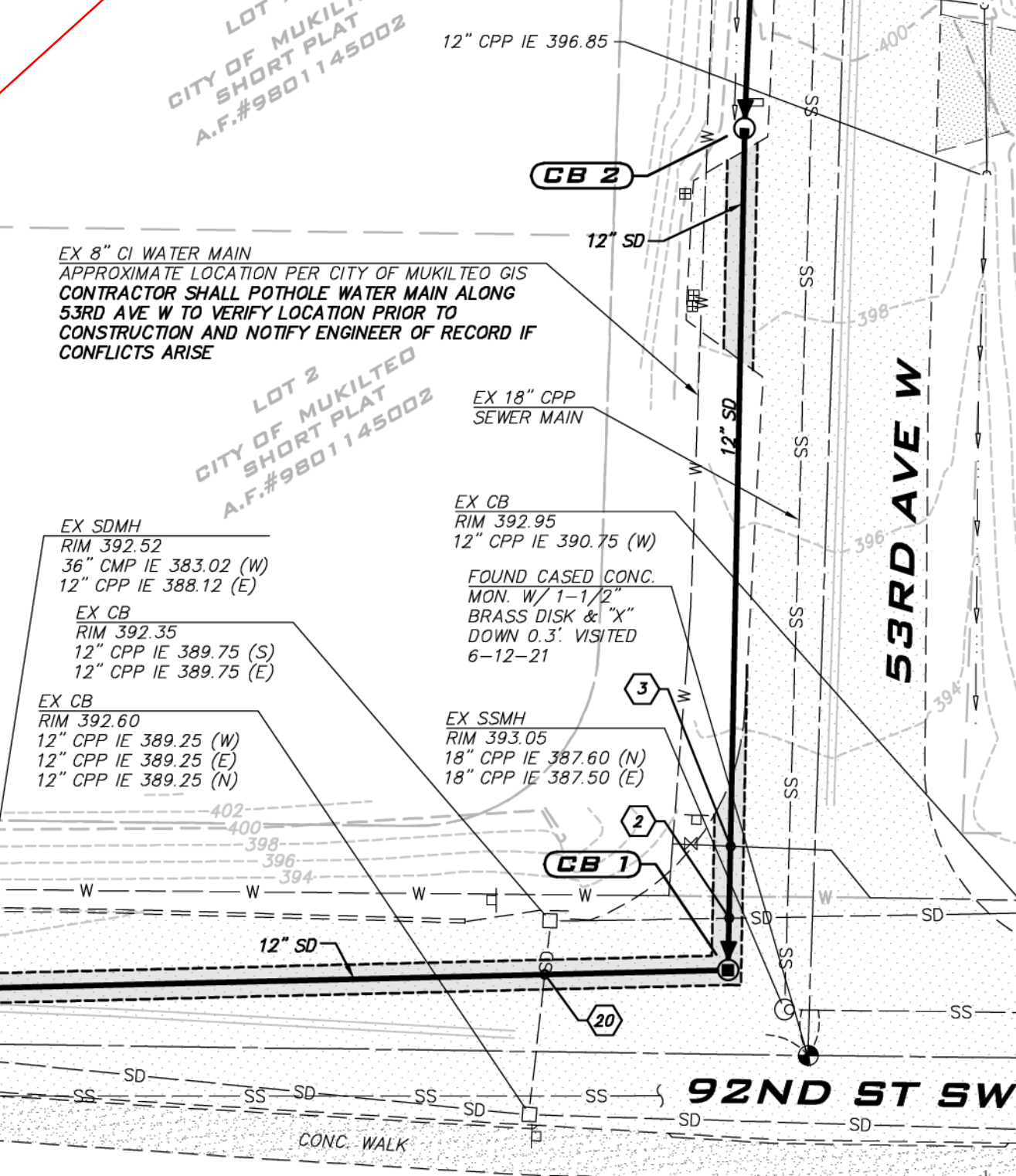
EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED MATERIAL CROSSING INTERFERENCES. RECONSTRUCTIONS OCCURRING PRIOR TO TRENCHING OR LAYING DOWN OF NEW PIPES OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

CITY OF MUKILTEO FILE NUMBERS
SD-2021-001/ENG-2021-019/SEPA-2021-010



Unclear what work is being done near EX SSMH along 53rd Ave W. Plans just show sawcutting and paving without other callouts.



UTILITY CROSSING TABLE			
NO.	PIPE ELEVATIONS (FT)	CLEARANCE (FT)	
1*	EX 8" WA IE 363.90 12" SD CE 362.84	1.06	
2**	EX 12" SD IE 390.12 12" SD CE 386.61	0.51	
3**	EX 8" WA IE 386.37 12" SD CE 386.56	0.81	
4	EX 8" WA IE 399.11 8" SS CE 386.02	10.09	
5	12" SD IE 391.11 8" SS CE 386.85	2.26	
6	8" WA IE 399.05 6" SD CE 392.26	6.79	
7	EX 8" WA IE 398.96 12" SD CE 392.18	6.78	
8	8" WA IE 398.87 6" SD CE 392.53	6.62	
9	6" SD IE 392.53 6" SS CE 390.91	1.62	
10	12" SD IE 392.75 6" SS CE 391.17	1.58	
11	12" SD IE 398.09 6" SS CE 391.71	7.38	

12	6" SD IE 392.53	1.10
13	6" SS CE 391.43	
14	12" SD IE 399.94	8.96
15	8" SS CE 390.98	
16	12" SD IE 399.76	6.64
17	6" SD CE 393.12	
18	12" SD IE 399.52	5.74
19	12" SD CE 393.78	
20**	12" SD IE 399.27	6.12
21**	6" SD CE 393.15	
22**	12" SD IE 392.88	0.54
	6" SS CE 392.34	
	12" SD IE 398.92	5.64
	6" SS CE 393.28	
	12" SD IE 399.69	2.71
	6" SS CE 397.28	
	EX 12" SD IE 389.61	1.66
	12" SD CE 387.95	
	8" SD IE 384.58	1.14
	12" SD IE 386.16	
	EX 18" SD CE 385.25	0.93

CROSSING NOTES

- VERTICAL CLEARANCE FOR CROSSINGS WITH WATER MAINS PER MUKILTEO WATER AND WASTEWATER DISTRICT STANDARDS. MINIMUM 18" OF SEPARATION REQUIRED FOR CROSSINGS WITH WATER AND SANITARY SEWER. REFER TO SEWER AND WATER PLANS PREPARED FOR MUKILTEO WATER AND WASTEWATER DISTRICT (UNDER SEPARATE COVER)
- WHERE VERTICAL CLEARANCE IS LESS THAN 1'. CONTRACTOR SHALL PROVIDE ETHA-FOAM PAD.

