CITY OF
MUKILTEO

REQUEST FOR COMMENTS

DATE: August 21, 2019

	Alderwood Water District – (Dan Sheil / Scott Smith)	X	Puget Sound Clean Air Agency (SEPA Email / Air Resource Specialist)
	Burlington Northern Santa Fe Railway (Marvinique Hill)	X	Puget Sound Energy (Dom Amor)
	City of Edmonds (Rob Chave)	X	Puget Sound Regional Council
X	City of Everett (Allan Giffen)		Seattle Dist. Corps of Engineers (Dept. Army-Reg. Branch)
X	City of Everett (Steve Ingalsbe)		Snohomish Co. Airport/Paine Field (A. Rardin/R. Zulauf)
	City of Lynnwood (Todd Hall)		Snohomish Co. Assessor's Office *(Ordinances Only)*
	City of Mill Creek (Tom Rogers)		Snohomish Co. Conservation District
X	City of Mukilteo (Building Official)		Snohomish Co. PW/ Environmental (Shannon Flemming)
X	City of Mukilteo (Fire Chief)		Snohomish Co. Marine Res. Comm. (Kathleen Herrmann)
X	City of Mukilteo (Fire Marshal)	X	Snohomish Co. Planning & Dev. Srvc. (Ryan Countryman)
X	City of Mukilteo (Engineering)	X	Snohomish Co. PUD: Dist. Eng. Services (Mary Wicklund)
X	City of Mukilteo (Com. Dev. Dir.)(Postcard/Notice only)		Snohomish Health District (Bruce A. Straughn)
X	City of Mukilteo (Police, Cheol Kang, Myron Travis)		Sound Transit Authority (Perry Weinberg)
X	Comcast of Washington (Casey Brown, John Warrick)		South Snohomish Co. Fire Dist. (Kevin Zweber)
X	Community Transit (Kate Tourtellot)	X	Tulalip Tribes – (Zachary Lamebull)
	Dept. of Commerce (Growth Mgmt. Svcs Rev. Team)	X	Tulalip Tribes – (Richard Young)
	Dept. of Natural Resources (James Taylor)	X	United States Postal Service (Soon H. Kim)
	FAA/Air Traffic Division, ANM-0520 (Daniel Shoemaker)	X	Verizon Company of the NW, Inc. (Tim Rennick.)
	FEMA (John Graves)	X	Washington Dept. of Ecology (Peg Plummer)
	Island County MRC (Rex Porter) *(Shoreline Only)*	X	Washington Dept of Fish & Wildlife (Jamie Bails)
	Master Builders King/Sno. Counties (Mike Pattison)	X	WSDOT (Scott Rodman)
X	Mukilteo Beacon (Editor) (Postcard/Notice only)		WSDOT (Ramin Pazooki)
X	Mukilteo School District (Cindy Steigerwald)		WSDOT Ferries(Kevin Bartoy) *(Shoreline Only)*
X	Mukilteo School District (Josette Fisher)	X	WRIA 7 Water Resources
X	Mukilteo Tribune (Editor) (Postcard/Notice only))	X	Adjacent Property Owners
X	Mukilteo Water & Wastewater District (Jim Voetberg, Manager; Rick Matthews; Kendra Chapman)	X	Applicant/Contact Person *(Notice Only)*
X	National Marine Fishery Service	X	Parties of Interest
X	Office of Archaeology & Historic Pres. (Allyson Brooks)		Parties of Record
	Ogden, Murphy, Wallace (Daniel Kenny) *(Ordinances Only)*	X	Property Owners within 300' *(Postcard/Notice Only)*
	Pilchuck Audubon Society (President)		Other:
	Port of Everett (Laura Gurley)		

FILE NO.: SP-2019-002 PROPONENT: Mike McConnell

PROPOSAL NAME: McConnell Two-Lot Short Plat

PROPOSAL DESCRIPTION: The applicant proposes to subdivide 0.43 acres into two (2) lots on the property that is zoned RD 7.5 Single Family Residential. The applicant proposes to subdivide 0.43 acres into two (2) lots on the property that is zoned RD 7.5 Single Family Residential. The short plat proposal includes a separate tract dedicated as a Native Growth Protection Area for a portion of the property where critical area regulations prohibit development on steep slopes. Consistent with Mukilteo Municipal Code 17.52A.100, the applicant proposes to transfer the density attributable to the critical area portion of the property to non-critical area portions of the same property.

FILE NO.: SP-2019-002 PROPONENT: Mike McConnell

PROPOSAL NAME: McConnell Two-Lot Short Plat

ATTACHED IS:

X	Notice of Application	X	Stormwater Drainage Report prepared by Western Engineers & Surveyors dated January 9, 2019
X	Location Map	X	Wetland and Stream Determination prepared by Acre Environmental Consulting, LLC dated July 18, 2019
X	Application(s)	X	Limited Geologic Evaluation prepared by Cobalt Geosciences dated February 16, 2018 and updated April 25, 2019;
X	Short Plat Plan	X	Title Certificate
X	Grading and SWPP Plan	X	Utility Availability Letters
X	Drainage Plan		

NOTE: _____

_____

****

Please review this project as it relates to your area of concern and return your comments with this cover sheet by, Wednesday, September 4, 2019, to Garrett Jensen, Associate Planner, City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275.

Garrett Jensen
Associate Planner

8/21/2019
Date

****

RESPONSE SECTION:

_____ Comments Attached _____ No Comments

COMMENTS: _____

_____

_____ _____
Signature Date

_____
Company

DO YOU WANT A COPY OF OUR NOTICE OF DECISION YES __ NO __

CITY OF
MUKILTEO
11930 Cyrus Way
Mukilteo, WA 98275
(425) 263-8000

Notice of Application (NOA)

McConnell Two-Lot Short Plat

200 Lamar Drive

File No. SP-2019-002

Mike McConnell submitted a land use permit application on July 16, 2019, for a two-lot short plat. The City of Mukilteo determined the application complete on August 7, 2019.

Description of Proposal: The applicant proposes to subdivide 0.43 acres into two (2) lots on the property that is zoned RD 7.5 Single Family Residential. The short plat proposal includes a separate tract dedicated as a Native Growth Protection Area for a portion of the property where critical area regulations prohibit development on steep slopes. Consistent with Mukilteo Municipal Code 17.52A.100, the applicant proposes to transfer the density attributable to the critical area portion of the property to non-critical area portions of the same property.

Location of Proposal: Snohomish County Parcel ID: 29043400302600; commonly known as 200 Lamar Drive, Mukilteo, WA 98275.

Environmental Documents Prepared for the Proposal:

- Wetland and Stream Determination prepared by Acre Environmental Consulting, LLC dated July 18, 2019;
- Limited Geologic Evaluation prepared by Cobalt Geosciences dated February 16, 2018 and updated April 25, 2019;
- Stormwater Drainage Report prepared by Western Engineers & Surveyors dated January 9, 2019

List of Required Permits:

- Land Use Permit
- Engineering Permit
- Any applicable State and Federal Permits.

