

[illegible]

EXISTING CONDITIONS

HARBOR GROVE

PRELIMINARY PLAT

9110 53RD AVE W



9/30/21

JOB NUMBER:
11 079

SHEET NAME:

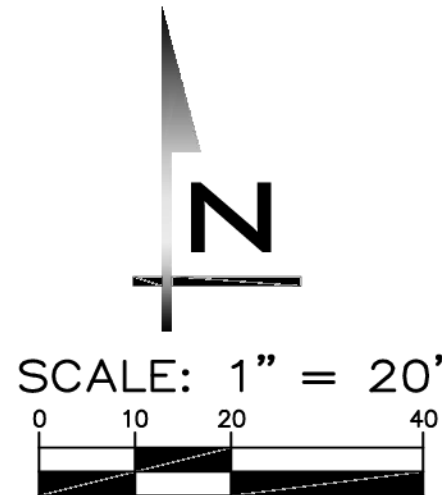
EC-01

PAGE **2** OF **12**



EXISTING UTILITY NOTE

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REVISIONS

BY

DATE

NO

NO

PRELIMINARY PLAT

HARBOR GROVE

PRELIMINARY PLAT

9110 53RD AVE W

SNOHOMISH COUNTY

WASHINGTON



9/30/21

JOB NUMBER:

21-073

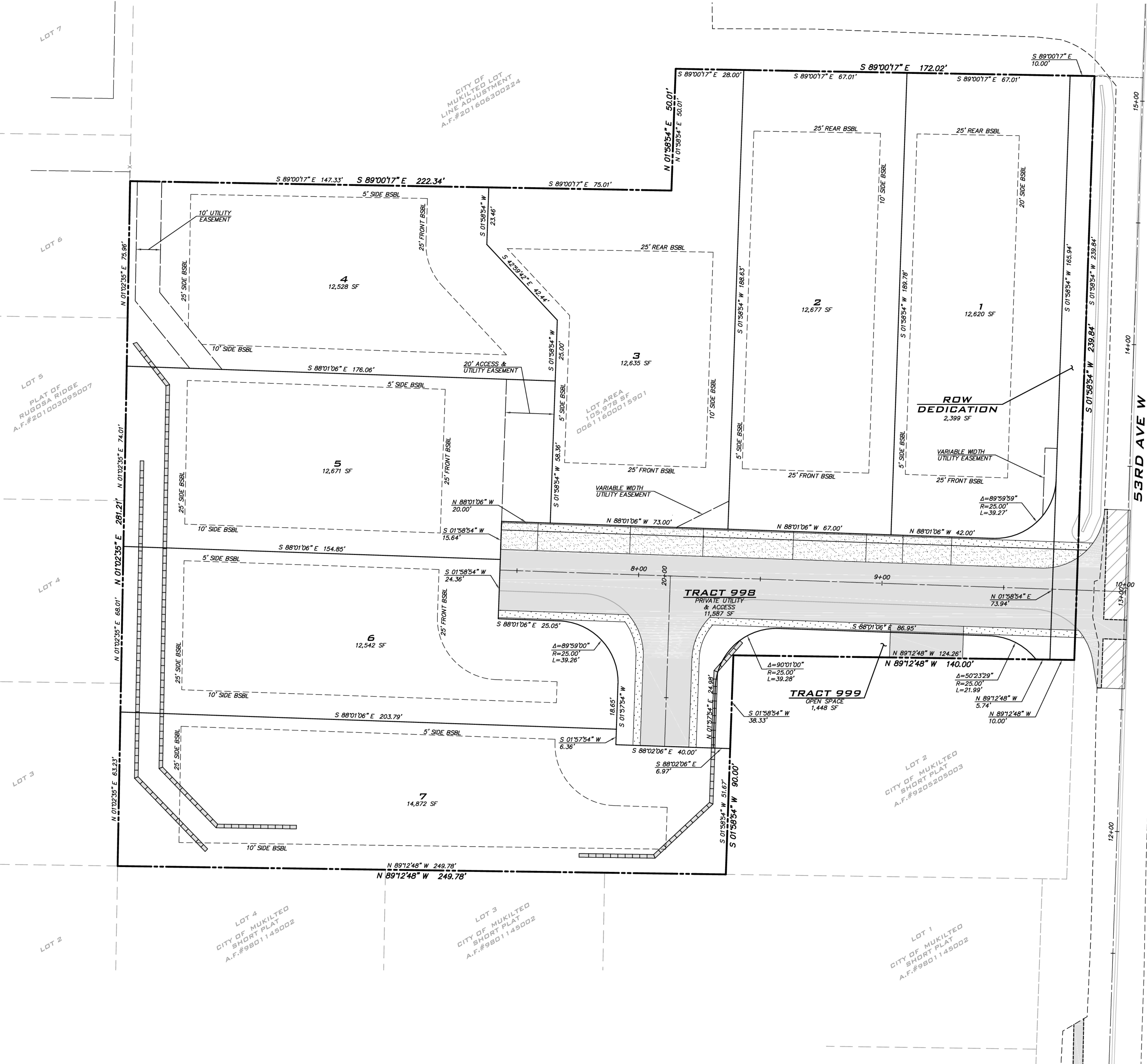
SHEET NAME:

SP-01

SHT 3 OF 12

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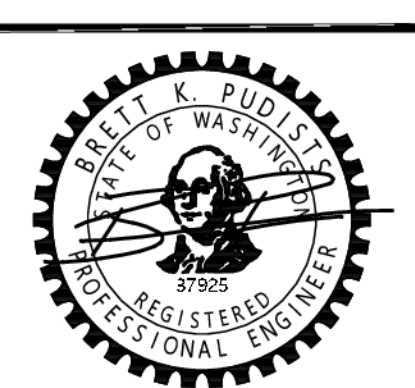
TESC PLAN