EXISTING UTILITIES NOTE

- CONTRACTOR SHALL VERIFY LOCATION OF EX UTILITIES AT POINT OF CROSSING OR CONNECTION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD IF CONFLICTS ARISE.
- CROSSINGS WERE DETERMINED ASSUMING 3' OF COVER OVER EXISTING WATER MAIN.

EXISTING UTILITY NOTE

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BLUELINE

25 CENTRAL WAY, SUITE 400,
HUNTSVILLE, AL 35893
P: 256.216.4001 F: 256.216.4002
WWW.BLUELINEGROUP.COM

SCALE:
AS NOTED

PROJECT MANAGER:
T.C. COLLIERAN, P.E., AICP

PROJECT ENGINEER:
LUCAS ZIOTTI

DESIGNER:
LEE M. TOMKINS

ISSUE DATE:
7/29/21

REVISIONS		BY	DATE	NO
REVISIONS FOR CITY 1ST ROUND COMMENTS	CC		8/9/21	1
REVISIONS FOR CITY 2ND ROUND COMMENTS	LM		4/19/23	2

COMPOSITE UTILITY PLAN

HARBOR GROVE

CIVIL PLANS

9110 53RD AVE W

SNODOMISH COUNTY

WASHINGTON

4/19/23

JOB NUMBER:
21-073

SHEET NAME:
UT-01

SHT **10** OF **22**



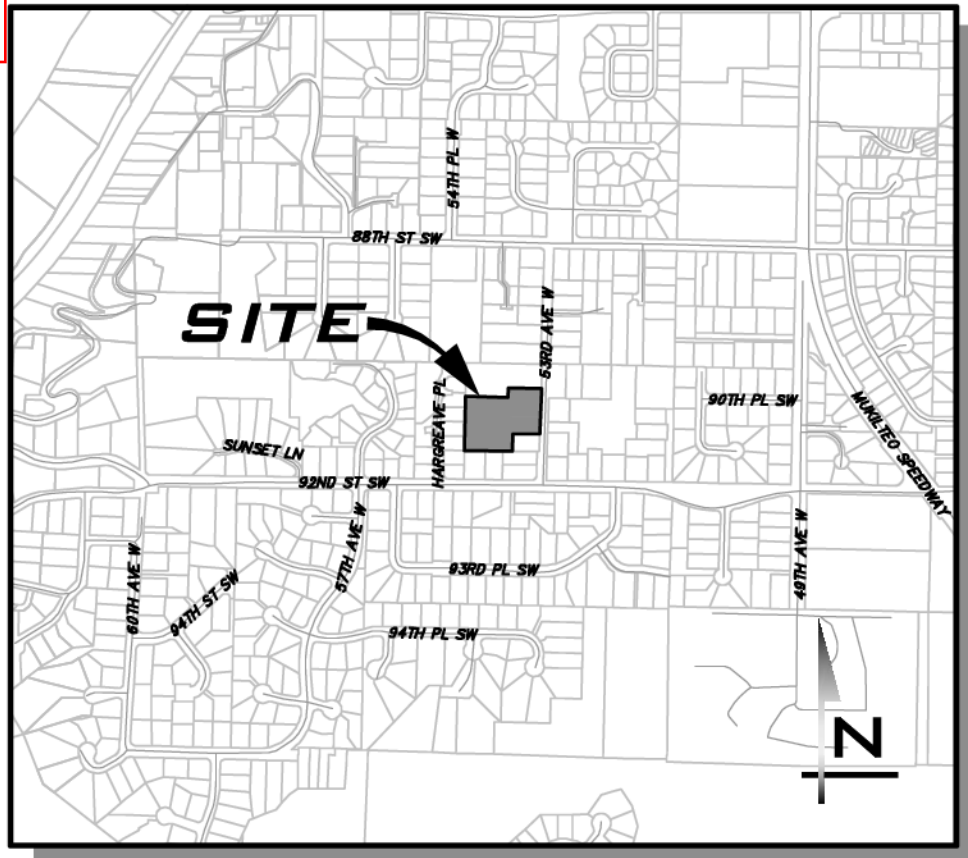
Received by Email
4/27/2023

NW 1/4, SEC 16, TWP 28N, RGE 4E

HARBOR GROVE

CIVIL PLANS

SURVEY REVIEW 2 2023-06-21



SCALE:
AS NOTED
PROJECT MANAGER:
T.C. COLLERAN, PLA, AICP
PROJECT ENGINEER:
LUCAS ZIROTTI
DESIGNER:
LEE M. TOMKINS
ISSUE DATE:
7/29/21

LEGAL DESCRIPTION

PARCEL B OF CITY OF MUKILTEO LOT LINE ADJUSTMENT NO. LL2016-004, RECORDED UNDER RECORDING NO. 201606305002, BEING A PORTION OF LOTS 159 AND 166, WEST & WHEELER'S SEA VIEW 5 ACRE TRACTS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATS, PAGES 12 AND 13, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

SITUATE IN CITY OF MUKILTEO, COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

VERTICAL DATUM

ORIGINATING BENCHMARK:

FOUND CASED CONC. MON. ON CENTERLINE, 53RD AVE W

VERTICAL DATUM: NAVD 88

ELEVATION: 395.82' (PER GPS OBSERVATIONS)

SURVEY REFERENCES

(R1) CITY OF MUKILTEO SP - A.F.#9205200691

(R2) CITY OF MUKILTEO ROS - A.F.#201606300224

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:

SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:

LEICA TS15 ROBOTIC ELECTRONIC TOTAL STATION

PRECISION:

MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OF BEARING:

THE MONUMENTED CENTERLINE OF 53RD AVE. W., AS THE BEARING OF N 01°58'54" E.