Applicable Policies and Requirements

The project will be reviewed for consistency with the following policies, standards and regulations:

- ☒ Comprehensive Plan, Shoreline Master Plan
- ☐ International Building Code (2015 Edition)
- ☒ International Fire Code (2015 Edition)
- ☒ Mukilteo Municipal Code
- ☒ City of Mukilteo Development Standards

Comment Period

This application and all supporting documents are available for public review at Mukilteo City Hall, 11930 Cyrus Way, Mukilteo Washington 98275. (File No. SP-2019-002 / ENG-2019-019). The public is invited to submit written comments on the project to the Community Development Department at the above address by **4:30 PM** on **Wednesday, September 4, 2019**.

The City will not act on this application until the end of the 14-day public comment period. Upon completion of project review, the proposed application will be administratively approved, approved with conditions, or denied. You may request a copy of the final decision on the project by making a written request to the City contact person named below.

Public Hearing

There will not be a public hearing conducted on this project.

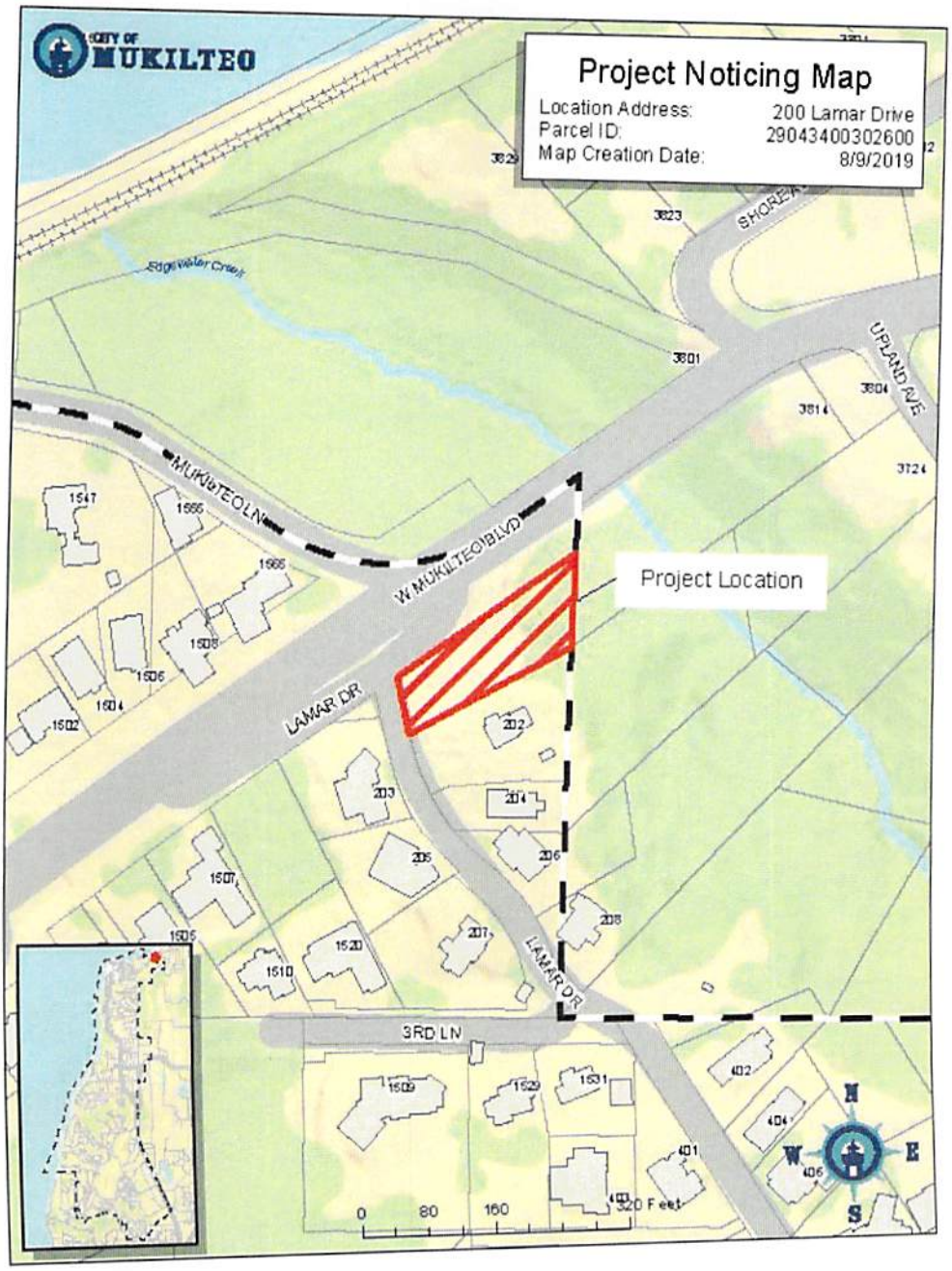
Appeals

The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only parties of record may initiate an administrative appeal of a land use development permit application. Parties of record include the applicant, any person who testified at the open record hearing on the application (if a public hearing was held), and/or any person who submitted written comments concerning the application (excluding persons who have only signed petitions or mechanically produced form letters).

Staff Contact: Garrett Jensen, Associate Planner
T: (425) 263-8046
E: gjensen@mukilteowa.gov

Signature: _____ Date: 8/21/2019
Garrett Jensen, Associate Planner

Location Map:



Date Issued: Wednesday, August 21, 2019
Date Advertised: Wednesday, August 21, 2019
End Comment Period: Wednesday, September 4, 2019

pc: Applicant/Representative
Reviewing Agencies
Interested Parties

CDD Director
Planning Manager
Permit Services Supervisor

Permit Services Assistants (2)
Property File

O:\Dev Review\2019\SHORT PLAT\SP-2019-002 200 Lamar Drive\Noticing\McConnell SP NOA.docx

SP. 2019-002

Date stamp

RECEIVED
JUL 16 2019
CITY OF MUKILTEO

CITY OF MUKILTEO

11930 Cyrus Way Mukilteo, WA 98275
Fax (425) 212-2068

PPR # _____
SEPA # _____
Misc # _____

Land Use Permit Application

Applicant: Mike McConnell
Address: 132 Priest Point Dr. NE
Tulalip, WA 98271
Phone: (425) 344-7455

Owner: Mike McConnell
Address: _____
Phone: _____

Project Address: _____

Legal Description of Property: _____

Key Contact Person: Jesse Jarrell
Phone: 425-356-2700
email ~~Fax:~~ jessej@wesi.com

Project Type:

- ☐ Commercial
- ☐ Multi-Family
- ☐ Industrial
- ☐ Shoreline* (JARPA)
- ☐ Conditional Use*
- ☐ Variance*
- ☐ Preliminary Subdivision*
- ☐ Final Subdivision*
- ☒ Preliminary Short Plat*
- ☐ Final Short Plat*
- ☐ Sector Plan Amendment
- ☐ Waterfront Development
- ☐ Single Family Residence
- ☐ Special Use Permit*
- ☐ Reasonable Use
- ☐ Lot Line Adjustment*
- ☐ Grading*
- ☐ Binding Site Plan
- ☐ Project Rezone
- ☐ Other, Specify_____

* Need to fill out supplemental application form with project.

