Project: Harbor Grove – Appellant Letter Response
Location: 9110 53rd Ave West, Mukilteo, WA

EX. 76

November 13th, 2023

Sea Pac Homes
120 SW Everett Mall Way Suite #100
Everett, WA 98204

Dear Mr. Belew:

The purpose of this document is to methodically address the Appellants alleged project deficiencies using referenced Mukilteo code sections, project plans, similar municipal codes, reports, and application documents as described in a letter dated September 13th, 2023 by Mr. David Tyler. Particular attention was given to the alleged deficiencies concerning the City of Mukilteo's approval of the Harbor Grove Project without the need for variances to construct retaining walls within setbacks and the resulting allowable building height once fill has been placed as part of the approved civil infrastructure plans.

Executive Summary

It is evident that the project:

1. Is in conformance with the Mukilteo Municipal Code and SEPA requirements (hereafter collectively referred to as the Code).
2. The City of Mukilteo has applied the Code consistently among past projects.
3. The Code, as written and applied in practice, aligns with surrounding jurisdiction codes regarding retaining walls within setbacks, and determination of building height.

The following pages address in further detail, how these determinations were made.

Respectfully yours,

11/17/23

Trevor Price **CMa, PM**

Perkl's Properties, LLC

Contents

Executive Summary 1
Alleged Deficiencies: Project Conflicts with Mukilteo Municipal Code 4
Deficiency Argument 1.1: Retaining Walls within Setbacks Require a Variance 4
Rebuttal: Precedent from Previously approved Projects 4
Municipal Code Comparison: Retaining walls in Setbacks without Variance 6
Lake Stevens 6
Everett 7
Bothell 7
Snohomish County 8
Conclusion 9
Deficiency Argument 1.2: Future Homes Building Height would Require Variance 10
Rebuttal: Precedent from Previously approved Projects, other Jurisdictions 10
Municipal Code Comparison: Building Height Calculation Modified Existing Grade during Plat 11
Lake Stevens 11
Everett 12
Bothell 12
Snohomish County 13
Marysville 13
Conclusion 13
Deficiency Argument 1.3: Project is not consistent with Surrounding Land Use and Design 14
Rebuttal: Precedent from Previously approved Projects, MMC 14
Deficiency Argument 1.3: Application does not Include Slope and Vegetation Data 14
Rebuttal: Precedent from Previously approved Projects 15
Alleged Deficiencies: Project Conflicts with SEPA Requirements 16
Alleged Deficiency 2.1: DNS does not Provide Complete description of the Project Proposal 16
Rebuttal: General Information was Provided as Requested 16
Alleged Deficiency 2.2: DNS does not Address Short and Long Term Project Impacts 17
Rebuttal: Professional Engineers and Professional Hydrologists were Hired 17
Alleged Deficiency 2.2: DNS does not Analyze Impacts on the Abutting property Owners 17
Rebuttal: Continuation of Terraces in Place at Ruby Ridge, Significant Building Separation 17

Referenced Project Plans

City of Lake Stevens – Hewitt ..... **END**
Lake Stevens - Fairview Terrace ..... **END**
Marysville – Havenwood ..... **END**
Mukilteo - 9055 Hargreaves ..... **END**
Mukilteo - 9115 Hargreaves ..... **END**
Mukilteo - Harbor Grove ..... **END**
Mukilteo - Highland Terrace ..... **END**
Mukilteo - Mukilteo Highlands ..... **END**
Snohomish County - DMH Holdings ..... **END**
Snohomish County - Lake Stickney Trails ..... **END**

Alleged Deficiencies: Project Conflicts with Mukilteo Municipal Code

Deficiency Argument 1.1: Retaining Walls within Setbacks Require a Variance

Retaining walls are structures by definition and are not allowed within setbacks per definitions in MCC 17.08.020. A variance would be required to construct a retaining wall within the setback area. A variance was not obtained for the Project. Full definitions from the MCC provided below.

> *"Setback" or "yard requirements" means the required open space distance that buildings, uses or* ***structures*** *must be removed from their lot lines.*
>
> *"Structure" means a combination of materials constructed or erected on the ground or water or attached to something having a location on the ground or water. For the purposes of Chapter 17.17, Wireless Communication Facilities (WCF) Attached and Detached, "structure" is a pole, tower, base station, or other building, whether or not it has an existing antenna facility, that is used or to be used for the provision of personal wireless service (whether on its own or commingled with other types of services).*

Rebuttal: Precedent from Previously approved Projects

In application, retaining walls have not been considered structures prohibited in setbacks. This interpretation of the code would create a high percentage of unbuildable lots within the City of Mukilteo due to areas of significant slopes. Examples of past projects where retaining walls are in setbacks without a variance are shown below in Figures 1, 2 and 3.

Figure 1: Retaining wall within setback of 10516 60th Ave W neighboring 10524 60th Ave W, Mukilteo

Figure 2: Retaining wall within setback (approximately 15 feet high) of 1804 19th Drive, neighboring 1802 19th Drive, Mukilteo

Figure 3: Retaining wall within front setback of 1801 19th Drive, Mukilteo

Municipal Code Comparison: Retaining walls in Setbacks without Variance

Six jurisdictions were reviewed to determine if retaining walls were allowed within setbacks without a variance. It was determined that the City of Mukilteo not requiring a variance to construct a retaining wall aligns with other jurisdictions.

Lake Stevens

MC 14.52.080 Height

(a) Retaining walls and rockeries shall be limited to the following heights within setbacks as measured by the International Building Code (IBC):

(1) Front setback: three feet.
(2) Side and rear setbacks: eight feet. (Ord. 1063, Sec. 2 (Exh. B), 2019)

(b) Walls or rockeries shall not exceed eight feet in height within setbacks or 12 feet in height outside of setbacks. Exception: A wall that is outside of one setback but crossing perpendicular into either a side or rear yard setback may be 12 feet. (Ord. 1063, Sec. 2 (Exh. B), 2019)

MC 14.52.110 Wall or Rockery Exceptions.

The Planning and Community Development Director, in consultation with the Public Works Director, may approve a modification to wall or rockery heights if the modification is necessary because of the size, configuration, existing topography or location of the subject property. Modifications are to be processed in accordance with Chapter 14.16C, modifications, and may be approved when the following conditions are met:

(a) The modification will not be materially detrimental to the public welfare or to abutting properties; and
(b) The modification will reduce potential adverse impacts to critical areas;
(c) The modification will retain a greater number of significant trees;
(d) The modification will permit the installation of transportation improvements; or
(e) The alternative separation, slope gradient, or height is in the public interest. (Ord. 1063, Sec. 2 (Exh. B), 2019)

Everett

MC 19.06.030 Exceptions to building or structure placement requirements.

Any structure retaining fill material, which is less than 4 feet in height above finished grade, may be located in any required setback.

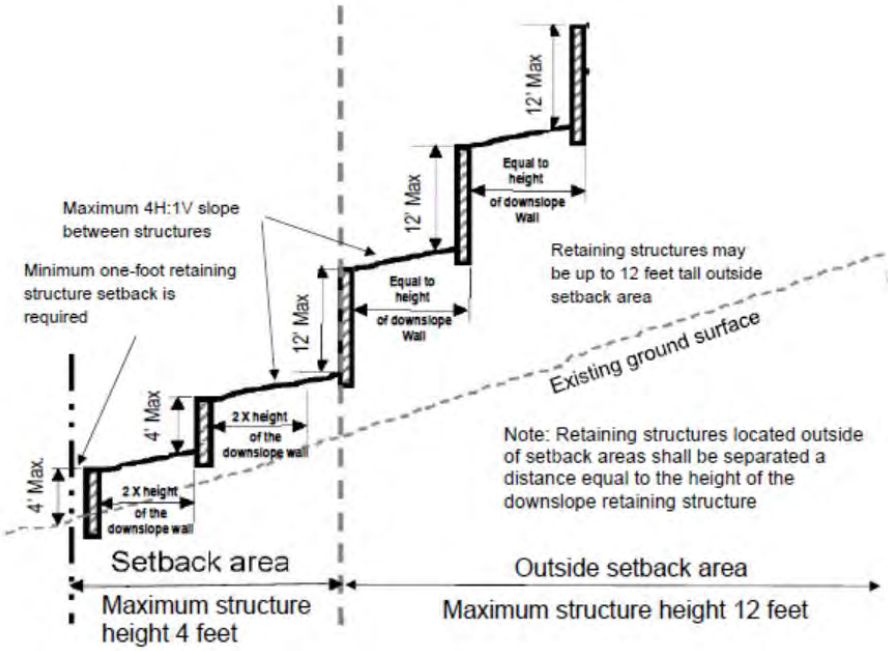
Any structure retaining fill material, which is 4 feet or greater, but less than 6 feet in height above finished grade, may be located in any required setback but, if visible from a public right-of-way or residentially zoned property, shall be constructed of or faced with brick, stone, split-face or fluted concrete block, textured poured-in-place concrete, or other materials with texture to reduce the apparent mass of the wall.

Bothell

MC 12.114.152

12.14.152 Retaining walls, rockeries, and other retaining stru…

Figure 12.14.152-5



Snohomish County

MC 30.50.103.1.c

> *Retaining walls that are not over four feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II or III A liquids.*

MC 30.91B.200

> *"Building" means any structure having a roof supported by columns or walls designed for housing or shelter of persons, animals, or property of any kind. When separated by dividing walls without opening, each divided portion is considered a separate building.*

MC 30.91S.160

> *"Setback" means the distance that a building or use must be removed from the lot lines of the property.*

MC 30.63B.130.4

> *For any proposed cut, fill, rockery, or retaining wall within six inches of a site boundary line, a survey by a land surveyor licensed in Washington State shall be completed that ensures compliance with construction and land disturbing activity site plans prior to construction in the affected area*

Additional information was gathered by reviewing approved Civil Construction plans and several plot plans for residential development projects showing retaining walls within setbacks, without a variance noted on public

record. The below approved Civil Construction plans and plot plans were reviewed and determined to have retaining walls within the setbacks with no variance on public record.

1) City of Lake Stevens - Hewitt
2) Lake Stevens - Fairview Terrace
3) Marysville – Havenwood
4) Mukilteo - Harbor Grove
5) Mukilteo – Hargreaves Plot 9055
6) Mukilteo – Hargreaves Plot 9115
7) Mukilteo – Mukilteo Highlands
8) Snohomish County - DMH Holdings
9) Snohomish County - Lake Stickney Trails

Key plan sheets for all above projects can be found at the end of this report.

Conclusion

Based on review of these projects, it is evident that the City of Mukilteo consistently allows for retaining walls within setbacks without variances. The additional five projects reviewed in four other jurisdictions suggest that it common for municipal codes to allow retaining walls within setbacks without variances.

Deficiency Argument 1.2: Future Homes Building Height would Require Variance

The retaining walls and subsequent fill elevate the future homes relative to the existing grade as shown in Figure 4 below.

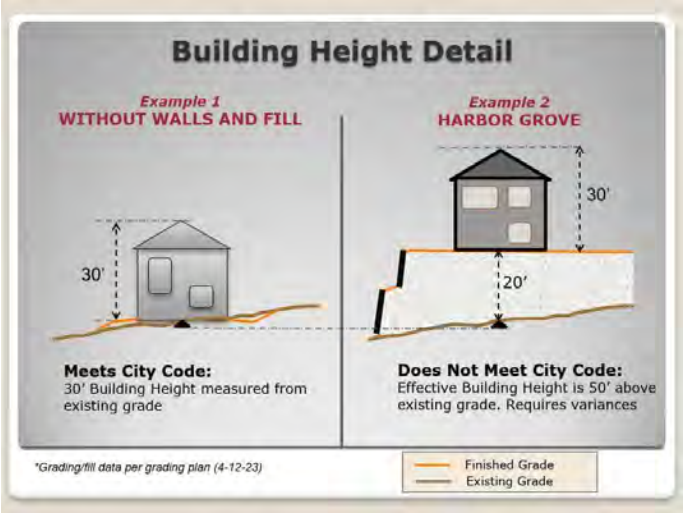


Figure 4: Visualization of elevated building height from fill, from Appellant letter 9-13-23

The combined building height when also considering the placed fill exceeds the building height allowed per zoning code.

Rebuttal: Precedent from Previously approved Projects, other Jurisdictions

Building Height is defined in Code section 17.08.020 below.

> *"Building height" means the vertical distance from the mean ground level (prior to any elevation change in native existing grade <u>except as approved through a plat or short plat</u>) to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the height of the highest gable or roofline of a gable or pitched roof."*

Applying building height definition as written has been common practice for past approved projects in Mukilteo. If the fill is approved as part of a plat or short plat, the existing grade elevations for the building height calculation are replaced with the approved grades shown on the project submittals.

The alternative interpretation of the code proposed by the Appellant would make a significant portion of land within Mukilteo City limits unbuildable. If fill during civil infrastructure improvements had to be deducted from the allowable height of the home, the resulting homes would have to be unusually short. For example, Lot 5 of Highland Terrace in Mukilteo required 4-feet of fill per the approved civil construction plans to create a functional building pad for a home. The resulting building height would have to be lowered by 4-feet, and per typical zoning, the home could now only be 26-ft tall due to building height calculations. Similar issues would arise from lots 5, 6, 8, 9, and 15 where varying amount of fill was required. Mukilteo Highlands in Mukilteo, lots 1, 2, 3, 4, 8, 9, 10, 11, 12, and 13 also require varying amounts of fill, as typical of all development projects. Each home would now need have to have a custom architectural design to best utilize the allowable building height considering the change of grade, rather than architects designing based what is allowed per jurisdictional building height regulations. Inversely , when cuts are required per the civil infrastructure plans, the building

height could be considerably higher than what is allowed in the Code. For example, lot 7 of Mukilteo Highlands in Mukilteo, required 10-ft of cut per the approved civil infrastructure plans. The Appellants interpretation of the Code would allow for this lot to have a home that is 40-ft tall.

Overall, codes that due not exempt approved grade changes reflected on the approved civil infrastructure plans from building height calculations are complex, difficult to apply, and result in unbuildable lots in areas of varying grades like the City of Mukilteo.

A past project where the Code regarding building height has been applied in identical manner to Harbor Grove includes Mukilteo Highlands, visualized in Figure 5 below.

Figure 5: Mukilteo Highlands approved fill for building pads in 2005

Municipal Code Comparison: Building Height Calculation Modified Existing Grade during Plat

Six jurisdictions were reviewed to determine if retaining walls were allowed within setbacks without a variance. It was determined that the City of Mukilteo not requiring a variance to construct a retaining wall aligns with other jurisdictions.

Lake Stevens

14.08.010 Definitions of Basic Terms.

Grade. The elevation of the ground surface.
(a) "Existing grade" is the grade prior to grading.
(b) "Rough grade" is the stage at which the grade approximately conforms to an approved site plan.
(c) "Finished grade" is the final grade of the site that conforms to the approved site plan.
(d) "Grading" is any excavating, filling, removing of the duff layer or combination thereof.

Grading. Any excavating or filling of land, including the duff layer, or any combination thereof.

14.48.060 Building Height Limitations.

(a) For purposes of this section the height of a building shall be the vertical distance measured from the mean elevation of the finished grade along four points of the proposed building to the highest point of the building. The height of fences, walls, and hedges is as set forth in Chapter 14.52. The average finished grade shall be determined by first delineating the smallest square or rectangle which can enclose the building and then averaging the ground elevations taken at the midpoint of each side of the square or rectangle.

Everett

19.22.060 How heights are measured.

A. Overview. Building heights may be measured by the number of stories (floors) and/or by total feet permitted. Where the height limits show both floors and feet, both standards must be met. Where maximum building heights are shown in floors only, how the height of floors is calculated is explained in subsection (D) of this section.

B. Where Heights Are Measured From. Where heights are measured from depends on the zone or location, and whether the site has alley access or is sloped and subject to subsection (B)(4) of this section.

3. Residential Zones. Building height measurements in residential zones depend on the zone and/or the overlay that might be applied.

c. Other Residential Zones. The height of buildings shall be the number of floors and vertical distance from the base elevation of a building to the highest point of the roof, exclusive of building appurtenances.

4. Exceptions for Height Measurements. The following are exceptions to how heights are measured outlined in subsections (B)(1) through (B)(3) of this section.

b. Steeper Sites. Any zone in which building heights are determined based on the sidewalk elevation at the front lot line and where a site for development has a difference in existing grade between the sidewalk and midpoint of the front setback line of five feet or more, the height shall be determined as the number of floors and vertical distance from the base elevation of a building to the highest point of the roof, exclusive of building appurtenances.

Bothell

12.14.110 Building height – General measurement method.

A. Building height shall be measured vertically from the average city-approved finish grade to the highest point of the structure.

B. The average city-approved finish grade shall be measured by first delineating the smallest rectangle which can enclose the building and then averaging the existing ground elevations taken at the midpoint of each side of the rectangle. In the event the midpoint of the rectangle drawn is not located on the subject property, the measurement point shall be determined by establishing the midpoint of the property line where it intersects the rectangle.

Snohomish County

30.23.050 Height requirements, exceptions and measuring height.

> *Fill shall not be used to raise the average final grade more than five feet above the existing grade of any dwelling located within 50 feet on adjoining properties, as illustrated in SCC Figure 30.23.050(3); provided, that the provisions of this subsection (5) shall not apply to residential development subject to chapters 30.23A and 30.41G SCC.*

Marysville

MC 22A.020.030

> *"Building height" means the vertical distance from the base elevation of a building to the highest point of the roof, exclusive of building appurtenances.*

> *"Base elevation" means the average elevation of the approved topography of a parcel at the midpoint on each of the four sides of the smallest rectangle which will enclose the proposed structure, excluding all eaves and decks. The approved topography of a parcel is the natural topography of a parcel or the topographic conditions approved by the city prior to August 10, 1969, or as approved by a subdivision, short subdivision, binding site plan, shoreline substantial development permit, filling and grading permit or SEPA environmental review issued after August 10, 1969. An approved benchmark will establish the relative elevation of the four points used to establish the base elevation.*

Additional information was gathered by reviewing approved Civil Construction plans for evidence of existing grade change during the plat process that did not result in a change of building height requirements. Existing and proposed grades are delineated for clarity, and the notable cut and fill difference are shown on the subsequent reviewed plans. The below projects Civil Construction plans were found to have significant grade changes that were approved as part of the plat process, and did not result in a change of building height.

1) City of Lake Stevens - Hewitt
2) Lake Stevens - Fairview Terrace
3) Marysville – Havenwood
4) Mukilteo - Harbor Grove
5) Mukilteo – Mukilteo Highlands
6) Snohomish County - DMH Holdings
7) Snohomish County - Lake Stickney Trails

Key plan sheets for all above projects, with pad elevations, existing grades, and relative cut/fills annotated can be found at the end of this report.