HARBOR GROVE

PRELIMINARY PLAN

9110 53RD AVE W

SNODHOMISH COUNTY WASHINGTON

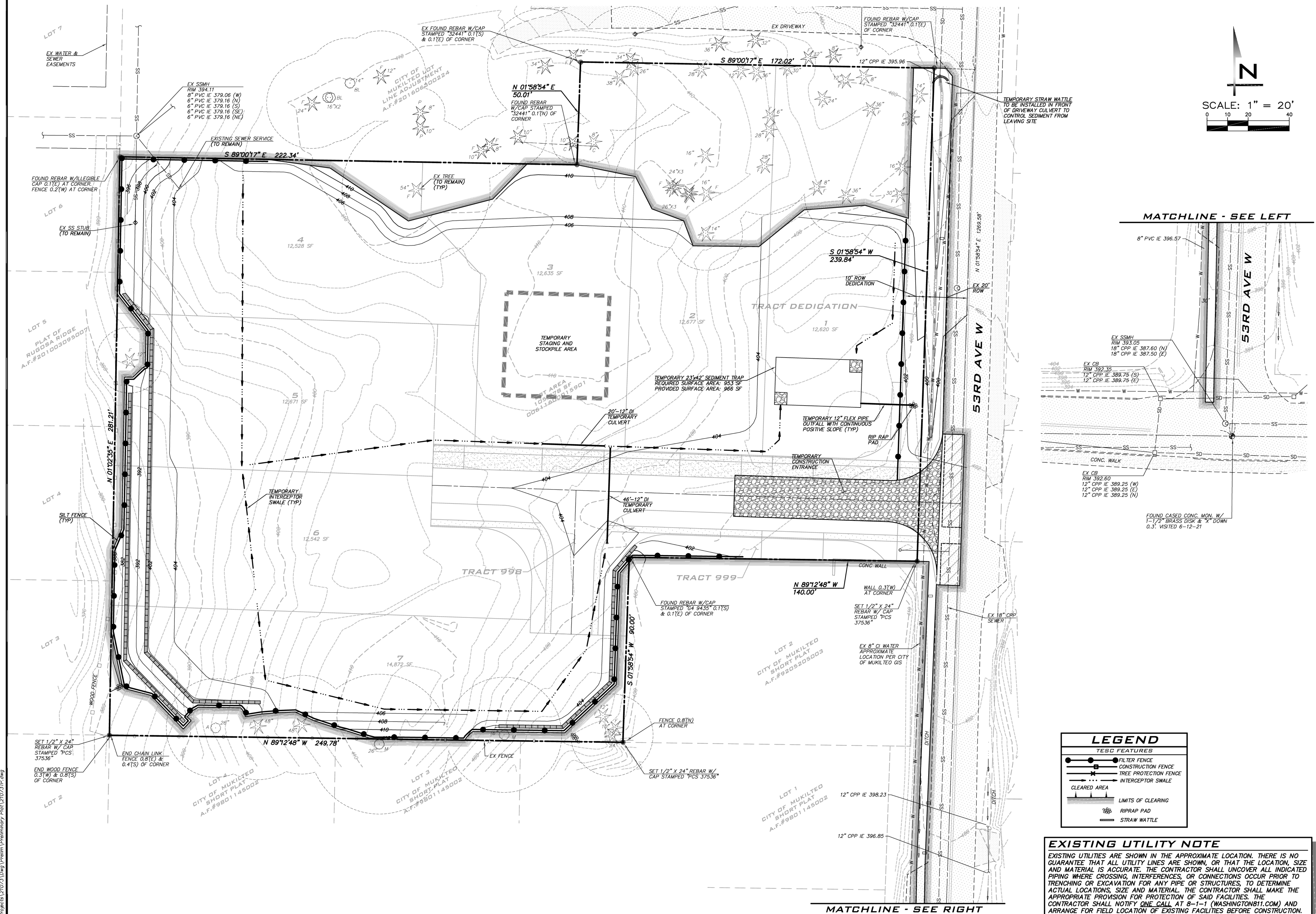


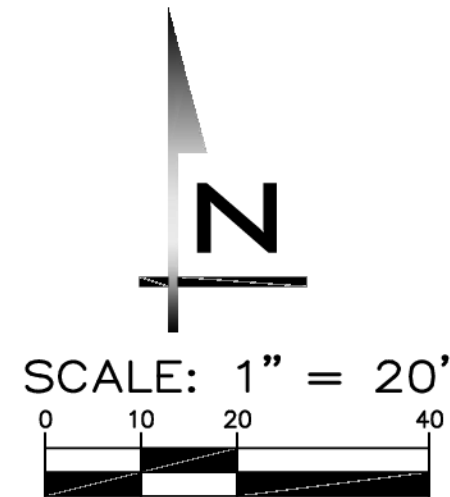
9/30/21

JOB NUMBER:
21-073

SHEET NAME:
TP-01

PAGE 4 OF 12





SCALE:
AS NOTED

PROJECT MANAGER:
C. COLLERAN, PLA, AICP

PROJECT ENGINEER:
LUCAS ZIROTTI

DESIGNER:
LEE M. TOMKINS

ISSUE DATE:
1/29/21

[illegible]

9/30/21

JOB NUMBER:
21-073

SHEET NAME:
GP-01

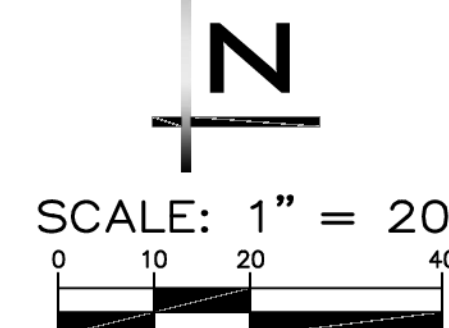
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EXISTING UTILITY NOTE