Project Resume:

Existing Use: Vacant
Proposed Use: Short Plat
Total Site Area: 17,233 sf.
Landscaping Area: N/A
Building Foot Print Area: N/A
Water District: Mukilteo
Lot Coverage: _____
Sewer District: Mukilteo
Parking Provided: 8
# of Proposed Units: 2
Building Height: N/A
Comp Plan Designation: SFR
Gross Floor Area by Uses: N/A
Zoning: RD-7.5
Pre-application Meeting Held: (Y/N; date) yes?

The information given is said to be true under the penalty of perjury by the laws of the State of Washington.

Applicant/Authorized Agent Signature _____ **Date** 5/6/19

Owners Signature _____ **Date** 5/6/19

CITY OF MUKILTEO

RECEIVED
JUL 16 2019
CITY OF MUKILTEO

11930 Cyrus Way, Mukilteo, WA 98275
(425) 263-8000
Fax (425) 212-2068

Supplemental Application Form

☐ Formal Subdivision X Short Subdivision ☐ Cottage Development

☐ Lot Line Adjustment ☐ Binding Site Plan

Date: 1/11/19 Application Number: _____

Fee Received: $_____ ☐ Cash ☐ Check ☐ Other Receipt #: _____

1. Name of Project: McConnell Short Plat
2. Applicant is: X Owner ☐ Authorized Agent for Owner

   Name: Mike McConnell

   Address: 132 Priest Point Dr NE

   Tulalip, Wa 98271

   Phone: 425-344-7455

3. Licensed Land Surveyor: Western Engineers and Surveyors

   Address: 9740 Evergreen Way

   Everett, Wa 98204

   Phone: 425-356-2700

   License Number: 16916

4. Legal Description of Subdivision (may be attached): _____

5. Assessor's Tax Number of all property involved in the application:
   29043400302600

6. Existing Zoning: RD-7.5 Number of Acres: 0.396

7. Lots per Acre: 8.1 Approx. Size of Lots in Acres: 0.198

8. Number of Proposed Lots/Units: 2

9. Current Use of Property: Undeveloped

10. Amount of fill and/or excavation expected for the completed project: 100 (SEPA review may be required as part of the project's review for fill and excavation exceeding exempt levels.)

11. Dedications to Public:
    A. Streets in lineal feet: _____ In Acres: _____
    B. Parks in Acres: _____
    C. Waterfront Access in lineal feet: _____
    D. Other: _____

12. Show method of handling utilities:
    A. Check one: Public Water X Other _____
    B. Check one: Public Sewer X Other _____

13. Describe the methodology used in the design of the stormwater detention / water quality system proposed for the development: The site is proposing less than 10,000 sf of new and replace impervious surface and calculating the flow control under .10 difference between the predevelopment and post development water quality is not needed.

14. Describe the type and size of the stormwater facility used in the proposed development: There is not stormwater facility proposed for this site.

This project is submitted to the City of Mukilteo for the purpose of obtaining its approval in accordance with the Laws of the State of Washington, Chapter 271, extraordinary session of the 1969 Legislature, and Ordinance No. 350 of the City of Mukilteo.

The information given is said to be true under the penalty of perjury by the Laws of the State of Washington.

Signatures: Owner* _____ Date 5/6/19

Owner* _____ Date _____

Agent for Owner Jesse Jarrell, PE Date 05-06-19

Engineer/Surveyor _____ Date 05-06-19

License Number 45844

Stamp - Land Surveyor or Civil Engineer:

05-06-19

* NOTE: If legal owner is a corporation or partnership, proof of ability to sign for the corporation or partnership shall be submitted to the City of Mukilteo with this application.

RECEIVED
JUL 22 2019
CITY OF MUKILTEO

CITY OF MUKILTEO

11930 Cyrus Way, Mukilteo, WA 98275
Phone: (425) 263-8000
http://mukilteowa.gov
permittech@mukilteowa.gov

Engineering Permit Application

ENG-2019-019

Application Type – *Mark all those that apply*

☑ Clearing & Grading (Land Surface Modification) Per MMC 15.16.010

☑ Right-of-Way Per MMC 12.01.010

☑ Stormwater Per MMC13.12

General Permit Information

PROJECT NAME: McConnell Short Plat

PROJECT ADDRESS: Lamar Drive, Mukilteo, WA 98275

1. CONTRACTOR ☐ Applicant

Name: Unknown at this time
Address:
City/State/Zip:
24 Hour Phone:
State License #:
Mukilteo License #:
E-mail:

2. PROPERTY OWNER ☑ Applicant

Name: Michael McConnell
Address: 132 Priest Point Dr, NE
City/State/Zip: Tulalip, WA 98271
Phone: (425) 344-7455
E-mail: michaelmcconnell.ma@gmail.com

3. PRIMARY CONTACT ☐ Applicant

Name: Western Engineers
Address: 9740 Evergreen Way
City/State/Zip: Everett, WA 98204
24 HR Phone: (425) 356-2700
E-mail: jessej@wesi.co

4. PARCEL NUMBER(S)

29043400302600

5. PROJECT DESCRIPTION

Two Lot short plat

6. TOTAL PROJECT AREA (INCLUDE ROW, IF ANY) (SF)

10,329

7. TOTAL SITE AREA (SF)

17,233

8. TOTAL GRADING QUANTITIES (CY)
(Use Total from pg. 2 , #4)

200

9. IS A RETAINING WALL PROPOSED? YES or NO

10. EXISTING SITE IMPERVIOUS SURFACE COVER (%)
(Report Item 2 from Page 4)

0

11. TOTAL NEW PLUS REPLACED HARD SURFACES (SF) (Report Item 6 from Page 5)

6100

12. TOTAL PROPOSED LOT HARD SURFACE COVERAGE (SF) - (Report Item 7 from page 5)

6100

Clearing & Grading (Land Surface Modifications)

1. **Total Area of Land Surface Disturbance** (SF): 10,329

2. **Vegetation to be Removed:**

   ☑ Evergreen Trees: 21,784 (canopy area) ☐ Deciduous Trees: _____ (canopy area)
   ☑ Shrubs / Lawn: 2,000 (area) ☐ Invasive(s): _____ (area)
   ☐ Other: _____ (area) Invasive types _____

3. **Method of Land Disturbance:** ☐ Hand Clearing ☑ Machine

4. **Land Disturbance Outside the Building Footprint:**

   ☐ Exported: _____ (CY) ☑ Imported to Site: 0 (CY)
   ☑ Re-Graded on Site: 200 (CY) ☐ Other: _____ (CY)

   Total 200 (Add all Land Disturbance, Report on Page 1, #8)

5. **Provide Address for Materials Disposal Site** _____

6. **Maximum Height of Fill:** 0 **Maximum Depth of Cut:** 4

7. **Identify any stream, surface water, drainage course, wetlands, or critical areas on or within 200 feet of the property:**

   Type 3 stream approximately 135' to 185' east of site.