Conclusion

Based on review of these projects and respective codes from other jurisdictions, it is evident that the City of Mukilteo consistently applies the Code regarding building height calculations, and it's application and interpretation of the Code is consistent with other jurisdictions. The additional five jurisdictional codes reviewed suggest that it common for municipal codes to allow for a change of grade without affecting building height.

Deficiency Argument 1.3: Project is not consistent with Surrounding Land Use and Design

The design of the project is inconsistent with the character of the surrounding development in accordance with 17.13.010.C.4. The properties within the vicinity of the project have been developed without the use of large fills and retaining walls. The immediately neighboring Daffron Short Plat by comparison needs no retaining walls.

Rebuttal: Precedent from Previously approved Projects, MMC

Please refer to the Rebuttal to Deficiency Argument 1.2 and the examples of recent projects where significant fill was allowed. The vertical elevation relief of the existing grade for the Daffron Short Plat was approximately 20-ft where the Harbor Grove Short Plat has approximately 30-ft, resulting in a different engineering design to avoid adverse stormwater impacts to neighboring properties.

Deficiency Argument 1.3: Application does not Include Slope and Vegetation Data

MMC 15.12.050.C. – Table 1 – Clearing Matrix was applied incorrectly. The applicant used the "average slope" instead of providing the required slope map that would have showed the steeper areas of the site that would have lead to the requirement of more tree and native vegetation retention per the table and figure below.

Table 1: Clearing Matrix		
Grade of Site or Slope (%)	***Maximum Native Vegetation/Groundcover Removal (%)***	***Minimum Required Significant Tree Retention (%)***
> 35% 2b		*See notes.*
> 25%—≤ 35%	*45%*	*55%*
> 15%—≤ 25%	*60%*	*40%*
≤ 15%	*75%*	*25%*

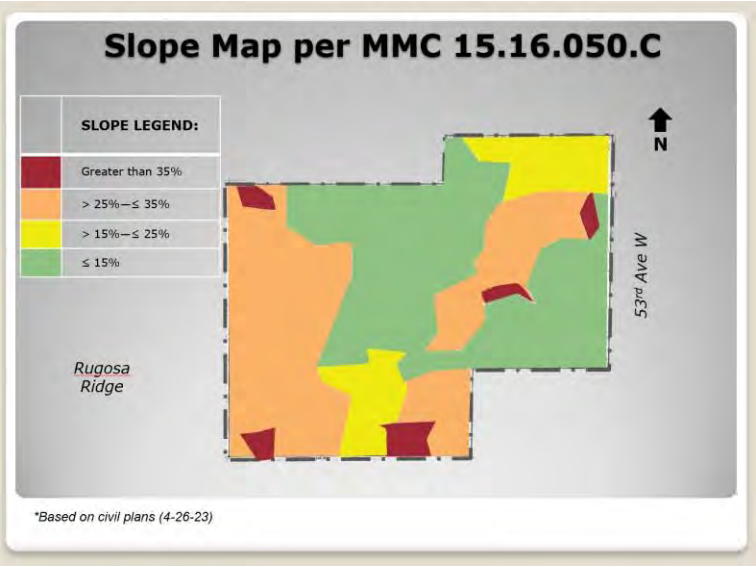


Figure 6: Clearing Matrix Table and Suggested Slope Map of Harbor Grove

Rebuttal: Precedent from Previously approved Projects

The term "slope map" is not a term used in the Code, nor is the map visualized in Figure 6 listed as a requirement of the "Slope report" that is described in the Code. Please see below sections of the Code.

15.16.050 Requirements.

2. Table Notes.

b. Applications for clearing and grading on slopes in excess of thirty-five percent shall be accepted in those cases where tree removal is limited to pruning (provided survival is assured). Clearing or grading on slopes in excess of thirty-five percent may be allowed upon prior review and approval by the permit authority, to the extent permitted by this subsection (C)(2)(b). In addition to any other information that may be required, the applicant shall provide the following:

i. Slope Report. The slope report shall be prepared by a qualified professional. The required slope report shall contain the following information, including recommended methods for mitigating identified impacts and a description of how these mitigating measures may impact adjacent property:

(a) Soils Report. Investigation and report shall be prepared by or under the supervision of a civil engineer with a soil/geotechnical expertise, licensed by the state of Washington and acceptable to the city. This report shall include data regarding the nature, distribution and strength of existing soils and the characteristics of the underlying geology, infiltration rates, conclusions and recommendations for grading procedures, design criteria for corrective measures and opinions and recommendations covering the carrying capabilities of the site. The applicant shall indicate location of soils that should remain undisturbed or used for stormwater management purposes during the time of construction;

Because of public comments of concern on Harbor Grove, the City required the additional reports outlined in the Code excerpts above. The Code does not explicitly describe how the Clearing Matrix Table is to be applied, leaving the qualified professionals to propose means of applying the table for review and approval of the City. Per the City, the proposed method of applying the Clearing Matrix with use of an average grade was acceptable.

Alleged Deficiencies: Project Conflicts with SEPA Requirements

Alleged Deficiency 2.1: DNS does not Provide Complete description of the Project Proposal

Project description in Section A.11 does not recount key elements of the project including:

1. Total length of the proposed retaining walls
2. Location of the retaining walls relative to zoning setbacks
3. Combined total height of the two tier retaining walls
4. Total yards of material moved or brought in for fill
5. Use of stormwater pump, pump location, and length of pumping line to discharge location

Rebuttal: General Information was Provided as Requested

The applicant answered the question required from the SEPA. Examples as follows.

Section A.11 requests the applicant to *"Give brief, complete description of your proposal, including the proposed uses and the size of the project and site."* The applicant responded,

> *"The proposed project consists of the demolition of an existing vacant single family residence and construction of seven (7) single-family residential homes with a minimum lot size of 12,500 square-feet. The existing driveway and frontage on 53rd Avenue West will be upgraded to current City Standards. The project also includes site improvements such as landscaping, storm water management infrastructure, retaining walls, open space, and utility connections."*

Section B.1.e requests the applicant to, *"Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill."* The applicant responded,

> *"The project will cut approximately 5,100 cubic yards of soil from the site. In total, the project will use approximately 10,200 cubic yards of soil for fill, where 5,100 cubic yards will be imported from an approved source."*

Section B.3.c.1 requests the applicant to, *"Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe."* The applicant responded,

> *"Water runoff from both storms and construction activities will be conveyed to yard drains and catch basins will capture surface runoff and route it to a detention vault beneath the proposed access road. The vault outlets east in a tightline to 53rd Ave West then south approximately 280' to an existing storm drain pipe at 92nd Street SW. The runoff will not flow into other waters."*

Alleged Deficiency 2.2: DNS does not Address Short and Long Term Project Impacts

The DNS does not identify or analyze impacts on the abutting property owners on the west side of the project site. This includes impacts identified in public comments submitted previously on the project. These impacts will result in material damage to the abutting properties, caused by:

1. short- and long-term impacts on surface water, earth and topography, groundwater
    a. silt fence inadequate, difficult build sequence to prevent mass soil movement, swale and pump at toe of retaining wall could be easily overwhelmed by with sediment during large storm even during construction, property damage during construction
2. Risk of differential Settlement
3. Risk of retaining Wall Failure
4. Risk of drainage system failure
5. Need for retaining wall and pumping system to *"function **perfectly** forever to avoid impacts on the adjacent properties."*
6. *Inadequate access to maintain the pumping system and difficult for Mukilteo to enforce maintenance*

Rebuttal: Professional Engineers and Professional Hydrologists were Hired

Professional Engineers and Professional Hydrologists were hired to design a project that addresses these concerns. Their stamp on all subsequent plans and reports serves as evidence the design will safely function as designed and is under their professional liability should it not perform as designed. Kindred Hydro, updated the hydrological report to include Landau's (Appellant's professional hydrological consultant) more conservative assumptions result was negligibly different. On page 4, paragraph 5, the Kindred Hydrological Report states

> *"Hydrologic modeling presented in this report indicates that development of the site will reduce surface discharge towards the Hargreaves properties by 20-70 percent, even without the pump at the base of the retaining wall. Based on methods developed by Bidlake and Payne (2001) development of the site will also reduce groundwater recharge at the site by approximately 50 percent. These analyses indicate that development of the site should reduce the water flow into and beneath the Hargrove properties west of the site."*

Stormwater was clearly evaluated and determined not to create short or long term storm, erosion or drainage system failure.

Alleged Deficiency 2.2: DNS does not Analyze Impacts on the Abutting property Owners

The DNS does not identify or analyze impacts on the abutting property owners on the west side of the project site. This includes impacts identified in public comments submitted previously on the project. These impacts will result in undesirable impacts to the abutting properties, including:

1. Visual impacts and aesthetics (land and shoreline use)
2. light/shadow impacts created by excessive grade changes, building height and retaining wall height.

Rebuttal: Continuation of Terraces in Place at Ruby Ridge, Significant Building Separation

Approximately 100-ft lie between the proposed building pads and the nearest rear wall of a home in Rugosa Ridge, and significant trees along the westerly property line of the proposed Harbor Grove currently shadowing Rugosa Ridge proposed to be removed. Landscaping was proposed along the retaining wall terrace to mitigate visual

impacts. The retaining wall design selected is a Lock and Load Stone, which has architectural properties and grid "brick" lines that help break up the mass of the wall face, as opposed to a cast in place concrete wall, shown in Figure 2 above that has less than desirable visual qualities.

City of Lake Stevens – Hewitt

SE 1/4, SEC 24, TWP 29N, RGE 5 E, W.M.

HEWITT AVE DEVELOPMENT

ROAD & STORM DRAINAGE PLANS

LEGAL DESCRIPTION

PARCEL 1

THE NORTH 300 FEET OF LOT 5, GLENWOOD DIVISION A, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON;

EXCEPT THE NORTH 130 FEET THEREOF;

TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTH 30 FEET OF THE EAST 95 FEET OF THE NORTH 130 FEET OF SAID LOT 5,

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL 2

ADJUSTED PARCEL 2 OF SNOHOMISH COUNTY BOUNDARY LINE ADJUSTMENT #02-101604 RECORDED UNDER AUDITOR'S FILE NUMBER 200205020818 AND CORRECTED UNDER AUDITOR'S FILE NUMBER 200209030126, BEING DESCRIBED AS FOLLOWS:

THE NORTH 130 FEET OF LOT 5, GLENWOOD DIVISION A, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 46, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

MATTERS OF RECORD

PER CHICAGO TITLE INSURANCE COMPANY ORDER NO. 500055392 AMENDMENT NO. 2 DATED 2, JANUARY 2018

1. SUBJECT TO THE RIGHT TO ENTER SAID PREMISES FOR THE PURPOSE OF BRUSH CUTTING TO MAINTAIN OVERHEAD UTILITY LINES ON ADJACENT PROPERTY, AS GRANTED BY INSTRUMENT RECORDED UNDER AFN. 1749681. PLOTTED HEREON.
2. SUBJECT TO ALL COVENANTS, CONDITIONS, RESTRICTIONS, RECITALS, RESERVATIONS EASEMENTS, EASEMENT PROVISIONS, DEDICATIONS, BUILDING SETBACK LINES, NOTES, STATEMENTS, AND OTHER MATTERS, IF ANY AS SET FORTH ON SNOHOMISH COUNTY SHORT PLAT NUMBER SP546(12-79) RECORDED UNDER AFN. 8003210151. NOTHING TO PLOT.
3. SUBJECT TO THE TERMS AND CONDITIONS OF A ROAD MAINTENANCE AGREEMENT UNDER AFN 8003210151. EASEMENT IN SAID AGREEMENT WAS MODIFIED BY NUMBER 4 BELOW. ALSO ALL PROPERTIES SERVED BY SAID EASEMENT ARE UNDER COMMON OWNERSHIP OF THE APPLICANT NOW.
4. SUBJECT TO THE TERMS PROVISIONS, CONDITIONS AND EASEMENTS OF AN AFFIDAVIT OF BOUNDARY LINE ADJUSTMENT UNDER AFN 200205020818, AND CORRECTED UNDER AFN 200209030126. EASEMENT AS SHOWN ON SAID BLA IS PLOTTED HEREON.

DATUM

NAVD 88

MERIDIAN

WASHINGTON STATE PLANE COORDINATE SYSTEM – NORTH ZONE (NAD83/91)

(PER WASHINGTON GEODETIC SURVEY CONTROL POINTS ID NOS. 21817 AND 21315)

BENCHMARKS

ORIGINAL BM: WGS CONTROL POINT ID#21817
FOUND 4"X4" CONC MON WITH 3" BRASS PUNCHED DISC "SNO. CO. SURVEY MON PUBLIC WORKS / PLS 12388" 0.6' BELOW GRADE IN CASE AT INTX OF 20TH SE AND 99TH AVE.
ELEV. = 384.84'

TBM – A: MOST WESTERLY NUT ON TOP FLANGE FIRE HYDRANT AT E SIDE 99 AVE SE AND 52' NE'LY OF SE PROP COR.
ELEV. = 402.53'

TBM – B: WGS PNT. 2905P25(ID#21315).
FOUND 4"X4" CONC MON WITH 1-1/2" BRASS PUNCHED DISC 0.7' BELOW GRADE IN CASE 2.7' W OF ASBUILT CL OF 99TH AVE.
ELEV. = 398.30'

EQUIPMENT NOTES

A 5" ELECTRONIC TOTAL STATION WAS USED FOR THIS FIELD TRAVERSE SURVEY. ACCURACY MEETS OR EXCEEDS W.A.C. 332-130-090.

GENERAL NOTES

1. THE INFORMATION DEPICTED ON THIS MAP REPRESENTS THE RESULTS OF A SURVEY MADE ON THE DATE INDICATED AND CAN ONLY BE CONSIDERED AS INDICATING THE GENERAL CONDITION EXISTING AT THAT TIME.
2. UNDERGROUND UTILITIES WERE LOCATED BASED ON THE SURFACE EVIDENCE OF UTILITIES (I.E. PAINT MARKS, SAW CUTS IN PAVEMENT, COVERS, LIDS ETC.) THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION, ELEVATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
3. TREE SIZES WERE LOCATED & SPECIES DETERMINED TO THE BEST OF OUR ABILITY. HOWEVER, MEAD GILMAN & ASSOCIATES DOES NOT WARRANT THE ACCURACY OF SIZE & SPECIES SHOWN HEREON. ANY TREES CONSIDERED TO BE CRITICAL SHOULD BE VERIFIED BY A TRAINED ARBORIST.

SHEET INDEX

1	CV-01	COVER SHEET
2	GN-01	GENERAL NOTES & LEGEND
3	EC-01	EXISTING CONDITIONS & DEMOLITION PLAN
4	TP-01	TESC PLAN
5	TD-01	TESC DETAILS
6	AL-01	ALIGNMENT PLAN
7	GP-01	GRADING PLAN
8	CD-01	CURB DETAILS
9	RS-01	ROAD & STORM DRAINAGE PLAN & PROFILE
10	RP-01	ROAD & STORM PROFILES
11	FI-01	FRONTAGE IMPROVEMENTS PLAN & PROFILE
12	SD-01	SITE DISTANCE PLAN
13	RD-01	ROAD SECTIONS
14	VT-01	VAULT PLAN
15	VT-02	VAULT SECTIONS & DETAILS
16	DT-01	STANDARD DETAILS
17	DT-02	STANDARD DETAILS
18	DT-03	STANDARD DETAILS
19	LS-01	TREE RETENTION PLAN
20	LS-02	LANDSCAPE PLAN
21	LS-03	LANDSCAPE DETAILS
22	IR-01	IRRIGATION PLAN

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24x36 Oct 08, 2019 – 5:38pm – User: tomkins
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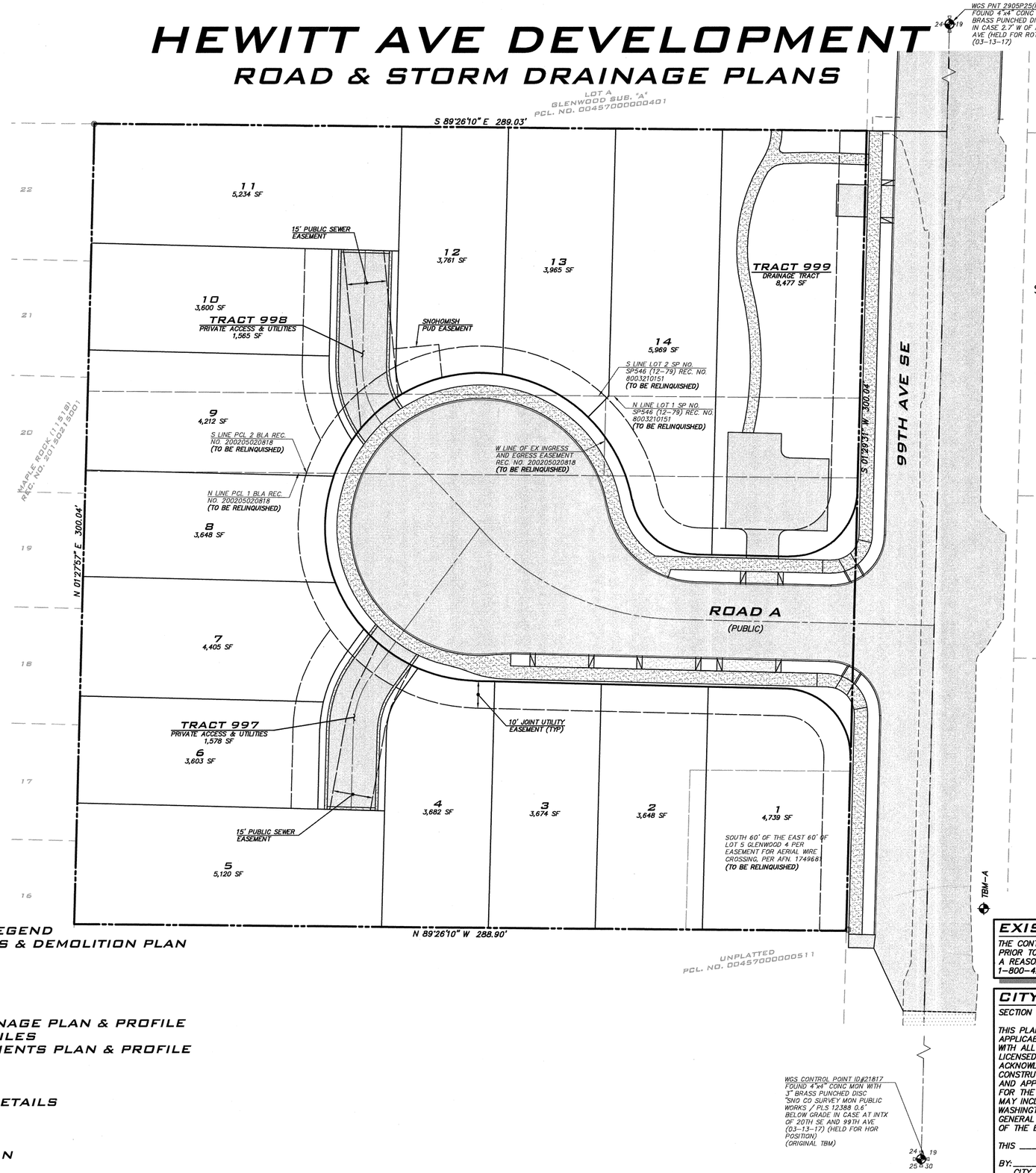
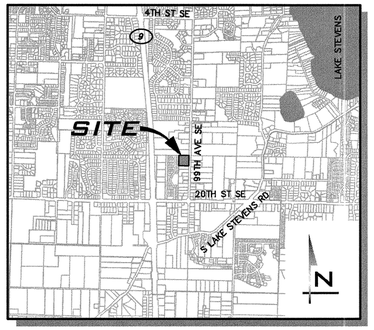