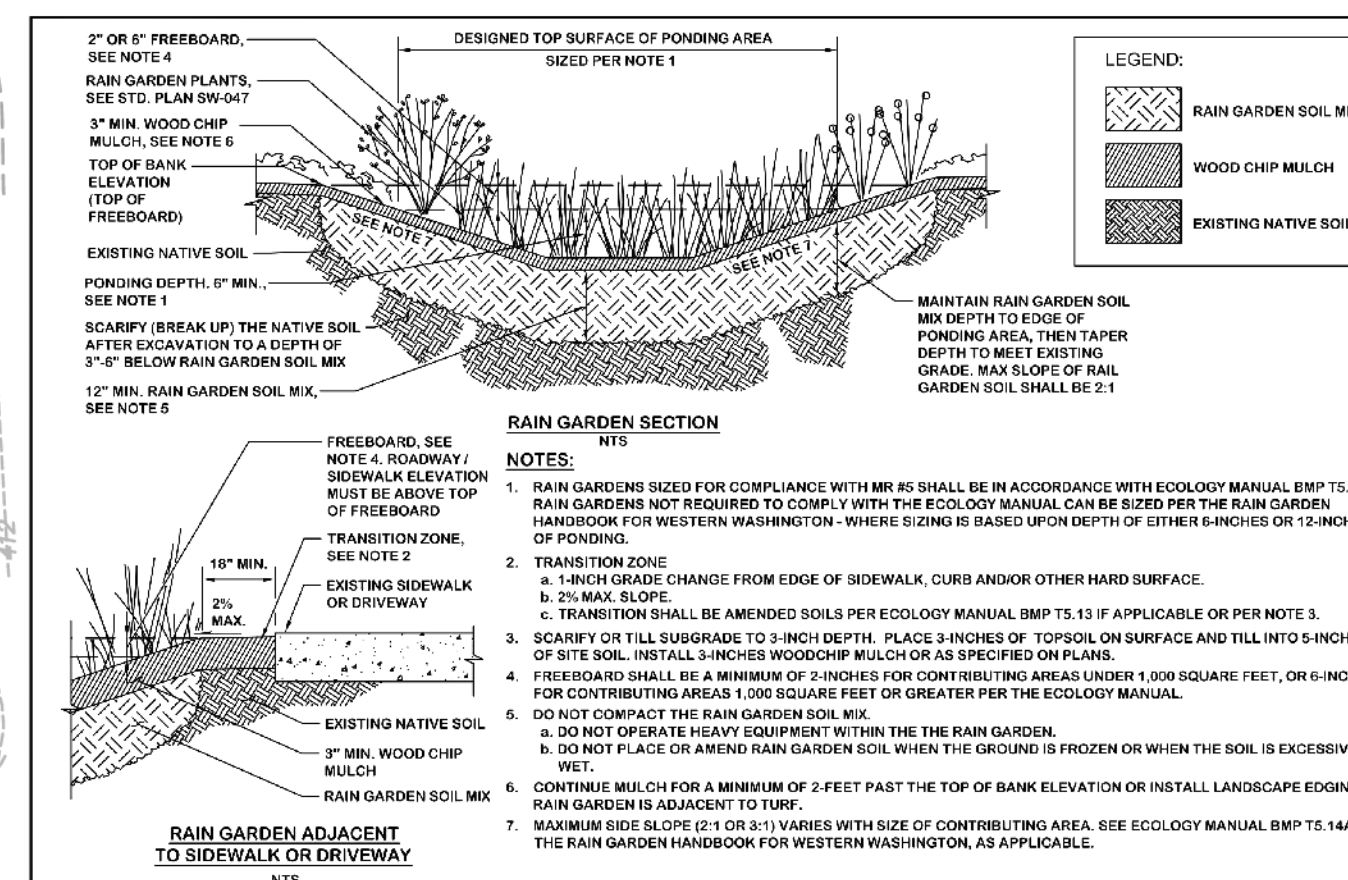
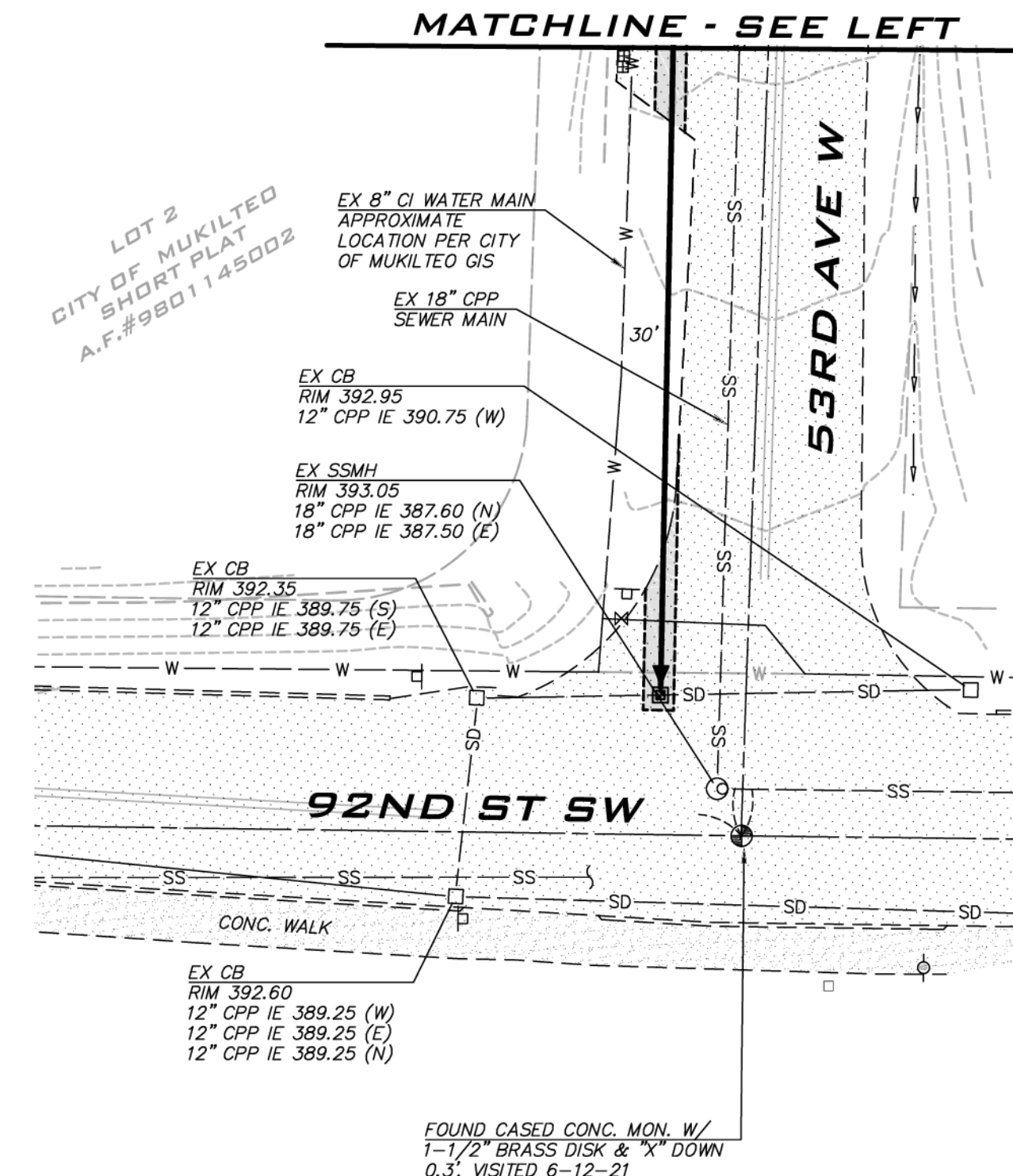
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BLUELINE

 25 CENTRAL WAY, SUITE 400,
 KIRKLAND, WA 98033
 P: 425.216.4051 F: 425.216.4052
 WWW.THEBLUELINEGROUP.COM
SCALE:
AS NOTEDPROJECT MANAGER:
T.C. COLLIERAN, P.E., AICPPROJECT ENGINEER:
LUCAS ZIROTTIDESIGNER:
LEE M. TOMKINSISSUE DATE:
7/29/21