Retaining Walls:

If a retaining wall is proposed, please check which applies (*Height is measured from bottom of footing*)

☑ No retaining wall proposed ☐ ≥ 4 feet ☐ ≤ 4 feet and not load bearing ☐ Any height and load bearing

Right-of-Way:

Type of work being performed in City right-of-way:

☑ Stormwater ☐ Frontage Improvements ☑ Driveway
☐ Natural Gas ☑ Sewer ☑ Water
☐ Telephone ☐ Power ☐ Cable
☐ Other: _____

Is this project adjacent to a State Route? ☐ Yes ☑ No

If Yes, WSDOT approval shall be required, and a copy provided with this application, including the WSDOT approved Traffic Control Plan.

Stormwater

WHAT ARE HARD SURFACES and IMPERVIOUS SURFACES?

Hard surfaces include permeable pavement, decks, vegetated roofs, and all impervious surfaces. **Impervious surfaces** are non-vegetated surface areas that either prevent or impair water entry into the soil. These surfaces cause water to run off the surface in greater quantities or at increased flow rates from natural conditions. Common impervious surfaces include, but are not limited to, roof tops, walkways, patios, gravel, asphalt, concrete and bricked surfaces. (See MMC 17.08 for complete definition.)

Step 1. Determine if a Stormwater Permit is Needed

Does the project propose to:

A. Add new or replace 2,000 square feet or more of hard surface area? ☑ YES ☐ NO

B. Disturb 7,000 square feet or greater of land? ☑ YES ☐ NO

C. Connect to the City's stormwater system? ☑ YES ☐ NO

If the answer to ANY of the above is "YES," then a Stormwater Permit is required. Complete entire Stormwater Permit Application and provide required submittals.

If the answer to ALL of the above is "NO," then a Stormwater Permit is NOT required. Complete Steps #2 through #6 and include a Short SWPPP form with your application.

Step 2. Calculate Existing Impervious Surface Area

Enter the area for all existing impervious surfaces on the property. Only include those items that are impervious. Hard surfaces, such as porous pavement, will be considered in Step 3. If there are none to add, enter "0".

TABLE 1 – EXISTING IMPERVIOUS SURFACES

Types of improvements to consider (not a complete list)	Existing Impervious Surfaces Area (sf)	Describe area(s) included in SF (e.g. house, driveway, etc.)
Roof Structures (all buildings)	0	
Sidewalks / Walkways	0	
Covered Porch / Deck / Patio	0	
Driveway (include gravel areas)	0	
Parking Lot (incl. gravel areas)	0	
Other	0	
TOTAL →	Item 1 0	

Step 3. Determine if the Project is New Development or Redevelopment

TABLE 2 – PERCENT EXISTING IMPERVIOUS COVER CALCULATION		
A. Enter the total from Item 1 above →		0
B. Total Site Square Footage →		17,233
Existing Site Impervious Cover %	(A ÷ B) x 100	Item 2 0%

- Report Item 2 on Page 1, #10.
- Use result for Step 7. If <35%, project is new development. If >35%, project is redevelopment

Step 4. Calculate Existing Hard Surface Area

Enter any existing hard surfaces **not included** in the impervious surface calculation in Step 2. If there are none to add, enter "0".

TABLE 3 – EXISTING HARD SURFACES		
Types of improvements to consider (not a complete list)	**Existing Hard Surfaces Area (sf)**	**Describe area(s) included in SF (e.g. house, driveway, etc.)**
Green Roof Structures	0	
Porous Sidewalks / Walkways	0	
Porous Porch / Deck / Patio	0	
Porous Driveway / Parking	0	
Other	0	
TOTAL →	Item 3 0	

- Use Item 3 in Step 6.

Step 5. Calculate Proposed New and Replaced Hard Surfaces

Include all types of hard (and impervious) surfaces in the table. No "credit" is taken for replaced hard surfaces. For example, if 1,500 sf of gravel is replaced with a 1,500 sf garage, this is entered as 1,500 sf replaced hard surface. There is no deduction for the replaced gravel.

TABLE 4 – PROPOSED NEW PLUS REPLACED HARD SURFACES (Enter "0" for sections not applicable to your project)			
Proposed new PLUS replaced hard surfaces	**Describe area(s) included in SF? (e.g. house, driveway, etc.)**	**New SF**	**Replaced SF**
Roof Structures (all buildings)		3,000	0
Green Roof (not included above)			
Sidewalks / Walkways		0	
Covered Porch / Deck / Patio			
Uncovered Porch / Deck / Patio			
Driveway (impervious)		3,100	0
Parking (impervious)		0	0
Pervious Paving surfaces (all			
All Right-of-Way Improvements			
Others			
SUBTOTALS	→	Item 4 6,100	Item 5 0
TOTAL NEW PLUS REPLACED HARD SURFACES	Add Items 4 & 5	Item 6 6100	

- Report Item 6 on Page 1, #11.
- Use Item 4 in Step 6 (do not include Item 5).

Step 6. Calculate Total Proposed Hard Surfaces

TABLE 5 – TOTAL PROPOSED HARD SURFACES		
A. Report Item 1 Subtotal (from Step 2)		0
B. Report Item 3 Subtotal (from Step 4)		0
C. Report Item 4 Subtotal (from Step 5)		6,100
TOTAL PROPOSED LOT HARD SURFACE COVER	Add A, B, & C	Item 7 6100

- Report Item 7 on Page 1, #12.

Step 7. Determine the Stormwater Minimum Requirements

Is the result on page 1, #10; 35% or more? ☑ YES ☐ NO If yes, use Figure 2.4.2. If no, use Figure 2.4.1.

Figure 2.4.1
Flow Chart for Determining Requirements for New Development (from Ecology Manual)