VICINITY MAP

NOT TO SCALE

N

SCALE: 1" = 20'

0 10 20 40

PROJECT TEAM

OWNER/APPLICANT

KEYSTONE LAND, LLC
13805 SMOKEY POINT BLVD, SUITE 101
MARYSVILLE, WA 98271
(360) 659-9444
CONTACT: PAUL LEAVITT

LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

THE BLUELINE GROUP
25 CENTRAL WAY, SUITE 400
KIRKLAND, WA 98033
(425) 250-7224
CONTACT: TODD A. OBERG, PE

SURVEYOR

MEAD GILMAN & ASSOCIATES
P.O. BOX 289
WOODINVILLE, WA 98072
(425) 486-1252
CONTACT: SHANE BARNES, PLS

GEOTECHNICAL ENGINEER

EARTH SOLUTIONS NW, LLC
1805 136TH PLACE NE, SUITE 201
BELLEVUE, WA 98005
(425) 449-4706
CONTACT: HENRY WRIGHT, PE

UTILITY PURVEYORS

WATER SUPPLY:	SNOHOMISH PUD
SANITARY SEWER:	LAKE STEVENS SEWER DISTRICT
FIRE DISTRICT:	LAKE STEVENS FIRE DISTRICT 08
SCHOOL DISTRICT:	LAKE STEVENS SCHOOL DISTRICT #04

SITE DATA

SITE ADDRESS:	1612 & 1616 99TH AVE SE
TAX ACCOUNT NUMBER:	00457000000516, 00457000000501
EXISTING ZONING:	HUR / 20TH STREET
GROSS SITE AREA:	1.99 ACRES (86,689 SF)
NUMBER OF LOTS PROPOSED:	14
MINIMUM LOT SIZE:	3,600 SF
MINIMUM LOT WIDTH:	40'
NON-ARTERIAL STREET SETBACK:	15'
EXTERIOR SIDE YARD SETBACK:	10'
SIDE & REAR SETBACKS:	5'
MAX IMPERVIOUS (PER LOT):	65%
BUILDING HEIGHT (FG):	35'

U. S. POSTAL SERVICE
APPROVED FOR MAILBOX LOCATION(S)
BY: SHELLY CARMICHAEL
US POSTAL SERVICE
(ORIGINAL SIGNATURE IN FILE)
DATE: 3/4/19

EXISTING UTILITY NOTE

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. AGENCIES INVOLVED SHALL BE NOTIFIED WITHIN A REASONABLE TIME PRIOR TO THE START OF CONSTRUCTION. CALL 1-800-424-5555 BEFORE YOU DIG.

CITY OF LAKE STEVENS

SECTION 10 CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

THIS PLAN SHEET HAS BEEN REVIEWED AND EVALUATED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF LAKE STEVENS CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPONSIBILITY OF LICENSED DESIGN ENGINEER, WHOSE STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRED OTHER COUNTY, STATE OR FEDERAL PERMIT REVIEW AND APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION AND COMPLIANCE OF ALL APPLICABLE PERMITS OR AUTHORIZATIONS THAT MAY INCLUDE, BUT ARE NOT LIMITED TO, WDFW HYDRAULIC PROJECT APPROVAL (HPA), WASHINGTON STATE ECOLOGY'S NOTICE OF INTENT (NOI), NPDES CONSTRUCTION STORMWATER GENERAL PERMIT, ALL U.S. ARMY CORPS OF ENGINEERS FILL PERMITS, AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

NOV 07 2019

THIS _____ DAY OF _____, 2019.

BY: _____ Public Works Director
CITY ENGINEER/PUBLIC WORKS DIRECTOR

CITY OF LAKE STEVENS PROJECT NUMBER:
LUA2018-0015 & LUA2018-0016

BLUELINE

25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: TODD A. OBERG, PE
DESIGNER: DOMINIQUE GABALDON
ISSUE DATE: 10/9/2019

OWNER
KEYSTONE LAND, LLC
13805 SMOKEY POINT BLVD, SUITE 101
MARYSVILLE, WA 98271
(360) 659-9444
CONTACT: PAUL LEAVITT

REVISIONS

NO	DATE	BY	
1	10/10/19	LMT	REVISED DIL-DIE-SAC RADIUS AND STORMWATER VAULT

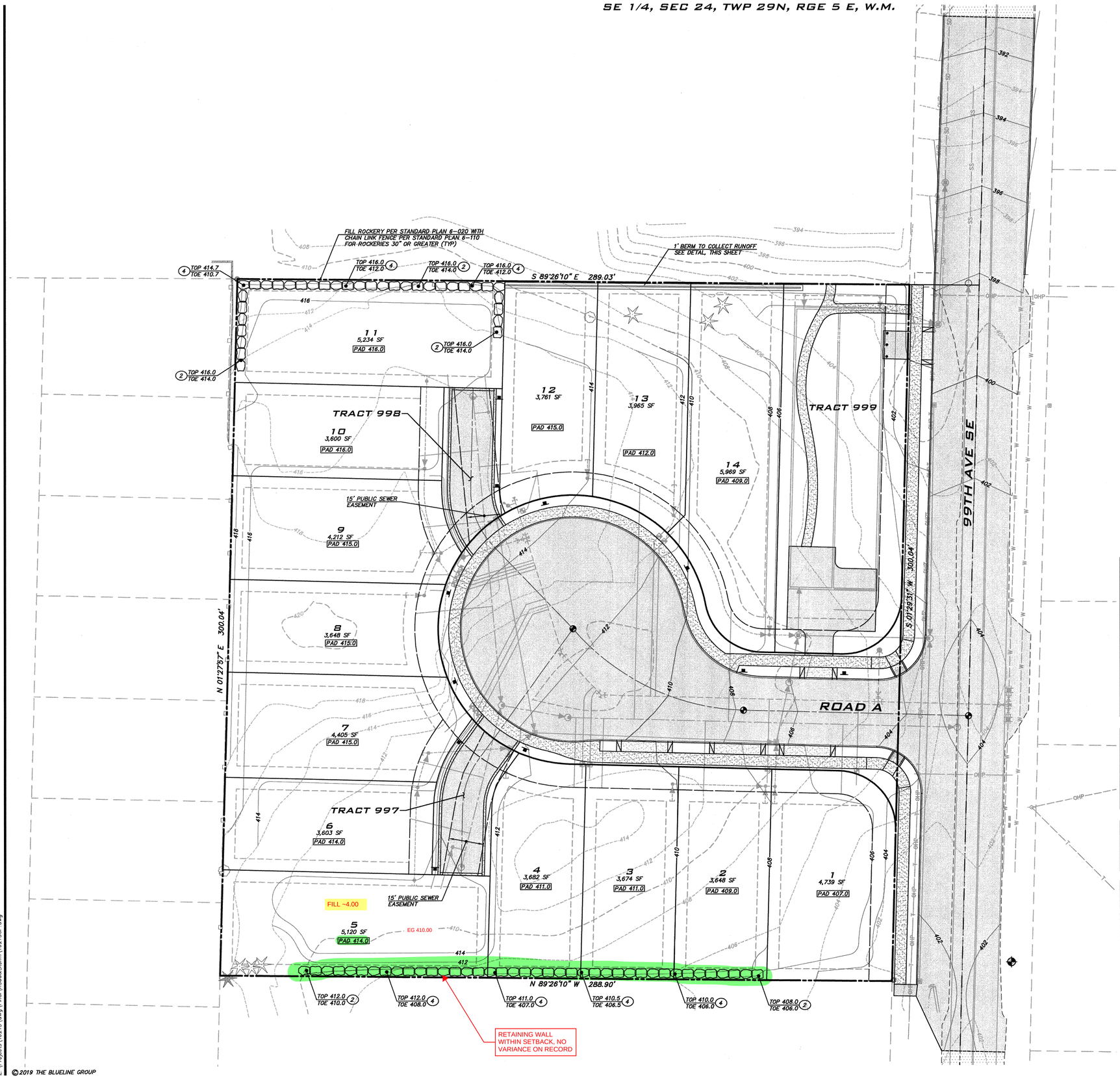
COVER SHEET
HEWITT AVE DEVELOPMENT
1612 & 1616 99TH AVE SE
00457000000516 & 00457000000501
CITY OF LAKE STEVENS WASHINGTON

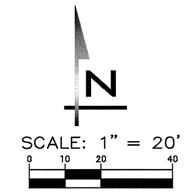
TODD A. OBERG STATE OF WASHINGTON 37408 REGISTERED PROFESSIONAL ENGINEER
10/10/19

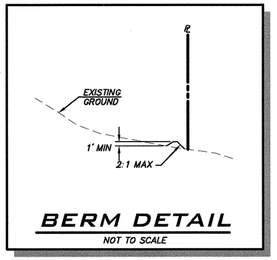
JOB NUMBER: 16-213
SHEET NAME: CV-01
SHT 1 OF 22

RECEIVED OCT 17 2019 CITY OF LAKE STEVENS
LUA-2019-0088

SE 1/4, SEC 24, TWP 29N, RGE 5 E, W.M.







BERM DETAIL

NOT TO SCALE

QUANTITIES

CUT: 6,820 CY
FILL: 2,565 CY
4,255 CY <CUT>

INCLUDES 3,180 CY OF CUT ASSOCIATED WITH THE DETENTION VAULT.

QUANTITIES FOR PERMITTING ARE APPROXIMATE & SHALL NOT BE USED FOR CONTRACTUAL PURPOSES.

EXISTING UTILITY NOTE

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CITY OF LAKE STEVENS

SECTION 10 CONSTRUCTION DRAWING REVIEW ACKNOWLEDGMENT

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NOV 07 2019

THIS _____ DAY OF _____, 2019.

BY: _____ Public Works Director
CITY ENGINEER/PUBLIC WORKS DIRECTOR

CITY OF LAKE STEVENS PROJECT NUMBER:
LUA2018-0015 & LUA2018-0016

BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: TODD A. OBERG, PE
PROJECT ENGINEER: TODD A. OBERG, PE
DESIGNER: DOMINQUE GABALDON
ISSUE DATE: 10/9/2019

OWNER
KEYSTONE LAND, LLC
13805 SMOKEY POINT BLVD, SUITE 101
MARYSVILLE, WA 98271
(360) 659-9444
CONTACT: PAUL LEAVITT

NO	DATE	BY	REVISIONS
1	10/10/19	LMT	REVISED CUL-DE-SAC RADIUS AND STORMWATER VAULT

GRADING PLAN
HEWITT AVE DEVELOPMENT
1612 & 1616 99TH AVE SE
00457000000516 & 00457000000501
CITY OF LAKE STEVENS WASHINGTON

TODD A. OBERG STATE OF WASHINGTON 37408 REGISTERED PROFESSIONAL ENGINEER
10/10/19

JOB NUMBER: 16-213

DRAWING NO. GP-0

SHT 7 OF 22

RECEIVED OCT 17 2019 CITY OF LAKE STEVENS

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Oct 09, 2019 – 5:40pm – User Hamkins
E:\Projects\16213\dwg\Final\RoadStorm\16213GP.dwg

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Lake Stevens- Fairview Terrace

A PORTION OF SE 1/4 SECTION 23, TOWNSHIP 29 NORTH, RANGE 05 EAST, W.M.

LAND DISTURBING AREA

Total Site Area	410,018 sf(9.41 ac)
Land Disturbing Activity	
Conceptual Area of Disturbance	299,997 sf
Site Grading	
Cut	10,455 cy
Fill	13,681 cy
Total Grading	3,226 Cy Fill

AQUIFER RECHARGE/ WELL HEAD PROTECTION

Low, Over 100 ft.

SOILS

Tokul Gravelly medial loam;
Hydrologic Soil Group: B
McKenna gravelly silt loam;
Hydrologic Soil Group: D
Compact Fill Area to 95% Modified Proctor

CLEARING NOTES:

Concept Clearing Limits are shown on plan. Actual limits to be determined with Specific Storm Water Management Protocol, and to minimize impact on existing vegetation and trees.

NOTE:
The contractor shall field verify the location of all existing utilities prior to any construction. Agencies involved shall be notified prior to the start of construction.

CITY OF LAKE STEVENS CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

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THIS_____ DAY OF_____ 2018.

BY:_____
ERIC DURPOS, PUBLIC WORKS DIRECTOR

OCT 02 2018
Public Works Director

CALL AT LEAST 2 BUSINESS DAYS BEFORE YOU DIG 1-800-424-5555

LAND TECHNOLOGIES
18820 Third Avenue, N.E.
Arlington, WA 98223
360-652-9727
MAKING A "WAY OUT OF NO WAY"

© Copyright 1993-2018

JAMES A. KRESSE
STATE OF WASHINGTON
15791
REGISTERED PROFESSIONAL ENGINEER
4/11/18

PROJECT LEAD: Merle
CHECKED BY: Justin, Alex, Tyler
DRAWN BY: January 26, 2016
DATE: January 5, 2017
REVISION 1: -
REVISION 2: -
REVISION 3: -
REVISION 4: -
AS-BUILT:

Fairview Terrace
1625 & 1703 79th Ave SE, Lake Stevens, WA 98258
A PORTION OF SE 1/4 SECTION 23, TOWNSHIP 29 NORTH, RANGE 05 EAST, W.M.

Keystone Land, LLC
13805 Smokey Point Boulevard #102, Marysville, WA 98271

GRADING PLAN

SHEET C4 of C18
24x36
LUA 2018-0008

9/17/2018 2:37 PM
Z:\Seattle Pacific Homes\Baumon Property\Sheets\C4 Grading Plan.dwg

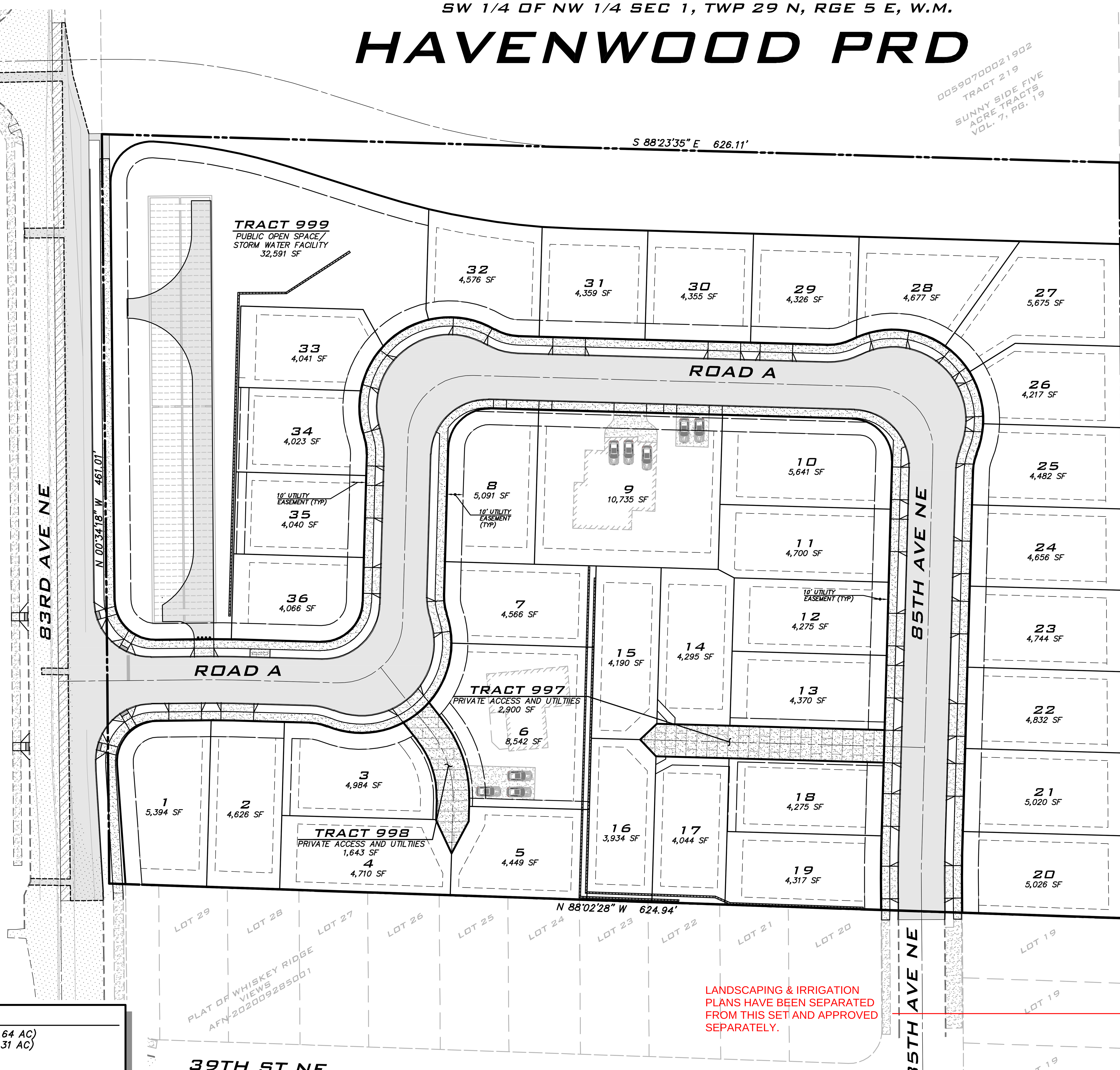
Marysville – Havenwood

DESIGN CHANGE #1
REVISED TO ADDRESS REVIEW COMMENTS AND RESOLVE STORM DRAINAGE ENCROACHMENT ONTO NEIGHBORING PARCEL. THIS SET SUPERSEDES THE ORIGINALLY APPROVED PLANS.