MATCHLINE - SEE LEFT



REVISION	DATE	APPROVED FOR PUBLICATION	DATE	STANDARD PLAN NO.
1	11/18/2016	DATE	11/22/2016	SW-048

EXISTING UTILITY NOTE

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UTILITY PLAN

 HARBOR GROVE
 PRELIMINARY PLAT

9110 53RD AVE W

SNOHOMISH COUNTY

WASHINGTON



9/30/21

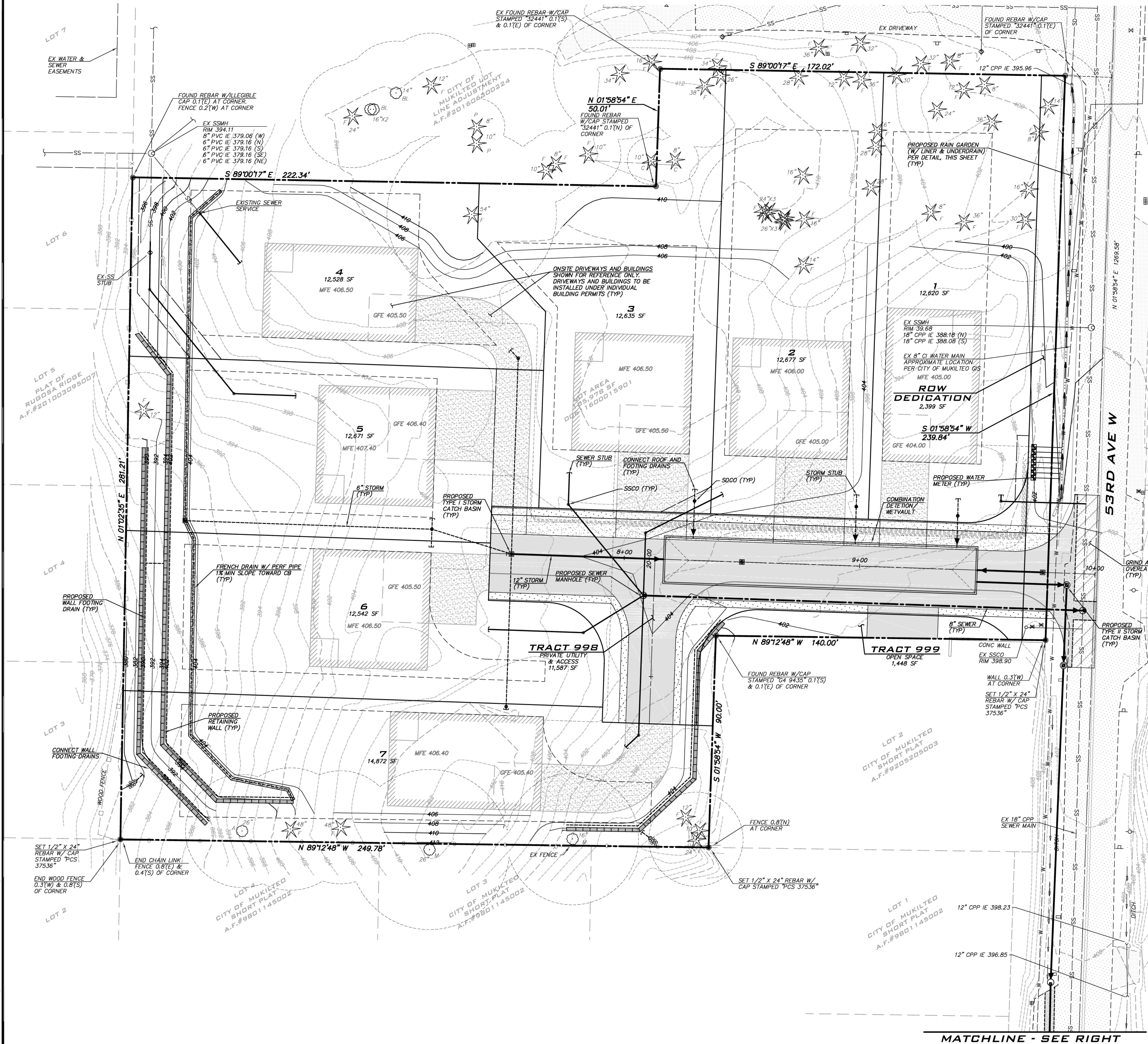
JOB NUMBER:

21-073

SHEET NAME:

UT-01

SHT 6 OF 12



MATCHLINE - SEE RIGHT

[illegible]