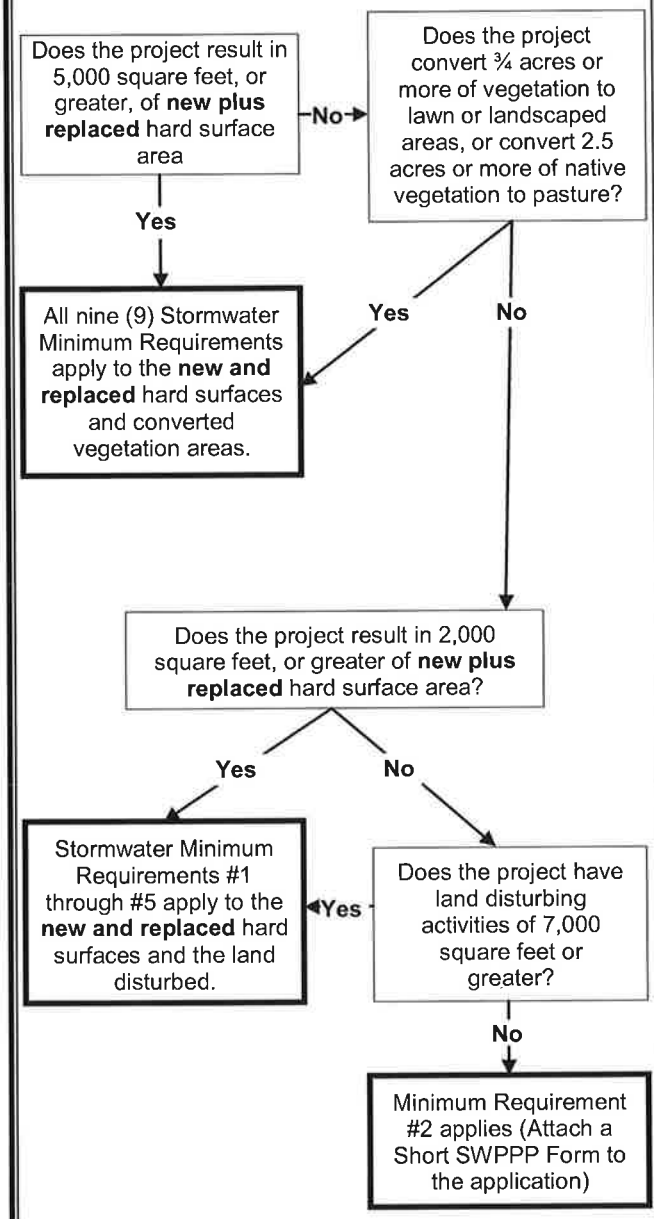
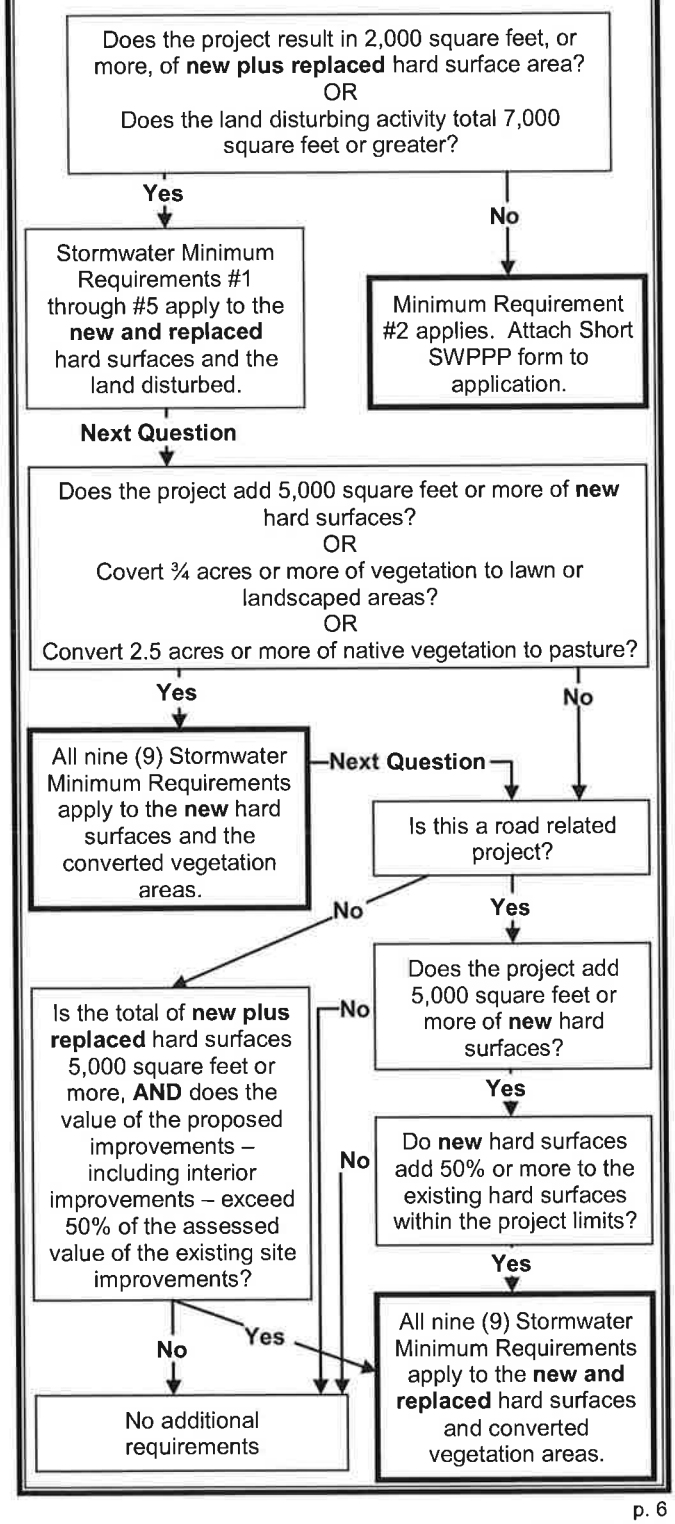


Figure 2.4.2
Flow Chart for Determining Requirements for Redevelopment (from Ecology Manual)



Other

Anticipated Start Date: 06/01/2020 Anticipated Completion Date: 09/30/2020

A Department of Ecology Construction Stormwater Permit is required for projects that disturb ≥1 acre. Will your project disturb ≥1 acre of land through clearing, excavating, or stockpiling of fill? ☐ Yes ☑ No

If yes, complete NOI at http://www.ecy.wa.gov/programs/wq/stormwater/construction/enoi.html

A Forest Practice Permit is required for all projects removing and selling timber from the property site. Will your project remove and sell timber? ☐ Yes ☑ No

A BNSF Permit is required for all projects that will discharge stormwater onto BNSF property (ROW). Does your project discharge to BNSF ROW? ☐ Yes ☑ No

A Hydraulic Permit from the Department of Fish and Wildlife and / or from the Army Corps of Engineers is required for all fill, or work within, over, or under a stream or wetland. Will your project involve stream or wetland? ☐ Yes ☑ No

The list above is meant to provide guidance; it is the project applicant's responsibility to identify and obtain all required permits. All State, Federal, and/ or other applicable Permits shall be obtained and a copy provided to the City of Mukilteo prior to issuance of the City of Mukilteo Engineering Permit.

The permittee shall indemnify, defend and hold harmless the City, its officers, agents and employees, from and against any and all claims, losses or liability, including attorney's fees, arising from injury or death to persons or damage to property occasioned by the construction, installation, operation, location, maintenance, or any other cause related to the improvement for which this permit is granted. With respect to this permit and as to claims against the City, its officers, agents and employees, the permittee expressly waives its immunity under Title 51 of the Revised Code of Washington, the Industrial Insurance Act, for injuries to any employees the permittee may have, and agrees that the obligation to indemnify, defend and hold harmless provided for in this paragraph extend to any claim brought by or on behalf of any employee of the permittee. This waiver has been mutually negotiated by the parties as part of the permitting process and is given, as is the indemnification agreement contained within this paragraph, as consideration for issuance of a right-of-way use permit by the City. This paragraph shall not apply to any damage or injury resulting from the sole negligence of the City, its agents or employees. To the extent any of the damages or injuries referenced by this paragraph were caused by or resulted from the concurrent negligence of the City, its agents or employees, this obligation to indemnify, defend and hold harmless is valid and enforceable only to the extent of the negligence of the permittee, its officers, agents or employees, if any.