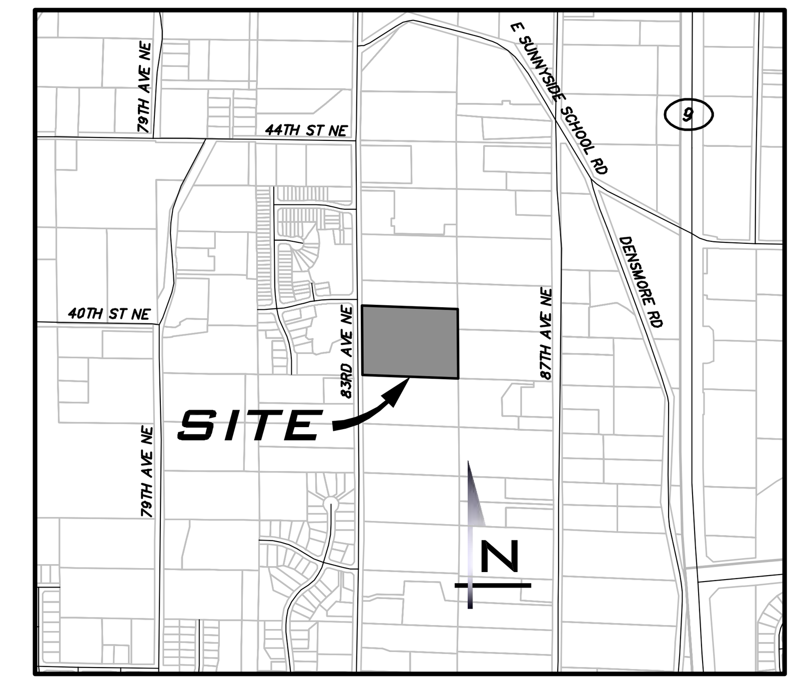
DESIGN CHANGE #2
REVISED FRONTAGE DRAINAGE TO ACCOMMODATE UPSTREAM BYPASS FLOWS FROM THE NEIGHBORHOOD IMMEDIATELY SOUTH OF THE SITE. THE REVISED SHEETS HAVE BEEN UPDATED IN THIS PLAN-SET.

SW 1/4 OF NW 1/4 SEC 1, TWP 29 N, RGE 5 E, W.M.

HAVENWOOD PRD



N
SCALE: 1" = 40'
0 20 40 80



VICINITY MAP
NOT TO SCALE

BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: TC COLLERAN, PLA, AICP
PROJECT ENGINEER: JAMES SCHOUTEN
DESIGNER: LEE M. TOMKINS
ISSUE DATE: 07/13/2022

REVISIONS

NO	DATE	BY

LEGAL DESCRIPTION

PARCEL A:

THE WEST 250 FEET OF TRACT 219, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY

EXCEPT THE NORTH 166 FEET THEREOF;

SITUATE IN COUNTY OF SNOHOMISH, STATE OF WASHINGTON

PARCEL B:

TRACT 219, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY;
EXCEPT THE NORTH 166 FEET THEREOF;
EXCEPT THE WEST 250 FEET THEREOF;

SITUATE IN COUNTY OF SNOHOMISH, STATE OF WASHINGTON

PARCEL C:

THE NORTH HALF OF TRACT 237, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

PARCEL D:

THE SOUTH HALF OF TRACT 237, SUNNY SIDE FIVE ACRE TRACTS, ACCORDING TO THE PLAT THEREOF, RECORDED IN VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY, WASHINGTON

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

EQUIPMENT & PROCEDURES

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE AND REAL TIME KINEMATIC GPS POSITIONING UTILIZING THE HXGN SMARTNET NETWORK

INSTRUMENTATION:
LEICA TS16 ROBOTIC ELECTRONIC TOTAL STATION
LEICA VIVA GNSS GS08 RECEIVER

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130-090

BASIS OF BEARING

THE MONUMENTED CENTERLINE OF 83RD AVE. N.E. AS THE BEARING OF N 00°34'18" W

VERTICAL DATUM

NAVD 88

HORIZONTAL DATUM

NAD 83/91, WASHINGTON STATE PLANE COORDINATE SYSTEM, NORTH ZONE 4601

BENCH MARK

MON. IN CASE: PUNCH IN 1-1/2" BRASS DISC IN 4"X4" CONC. POST DOWN 0.5'
ELEV.=364.33
(OBTAINED BY GPS OBSERVATION)

SURVEY REFERENCES

- RECORD OF SURVEY BY A.S.P.I. RECORDED UNDER AFN-200205305003
- PLAT OF WHISKEY RIDGE VIEWS RECORDED UNDER AFN-202009285001
- PLAT OF CREST VIEW COMMONS RECORDED UNDER AFN-201907315001
- PLAT OF SUNNY SIDE FIVE ACRE TRACTS, VOLUME 7 OF PLATS, PAGE 19, RECORDS OF SNOHOMISH COUNTY

PROJECT TEAM

OWNER
KEYSTONE LAND, LLC
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MARYSVILLE, WA 98271
(425) 248-9035
CONTACT: LYNN ESHLEMAN
LYNNESHLEMAN@OUTLOOK.COM

CIVIL ENGINEER
THE BLUELINE GROUP
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KIRKLAND, WA 98033
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EMAIL: TCOLLERAN@THEBLUELINEGROUP.COM

SURVEYOR
PACIFIC COAST SURVEY
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MILL CREEK, WA 98082
(425) 512-7099
CONTACT: DARREN RIDDLE, PLS.
EMAIL: DARREN@PCSURVEYS.NET

GEOTECH ENGINEER
EARTH SOLUTIONS NW, LLC
15365 NORTHEAST 90TH STREET, SUITE 100
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CONTACT: HENRY WRIGHT
EMAIL: HENRY.WRIGHT@EARTHSOLUTIONSNW.COM

LANDSCAPE ARCHITECT
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KIRKLAND, WA 98033
(425) 250-7230
CONTACT: TC COLLERAN, PLA, AICP
EMAIL: TCOLLERAN@THEBLUELINEGROUP.COM

TRAFFIC ENGINEER
GIBSON TRAFFIC CONSULTANTS
2802 WETMORE AVE, SUITE 220
EVERETT, WASHINGTON 98201
(425) 339-8266
CONTACT: BRAD LINCOLN, P.E.
BRADL@GIBSONTRAFFIC.COM

WETLAND BIOLOGIST
SOUNDVIEW CONSULTANTS
2907 HARBORVIEW DRIVE, SUITE H
GIG HARBOR, WA 98335
(253) 514-8952
CONTACT: ANN BOEHOLT
ANN@SOUNDVIEWCONSULTANTS.COM

SHEET INDEX

1	CV-01	COVER SHEET
2	CV-02	NOTES
3	EC-01	EXISTING CONDITIONS & DEMO PLAN
4	HC-01	HORIZONTAL CONTROL PLAN
5	TP-01	TESC PLAN
6	TD-01	TESC DETAILS
7	TN-01	TESC NOTES
8	GP-01	GRADING PLAN
9-13	RS01-05	ROAD & STORM PLANS & PROFILES
14	RD-01	ROAD SECTIONS
15-16	CD-01-02	CURB RAMP DETAILS
17-18	FI-01-02	FRONTAGE IMPROVEMENT PLAN
19	VT-01	VAULT SECTIONS
20	VT-02	CONTROL STRUCTURE DETAILS
21	SW-01	SEWER & WATER PLAN
22	SP-01	SEWER & WATER PROFILES & DETAILS
23-24	SP-02-03	SEWER & WATER PROFILES
25	CU-01	COMPOSITE UTILITY PLAN
26	CH-01	CHANNELIZATION & SIGNAGE PLAN
27	GD-01	TRACT 999 GRADING & PATH DETAIL
28-30	DT-01-03	STANDARD DETAILS
31	SDA-01	SIGHT DISTANCE ANALYSIS
32-35	LM-00-03	LANDSCAPE MATERIALS PLAN
36-38	LI-00-02	IRRIGATION PLANS
39-41	LS-00-02	LANDSCAPE PLANTING PLANS
42	LD-01	SITE DETAILS
43	LD-02	IRRIGATION DETAILS
44	LD-03	PLANTING DETAILS
45	SL-01	STREET LIGHTING PLAN

LANDSCAPING & IRRIGATION PLANS HAVE BEEN SEPARATED FROM THIS SET AND APPROVED SEPARATELY.

SITE INFORMATION

SITE AREA	289,329 SF (6.64 AC)
NET DEVELOPABLE AREA (MINUS 20%)	231,463 SF (5.31 AC)
ZONING	R6-18MFL
DENSITY	6 DU/AC
BASE DENSITY HOMES ALLOWED	31.9 HOMES -> 32 HOMES
MAXIMUM DENSITY	
PROPOSED DENSITY	36 HOMES**

** REQUIRES 4 BONUS TO ACHIEVE PROPOSED DENSITY. BONUS UNITS ACHIEVED THROUGH RESIDENTIAL DENSITY INCENTIVES (RDI'S), SEE CHART BELOW.

PRD DEVELOPMENT STANDARDS

SETBACKS	
FRONT	10' - PORCHES MAY EXTEND AS CLOSE AS 7' FROM THE STREET, SIDEWALK, RIGHT-OF-WAY, OR PUBLIC/COMMUNITY IMPROVEMENT.
GARAGE	20'
REAR	10'
SIDE	5'
MINIMUM LOT SIZE	3,500 SF
MINIMUM LOT WIDTH	30'
MAXIMUM BUILDING HEIGHT	35'
MAXIMUM BUILDING COVERAGE	NONE
MAXIMUM IMPERVIOUS SURFACE	70%
MAXIMUM LOT WIDTH	30'
MINIMUM DRIVEWAY LENGTH	20'
MAXIMUM PARKING	3 STALL PER DETACHED SINGLE-FAMILY DWELLING
PROPOSED USE:	PLANNED RESIDENTIAL DEVELOPMENT
SEWER AND WATER DISTRICT:	CITY OF MARYSVILLE
SCHOOL DISTRICT:	LAKE STEVEN SCHOOL DISTRICT NO. 4
FIRE DISTRICT:	MARYSVILLE FIRE DISTRICT
TELEPHONE SERVICE:	FRONTIER
POWER SOURCE:	SNOHOMISH COUNTY PUD

RESIDENTIAL DENSITY INCENTIVES

PROPOSED RESIDENTIAL DENSITY INCENTIVES (PER MMC 22C.090)

RDI BENEFIT DESCRIPTION	RDI BONUS DENSITY
(6a) DUAL USE OF STORM WATER TRACT 5 BONUS UNITS PER ACRE OF STORM WATER FACILITY TRACTS USED FOR ACTIVE RECREATION (0.50 AC X 5 = 2.45 UNITS)	2.45 DU BONUS
(3a) CONTRIBUTION TOWARDS AN IDENTIFIED CAPITAL IMPROVEMENT PROJECT, INCLUDING, BUT NOT LIMITED TO, PARKS, ROADWAYS, UTILITIES, GATEWAY SIGN, ETC ($15,000/UNIT)	1 DU BONUS
(7c) PROJECT DESIGN - PERIMETER FENCING 1 BONUS UNIT PER 500 LF OF PERIMETER FENCING (EXCLUDING 83 AVE NE AND 40TH ST NE FRONTAGES) AND SOUTHERN PROPERTY LINE 414 LF FENCE (EAST PROPERTY LINES) / 500 = 0.83 UNITS	0.83 DU BONUS
TOTAL RESIDENTIAL DENSITY INCENTIVES	4.28 DU BONUS

LOT PROPOSAL SUMMARY

TOTAL NUMBER OF SINGLE FAMILY LOTS PROPOSED: 36
AVERAGE LOT SIZE: 4,843 SF (0.11 ACRES)
SMALLEST LOT SIZE: 3,934 SF (0.09 ACRES)
LARGEST LOT SIZE: 10,735 SF (0.25 ACRES)
LOTS UNDER 5,000 SF = 28 LOTS
25% TO TAKE ACCESS VIA AUTOCOURT = 7 HOMES
- ACCESSED VIA AUTOCOURT - LOTS 3, 4, 5, 14, 15, 16, 17

** LOT 6 IS ACCESS VIA AUTOCOURT AS WELL BUT IS OVER 5,000 SF SO IS NOT COUNTED IN CALCS.

PARKING REQUIREMENTS

	REQUIRED	PROVIDED
RESIDENTS	36 x 2 = 72	72
GUESTS	36 x 1 = 36	72+

SITE DATA

SITE ADDRESSES:
PARCEL A ADDRESS: 4003 83RD AVE NE
PARCEL A TAX ACCOUNT#: 00590700021901
PARCEL B ADDRESS: NOT DESIGNATED
PARCEL B TAX ACCOUNT#: 00590700021904
PARCEL C ADDRESS: 3929 83RD AVE NE
PARCEL C TAX ACCOUNT#: 00590700023701
PARCEL D ADDRESS: 3911 83RD AVE NE
PARCEL D TAX ACCOUNT#: 00590700023702

OPEN SPACE CALCLATIONS

SITE AREA	289,329 SF (6.64 AC)
ROW TO BE DEDICATED	77,762 SF
TRACT 998 (PRIVATE ACCESS)	1,643 SF
TRACT 997 (PRIVATE ACCESS)	2,900 SF
NET DEVELOPABLE AREA	207,204 SF (4.61 AC)
OPEN SPACE REQUIRED (15%)	31,054 SF
OPEN SPACE PROVIDED (15%)	32,591 SF
ACTIVE OPEN SPACE REQUIRED (35%)	10,869 SF
ACTIVE OPEN SPACE PROVIDED (60%)	19,403 SF (SEE LS-00)
PASSIVE OPEN SPACE PROVIDED (40%)	13,188 SF (SEE LS-00)

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 MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPNSIBILITY OF THE LICENSED DESIGN ENGINEER WHOS STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGEMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE, OR FEDERAL PERMIT REVIEW & APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF, AND COMPLIANCE WITH ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), CORPS OF ENGINEERS FILL ERMITS, AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

09/07/2022
KEN MCINTYRE, PE - DEVELOPMENT SERVICES MANAGER DATE

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER A PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE, OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.030

G22-0008, PA21-052

COVER SHEET
HAVENWOOD
PRD (PA21-052)
PARCEL #00590700023702
CITY OF MARYSVILLE WASHINGTON

TODD A. OBERG, STATE OF WASHINGTON, 37408, REGISTERED PROFESSIONAL ENGINEER
05/11/2022

JOB NUMBER: 20-337
SHEET NAME: CV-01
SHT 1 OF 45

24x36
Aug 08, 2022 - 3:38pm - User jschouten
E:\Projects\20337\Dwg\Final\20337CV.dwg

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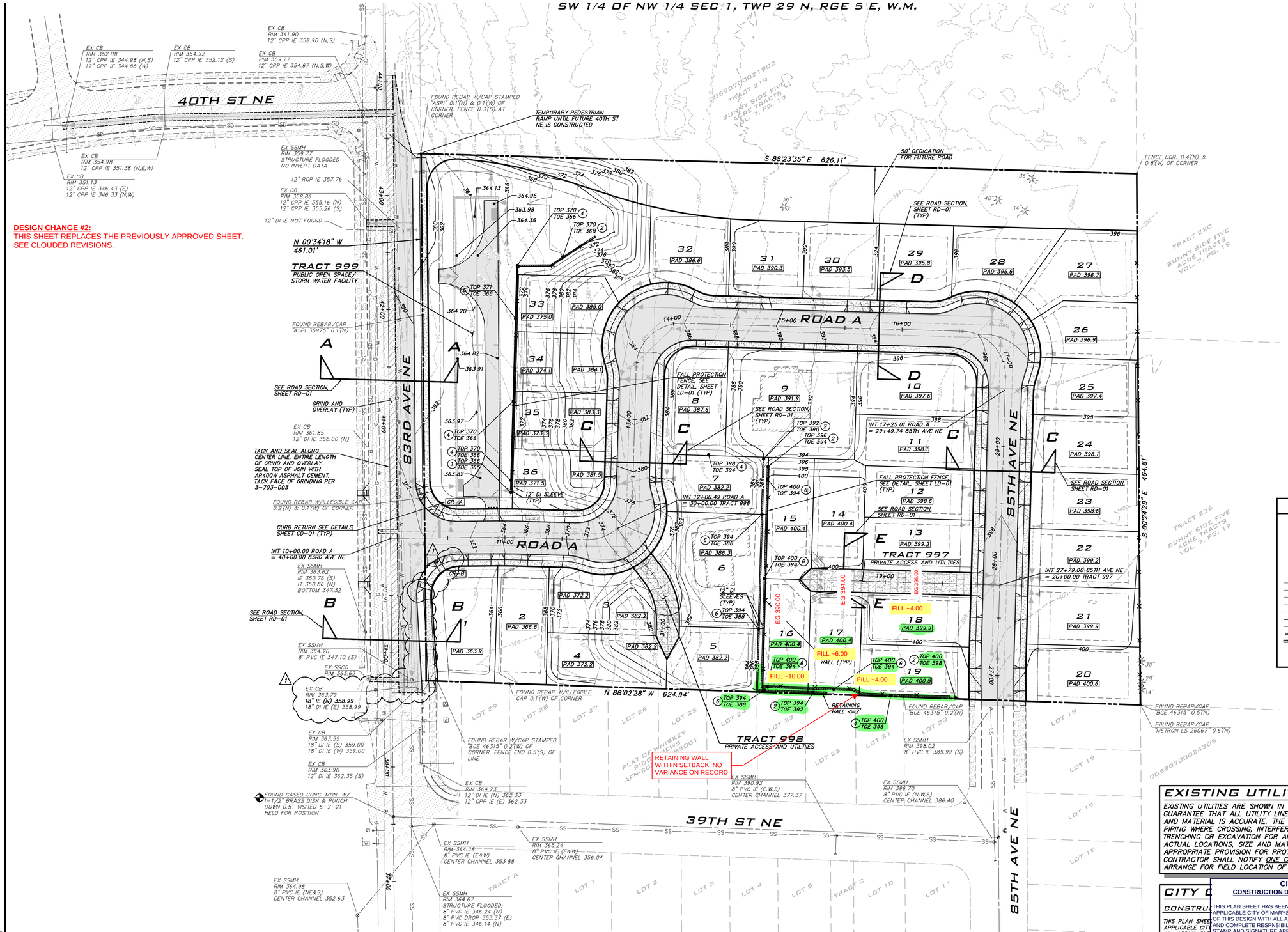

DESIGN CHANGE #2:
THIS SHEET REPLACES THE PREVIOUSLY APPROVED SHEET.
SEE CLOUDED REVISIONS.

SCALE: 1" = 40'
0 20 40 80

LEGEND

- FOUND CORNER MONUMENT AS NOTED
- WATER METER
- GATE VALVE
- FIRE HYDRANT
- CATCH BASIN, TYPE II
- CATCH BASIN, TYPE I
- SEWER MANHOLE
- W — EXISTING WATER MAIN
- SS — EXISTING SEWER MAIN
- SD — EXISTING STORM DRAIN PIPE
- 190 — EXISTING 10' CONTOURS
- 192 — EXISTING 2' CONTOURS
- 190 — 10' PROPOSED CONTOURS
- 192 — 2' PROPOSED CONTOURS
- PROTECTION FENCE
- RETAINING WALL
- CONIFEROUS TREE

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.