ROAD & STORM PLAN

HARBOR GROVE
PRELIMINARY PLAT
9110 53RD AVE W
SNODHOMISH COUNTY WASHINGTON

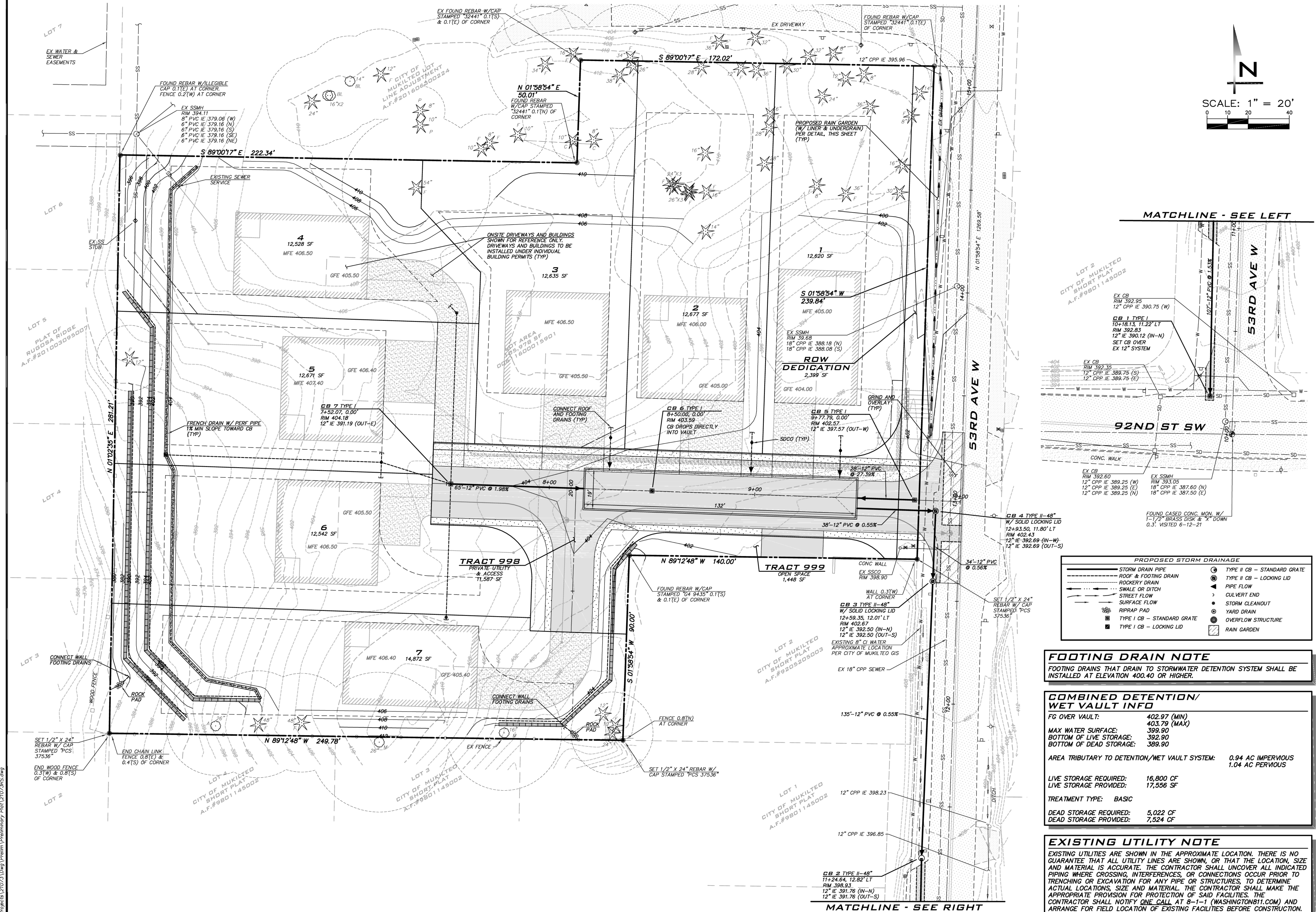


9/30/21

JOB NUMBER:
21-073

SHEET NAME:
RS-01

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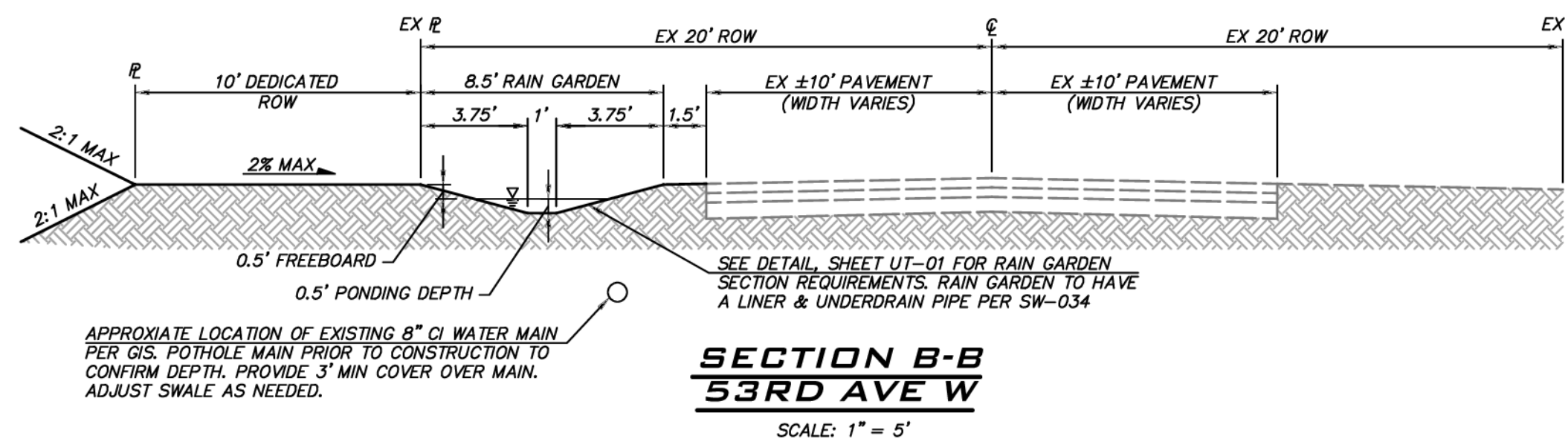
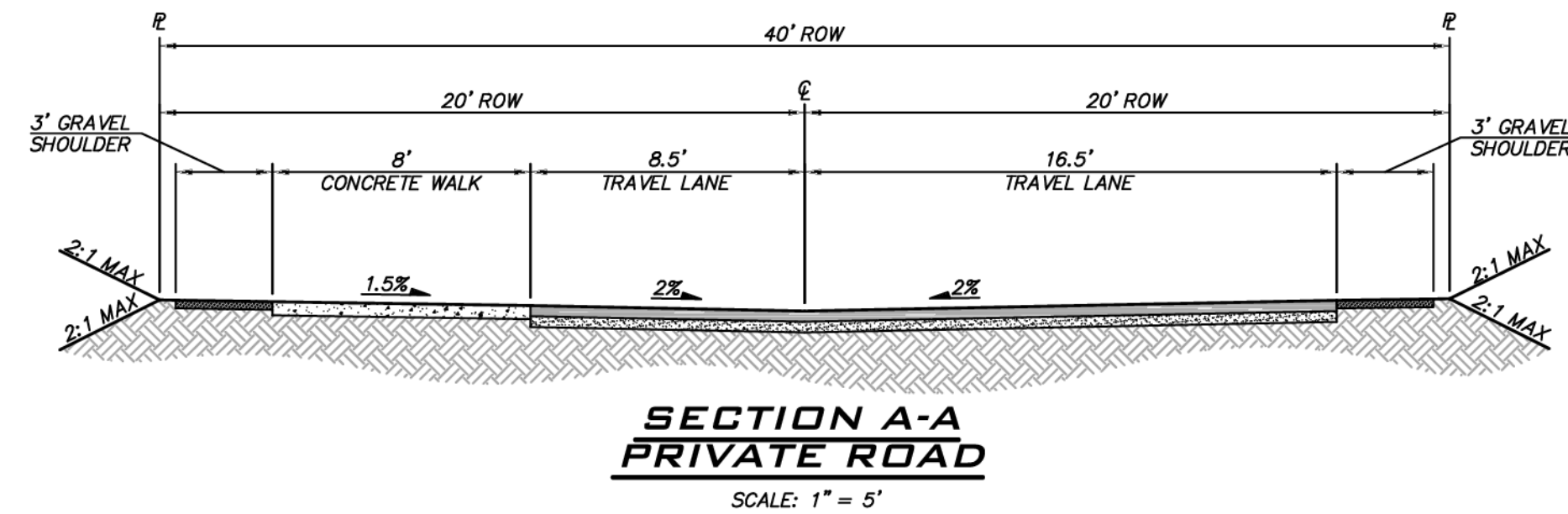
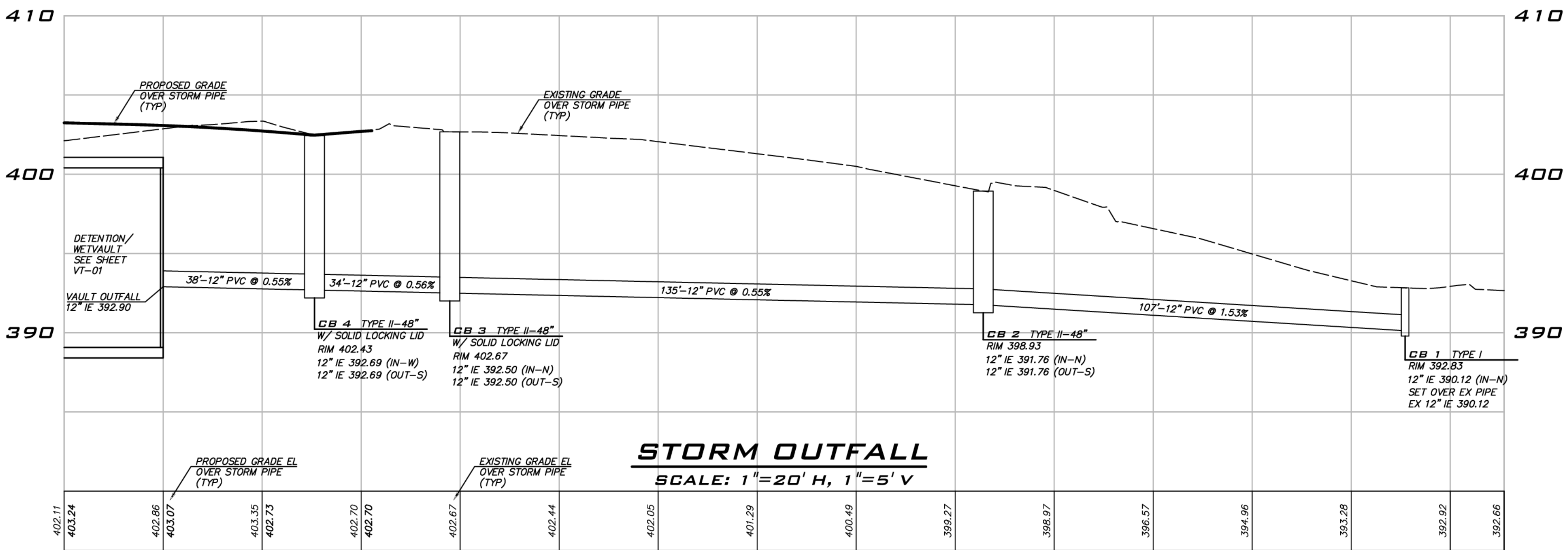
SCALE:
AS NOTED