The acceptance of the conditions upon which this permit is granted shall be evidenced by the beginning of the installation of said FACILITIES as set forth herein.

SEE ATTACHED INSURANCE REQUIREMENTS AND ACKNOWLEDMENTS. ADDITONAL SIGNATURE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS PERMIT APPLICATION IN ITS ENTIRETY AND KNOW THE SAME TO BE TRUE AND CORRECT. I AGREE TO COMPLY WITH ALL CONDITIONS, CITY ORDINANCES AND STATE / FEDERAL LAWS REGULATING ACTIVITIES COVERED BY THIS PERMIT APPLICATION. I ALSO ACKNOWLEDGE THAT IT IS MY RESPONSIBILITY TO MAINTAIN PUBLIC STREETS FREE OF DIRT AND DEBRIS.

Property Owner Signature	7/22/19 *Date*
Applicant Signature (if different than property owner)	7/22/19 *Date*

ENGINEERING APPLICATION CHECKLIST

Provide the following information as part of your submittal as required in Mukilteo Municipal Code 17.13 and the City of Mukilteo Development Standards.

Submitted		
Yes	**N/A**	**Document**
☐	☐	Engineering Permit Application – 1
☐	☐	Stormwater Pollution Prevention Plan (SWPPP) – 3 originals
☐	☐	Stormwater Site Plan (Drainage Report) – 2 originals
☐	☐	Geotechnical Report – 2 originals
☐	☐	Civil Plan Set – 3 originals
☐	☐	Wetland and Streams Report – 2 originals
☐	☐	Transportation Impact Study – 1 original
☐	☐	Transportation Concurrency Evaluation and Determination of Transportation Impact Fees Form (if over 10 pm peak trips) – 1 original
☐	☐	Temporary Traffic and Pedestrian Control Plan – 2 originals
☐	☐	Soil Management Plan – 2 originals
☐	☐	Tree Preservation Plan – 2 originals
☐	☐	Maximum Extent Feasible (MEF) Documentation – 1 original
☐	☐	Draft Statutory Warranty Deed (Right-of-Way Dedication), including Title Report, Map, and Real Estate Excise Tax Affidavit Form – 1 of each original
☐	☐	Evidence of Vesting Rights – 1 original
☐	☐	Application for Alternate Material, Design, or Method of Construction – 1 original
☐	☐	Application for Exception from Stormwater Minimum Requirements – 1 original
☐	☐	Draft Declaration of Covenant/Maintenance Plan for Stormwater – 1 original
☐	☐	Draft Access Easement for Stormwater – 1 original
☐	☐	Draft Joint-Use and Maintenance Agreement for Private Roads/Joint-use Driveways – 1 original
☐	☐	WSDOT approval if adjacent to State Route – 1 original
☐	☐	Other agency permits (list) – (1 original each) _____
☐	☐	Wildlife Habitat Report – 2 originals
☐	☐	Archaeology Report – 2 originals

INSURANCE

A. Insurance Term

The Permittee shall procure and maintain for the duration of the Permit, insurance against claims for injuries to persons or damage to property which may arise from or in connection with operations or activities performed by or on the Permittee's behalf with the issuance of this Permit.

B. No Limitation

Permittee's maintenance of insurance as required by the Agreement shall not be construed to limit the liability of the Permittee to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

C. Minimum Scope of Insurance

Applicant shall obtain insurance of the types and coverage described below:

1. Commercial General Liability insurance shall be at least as broad as ISO occurrence form CG 00 01 and shall cover liability arising from operations, products-completed operations, and stop-gap liability. There shall be no exclusion for liability arising from explosion, collapse or underground property damage. The City shall be named as an additional insured under the Permittee's Commercial General Liability insurance policy using ISO Additional Insured-State or Political Subdivisions-Permits CG 20 12 or a substitute endorsement providing at least as broad coverage.

2. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be at least as broad as Insurance Services Office (ISO) form CA 00 01.

D. Minimum Amounts of Insurance

Permittee shall maintain the following insurance limits:

1. Commercial General Liability insurance shall be written with limits no less than $1,000,000 each occurrence, $2,000,000 general aggregate and a $2,000,000 products-completed operations aggregate limit.

2. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of $1,000,000 per accident.

E. Other Insurance Provision

The Permittee's Commercial General Liability insurance policy or policies are to contain, or be endorsed to contain that they shall be primary insurance as respect to the City. Any insurance, self-insurance, or self-insured pool coverage maintained by the City shall be excess of the Applicant's insurance and shall not contribute to it.

F. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

G. Verification of Coverage

Permittee shall furnish the City with original certificates and a copy of the amendatory endorsements, including the additional insured endorsement, evidencing the insurance requirements of the Permittee before issuance of the Permit.

H. Notice of Cancellation

The Permittee shall provide the City with written notice of any policy cancellation, within two (2) business days of their receipt of such notice.

I. Failure to Maintain Insurance

Failure on the part of the Permittee to maintain the insurance as required shall constitute a material breach of the Permit, upon which the City may, after giving five (5) business days' notice to the Permittee to correct the breach, immediately terminate the Permit, or at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand.

J. City Full Availability of Consultant Limits

If the Permittee maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Permittee, irrespective of whether such limits maintained by the Permittee are greater than those required by this contract or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Permittee.

The acceptance of the conditions upon which this permit is granted shall be evidenced by the beginning of the installation of said FACILITIES as set forth herein.