SITE VOLUME CALCULATIONS

CUT VOLUME (CU. YDS.):	7,700 C.Y.
CUT VOLUME FROM VAULT EXCAVATION (CU. YDS.):	6,500 C.Y.
FILL VOLUME (CU. YDS.):	14,700 C.Y.
NET VOLUME (CU. YDS.):	500 C.Y. EXPORT

ALL VOLUMES ARE APPROXIMATE AND ARE PROVIDED FOR PERMITTING PURPOSES AND REPRESENT FINISH GRADE TO EXISTING GRADE AS SHOWN. CONTRACTOR SHALL RELY ON HIS/HER OWN ESTIMATES FOR DETERMINING ACTUAL EARTHWORK QUANTITIES. THE VOLUMES DO NOT INCLUDE STRIPPING, STRUCTURAL EXCAVATION, EXPANSION/COMPACTION FACTOR OR ANY SOIL TYPE RESTRICTIONS.

GRADING NOTE

THE ONSITE GRADING AND PLACEMENT OF ANY RETAINING WALLS MUST BE COMPLIANT WITH SECTION 22D.050.030 OF THE MMC.

CITY OF MARYSVILLE
CONSTRUCTION DRAWING REVIEW ACKNOWLEDGEMENT

THIS PLAN SHEET HAS BEEN REVIEWED FOR GENERAL COMPLIANCE WITH THE APPLICABLE CITY OF MARYSVILLE CODES AND ORDINANCES. CONFORMANCE OF THIS DESIGN WITH ALL APPLICABLE LAWS AND REGULATIONS IS THE FULL AND COMPLETE RESPNSIBILITY OF THE LICENSED DESIGN ENGINEER WHOS STAMP AND SIGNATURE APPEAR ON THIS SHEET. ACKNOWLEDGEMENT OF CONSTRUCTION DRAWING REVIEW DOES NOT IMPLY CITY APPROVAL FOR CONSTRUCTION ACTIVITIES THAT REQUIRE OTHER COUNTY, STATE, OR FEDERAL PERMIT REVIEW & APPROVAL. THE PROPERTY OWNER AND LICENSED DESIGN ENGINEER SHALL BE RESPONSIBLE FOR THE ACQUISITION OF, AND COMPLIANCE WITH ALL APPLICABLE PERMITS OR AUTHORIZATIONS WHICH MAY INCLUDE, BUT ARE NOT LIMITED TO, WSDFW HYDRAULIC PROJECT APPROVAL (HPA), WSDOE NOTICE OF INTENT (NOI), CORPS OF ENGINEERS FILL ERMITS, AND THE REQUIREMENTS OF THE ENDANGERED SPECIES ACT.

09/22/2022

KEN MCINTYRE, PE - DEVELOPMENT SERVICES MANAGER — DATE

THESE APPROVED CONSTRUCTION PLANS EXPIRE AFTER A PERIOD OF 60 MONTHS FROM THE DATE SHOWN ABOVE, OR UPON EXPIRATION OF PRELIMINARY PLAT OR SITE PLAN APPROVAL PER MMC 22A.040.030

BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.216.4051 F: 425.216.4052
WWW.THEBLUELINEGROUP.COM

SCALE: AS NOTED
PROJECT MANAGER: TC COLLERAN, PLA, AICP
PROJECT ENGINEER: JAMES SCHOUTEN
DESIGNER: LEE M. TOMKINS
ISSUE DATE: 07/13/2022

NO	DATE	BY	REVISIONS
1	9/19/22	JFS	REVISED MMS IN VAULT, REVISED RISER AND ORIFICE, UPSIZED PIPES

GRADING PLAN
HAVENWOOD
PRD (PA21-052)
PARCEL #00590700002370 2
CITY OF MARYSVILLE WASHINGTON

TODD A. DEBRUNE — STATE OF WASHINGTON — 37408 — REGISTERED PROFESSIONAL ENGINEER
05/11/2022

JOB NUMBER: 20-337
SHEET NAME: GP-01
SHT 8 OF 45

G22-0008, PA21-052

24x36
Sep 19, 2022 – 3:59pm – User: pchouten
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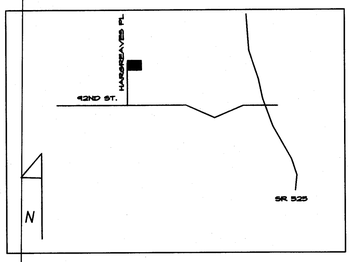
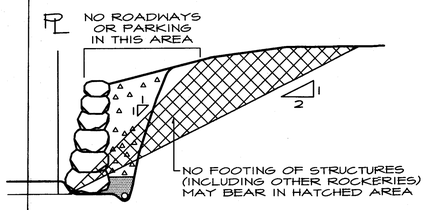
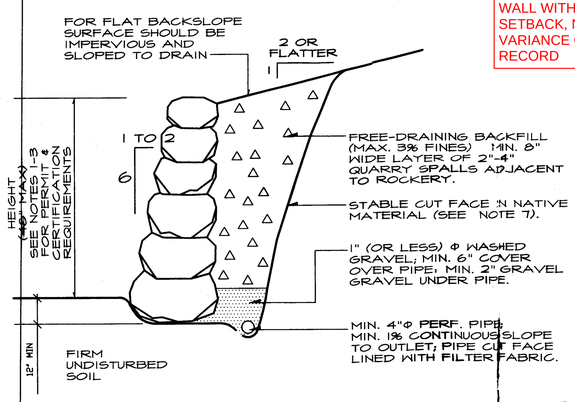
Mukilteo- 9055 Hargreaves



VICINITY MAP

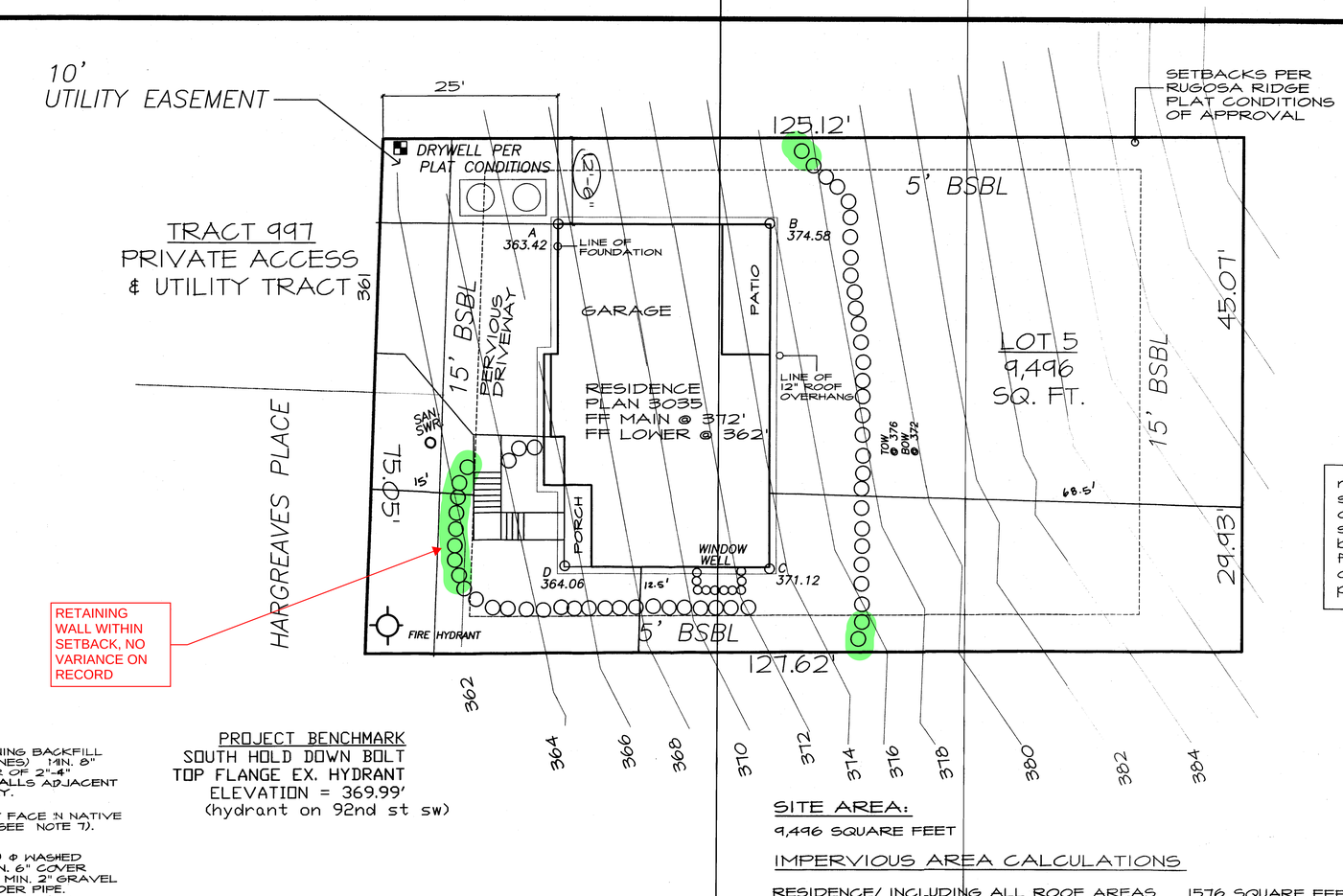


PLACEMENT OF ADJACENT STRUCTURES



ROCKERY STANDARD

NO SCALE



RETAINING WALL WITHIN SETBACK, NO VARIANCE ON RECORD

note:
spot grades are per survey done by mead gilman for height calculation purposes

PROJECT BENCHMARK
SOUTH HOLD DOWN BOLT
TOP FLANGE EX. HYDRANT
ELEVATION = 369.99'
(hydrant on 92nd st sw)

PROJECT DESCRIPTION:
NEW SINGLE FAMILY RESIDENCE

SITE ADDRESS:
9055 HARGREAVES PLACE

LEGAL DESCRIPTION
Section 16 Township 28 Range 04 Quarter NW
THE PLAT OF RUGOSA RIDGE BLK 000 D-00 LOT 5

PARCEL NUMBER
01116500000500

PROPERTY OWNER & CONTRACTOR
RELIANT HOMES
3726 BROADWAY SUITE 301
EVERETT WA 98201
(425) 212-2210

SITE AREA:
9,496 SQUARE FEET

IMPERVIOUS AREA CALCULATIONS

RESIDENCE/ INCLUDING ALL ROOF AREAS AND COVERED PORCHES	1576 SQUARE FEET
DRIVEWAY AREAS (PERVIOUS MATERIAL)	600 SQUARE FEET (COUNTS AS "0")
WALKWAY AREAS (PERVIOUS MATERIAL)	60 SQUARE FEET (COUNTS AS "0")
TOTAL IMPERVIOUS AREAS	1576 SQUARE FEET
	16[illegible] COVERAGE

HEIGHT CALCULATIONS
A: 363.42
B: 374.58
C: 371.12
D: 364.06
TOTAL = 1473.18/4= 368.29' AVERAGE EXISTING
MAXIMUM BUILDING HEIGHT= 3[illegible]

0 2 5 10 20 30 50 100

SITE PLAN/GRADING PLAN

SEE GENERAL NOTES SCALE 1"=20'

GRADING & PLAT

YARDS
DE BUILDING
YARDS
PORTED (
LDING FO

FILE COPY

Approved
Site Plan: 7/30/12 AM
Building Height:
Storm Drainage: 7/31/12
Access: 7/31/12
Other:

RELIANT HOMES
3726 BROADWAY SUITE 301
EVERETT WA 98201
(425) 212-2210

2512 REGISTERED ARCHITECT THOMAS NASH WASHINGTON

NASH & ASSOCIATES ARCHITECTS
11644 NE 80th STREET • KIRKLAND, WA • 98033 • 425-828-4117
www.nash-architects.com

project:
RUGOSA RIDGE
RELIANT HOMES
LOT 5
9055 HARGREAVES PLACE
MUKILTEO, WA

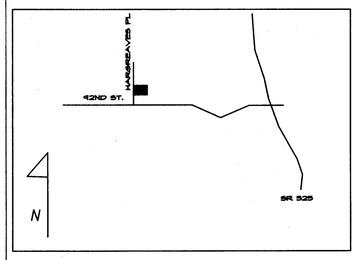
date: 05-20-12
permit:
revisions:

drawn by:
checked by:

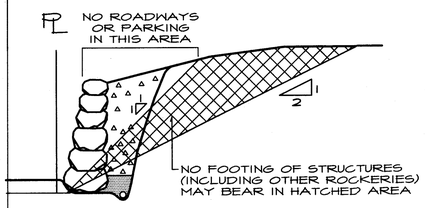
SHEET C1 OF C2

RECEIVED
JUL 20 2012
CITY OF MUKILTEO

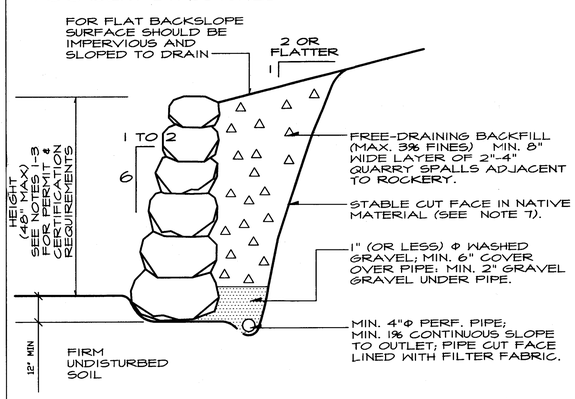
Mukilteo- 9115 Hargreaves



VICINITY MAP

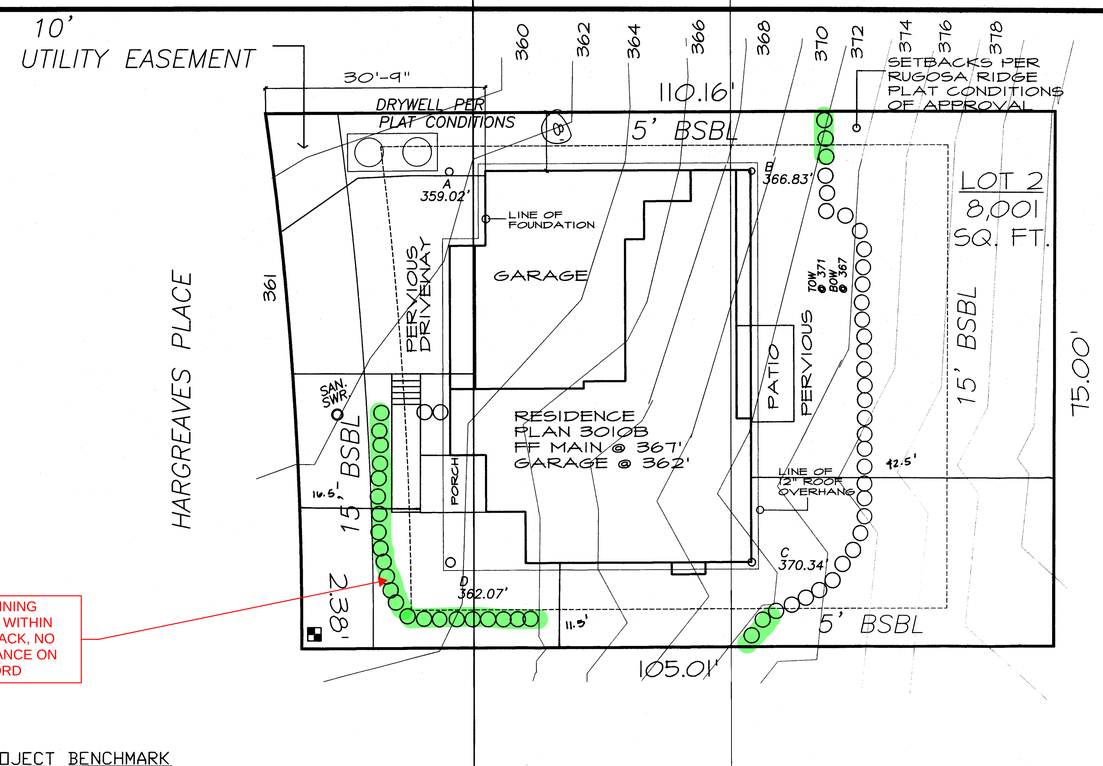


PLACEMENT OF ADJACENT STRUCTURES



ROCKERY STANDARD

NO SCALE



RETAINING WALL WITHIN SETBACK, NO VARIANCE ON RECORD

note:
spot grades are per survey done by mead gilman for height calculation purposes

PROJECT BENCHMARK
SOUTH HOLD DOWN BOLT
TOP FLANGE EX. HYDRANT
ELEVATION = 369.99'
(hydrant on 92nd st sw)

FIRE HYDRANT APPROX. 100' TO THE SOUTHWEST ON 92ND ST SW

PROJECT DESCRIPTION:
NEW SINGLE FAMILY RESIDENCE

SITE ADDRESS:
9115 HARGREAVES PLACE

LEGAL DESCRIPTION
Section 16 Township 28 Range 04 Quarter NW
THE PLAT OF RUGOSA RIDGE BLK 000 D-00 LOT 2

PARCEL NUMBER
01116500000200

PROPERTY OWNER & CONTRACTOR
RELIANT HOMES
3726 BROADWAY SUITE 301
EVERETT WA 98201
(425) 212-2210

SITE AREA:
8,001 SQUARE FEET

IMPERVIOUS AREA CALCULATIONS

RESIDENCE/ INCLUDING ALL ROOF AREAS AND COVERED PORCHES		2280 SQUARE FEET	
DRIVEWAY AREAS	(PERVIOUS MATERIAL)	628 SQUARE FEET	(COUNTS AS "0")
WALKWAY AREAS	(PERVIOUS MATERIAL)	60 SQUARE FEET	(COUNTS AS "0")
PATIO AREAS	(PERVIOUS MATERIAL)	120 SQUARE FEET	(COUNTS AS "0")
TOTAL IMPERVIOUS AREAS		2280 SQUARE FEET	
		28.4% LOT COVERAGE	

HEIGHT CALCULATIONS
A: 359.02
B: 366.83
C: 370.34
D: 362.07
TOTAL= 1458.26/4= 364.56' AVERAGE EXISTING GRADE
MAXIMUM BUILDING HEIGHT= 394.56'

N

0 2 5 10 20 30 50 100

SITE PLAN/GRADING PLAN

SEE GENERAL NOTES

SCALE: 1" = 10'-0"

FILE COPY

GRADING CALCULATIONS

90 YARDS TO BE REMOVED (INSIDE BUILDING FOOTPRINT)

250 YARDS TO BE EXPORTED (OUTSIDE OF BUILDING FOOTPRINT)

Approved
Site Plan: 7/31/12 AM
Building Height: JT 8/3/12
Storm Drainage: 8/1/12 KB
Access: 8/1/12 KB
Other:

RELIANT HOMES
3726 BROADWAY, SUITE 301
EVERETT WA 98201
(425) 212-2210

2512 REGISTERED ARCHITECT GARY THOMAS NASH STATE OF WASHINGTON

NASH & ASSOCIATES ARCHITECTS
11644 NE 80th STREET • KIRKLAND, WA. • 98033 • 425-828-4117
www.nash-architects.com

project:
RUGOSA RIDGE
RELIANT HOMES
LOT 2
9115 HARGREAVES PLACE
MUKILTEO, WA

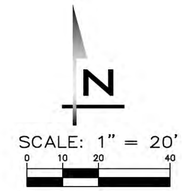
date: 05-20-12
permit:
revisions:

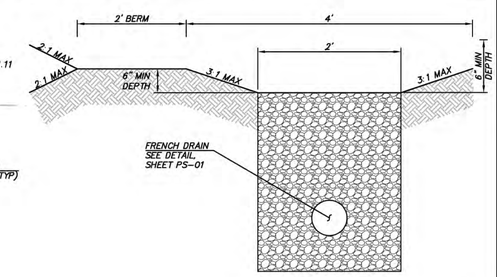
RECEIVED
JUL 20 2012
CITY OF MUKILTEO

drawn by:
checked by:

SHEET C1 OF C2

Mukilteo- Harbor Grove





INTERCEPTOR SWALE W/ FRENCH DRAIN

NOT TO SCALE

RETAINING WALL NOTE

PROPOSED ONSITE RETAINING WALLS TO BE KEYSTONE BLOCKS DESIGNED BY OTHERS. SEE WALL DETAILS PROVIDED BY EARTH SOLUTIONS NW, LLC PROVIDED UNDER SEPARATE COVER.