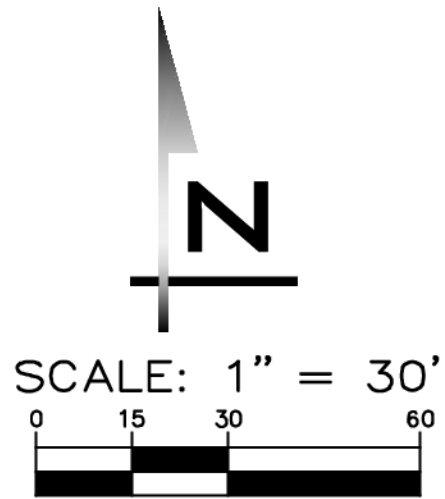
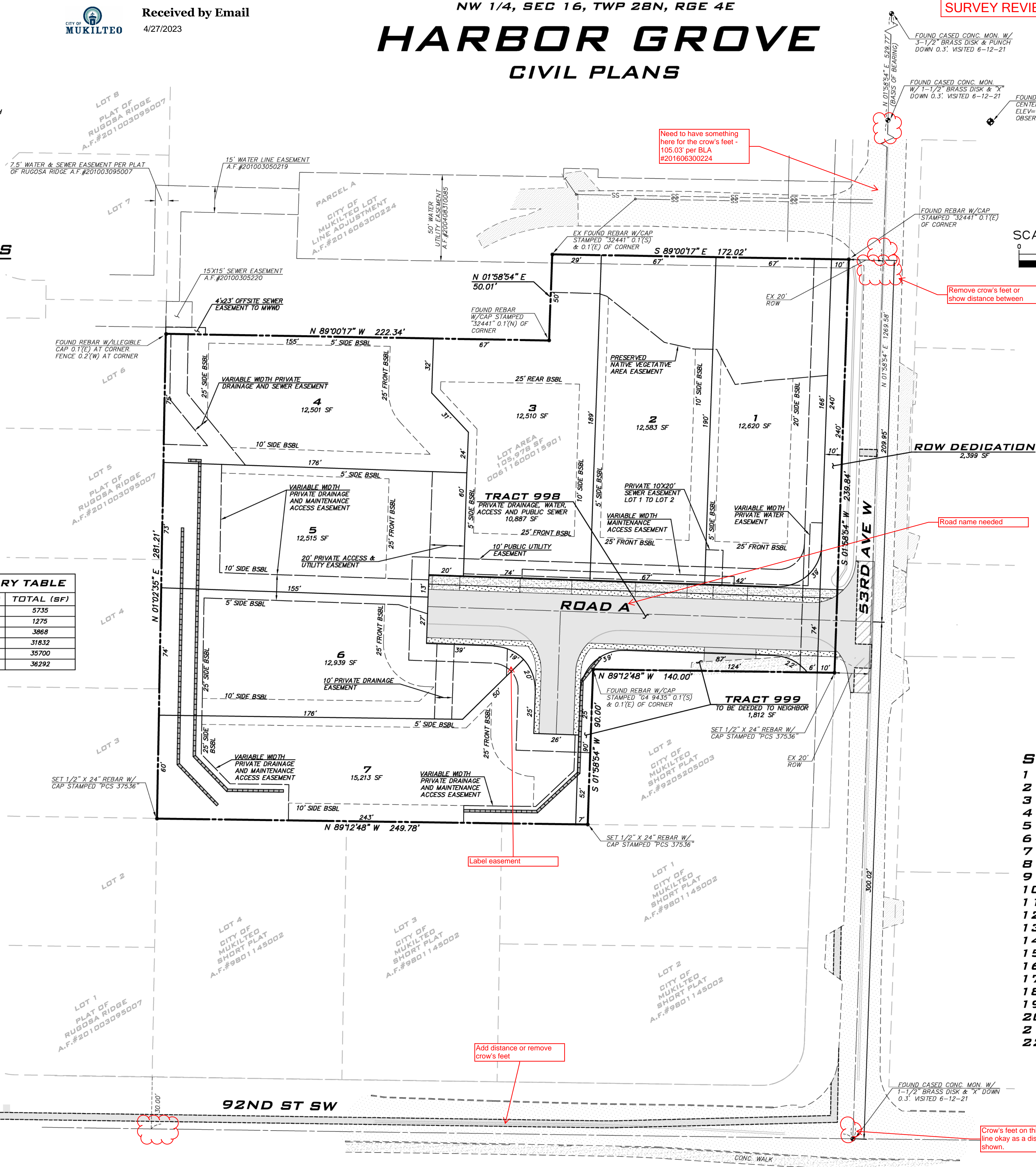
IMPERVIOUS AREA CALCULATIONS

ASSUMED IMPERVIOUS FOR EACH LOT:

LOT 1: 4,038 SF
LOT 2: 4,057 SF
LOT 3: 3,973 SF
LOT 4: 4,000 SF
LOT 5: 4,005 SF
LOT 6: 4,140 SF
LOT 7: 4,868 SF

TOTAL NEW LOT IMPERVIOUS = 29,081 SF

HARD SURFACE AREA SUMMARY TABLE			
	PGHS (SF)	NPGHS (SF)	TOTAL (SF)
EXISTING	4,222	1513	5735
REMOVED	760	515	1275
REPLACED	2870	998	3868
NEW	12201	19631	31832
NEW + REPLACED	15071	20629	35700
TOTAL HARD SURFACES	15663	20629	36292



PROJECT TEAM

OWNER/APPLICANT

SEA-PAC HOME
120 SW EVERETT MALL WAY, STE 100
EVERETT, WA 98204
(425) 628-5353
CONTACT: NATE PERK

CIVIL ENGINEER

THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 250-7230
CONTACT: TC COLLERAN, AICP, PLA

GEOTECHNICAL ENGINEER

EARTH SOLUTIONS NW LLC
15365 NE 90TH ST, SUITE 100
REDMOND, WA 98052
(425) 449-4704
CONTACT: HENRY WRIGHT, PE

UTILITY PURVEYORS

WATER SUPPLY: MUKILTEO WATER AND WASTEWATER DISTRICT
SANITARY SEWER: MUKILTEO WATER AND WASTEWATER DISTRICT
FIRE DISTRICT: MUKILTEO FIRE DISTRICT
SCHOOL DISTRICT: MUKILTEO SCHOOL DISTRICT NO 6

SITE DATA

SITE ADDRESS: 9110 53RD AVE W, MUKILTEO, WA 98275
TAX ACCOUNT NUMBER: 00611600015901
EXISTING ZONING: RD-12.5
GROSS SITE AREA: 2.43 ACRES (105,978 SF)
NEW SITE AREA: 2.38 ACRES (103,579 SF)
NUMBER OF LOTS PROPOSED: 7
MINIMUM LOT SIZE (REQUIRED): 12,500 SF
MAXIMUM LOT WIDTH: 60 FEET
SETBACKS:
FRONT: 25'
CORNER: 20'
SIDE: 5', WITH 15' OF TOTAL SIDE YARD
REAR: 25'
MAXIMUM LOT COVERAGE: 30%
MAXIMUM LOT HARD SURFACE COVERAGE: 55%
(SEE HARD SURFACE AREA SUMMARY, THIS SHEET)

SHEET INDEX

- CV-01 COVER SHEET
- GN-01 GENERAL NOTES & LEGEND
- EC-01 EXISTING CONDITIONS & DEMO PLAN
- SP-01 SITE PLAN
- TP-01 TESC PLAN
- TD-01 TESC NOTES & DETAILS
- TD-02 TESC NOTES & DETAILS
- HC-01 HORIZONTAL CONTROL PLAN
- GP-01 GRADING PLAN
- UT-01 COMPOSITE UTILITY PLAN
- RS-01 ROAD & STORM PLAN
- RP-01 ROAD & STORM PROFILES
- VT-01 VAULT PLANS & SECTIONS
- VT-02 VAULT DETAILS & NOTES
- PS-01 PUMP STATION DETAILS
- TR-01 TREE RETENTION PLANS
- TR-02 TREE RETENTION DETAILS
- LS-01 LANDSCAPE PLANS
- LS-02 LANDSCAPE DETAILS
- DT-01 STANDARD DETAILS
- DT-02 STANDARD DETAILS
- DT-03 STANDARD DETAILS