PROJECT MANAGER:
P.C. COLLERAN, PLA, AICP

PROJECT ENGINEER:
LUCAS ZIROTTI

DESIGNER:
LEE M. TOMKINS

ISSUE DATE:
1/29/21



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ROAD PROFILES

HARBOR GROVE

PRELIMINARY PLAT

9110 53RD AVE W

SNOHOMISH COUNTY WASHINGTON



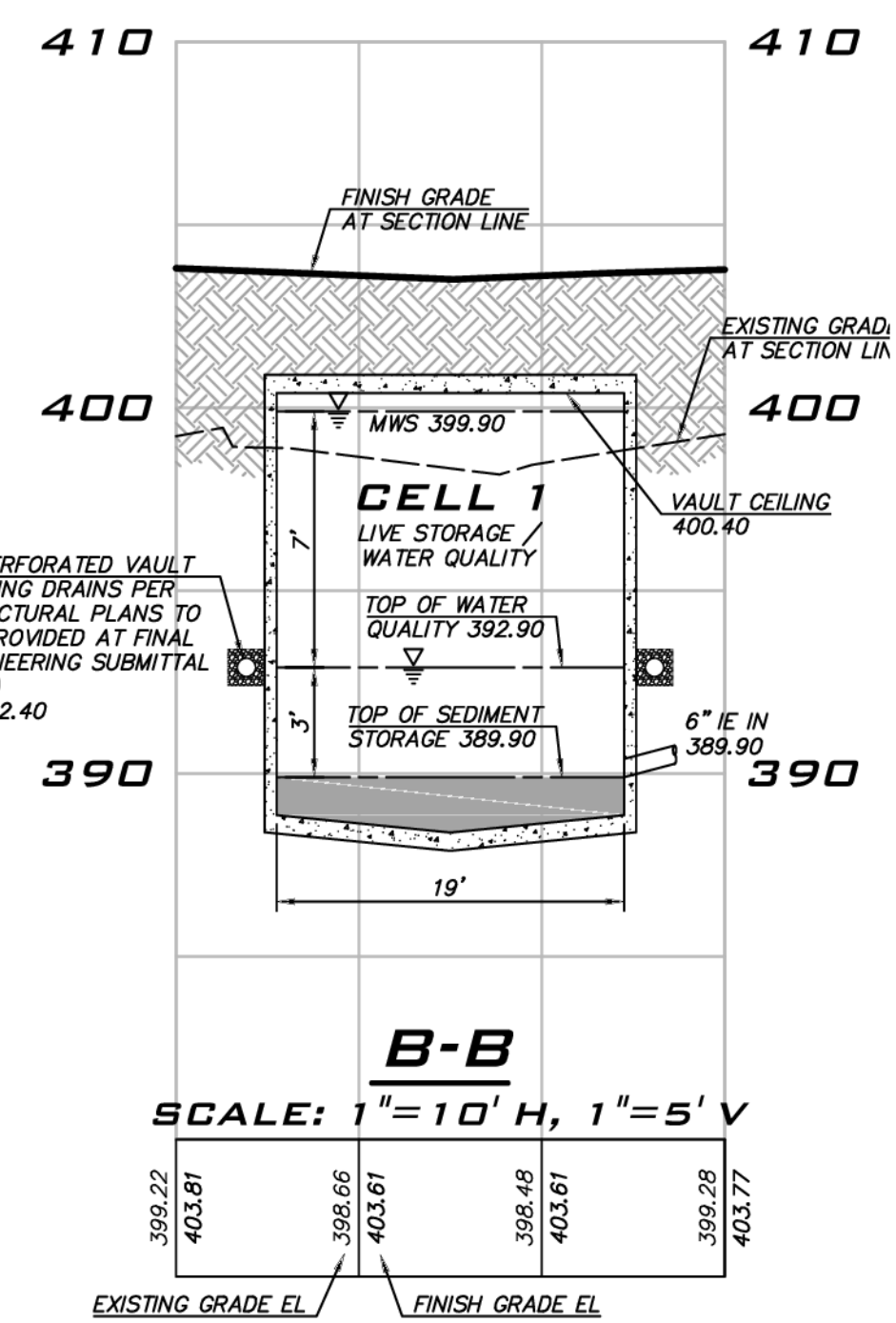
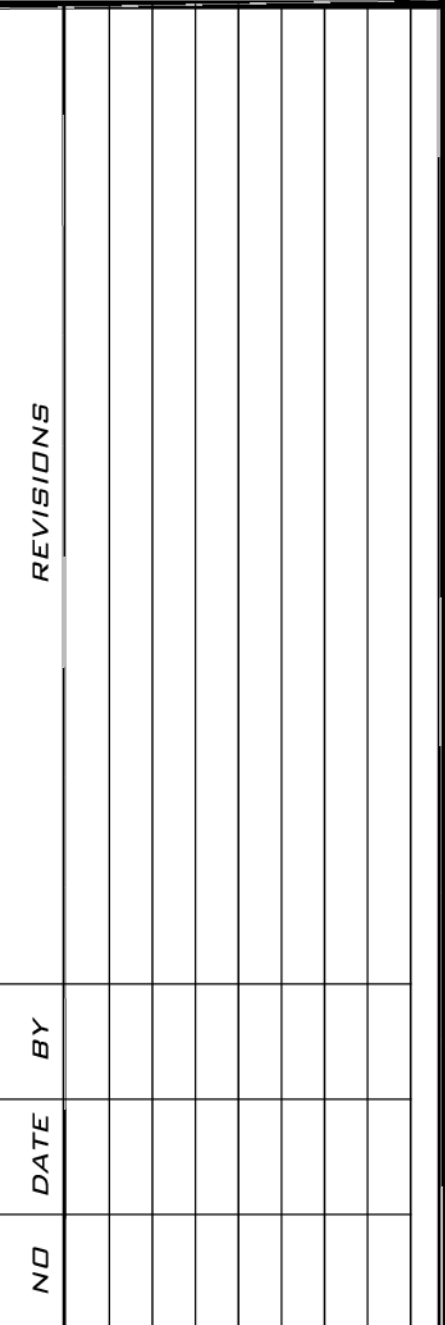
9/30/21