SOIL AMENDMENT NOTE

POST-CONSTRUCTION SOIL QUALITY DEPTH PER DETAIL ON SHEET DT-03 SHALL BE APPLIED TO ALL NEW/REPLACED LAWN AND LANDSCAPED SURFACES WITH SLOPES LESS THAN 3:1.

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

GRADING QUANTITIES

CUT: 4,446 CY (INCLUDING 1,051 CY FROM VAULT EXCAVATION)
FILL: 9,873 CY

QUANTITIES ARE APPROXIMATE AND SHALL NOT BE USED FOR CONTRACTUAL PURPOSES.

GROUNDWATER ELEVATION NOTE

ACCORDING TO THE GROUNDWATER ELEVATION EVALUATION BY COBALT GEOSCIENCES, LLC DATED MARCH 14, 2022, THE GROUNDWATER ELEVATION IN THE SITE VICINITY APPEARS TO BE AT 375 FEET. A COPY OF THE EVALUATION IS PROVIDED UNDER SEPARATE COVER.

EXISTING UTILITY NOTE

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

BLUELINE
25 CENTRAL WAY, SUITE 400,
KIRKLAND, WA 98033
P: 425.215.4051 F: 425.215.4052
WWW.THEBLUELINEGROUP.COM

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

REVISIONS

NO	DATE	BY	
1	6/9/22	LCZ	REVISIONS PER CITY 1ST ROUND COMMENTS
2	4/11/23	LMT	REVISIONS PER CITY 2ND ROUND COMMENTS

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

KRISTAL A. KEATING
STATE OF WASHINGTON
36939
REGISTERED PROFESSIONAL ENGINEER
4/19/23

JOB NUMBER: 21-073
SHEET NAME: GP-01
SHT 9 OF 22

24x36
Apr 19, 2023 - 4:18pm - User: tomkins
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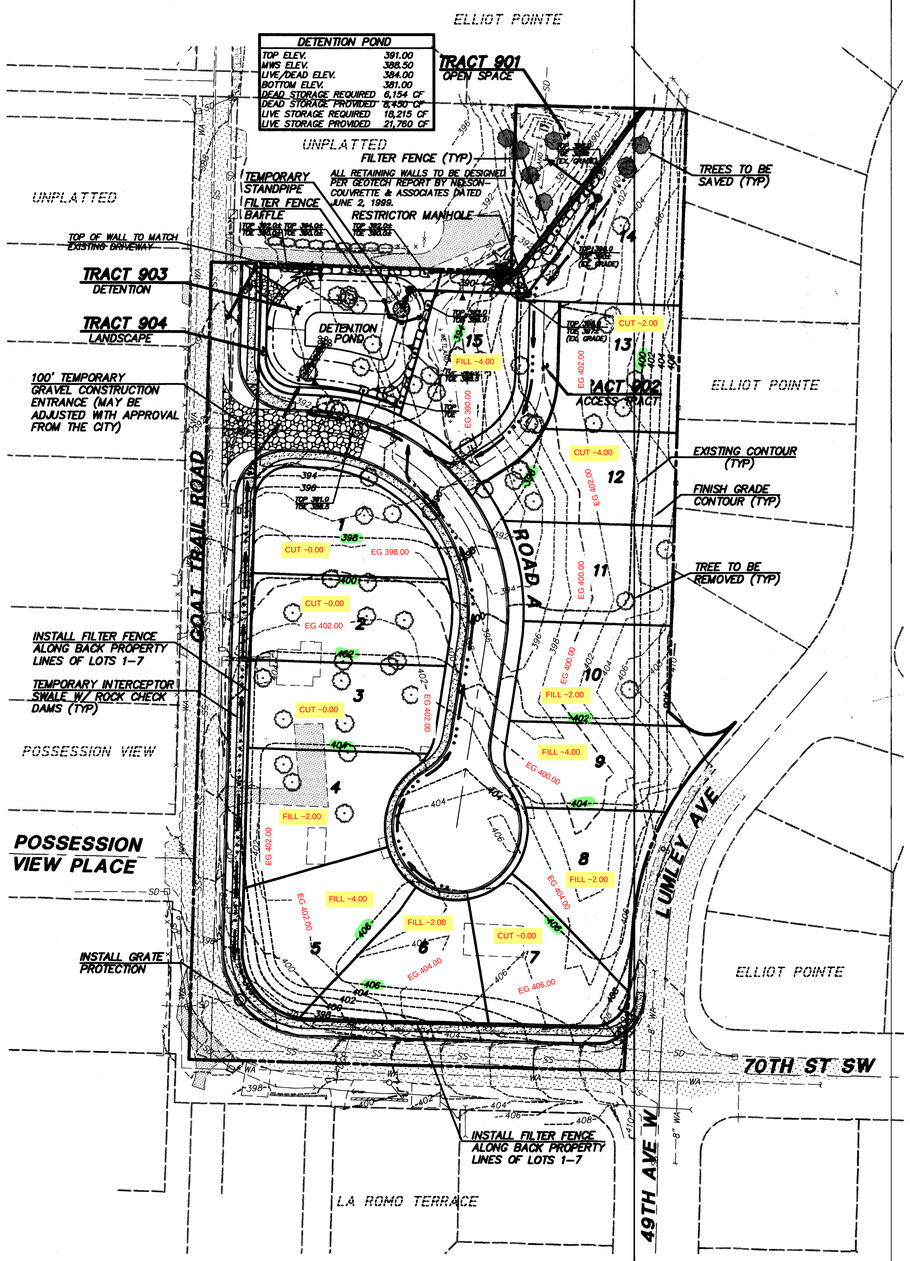
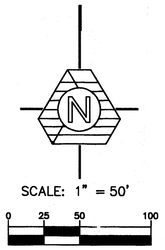
Mukilteo- Highland Terrace



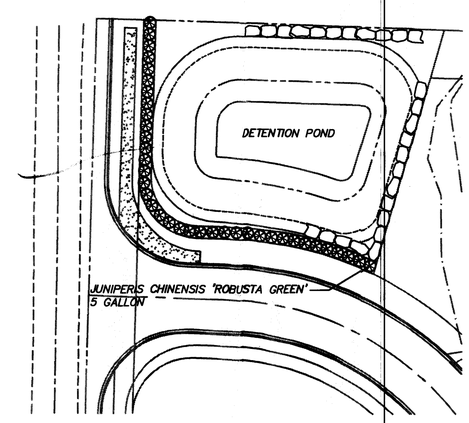


APPROXIMATE EARTHWORK QUANTITIES	
EXCAVATION	8,300 CY
EMBANKMENT	7,500 CY

* SEE STORM DRAINAGE REPORT FOR INPUT VARIABLES

REQUIRED SEDIMENT POND SURFACE AREA:
SECTION II – 5.8.7 FROM D.O.E. MANUAL
$(SA) = 1.2\ (Q_{10}) / (V_{SED})$
$= 1.2\ (0.93\ cfs) / (0.00096\ ft/s)$
$= 1{,}162.5$ S.F. REQUIRED

POND PROVIDES APPROXIMATELY 6,500 S.F.
POND PROVIDES 4.5 FT SETTLING DEPTH
POND PROVIDES 3 FT SEDIMENT STORAGE DEPTH



PRELIMINARY PLANTING PLAN
SCALE: 1" = 30'

CITY OF MUKILTEO
PUBLIC WORKS DEPARTMENT
APPROVED FOR CONSTRUCTION
BY _____
for JOHN HASTIG, P.E.

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TRIAD ASSOCIATES
Project Management
Civil Engineering
Land Surveying
Land Use Planning
Landscape Architecture
Site Design
11814 115th Ave. NE Kirkland, WA 98034-6923
Tel 425.821.8448 Fax 425.821.3481
Toll Free 800.488.0766 www.triadassoc.com

GRADING, PLANTING AND TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN

HIGHLAND TERRACE

CITY OF MUKILTEO, WASHINGTON

NO.	DATE	REVISION	BY	CK
1	12/14/98	REVISED PER CITY COMMENTS	DMH	MJM
2	1/20/99	REVISED PER CLIENT COMMENTS	JCM	MAR
3	7/2/99	REVISED PER GEOTECH REPORT	JCM	MAR

MICHAEL WEINSTEIN
PROJECT MANAGER
DESIGNED: GEOFF TAMBLE
CADD: JENNIFER MORRISON
CHECKED: MARK REEVES, P.E.
DATE: 4/15/99
SCALE: HORZ.: 1"=50'/AS NOTED
VERT.: N/A

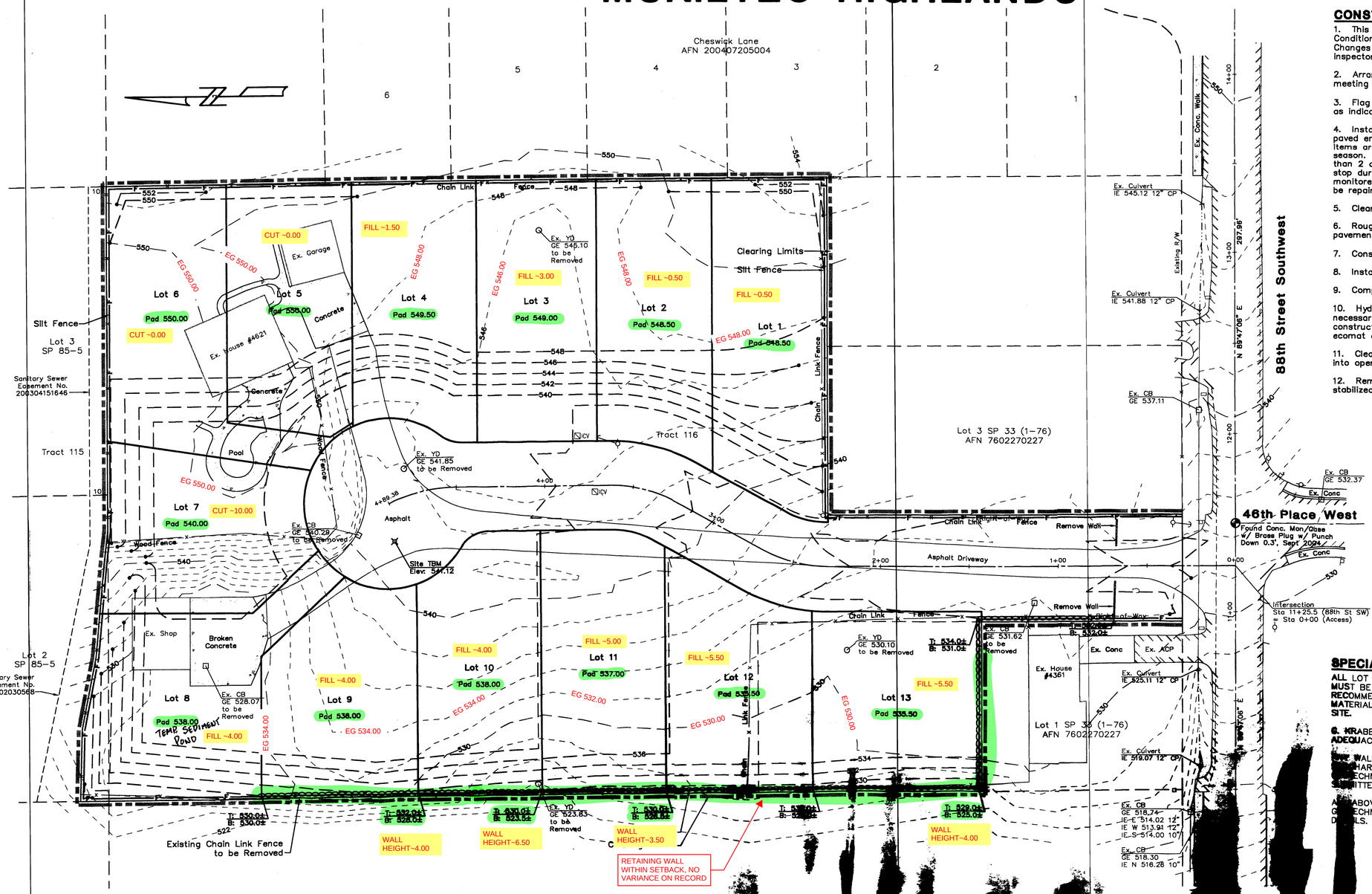
MARK A. REEVES
STATE OF WASHINGTON
24401
REGISTERED PROFESSIONAL ENGINEER
EXPIRES: 4/26/00
7/7/99
STAMP NOT VALID UNLESS SIGNED AND DATED

JOB NUMBER 98-143
SHEET NUMBER 2 OF 10

Mukilteo - Mukilteo Highlands

NE 1/4 NE 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST, W.M., SNOHOMISH COUNTY, WASHINGTON

MUKILTEO HIGHLANDS



CONSTRUCTION SEQUENCE

1. This construction sequence is to be used as a guideline. Conditions may require changes in the timing of work. Changes shall be discussed with and approved by the inspector and owner.

2. Arrange and attend City of Mukilteo pre-construction meeting with site development inspector.

3. Flag right-of-way lines, property lines and clearing limits as indicated on the plan.

4. Install silt fences. Use quarry spalls with the existing paved entrance as temporary construction entrance. All TESC items are to be checked daily during the winter construction season. Any stockpiles are to be covered if left for more than 2 days and rain is expected. All site disturbance is to stop during rain and all TESC items are to be checked and monitored. Any items allowing silt laden water to pass shall be repaired immediately.

5. Clear & grub to clearing limits.

6. Rough grade road and site. Remove existing culverts and pavement per plan. Fill ditches shown with native material.

7. Construct detention vault.

8. Install storm drainage and other utilities.

9. Complete road construction.

10. Hydroseed disturbed land surfaces. Ecomat may be necessary for slopes 3:1 and greater during the winter construction season. All unarmored ditches shall have ecomat on the bottom and up the sides 12".

11. Clean storm drainage system, including ditches and place into operation.

12. Remove remaining T.E.S.C. structures after site has been stabilized and approved by the City Development Inspector.

SPECIAL NOTE

ALL LOT AREAS INTENDED FOR NEW HOME CONSTRUCTION MUST BE COMPACTED TO 95% MODIFIED PROCTOR TEST OR AS RECOMMENDED BY GEOTECHNICAL ENGINEER. UNSUITABLE MATERIAL FOUND ONSITE MAY HAVE TO BE EXPORTED FROM SITE.

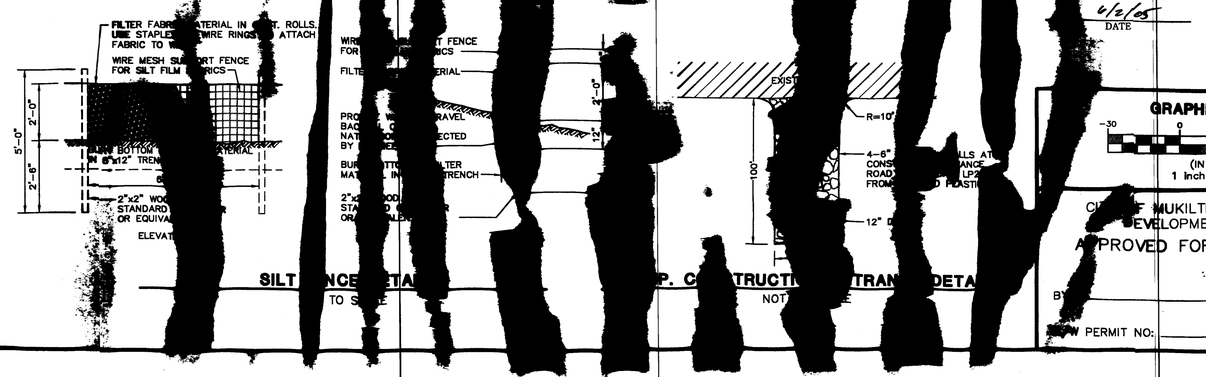
G. KRABBE CONSULTING LLC MAKES NO WARRANTIES TO ADEQUACY OF ONSITE SOILS FOR CONSTRUCTION SHOWN.

ANY WALL OVER 4' (FEET) IN HEIGHT AND/OR CARRIES A SURCHARGE MUST BE DESIGNED BY A STRUCTURAL OR GEOTECHNICAL ENGINEER. CALCULATIONS MUST BE SUBMITTED SUPPORTING THE DESIGN.

ALL ABOVE GROUND WALLS TO BE DESIGNED BY A GEOTECHNICAL ENGINEER. SEE GEOTECHNICAL REPORT FOR DETAILS.