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL, A 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

COVER SHEET
HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY
WASHINGTON



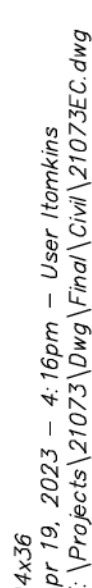
4/19/23
JOB NUMBER:
21-073
SHEET NAME:
CV-01

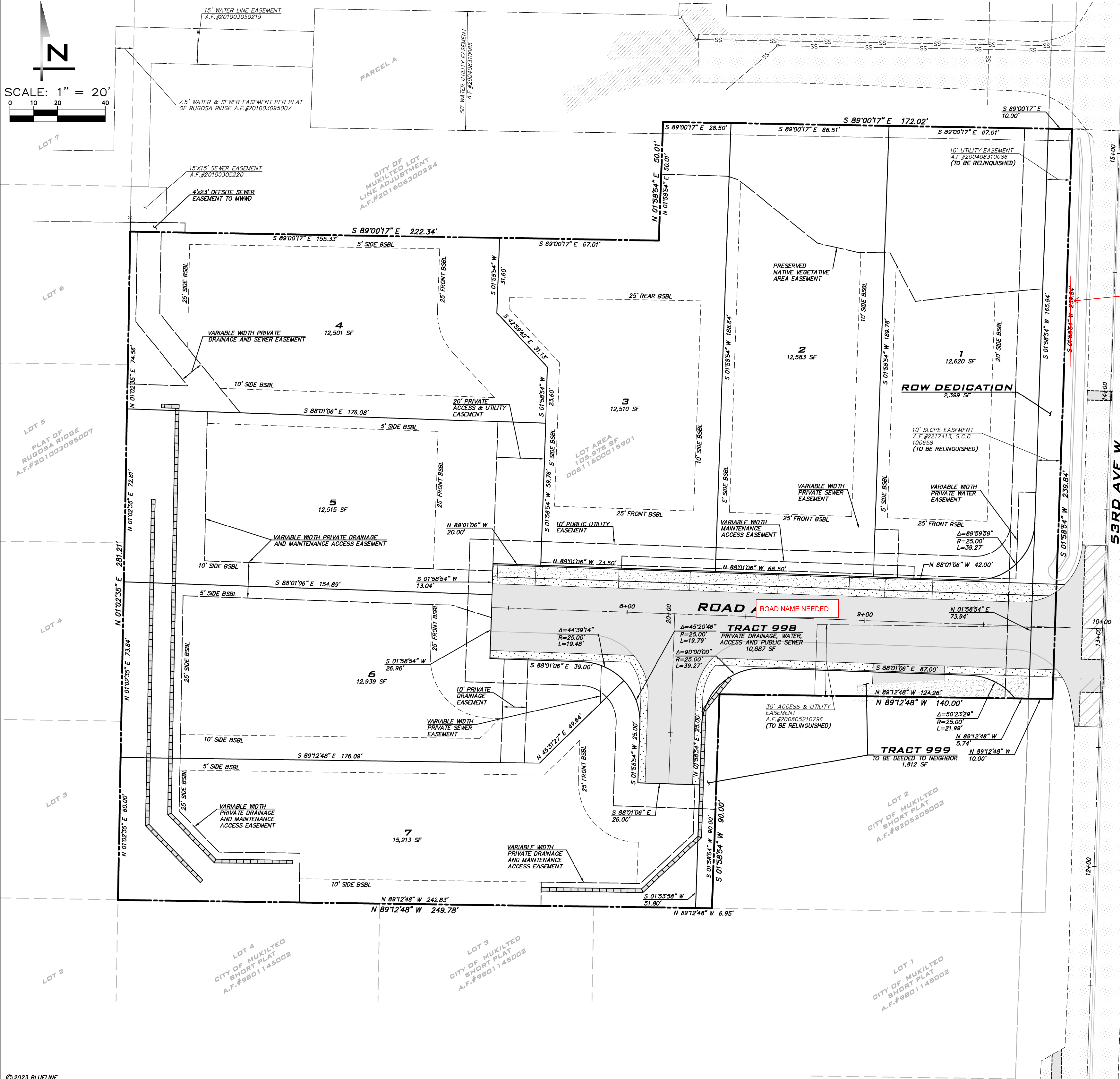
SHT 1 OF 22

CITY OF MUKILTEO FILE NUMBERS
SD-2021-001/ENG-2021-019/SEPA-2021-010

[illegible]

SHT **3** *OF* **22**





TRACT 999 COVENANT NOTE

COVENANT SHALL BE PREPARED AT FINAL PLAT TO ALLOW ACCESS FOR PARCEL #00611600015902 DRIVEWAY AND ALLOW ACCESS WITHIN TRACT 999 TO MAINTAIN PROPOSED RETAINING WALL & STORM SYSTEM

DRAINAGE FACILITY MAINTENANCE NOTE

I, THE OWNER AND CONTRACT PURCHASERS OF THE LANDS HEREIN PLATTED (GRANTOR), AGREE THAT THE OBLIGATIONS OF GRANTOR SHALL INURE TO THE BENEFIT OF AND BE BINDING UPON THE HEIRS, SUCCESSORS, AND ASSIGNS. GRANTOR AGREES THAT THIS COVENANT TOUCHES AND CONCERNS THE LAND DESCRIBED HEREIN AND SHALL RUN WITH THE LAND.

GRANTOR BY EXECUTION OF THIS COVENANT ACKNOWLEDGES THAT THE BENEFITS OF THIS COVENANT INURE TO GRANTOR, DOWNSTREAM PROPERTY OWNERS, AND THE GENERAL PUBLIC, AND THAT THE CITY OF MUKILTEO (CITY) AS THIRD-PARTY BENEFICIARY OF THIS COVENANT HAS THE RIGHT, BUT NOT THE OBLIGATION, TO ENFORCE THIS COVENANT ON BEHALF OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC. CITY REQUIRES THIS COVENANT TO PROTECT PUBLIC AND PUBLIC PROPERTY, PRIVATE AND PUBLIC DRAINAGE INFRASTRUCTURE, AND NATURAL RESOURCES OF DOWNSTREAM PROPERTY OWNERS AND THE GENERAL PUBLIC.