JOB NUMBER:

1-073

RP-01

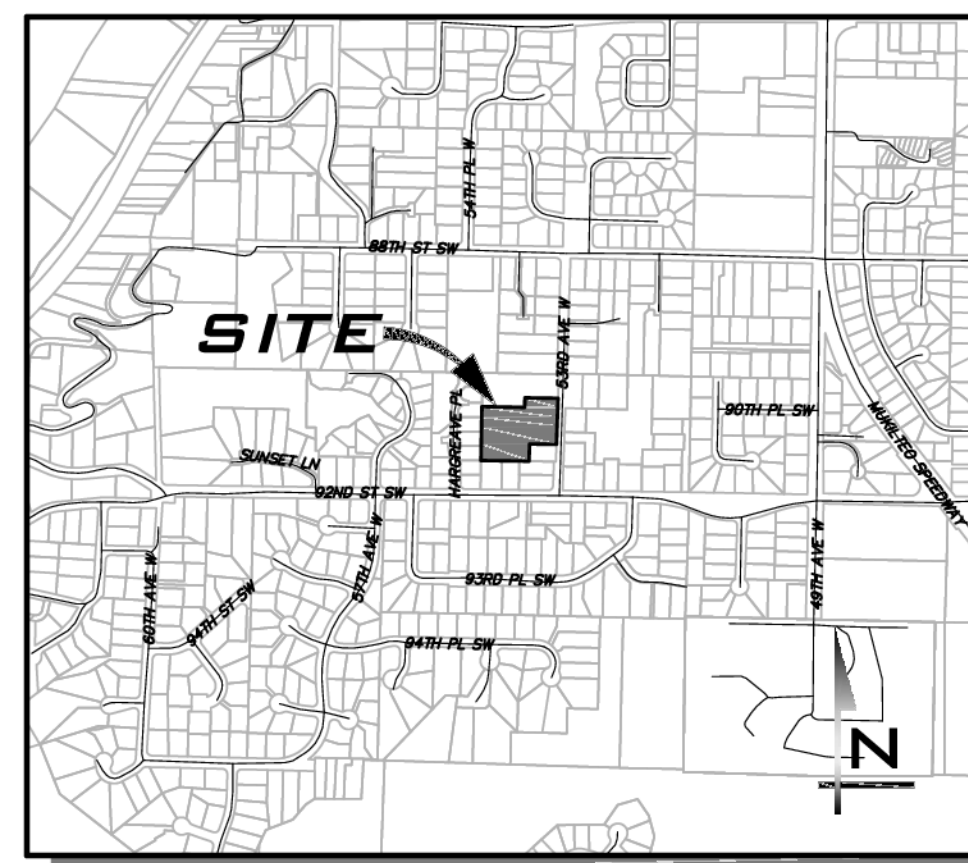
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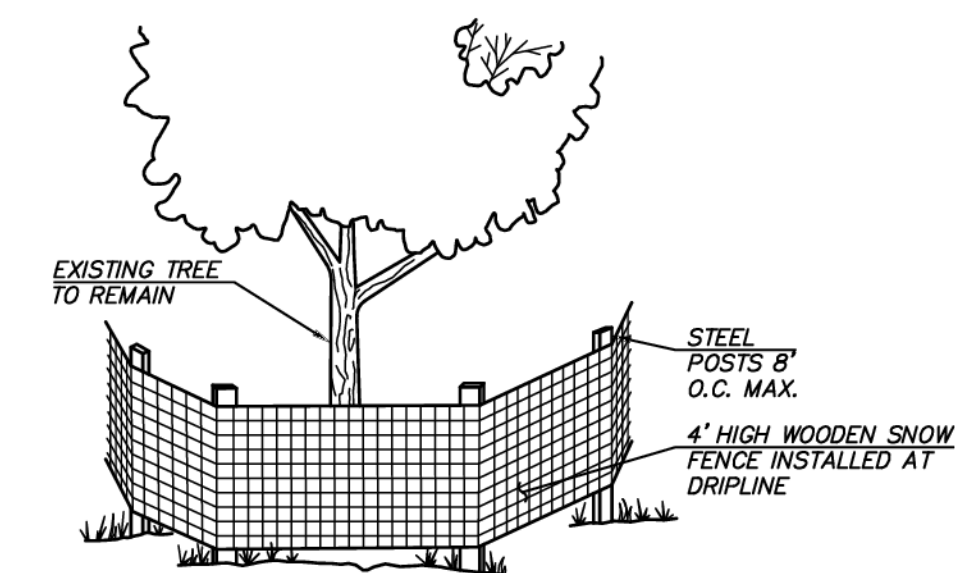


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 JOB NUMBER:
21-073
 SHEET NAME:
VT-01
 9 OF 12

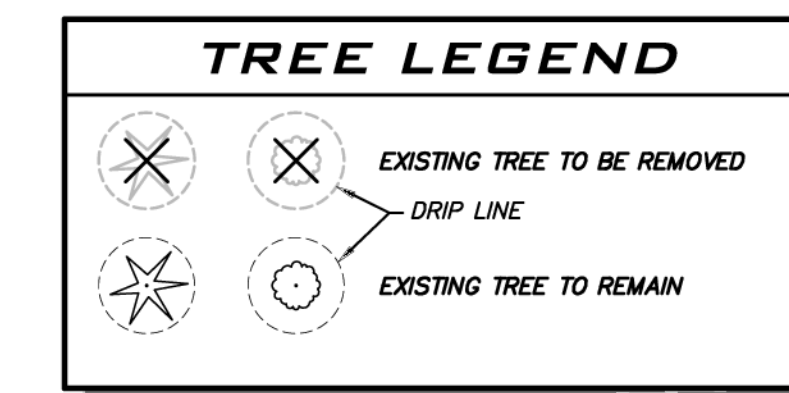
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VICINITY MAP
NOT TO SCALE