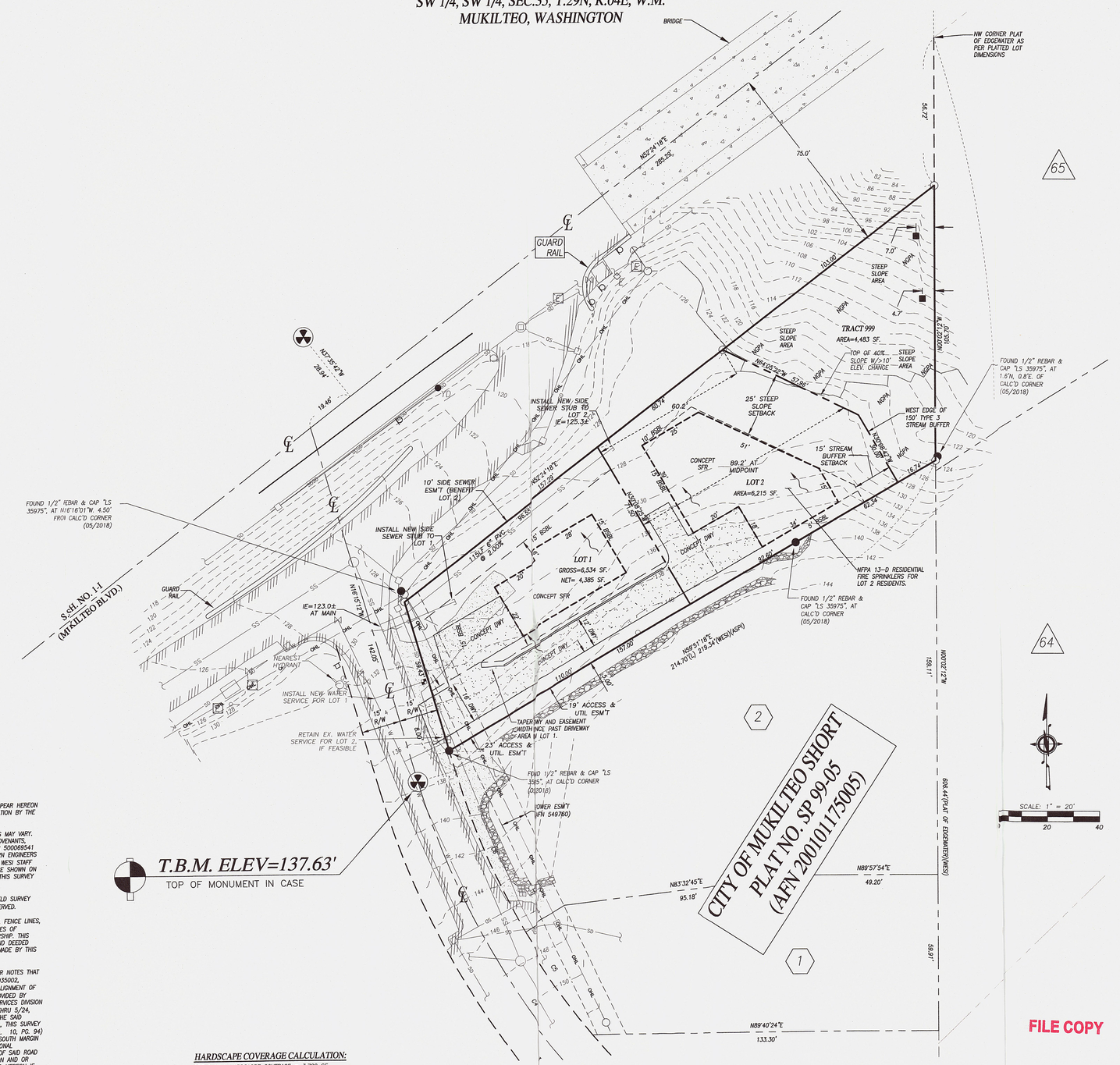
I HEREBY ACKNOWLEDGE THAT I HAVE READ AND AGREE TO COMPLY WITH THE REQUIREMENTS REGARDING INSURANCE.

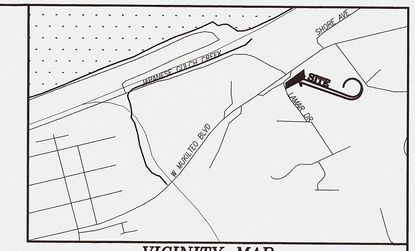
Applicant Signature	7/22/19 *Date*

SW 1/4, SW 1/4, SEC.35, T.29N, R.04E, W.M.
MUKILTEO, WASHINGTON

LEGEND

- FOUND MONUMENT/CASE (DATE FOUND)
- FOUND REBAR/CAP AS NOTED
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN CATCH BASIN (CB)
- EXISTING STORM DRAIN MANHOLE (SDMH)
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- SS — EXISTING SANITARY SEWER
- SD — EXISTING STORM DRAINAGE
- RIGHT-OF-WAY
- EX. PROPERTY BOUNDARY LINE
- X — EX. FENCE LINE
- EX. EDGE OF PAVEMENT
- EXISTING CONTOURS
- SS — PROPOSED SANITARY SEWER
- SD — PROPOSED STORM DRAINAGE
- PROPOSED LOT LINES
- PROPOSED EASEMENT LINE
- CONCEPTUAL DRIVEWAY
- CONCEPTUAL BUILDING
- EX. SHEET FLOW DIRECTION





VICINITY MAP
SCALE 1" = 1000'

BENCHMARK
ELEV=106.08'

VERTICAL DATUM: NAVD88

EAST INVERT OF EXISTING SEWER MANHOLE LOCATED APPROXIMATLEY 50B' SW'LY OF THE INTERSECTION OF LAMAR DRIVE AND MUKILTEO BLVD.

REFERENCE WESI PROJECT FILE NO. 05-589-A BERIBAK

SITE T.B.M.
ELEV=137.63'

VERTICAL DATUM: NAVD88

TOP OF MONUMENT IN CASE IN CENTERLINE OF LAMAR DRIVE LOCATED AT THE POINT OF CURVATURE APPROXIMATLEY 17' SOUTHWEST OF THE SOUTHWEST CORNER OF SUBJECT PARCEL.

T.B.M. ELEV=137.63'
TOP OF MONUMENT IN CASE

EQUIPMENT AND PROCEDURE:

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TCRM-1105 ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 322-130-090

BASIS OF BEARING:
THE CENTERLINE OF LAMAR DRIVE HAS THE BEARING OF N.16°15'12"W. PER THE CITY OF EVERETT SHORT PLAT FOR CLINTON AND MAXINE LEE (SP99-05) PERFORMED BY A.S.P.I. , RECORDED UNDER AUDITOR'S FILE NO. 200101175005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

DEVELOPMENT DATA:

EXISTING ZONING:	RD 7.5
PROPOSED ZONING:	RD 7.5
TOTAL SITE AREA:	17,233 SQ. FT. (0.396 ACRES)
TOTAL NO. OF LOTS	2
WATER SOURCE/PURVEYOR:	MUKILTEO WATER AND WASTEWATER DISTRICT
SEWER METHOD/OPERATOR:	MUKILTEO WATER AND WASTEWATER DISTRICT
FIRE DISTRICT:	HARBOUR POINTE STATION #25
SCHOOL DISTRICT:	MUKILTEO SCHOOL DISTRICT 6

DENSITY CALCULATIONS:

GROSS AREA:	17,233 SQ. FT. (0.396 ACRES)
LESS TRACT 999:	4,483 SQ. FT. (0.103 ACRES)
LESS ACCESS AND UTILITY EASMENT:	2,045 SQ. FT. (0.047 ACRES)
NET AREA:	10,705 SQ. FT. (0.246 ACRES)
NET DENSITY:	8.1 D.U./ACRE