GRANTOR, IN CONSIDERATION OF THE APPROVAL OF THIS SUBDIVISION, HEREBY COVENANTS TO PERFORM REGULAR MAINTENANCE UPON THE DRAINAGE FACILITIES INSTALLED, OR TO BE INSTALLED, UPON GRANTOR'S PROPERTY. REGULAR MAINTENANCE SHALL INCLUDE, AT A MINIMUM, ANNUAL INSPECTION OF THE STORMWATER DRAINAGE SYSTEM, AS APPLICABLE, THE SYSTEM SHALL INCLUDE THE STORMWATER CONVEYANCE SYSTEM PIPES, DITCHES, SWALES, AND CATCH BASINS; STORMWATER FLOW REGULATION SYSTEM DETENTION PONDS, VAULTS, PIPES, RETENTION PONDS; FLOW REGULATION AND CONTROL STRUCTURES; AND WATER QUALITY CONTROL SYSTEM.

THE SCOPE OF THIS COVENANT AND RIGHT OF ENTRY SHALL BE ADEQUATE TO PROVIDE FOR THE ACCESS, INSPECTION, AND MAINTENANCE OF THE STORMWATER DRAINAGE SYSTEM, AND SHALL BE SUBJECT TO THE FOLLOWING TERMS AND CONDITIONS:

- CITY SHALL HAVE THE PERPETUAL RIGHT OF ENTRY ACROSS ADJACENT LANDS OF THE GRANTOR FOR PURPOSES OF INSPECTING, AUDITING, OR CONDUCTING REQUIRED MAINTENANCE OF THE DRAINAGE FACILITY.
- IF CITY INSPECTION DETERMINES THAT MAINTENANCE IS NOT BEING PERFORMED, CITY SHALL ENDEAVOR TO PROVIDE GRANTOR REASONABLE ADVANCE NOTIFICATION OF THE NEED TO PERFORM THE MAINTENANCE AND A REASONABLE OPPORTUNITY FOR GRANTOR TO PERFORM IT. IN THE EVENT THAT GRANTOR FAILS TO COMPLETE THE REQUIRED MAINTENANCE WITHIN A REASONABLE TIME PERIOD, CITY SHALL HAVE THE RIGHT TO OTHERS OR CONTRACT WITH OTHERS TO PERFORM IT AT THE SOLE EXPENSE OF THE GRANTOR. IF CITY IN ITS SOLE DISCRETION DETERMINES THAT AN IMMINENT OR PRESENT DANGER EXISTS, REQUIRED MAINTENANCE AND/OR REPAIR MAY BEGIN IMMEDIATELY AT GRANTOR'S EXPENSE WITHOUT PRIOR NOTICE TO GRANTOR. IN SUCH EVENT, CITY SHALL PROVIDE GRANTOR WITH A WRITTEN STATEMENT AND ACCOUNTING OF ALL WORK PERFORMED AND THE FEES, CHARGES, AND EXPENSES INCURRED IN MAKING SUCH REPAIRS. GRANTOR SHALL AGREE TO REIMBURSE CITY OR PAY CITY'S VENDORS DIRECTLY FOR ALL REASONABLE FEES, CHARGES, AND EXPENSES IDENTIFIED IN CITY'S STATEMENT.
- IF CITY IS REQUIRED TO ACT AS A RESULT OF GRANTOR'S FAILURE TO COMPLY WITH THIS COVENANT, CITY MAY REMOVE ANY OBSTRUCTIONS AND/OR INTERFERENCES THAT IN THE SOLE OPINION OF COUNTY IMPAIR THE OPERATION OF THE DRAINAGE FACILITY OR THE MAINTENANCE THEREOF. GRANTOR AGREES TO HOLD CITY, ITS OFFICERS, EMPLOYEES, AND AGENTS HARMLESS FROM ANY AND ALL CLAIMS, ACTIONS, SUITS, LIABILITY, LOSS, EXPENSES, DAMAGES AND JUDGMENTS OF ANY NATURE WHATSOEVER, INCLUDING COSTS AND ATTORNEY'S FEES, INCURRED BY THE REMOVAL OF VEGETATION OR PHYSICAL INTERFERENCE FROM THE DRAINAGE FACILITY.
- WHEN EXERCISING THE MAINTENANCE PROVISIONS OF THE COVENANT, IN THE EVENT OF NONPAYMENT, CITY MAY BRING SUIT TO RECOVER SUCH COSTS, INCLUDING ATTORNEY'S FEES, AND UPON OBTAINING A JUDGMENT, SUCH AMOUNT SHALL BECOME A LIEN AGAINST THE PROPERTY OF GRANTOR AS PROVIDED IN RCW 4.56.190.
- GRANTOR COVENANTS THAT ALL OF THE OWNERS, CONTRACT PURCHASERS AND LIEN HOLDERS OF THE PROPERTY DESCRIBED HEREIN HAVE SIGNED THE DEDICATION AND/OR DECLARATION OF THIS SUBDIVISION, THAT THEY HAVE THE RIGHT TO GRANT THIS COVENANT ON THE PROPERTY, AND THAT THE TITLE TO THE PROPERTY IS FREE AND CLEAR OF ANY ENCUMBRANCES WHICH WOULD INTERFERE WITH THE ABILITY TO GRANT THIS COVENANT.

DRAFT EASEMENT LANGUAGE

SUBJECT TO A PRIVATE WATER EASEMENT FOR THE PURPOSES SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER _____ (SHOWN ON MAP).

SUBJECT TO A PRIVATE SEWER EASEMENT FOR THE PURPOSE SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER _____ (SHOWN ON MAP).

SUBJECT TO A PUBLIC MAINTENANCE ACCESS EASEMENT FOR THE PURPOSE SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER _____ (SHOWN ON MAP).

SUBJECT TO A PRIVATE ACCESS & UTILITY EASEMENT FOR THE PURPOSE SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER _____ (SHOWN ON MAP).

SUBJECT TO A PRIVATE DRAINAGE AND MAINTENANCE ACCESS EASEMENT FOR THE PURPOSE SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER _____ (SHOWN ON MAP).

SUBJECT TO A PRIVATE EXISTING DRIVEWAY EASEMENT FOR THE PURPOSE SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER _____ (SHOWN ON MAP).

SUBJECT TO A PUBLIC UNDERGROUND AND/OR OVERHEAD ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM EASEMENT FOR THE PURPOSE SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER _____ (SHOWN ON MAP).

SUBJECT TO A NATIVE GROWTH PROTECTION EASEMENT FOR THE PURPOSE SHOWN THEREIN AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT RECORDED UNDER SNOHOMISH COUNTY AUDITOR'S FILE NUMBER _____ (SHOWN ON MAP).

EXISTING UTILITY NOTE

EXISTING UTILITIES ARE SHOWN IN THE APPROXIMATE LOCATION. THERE IS NO GUARANTEE THAT ALL UTILITY LINES ARE SHOWN, OR THAT THE LOCATION, SIZE AND MATERIAL IS ACCURATE. THE CONTRACTOR SHALL UNCOVER ALL INDICATED PIPING WHERE CROSSING, INTERFERENCES, OR CONNECTIONS OCCUR PRIOR TO TRENCHING OR EXCAVATION FOR ANY PIPE OR STRUCTURES, TO DETERMINE ACTUAL LOCATIONS, SIZE AND MATERIAL. THE CONTRACTOR SHALL MAKE THE APPROPRIATE PROVISION FOR PROTECTION OF SAID FACILITIES. THE CONTRACTOR SHALL NOTIFY ONE CALL AT 8-1-1 (WASHINGTON811.COM) AND ARRANGE FOR FIELD LOCATION OF EXISTING FACILITIES BEFORE CONSTRUCTION.