LEGEND

- ADJACENT LOT LINE
- EX. CENTER LINE
- EX. GRAVEL ROAD
- EX. EDGE OF PAVEMENT
- EX. WATER LINE
- EX. SEWER LINE
- EX. STORM LINE
- PROJECT BOUNDARY
- PROPOSED LOT LINE
- CLEARING LIMITS
- SILT FENCE
- PROPOSED CENTERLINE
- EXISTING DITCH LINE
- PROPOSED CONTOUR
- EXISTING CONTOUR
- PROPOSED SIDEWALK
- PROPOSED FENCE
- PROPOSED STORM
- PROPOSED SEWER
- PROPOSED WATER
- EXISTING R/W
- PROPOSED MONUMENTS



FOR CONSTRUCTION
CITY OF MUKILTEO
CITY ENGINEER
6/2/05
DATE

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

CITY OF MUKILTEO PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION
BY:
NEW PERMIT NO:

REVISIONS

5/25/05	Revisions per City of Mukilteo	HMM

5-26-05

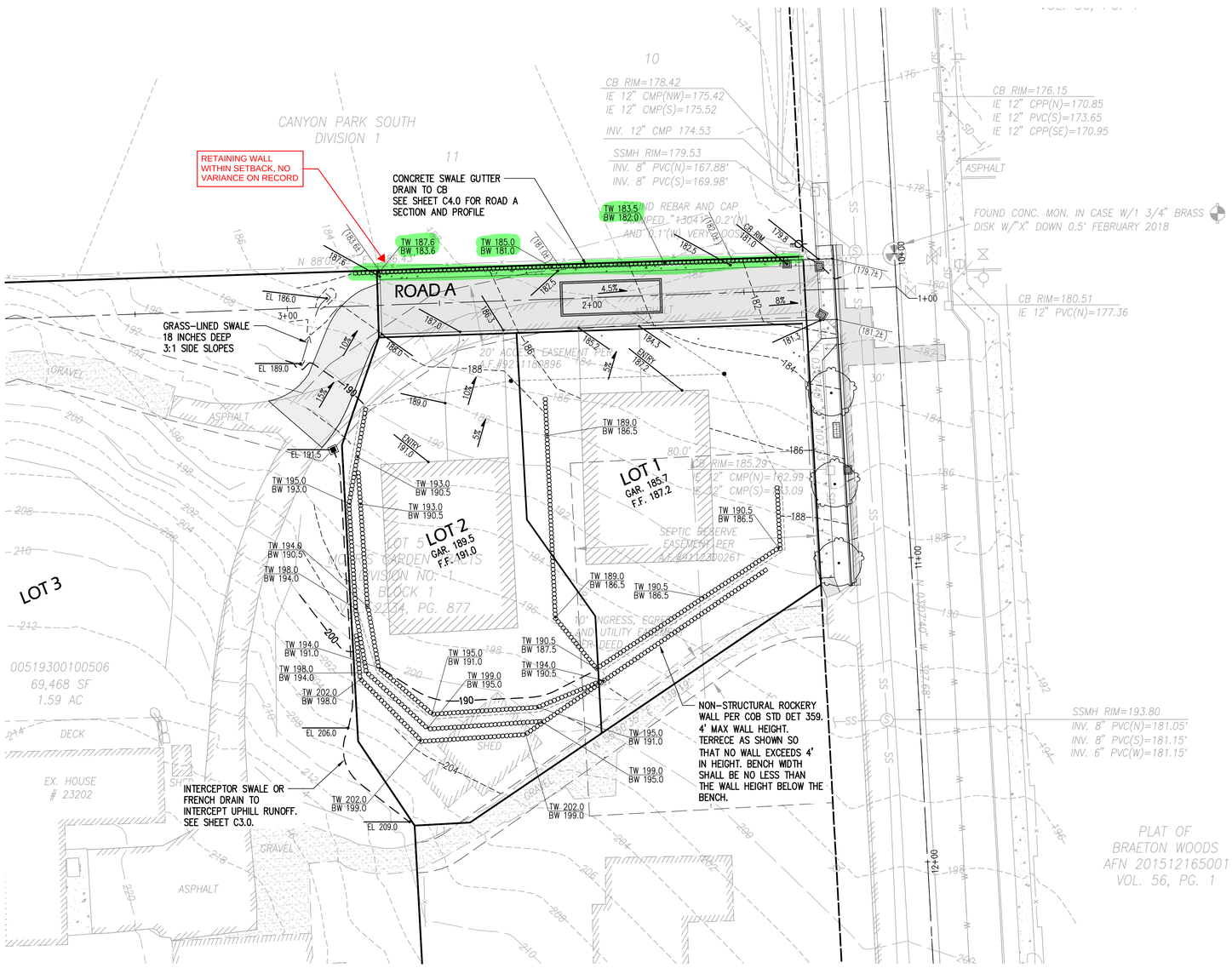
G. KRABBE CONSULTING, LLC
1726 Holbrook Avenue,
Everett, WA 98203
(425) 347-2898

R&D LAND DEVELOPMENT
MUKILTEO HIGHLANDS
TESC and Grading Plan
CITY OF MUKILTEO WASHINGTON

DRAWN:	HMM
DESIGNED:	HMM
APPROVED:	GK
DATE:	4/18/05
PROJECT NO.	05-108
SCALE:	1" = 30'
SHEET 2 OF 8	

Snohomish County- DMH Holdings

A PORTION OF: SW 1/4 OF THE NE 1/4, SECTION 31, TOWNSHIP 27N, RANGE 5E, W.M.
CITY OF BOTHELL, SNOHOMISH COUNTY, WASHINGTON



N

0 10 20 40
1 inch = 20 feet

LEGEND

- PROPERTY LINE
- CONTOUR – MAJOR (100)
- CONTOUR – MINOR (98)
- SLOPE/GRADE (2.0%)
- SLOPE ARROW
- FLOWPATH ARROW
- PROPOSED SPOT ELEVATION (100.00)
- EXISTING SPOT ELEVATION ((100.00))
- RETAINING WALL, ROCKERY OR MSE
- DRAIN LINE

PROJECT NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO CURRENT "AGENCY" STANDARDS AND REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL EXISTING UTILITIES AND UTILITY LOCATIONS. CARE SHALL BE TAKEN TO AVOID DAMAGE OR DISTURBANCE TO EXISTING UTILITIES.
3. PROTECT ALL ADJACENT PROPERTY, FENCES, AND VEGETATION. PROTECT ALL STREET TREES, FIXTURES, POLES, UTILITY EQUIPMENT, AND OTHER APPURTENANCES ON PUBLIC PROPERTY.

EARTHWORK ESTIMATES

CUT	950 CY
FILL	120 CY
NET	830 CY (CUT/EXPORT)

UTILITY CONFLICT NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT BY POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT THE ENGINEER TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

SURVEY DISCLAIMER:

TOPOGRAPHIC SURVEY INFORMATION CONTAINED ON THESE PLANS HAS BEEN PROVIDED BY PACIFIC COAST SURVEYS, INC. LDC, INC. (LAND DEVELOPMENT CONSULTANTS, INC.) ASSUMES NO LIABILITY AS TO THE ACCURACY AND COMPLETENESS OF THIS DATA. ANY DISCREPANCIES FOUND BETWEEN WHAT IS SHOWN ON THE PLANS AND WHAT IS NOTED IN THE FIELD SHOULD BE BROUGHT IMMEDIATELY TO THE ATTENTION OF THE ENGINEER.

Know what's below. Call 811 before you dig.

City of Bothell Public Works Department
APPROVED FOR CONSTRUCTION AS NOTED
Approved By: Joshua Barnes
09/02/2020
Date
Approval of these plans does not relieve the Applicant or Owner of responsibility for compliance with the adopted codes, standards, and specifications. Construction may not begin without a Pre-Construction Meeting.

MARK	DESCRIPTION	DATE
1	FIELD REVISION 1 FOR VAULT REDESIGN AND UTILITY SERVICE ADJUSTMENTS	8-5-20

SYM MILESTONE/REVISION DATE

THOMAS P. ABBATT — STATE OF WASHINGTON — 56921 — REGISTERED PROFESSIONAL ENGINEER — 8-5-20

LDC Surveying Engineering Planning
Woodinville 20210 Ballinger Way NE Woodinville, WA 98072 T 425.806.1869
Kent 1861 C Street NE, Suite F-101 Kent, WA 98030 F 425.482.2893
www.LDCcorp.com

CLIENT NAME: DMH HOLDINGS, LLC

PROJECT LOCATION: 23202 15TH AVE SE BOTHELL, WA 98021 SNOHOMISH COUNTY PARCEL# 00519300-100506

PROJECT NAME: BONNIE SHORT PLAT

SHEET NAME & PERMIT NO.: GRADING PLAN — PERMIT#'S SUB2018-13133, GRA2019-22984, ROW2019-22986

SCALE	DATE
1"=20'	7/3/2019
DESIGNED BY: TPA	CHECKED BY: TPA

JOB# C20134

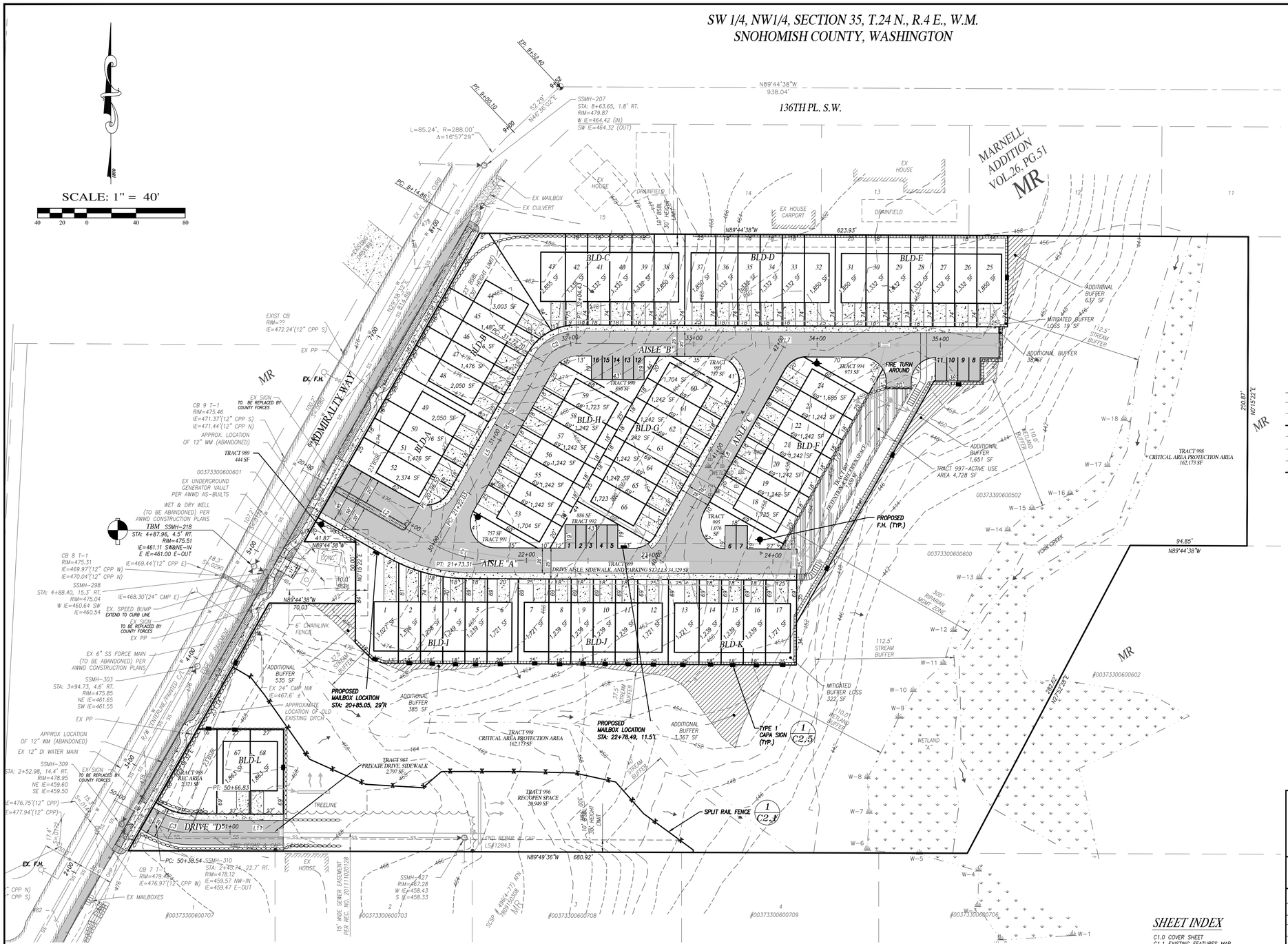
SHEET# C2.0

SHEET 5 OF 16

FILE PATH: P:\CIVIL\2020\C20-134 BONNIE SHORT PLAT\DRAWINGS\CONSTRUCTION\C20134-C2.0-GR-PL.DWG

Snohomish County- Lake Stickney Trails

SW 1/4, NW1/4, SECTION 35, T.24 N., R.4 E., W.M.
SNOHOMISH COUNTY, WASHINGTON

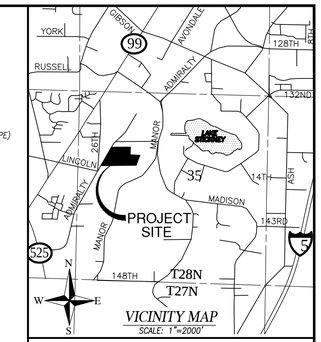


LEGEND

- EXISTING MONUMENT (AS SHOWN)
- SECTION 1/4 CORNER NOT FOUND
- SECTION CORNER NOT FOUND
- FOUND REBAR/CAP OR I.P. (IRON PIPE)
- (C) CALCULATED
- (P) PLAT
- (M) MEASURED
- TBR TO BE REMOVED
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- ℄ CENTERLINE
- CLF CHAIN LINK FENCE
- WDF WOOD FENCE
- W.S. WATER SURFACE
- EOP EDGE OF PAVEMENT
- BOW BACK OF WALK
- CB STORM DRAIN CATCH BASIN (CB)
- SD STORM DRAIN MANHOLE (SDMH)
- SS SANITARY SEWER MANHOLE (SSMH)
- CO SANITARY SEWER CLEAN OUT (CO)
- PP POWER POLE
- GP GUY POLE
- WM WATER METER
- WV WATER VALVE
- MB MAILBOX
- UTILITY POLE ANCHOR
- FIRE HYDRANT (2 NOZZLE)
- TYPE I NGPA SIGN
- PROPOSED WATER
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAINAGE
- PROPERTY LINE
- X X EXISTING FENCE LINE
- EDGE OF PAVEMENT
- XXX EXISTING CONTOURS
- PROPOSED CONTOURS
- PRE-EXISTING DRAINAGE PATTERN
- PROPOSED FIRE HYDRANT

Line Table		
Line #	Length	Direction
L1	30.000	S60° 21' 27.82"E
L2	92.026	S60° 21' 27.82"E
L4	246.058	S89° 44' 38.47"E
L5	172.695	N29° 38' 32.18"E
L7	342.698	S89° 44' 38.47"E
L8	202.320	S29° 38' 32.18"W
L9	38.536	S60° 21' 27.82"E
L11	76.350	S89° 49' 36.22"E

Curve Table			
Curve #	Length	Radius	Delta
C1	51.289	100.000	029.3863
C2	31.737	30.000	060.6137
C3	28.288	55.000	029.4690



VICINITY MAP
SCALE: 1"=2000'

EQUIPMENT AND PROCEDURE

BASIS OF BEARINGS:
NAD83 (91) COORDINATES PER SNOHOMISH COUNTY ENGINEER'S OFFICE, THE EAST 1/4 CORNER OF SEC 3, TWP 27N, RGE 4E, W.M. AND THE MON AT THE INTERSECTION OF 148TH AND MANOR WAY.

BM
MON IN CASE AT THE INTX OF JEFFERSON WAY AND 20TH PL W. ELEV = 463.17

TBM
EX. SSMH-218
RIM=475.51
IE=461.11 SW&NE-IN
E IE=461.00 E-OUT

DATUM:
NAVD 1988
NAVD '88-3.62 = NGVD '29 (MSL)

ENGINEER / CONTACT

INSIGHT ENGINEERING COMPANY
P.O. BOX 1478
EVERETT, WA 98206
CONTACT: BRIAN R. KALAB, P.E.
PH: (425) 303-9363
FAX: (425) 303-9362
EMAIL: INFO@INSIGHTENGINEERING.NET

SURVEYOR

TRI-COUNTY LAND SURVEY COMPANY
4610 200TH ST SW, SUITE A
LYNNWOOD, WA 98036
PH: (425) 776-2926
FAX: (425) 776-2850

OWNER - SOUTH PARCEL

GARY D. GRABER
21301 SR530 NE
ARLINGTON, WA 98223

APPLICANT

PLEASANT CREEK LLC C/O CENTURION
P.O. BOX 2668
REDMOND, WA 98073
CONTACT: MICHAEL ROMANO
PH: (425) 896-8392
FAX: (425) 968-5596

OWNER - NORTH PARCEL

ADMIRALTY WAY LLC
P.O. BOX 2668
REDMOND, WA 98073
CONTACT: MICHAEL ROMANO
PH: (425) 896-8392
FAX: (425) 968-5596

LEGAL DESCRIPTION

PARCEL NO. 00373300600600

THAT PORTION OF LOT 6, BLOCK 6, ALDERWOOD MANOR NO. 7, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9 OF PLATS, PAGE 100, RECORDS OF THE AUDITOR OF THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON, STATE OF WASHINGTON.

BEGINNING AT THE SOUTHWEST CORNER OF LOT 6; THENCE EAST ALONG THE SOUTH LINE TO A POINT 690 FEET WEST OF THE SOUTHEAST CORNER; THENCE NORTHEASTERLY TO A POINT ON THE NORTH LINE, OF LOT 6 THAT IS 690 FEET WEST OF THE NORTHEAST CORNER; THENCE WEST ALONG THE NORTH LINE TO THE NORTHWEST CORNER; THENCE ALONG THE WESTERLY BOUNDARY TO THE POINT OF BEGINNING, EXCEPT THAT PORTION TAKEN BY STIPULATED JUDGMENT AND DECREE OF APPROPRIATION IN SNOHOMISH COUNTY SUPERIOR COURT CIVIL CAUSE NO. 112154.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

PARCEL NO. 00373300600502

BEGINNING AT THE NORTHWEST CORNER OF TRACT 5, BLOCK 6, ALDERWOOD MANOR NO. 7, THENCE EAST 623.97 FEET; THENCE SOUTH 250.87 FEET TO THE SOUTH LINE OF SAID TRACT 5; THENCE WEST 765.12 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 5; THENCE NORTH 29°21'50" EAST 287.85 FEET TO THE POINT OF BEGINNING AS PER PLAT RECORDED IN VOLUME 9, PAGE 100, RECORDS OF SNOHOMISH COUNTY, STATE OF WASHINGTON.

Snohomish County Planning Development Services
APPROVED CONSTRUCTION
BY: KW 1/30/2020
R/W Permit No. 20-101537-5P

GRADING QUANTITIES:

CUT: 1,700 Cu.Yds.
FILL: 58,700 Cu.Yds.

(GRADING QUANTITIES WERE CALCULATED USING THE LAND DEVELOPMENT DESKTOP COMPOSITE METHOD. CALCULATIONS DO NOT ACCOUNT FOR SOIL SWELLING AND SHRINKAGE.)