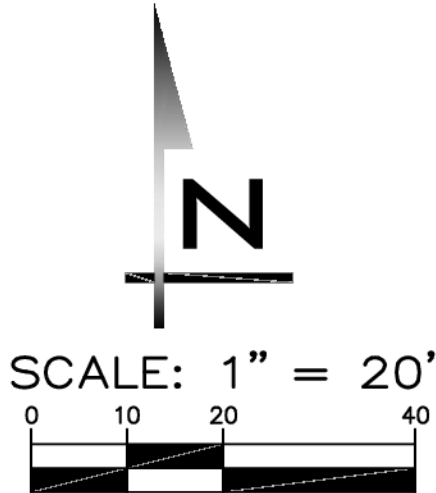
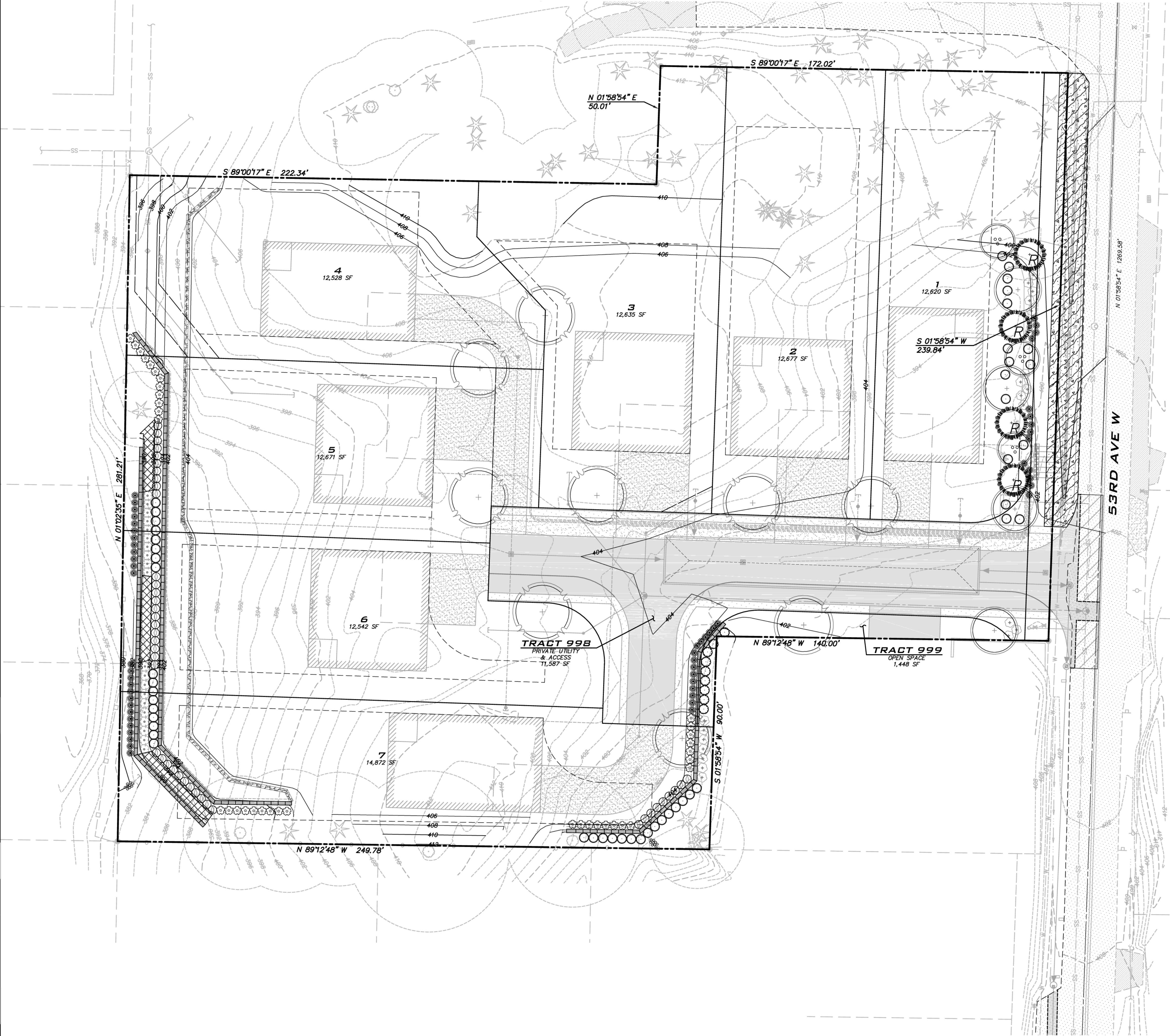
TREE PROTECTION DETAIL
NOT TO SCALE



AVERAGE SLOPE CALCULATION
 ELEVATION AT NORTHEAST CORNER = 400
 ELEVATION AT SOUTHWEST CORNER = 382
 DISTANCE BETWEEN TWO POINTS = 492'
 AVERAGE SLOPE = $18/492 = 4\%$ AVERAGE GRADE

SUMMARY OF ON-SITE TREE RETENTION				
TREE TYPE	TOTAL	RETAINED	REMOVAL	MIN % SIG TREES REQUIRED PER $\leq 1\%$ SLOPE
SIGNIFICANT CONIFER (8"+)	101	27	74	SEE BELOW
SIGNIFICANT DECIDUOUS (12"+)	12	0	12	SEE BELOW
TOTALS	113	27	86	(25% OF 113) = 29
REPLACEMENT TREES	29 REQUIRED	27 RETAINED	2 TREE CREDITS SHORT	(3 * 2) = 6 REPLACEMENT TREES REQUIRED
PER MUKILTEO CITY CODE 15.16.050 TREE RETENTION AND NATIVE VEGETATION RETENTION TABLE: REQUIRED TREES THAT ARE TO BE REMOVED TO BE REPLACED AT A RATE OF 3:1. **SEE LS-01 FOR REPLACEMENT TREES				

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PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
	3	ACER CIRCINATUM WINE MAPLE
	9	ACER RUBRUM 'FRANKSRED' TM RED SUNSET MAPLE
	4	CERCIDIPHYLLUM JAPONICUM KATSURA TREE
REPLACEMENT TREES	QTY	BOTANICAL / COMMON NAME
	4	THUJA PLICATA 'EXCELSA' WESTERN RED CEDAR
SHRUBS	QTY	BOTANICAL / COMMON NAME
	42	CORNUS SERICEA 'ARTIC FIRE' ARTIC FIRE DOGWOOD
	9	LONICERA INVOLUCRATA TWINBERRY
	20	LONICERA NITIDA 'BAGGESEN'S GOLD' BOXLEAF HONEYSUCKLE
	55	PANICUM VIRGATUM 'NORTHWIND' NORTHWIND SWITCH GRASS
	20	RHUS AROMATICA 'GRO-LOW' GRO-LOW FRAGRANT SUMAC
	36	SYMPHORICARPOS ALBUS COMMON WHITE SNOWBERRY
	48	VACCINIUM OVATUM EVERGREEN HUCKLEBERRY
GROUND COVERS	QTY	BOTANICAL / COMMON NAME
	4,692	COTONEASTER DAMMERI 'CORAL BEAUTY' CORAL BEAUTY COTONEASTER
RAIN GARDEN	QTY	BOTANICAL / COMMON NAME
	RAIN GARDEN PLANTS PER SW-047	2,494 SF

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PROJECT ENGINEER:
LUCAS ZIOTTI
DESIGNER:
LEE M. TOMKINS
ISSUE DATE:
7/29/21

NO	DATE	BY	REVISIONS

LANDSCAPE PLANS

HARBOR GROVE

PRELIMINARY PLAT

9110 53RD AVE W

SNOHOMISH COUNTY WASHINGTON

9/30/21

JOB NUMBER:
21-073

SHEET NAME:
LS-01

SHT 11 OF 12

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