CITY OF MUKILTEO FILE NUMBERS
SD-2021-001/ENG-2021-019/SEPA-2021-010



SCALE:
AS NOTED
PROJECT MANAGER:
T.C. COLLIERAN, P.L.A., AICP
PROJECT ENGINEER:
LUCAS ZIROTTI
DESIGNER:
LEE M. TOMKINS
ISSUE DATE:
7/29/21

REVISIONS		REVISIONS FOR CITY 1ST ROUND COMMENTS		REVISIONS FOR CITY 2ND ROUND COMMENTS	
NO	DATE	BY	DATE	BY	DATE
1	8/9/21	LCZ			
2	4/12/23	LCZ			

SITE PLAN
HARBOR GROVE
CIVIL PLANS
9110 53RD AVE W
SNOHOMISH COUNTY WASHINGTON



4/19/23
JOB NUMBER:
21-073
SHEET NAME:
SP-01

SHT 4 OF 22

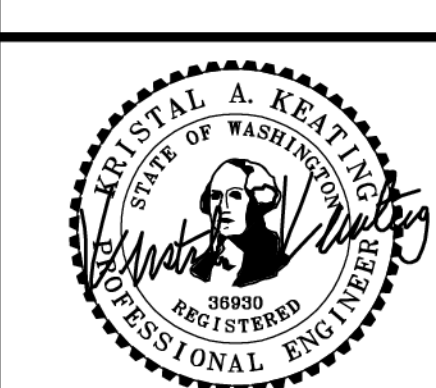
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HORIZONTAL CONTROL PLAN

HARBOR GROVE

CIVIL PLANS

9110 53RD AVE W




4/19/23

JOB NUMBER:
21-073

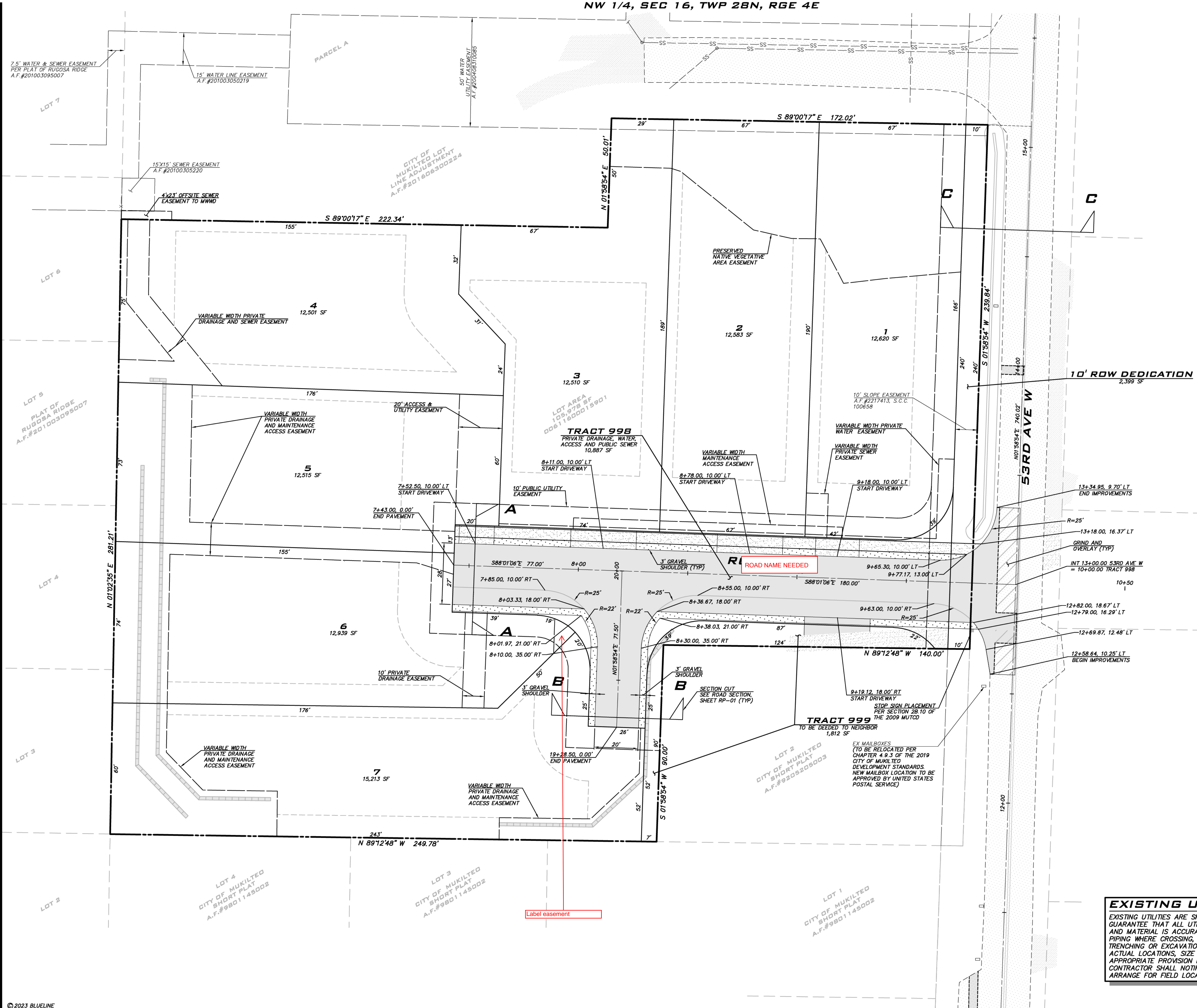
SHEET NAME:
HC-01

SHT **8** OF **22**

SCALE: 1" = 20'