TIMBER HARVEST = 42,000 BOARD FEET

CLEARED AREA: 183,388 SF

IMPERVIOUS AREA BREAKDOWN

	IMPERVIOUS AREA
EXISTING	200 SF
REMOVED	200 SF
REPLACED	0 SF
NEW	115,596 SF

REV. NO.	DESCRIPTION	INITIALS	DATE

IECO
INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

SITE ADDRESS: 13709 ADMIRALTY WAY, LYNNWOOD, WA 98087

TAX ACCOUNT NO.'S: 00373300600502 & 00373300600600

PFN 15-116018-SPA/19-104783 LDA

SW 1/4, NW1/4, SECTION 35, T.24 N., R.4 E., W.M.
LAKE STICKNEY TRAILS

811 Know what's below. Call before you dig.

THE CERTIFIED EROSION AND SEDIMENTATION CONTROL LEAD (CESCL) FOR THIS PROJECT SITE IS **BRIAN KALAB** PHONE NO. **425-303-9363**

NOTE:

1. PAVEMENT STRIPING SHALL BE PROVIDED ALONG THE DRIVE AISLE FOR "NO PARKING-FIRE LANE," AT TIME OF COMPLETION.
2. THE PERIMETER ROCKERIES WILL BE OWNED BY THE LOT OWNER (UNLESS PART OF A TRACT) AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. ROCKERY'S/WALLS LOCATED IN A TRACT ARE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

FIRE MARSHAL'S NOTES:

1. PROVIDE BLUE STREET REFLECTOR(S) ON THE HYDRANT SIDE OF CENTERLINE TO INDICATE HYDRANT LOCATIONS.
2. THE TOPS OF THE HYDRANT(S) SHALL BE COLORED LIGHT BLUE.

SHEET INDEX

C1.0 COVER SHEET
C1.1 EXISTING FEATURES MAP
C1.1 HORIZONTAL PLAN
C2.0 GRADING PLAN
C2.1 GRADING PLAN
C2.2 SWPP PLAN
C2.3 GRADING & SWPP NOTES & DETAILS
C2.4 ROCKERY SECTIONS & DETAILS
C3.0 ROAD & DRAINAGE PLAN
C3.1 ROAD & DRAINAGE PLAN & PROFILES
C3.2 ROAD & DRAINAGE PLAN & PROFILES
C3.3 ROAD & DRAINAGE PLAN & PROFILES
C3.4 STORMTECH PLAN & DETAILS
C3.5 STORMTECH DETAILS
C3.6 STORMTECH PLAN AND SECTIONS
C3.7 BIOPOD FILTER DETAILS
C5.0 FRONTAGE IMPROVEMENT PLAN
C5.1 FRONTAGE IMPROVEMENT PLAN
C5.2 FRONTAGE IMPROVEMENT PLAN
C6.0 GENERAL NOTES & DETAILS
C7.0 POST OFFICE APPROVAL PLAN
SW1 SEWER AND WATER PLAN
SW2 SEWER AND WATER PLAN
SW3 SEWER AND WATER PROFILES
SW4 SEWER AND WATER PROFILES
SW5 SEWER AND WATER NOTES & PROFILE

L1-L4 LANDSCAPE PLANS
I1-I4 IRRIGATION PLANS

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 POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 POTHOLING 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 WITH INSIGHT ENGINEERING COMPANY TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

LAKE STICKNEY TRAILS

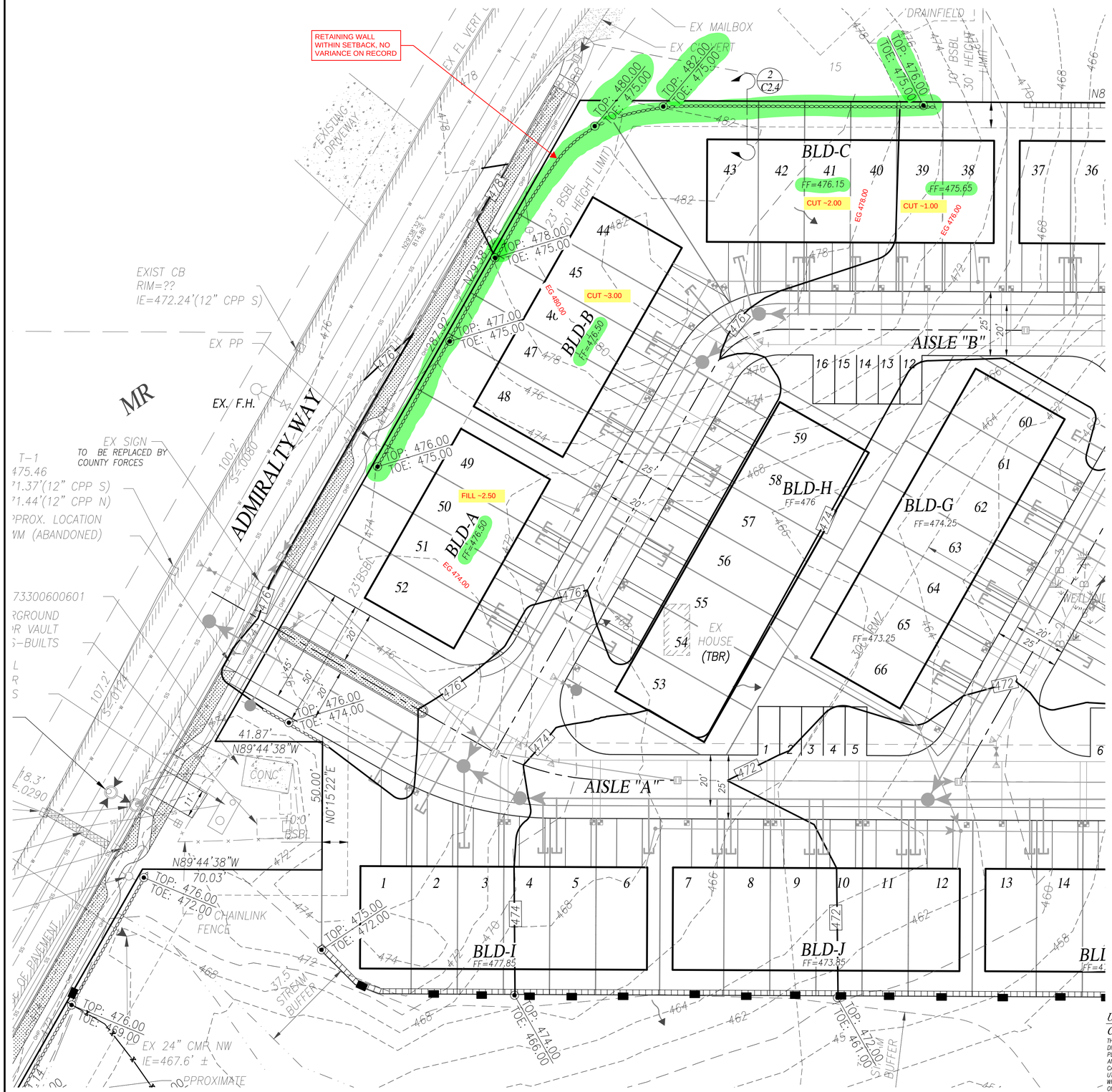
STATE OF WASHINGTON BRIAN R. KALAB 36499 REGISTERED PROFESSIONAL ENGINEER
10/11/2019

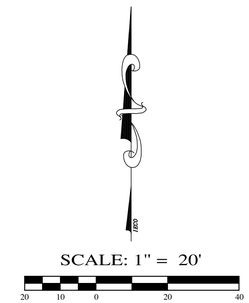
DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
180933-FINAL.DWG	JRC	07-16-2018	1"=40'	18-0933

COVER SHEET

SHEET C1.0

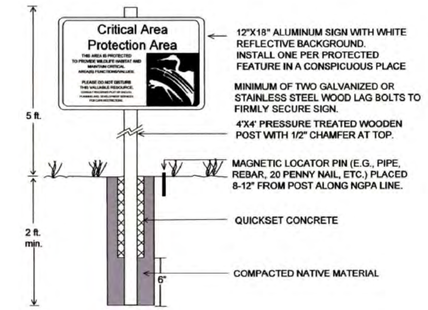
SW 1/4, NW1/4, SECTION 35, T.24 N., R.4 E., W.M.
SNOHOMISH COUNTY, WASHINGTON





TYPICAL CRITICAL AREA PROTECTION SIGN

NOT TO SCALE



CRITICAL AREA PROTECTION SIGN NOTES:

1. NGPA/CAPA SIGNS SHALL BE PLACED NO GREATER THAN 100 FEET APART OR AS OTHERWISE SPECIFIED AROUND THE PERIMETER OF THE CRITICAL AREA PROTECTION AREA.
2. SIGN PLACEMENT SHALL BE SUBJECT TO THE APPROVAL OF THE COUNTY BIOLOGIST.
3. ALL SIGNS MUST BE SECURE AND PERMANENT.
4. ALL SIGNS ALONG THE WETLAND BUFFER BOUNDARY TO BE INSTALLED IN CLEARLY VISIBLE LOCATIONS.

NOTE:
MOUNT SIGNS TO FENCE AT TOP OF WALL

1 / C2.0 CRITICAL AREA PROTECTION AREA SIGN
NOT TO SCALE

SOIL AMENDMENT CALCULATION

OPTION 3:

AREA FOR SOIL AMENDMENT	=	68,389 SF
AREA IN THOUSANDS	=	68.39
AMOUNT OF TOP SOIL	=	68.39 x 25 = 1,710 CU YDS.

ONSITE STORMWATER MANAGEMENT: BMP T5.13 POST-CONSTRUCTION SOIL QUALITY AND DEPTH:

SOIL RETENTION: THE DUFF LAYER AND NATIVE TOPSOIL SHOULD BE RETAINED IN AN UNDISTURBED STATE TO THE MAXIMUM EXTENT PRACTICABLE. IN ANY AREAS REQUIRING GRADING REMOVED AND STOCKPILE THE DUFF LATER AND TOPSOIL ON SITE IN A DESIGNATED, CONTROLLED AREA, NOT ADJACENT TO PUBLIC RESOURCES AND CRITICAL AREAS, TO BE REAPPLIED TO OTHER PORTIONS OF THE SITE WHERE FEASIBLE.

SOIL QUALITY: ALL AREAS SUBJECT TO CLEARING AND GRADING THAT HAVE NOT BEEN COVERED BY IMPERVIOUS SURFACE, INCORPORATED INTO A DRAINAGE FACILITY OR ENGINEERED AS STRUCTURAL FILL OR SLOPE SHALL, AT PROJECT COMPLETION, DEMONSTRATE THE FOLLOWING:

1. A TOPSOIL LAYER WITH A MINIMUM ORGANIC MATTER CONTENT OF TEN PERCENT DRY WEIGHT IN PLANTING BEDS, AND 5% ORGANIC MATTER CONTENT (BASED ON A LOSS ON-IGNITION TEST) IN TURF AREAS, AND A pH FROM 6.0 TO 8.0 OR MATCHING THE pH OF THE ORIGINAL UNDISTURBED SOIL. THE TOPSOIL LAYER SHALL HAVE A MINIMUM DEPTH OF EIGHT INCHES EXCEPT WHERE TREE ROOTS LIMIT THE DEPTH OF INCORPORATION OF AMENDMENTS NEEDED TO MEET THE CRITERIA. SUBSOILS BELOW THE TOPSOIL LAYER SHOULD BE SCARIFIED AT LEAST 4 INCHES WITH SOME INCORPORATION OF THE UPPER MATERIAL TO AVOID STRATIFIED LAYERS, WHERE FEASIBLE.
2. PLANTING BEDS MUST BE MULCHED WITH 2 INCHES OF ORGANIC MATERIAL
3. QUALITY OF COMPOST AND OTHER MATERIALS USED TO MEET THE ORGANIC CONTENT REQUIREMENTS:

   A. THE ORGANIC CONTENT FOR "PRE-APPROVED" AMENDMENT RATES CAN BE MET ONLY USING COMPOST THAT MEETS THE DEFINITION OF "COMPOSTED MATERIALS" IN WAC 173-350-220. THIS CODE IS AVAILABLE ONLINE AT: http://www.ecy.wa.gov/program/swfa/facilities/350.html. COMPOST USED IN BIORETENTION AREAS SHOULD BE STABLE, MATURE AND DERIVED FROM YARD DEBRIS, WOOD WASTE, OR OTHER ORGANIC MATERIALS THAT MEET THE INTENT OF THE ORGANIC SOIL AMENDMENT SPECIFICATIONS. BIOSOLIDS AND MANURE COMPOSTS CAN BE HIGHER IN BIO-AVAILABLE PHOSPHORUS THAN COMPOST DERIVED FROM YARD OR PLANT WASTE AND THEREFORE ARE NOT ALLOWED IN BIORETENTION AREAS DUE TO THE POSSIBILITY OF EXPORTING BIO-AVAILABLE PHOSPHORUS IN EFFLUENT. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND CARBON TO NITROGEN RATION BELOW 25:1. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTING COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION.

   B. CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIALS AS DEFINED ABOVE; OR ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND MEETING THE CONTAMINANT STANDARDS OF GRADE A COMPOST.

811 Know what's below. Call before you dig.

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 POTHOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 POTHOLING 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 WITH INSIGHT ENGINEERING COMPANY TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

REV. NO.	DESCRIPTION	INITIALS	DATE

BRIAN R. KALAB — STATE OF WASHINGTON — 36499 — REGISTERED PROFESSIONAL ENGINEER

10/11/2019

VEGETATIVE COVER

BEFORE DEVELOPMENT
NATIVE VEGITATION

AFTER DEVELOPMENT
TYPICAL RESIDENTIAL LANDSCAPING

SOIL TYPE

ALDERWOOD SOIL AT THE DEVELOPED PORTIONS OF THE SITE.

GRADING QUANTITIES:

CUT: 1,700 Cu.Yds.
FILL: 58,700 Cu.Yds.

(GRADING QUANTITIES WERE CALCULATED USING THE LAND DEVELOPMENT DESKTOP COMPOSITE METHOD. CALCULATIONS DO NOT ACCOUNT FOR SOIL SWELLING AND SHRINKAGE.)

NOTE:

1. EXCESS CUT MAY BE SPREAD ON SITE.
2. ANY SOIL REMOVED FROM THE SITE MUST BE HAULED TO A COUNTY APPROVED SITE.
3. BEFORE CONSTRUCTION ACCEPTANCE BY THE COUNTY, THE APPLICANT SHALL ESTABLISHED A PERMANENT VEGETATIVE GROUND COVER.

Snohomish County Planning Development Services
APPROVED CONSTRUCTION
BY: 1/30/2020
R/W Permit No. 20-101537-5P

IECO
INSIGHT ENGINEERING CO.
P.O. BOX - 1478
EVERETT, WA 98206
(425) 303-9363 (425) 303-9362 FAX
INFO@INSIGHTENGINEERING.NET

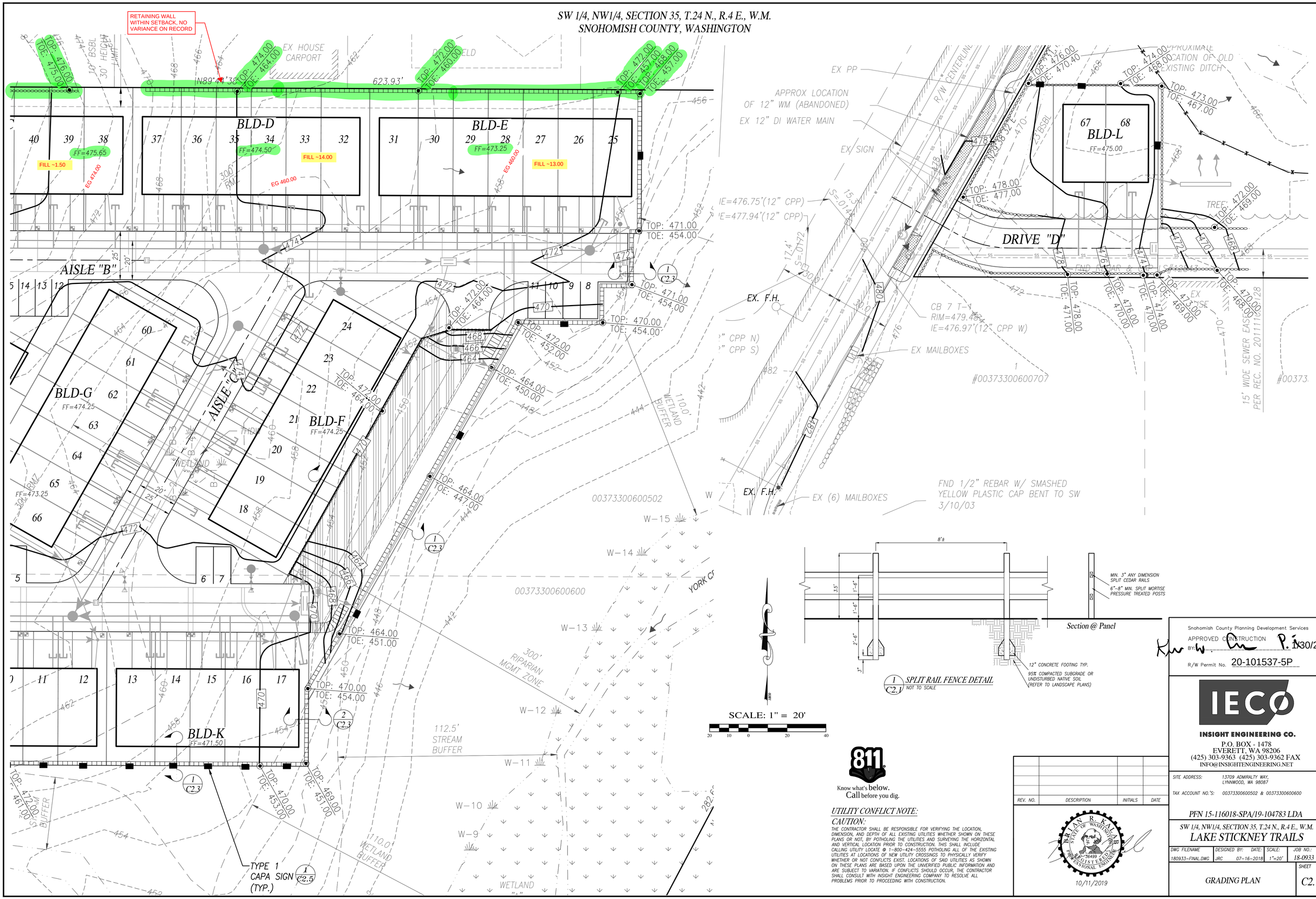
SITE ADDRESS: 13709 ADMIRALTY WAY, LYNNWOOD, WA 98087

TAX ACCOUNT NO.'S: 00373300600502 & 00373300600600

PFN 15-116018-SPA/19-104783 LDA

SW 1/4, NW1/4, SECTION 35, T.24 N., R.4 E., W.M.
LAKE STICKNEY TRAILS

DWG FILENAME	DESIGNED BY:	DATE:	SCALE:	JOB NO.:
180933-FINAL.DWG	JRC	07-16-2018	1"=20'	18-0933

GRADING PLAN — SHEET C2.0

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SNOHOMISH COUNTY, WASHINGTON