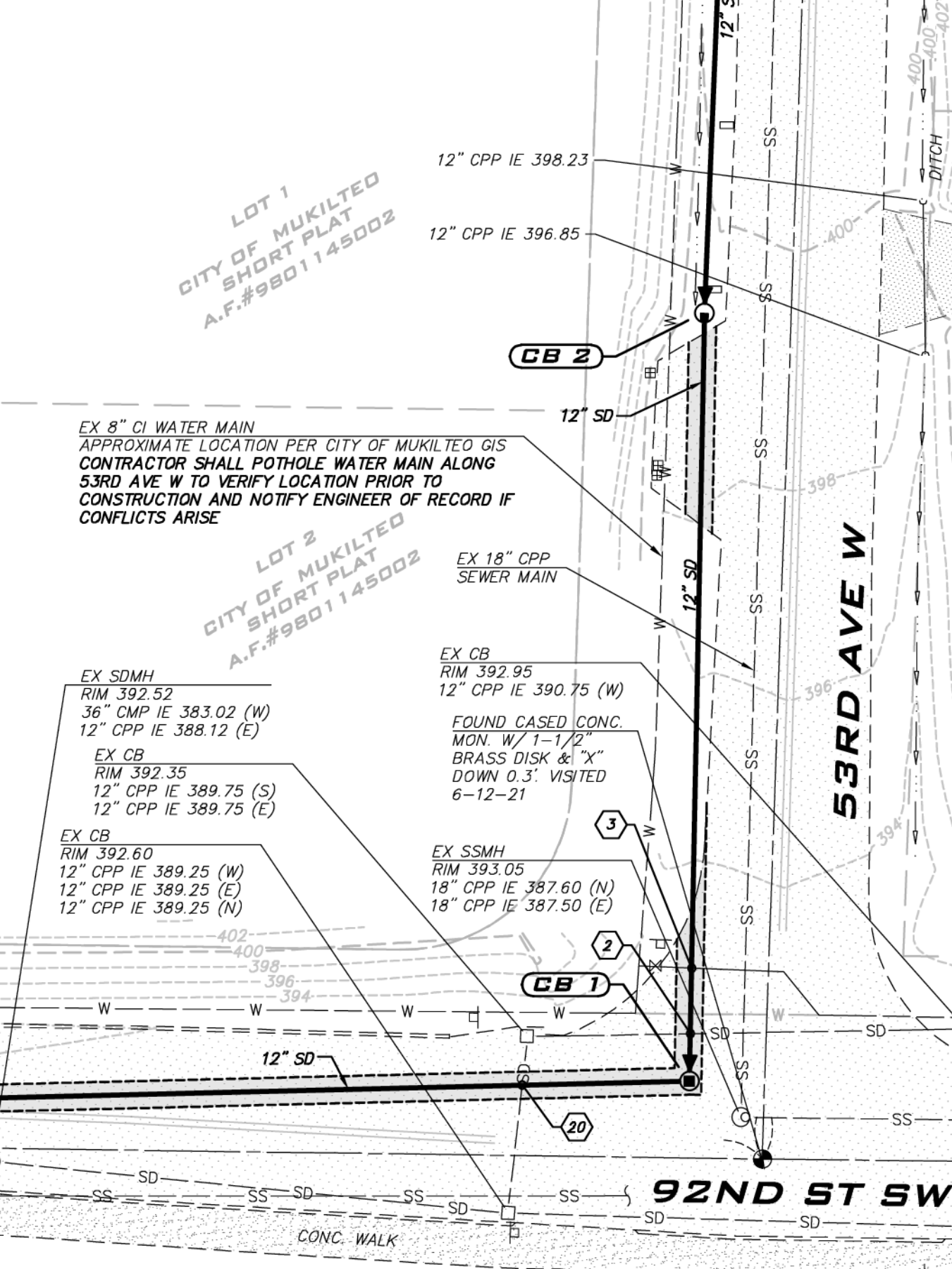
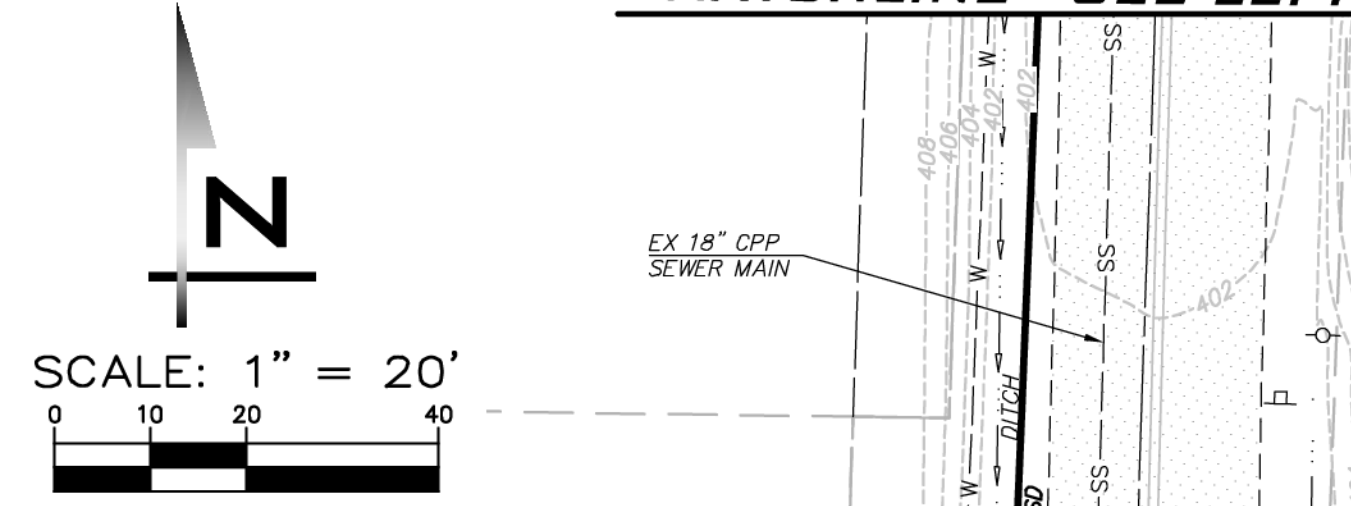
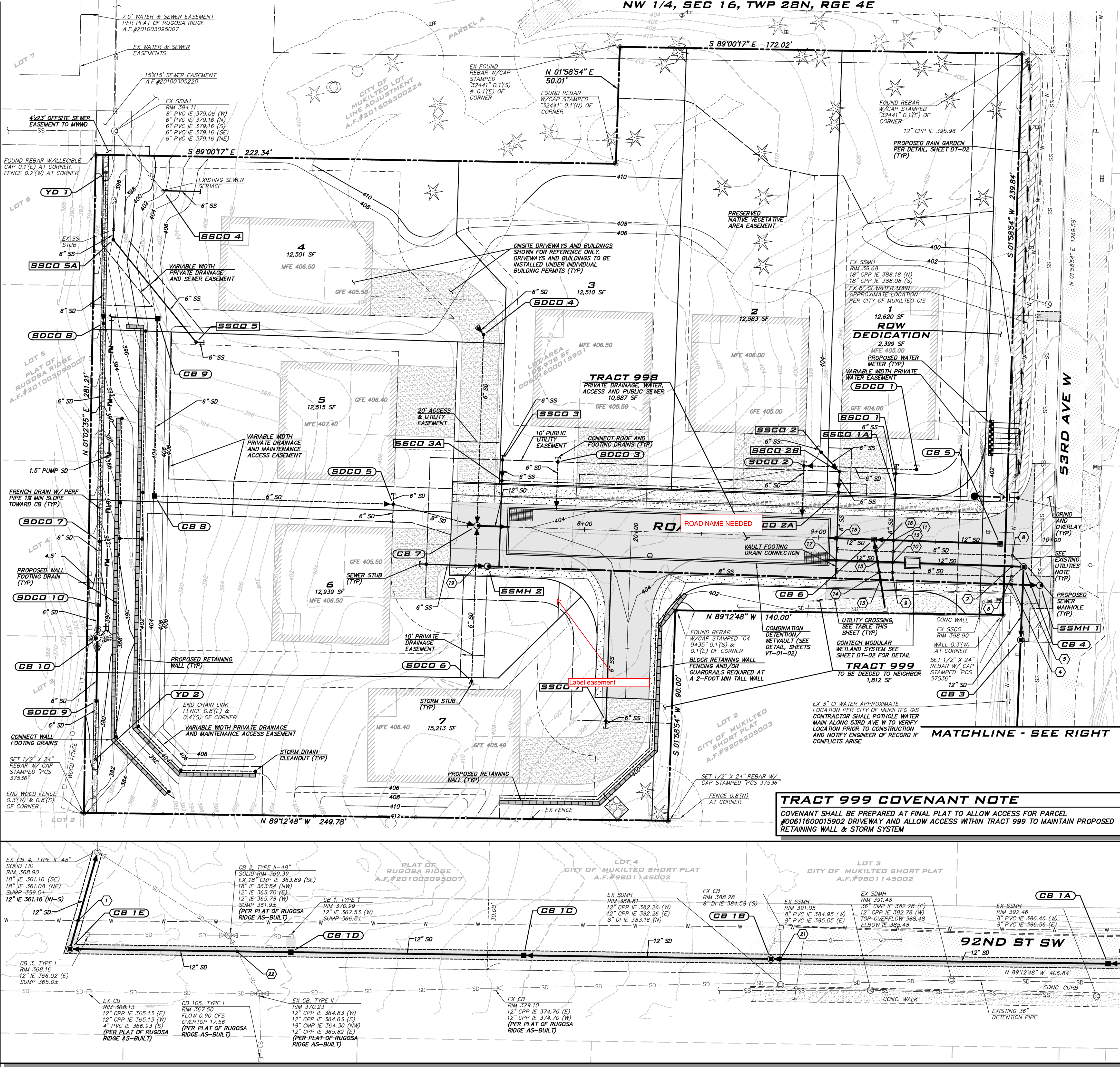
A horizontal scale bar with tick marks at 0, 10, 20, and 40. The bar is divided into alternating black and white segments: 0-10 is white, 10-20 is black, and 20-40 is white.



EXISTING UTILITY NOTE

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CITY OF MUKILTEO FILE NUMBERS
SD-2021-001/ENG-2021-019/SEPA-2021-010



UTILITY CROSSING TABLE			
NO.	PIPE ELEVATIONS (FT)	CLEARANCE (FT)	
1*	EX 8" WA IE 363.90 12" SD CE 362.84	1.06	
2**	EX 12" SD IE 390.12 12" SD CE 386.61	0.51	
3**	EX 8" WA IE 386.37 12" SD CE 386.56	0.81	
4	EX 8" WA IE 399.11 8" SS CE 386.02	10.09	
5	12" SD IE 391.11 8" SS CE 386.85	2.26	
6	8" WA IE 399.05 6" SD CE 392.26	6.79	
7	EX 8" WA IE 398.96 12" SD CE 392.18	6.78	
8	8" WA IE 398.87 6" SD CE 392.53	6.62	
9	6" SD IE 392.53 6" SS CE 390.91	1.62	
10	12" SD IE 392.75 6" SS CE 391.17	1.58	
11	12" SD IE 398.09 6" SS CE 391.71	7.38	

12	6" SD IE 392.53	1.10
13	6" SS CE 391.43	
14	12" SD IE 399.94	8.96
15	8" SS CE 390.98	
16	12" SD IE 399.76	6.64
17	6" SD CE 393.12	
18	12" SD IE 399.52	5.74
19	12" SD CE 393.78	
20**	12" SD IE 399.27	6.12
21**	6" SD CE 393.15	
22*	12" SD IE 392.88	0.54
	6" SS CE 392.34	
	12" SD IE 398.92	5.64
	6" SS CE 393.28	
	12" SD IE 399.69	2.71
	6" SS CE 397.28	
	EX 12" SD IE 398.61	1.66
	12" SD CE 397.95	
	8" SD IE 394.58	1.14
	12" SD IE 396.16	
	EX 18" SD CE 395.25	0.93

* ASBUILT INFORMATION USED TO ASSUME UTILITY SEPARATION
** GIS SURFACE USED TO ASSUME DEPTH OF EXISTING UTILITY

CROSSING NOTES

- VERTICAL CLEARANCE FOR CROSSINGS WITH WATER MAINS PER MUKILTEO WATER AND WASTEWATER DISTRICT STANDARDS. MINIMUM 18" OF SEPARATION REQUIRED FOR CROSSINGS WITH WATER AND SANITARY SEWER. REFER TO SEWER AND WATER PLANS PREPARED FOR MUKILTEO WATER AND WASTEWATER DISTRICT (UNDER SEPARATE COVER)
- WHERE VERTICAL CLEARANCE IS LESS THAN 1'. CONTRACTOR SHALL PROVIDE ETHA-FOAM PAD.

EXISTING UTILITIES NOTE

- CONTRACTOR SHALL VERIFY LOCATION OF EX UTILITIES AT POINT OF CROSSING OR CONNECTION PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF RECORD IF CONFLICTS ARISE.
- CROSSINGS WERE DETERMINED ASSUMING 3' OF COVER OVER EXISTING WATER MAIN.

EXISTING UTILITY NOTE

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25 CENTRAL WAY, SUITE 400,
HUNTSVILLE, AL 35893
P: 256.216.4001 F: 256.216.4002
WWW.BLUELINEGROUP.COM

SCALE:
AS NOTED

PROJECT MANAGER:
T.C. COLLIERAN, P.E., AICP

PROJECT ENGINEER:
LUCAS ZROTTI

DESIGNER:
LEE M. TOMKINS

ISSUE DATE:
7/29/21

NO	DATE	BY	REVISIONS
1	8/9/21	CC	REVISIONS FOR CITY 1ST ROUND COMMENTS
2	4/19/23	LM	REVISIONS FOR CITY 2ND ROUND COMMENTS

COMPOSITE UTILITY PLAN

HARBOR GROVE

CIVIL PLANS

9110 53RD AVE W

SNOHOMISH COUNTY

WASHINGTON

4/19/23

JOB NUMBER:
21-073

SHEET NAME:
UT-01

SHT **10** OF **22**

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Apr 19, 2023 - 4:19pm - User: tomkins
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