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1;
THENCE NORTH 00°09'30" EAST FOR 225 FEET;
THENCE SOUTH 89°52'00" WEST FOR 133.34 FEET TO THE EAST LINE OF THE COUNTY ROAD;
THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE FOR 115.77 FEET;
THENCE NORTH 16°03'30" WEST ALONG THE EAST LINE OF THE COUNTY ROAD FOR 8 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 00°03'00" EAST FOR 214.70 FEET TO THE EAST LINE OF SAID LOT 1;
THENCE NORTH TO THE SOUTH LINE OF STATE HIGHWAY;
THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF STATE HIGHWAY TO THE EAST LINE OF THE COUNTY ROAD;
THENCE SOUTHEASTERLY ALONG THE EAST LINE OF COUNTY ROAD TO THE TRUE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

ENGINEER/SURVEYOR: WESTERN ENGINEERS & SURVEYORS, INC.
9740 EVERGREEN WAY
EVERETT, WA 98204
PHONE: (425) 356-2700
FAX: (425) 356-2708

OWNER OF INTEREST/ APPLICANT: MICHAEL MCCONNELL
132 PRIEST POINT DR NE
TULALIP, WA 98271
PHONE: (425) 344-7455
EMAIL: MICHAELMCCONNELL.MA@GMAIL.COM

RECEIVED
JUL 16 2019
CITY OF MUKILTEO

TAX ACCOUNT NO.(S): 29043400302600

SITE ADDRESS: LAMAR DR
MUKILTEO, WA 98275

19-

SURVEY NOTES:

1.) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS RECERTIFICATION BY THE LAND SURVEYOR.

2.) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATION; OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 500069541 DATED MARCH 20, 2018. IT SHOULD BE NOTED THAT IN PREPARING THIS SURVEY MAP, WESTERN ENGINEERS & SURVEYORS INC.(WESI) STAFF HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS WESI STAFF AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY DESCRIBED HEREON OTHER THAN THOSE SHOWN ON THIS MAP. WESI HAS WHOLLY RELIED ON THE ABOVE REFERENCED TITLE REPORT TO PREPARE THIS SURVEY AND THEREFORE QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

3.) THE TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED IN MAY, 2018, ©WESTERN ENGINEERS & SURVEYORS, INC.(WESI), ALL RIGHTS RESERVED.

4.) THIS SURVEY MAY HAVE DEPICTED OCCUPATIONAL INDICATORS (IE: EDGE OF ASPHALT DRIVE, FENCE LINES, BUILDINGS AND RETAINING WALLS--SEE MAP FOR SITE SPECIFICS) AS PER W.A.C. 332-130. LINES OF OCCUPATION, AS DEPICTED, MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF WESTERN ENGINEERS & SURVEYORS, INC(WESI).

5.) BASED ON RESEARCH ACCUMULATED DURING THE COURSE OF THIS SURVEY, THIS SURVEYOR NOTES THAT THERE ARE SIGNIFICANT DIFFERENCES BETWEEN MULTIPLE SURVEYS OF RECORD (AFN'S 9905035002, 9905035003, 9803095006, 200101175005 AND 200802075012) DEPICTING THE CENTERLINE ALIGNMENT OF SSH# 1-1 (MUKILTEO BLVD.). AFTER A REVIEW OF SAID SURVEY'S AND THE INFORMATION PROVIDED BY ROBERT LEE, HQ PUBLIC DISCLOSURE COORDINATOR AT THE RISK MANAGEMENT AND LEGAL SERVICES DIVISION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION PROVIDED VIA EMAIL ON 5/22 THRU 5/24, 2018 IT IS THE OPINION OF THIS SURVEYOR THAT THERE IS NOT A DEFINITIVE LOCATION OF THE SAID CENTERLINE. IN THE ABSENCE OF A MORE RECENT DEFINITIVE LOCATION FOR LOCAL CONTROL, THIS SURVEY CHOSE TO HOLD THE HISTORICAL CENTERLINE AS DEPICTED ON THE PLAT OF EDGEWATER (VOL. 10, PG. 94) USING THE PLAT DIMENSION FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 1 TO THE SOUTH MARGIN OF THE RIGHT-OF-WAY. IT SHOULD BE NOTED THAT, AT SOME POINT IN THE FUTURE, ADDITIONAL INFORMATION OR EVIDENCE COULD SURFACE THAT MORE ACCURATELY DEPICTS THE LOCATION OF SAID ROAD CENTERLINE AND AS SUCH, THIS SURVEYOR RESERVES THE RIGHT TO REVIEW SAID INFORMATION AND OR EVIDENCE, IF ANY, AND ADJUST THE LOCATION OF THE NORTH LINE OF THE PARCEL SURVEYED HEREON IF WARRANTED WHICH COULD INCREASE OR DECREASE THE OVERALL SUBJECT PARCEL'S AREA RESPECTIVELY.

6. BASED ON A PHONE CONVERSATION WITH HARLEY PAWLEY, P.L.S., AT ALPHA PRO SUBDIVISIONS (A.S.P.I.) IN EVERETT ON MAY 31ST, 2018, THERE IS NO RECORDED SURVEY OR OFFICE CALCULATION SHEET AVAILABLE FROM A.S.P.I. TO SUBSTANTIATE THE FIELD LOCATIONS OF ANY FOUND REBAR/CAP (LS 35975) OR SIMILARLY FLAGGED 2"X2" WHITE STAKE DESIGNED HEREON THAT ARE NOT DEPICTED AS WAS ORIGINALLY SET FOR SHORT PLAT 200101175005. MR. PAWLEY DID NOTE THAT THERE WAS ADDITIONAL FIELD WORK PERFORMED NEAR THE SUBJECT PARCEL IN 2008 HOWEVER THERE WAS NO PAPER OR ELECTRONIC TRAIL DEPICTING SAID THE AFOREMENTIONED FOUND REBARS AND WHITE STAKES NOR ANY BOUNDARY CALCULATION DATA TO SUPPORT THEIR FIELD POSITION. IN THE ABSENCE OF ANY SUBSTANTIVE SURVEY INFORMATION TO SUPPORT THE VALIDITY OF SAID FOUND REBARS AND WHITE STAKES, THIS SURVEYOR HAS IGNORED THE LOCATION FOR BOUNDARY CALCULATIONS AND DEPICTED THE FOUND POINTS FOR REFERENCE ONLY.

HARDSCAPE COVERAGE CALCULATION:

LOT 1 MAX. HARDSACPE COVERAGE = 3,780 SF.
LOT 1 HARDSCAPE DESIGNED = 3,600 SF.

LOT 2 MAX. HARDSACPE COVERAGE = 3,840 SF.
LOT 2 HARDSCAPE DESIGNED = 3,500 SF.

CRITICAL AREAS:

STEEP SLOPES LOCATED THE NORTHEAST CORNER OF THE SITE. TYPE 3 STREAM LOCATED APPROXIMATELY 70' TO 135' TO THE EAST OF THE SITE.

CALL 811 TWO (2) BUSINESS DAYS 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 @ **8-1-1** AND THEN 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 **WESTERN ENGINEERS & SURVEYORS, INC.** TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

KENNETH L. LOWE — STATE OF WASHINGTON — 16916 — REGISTERED PROFESSIONAL LAND SURVEYOR

Western Engineers & Surveyors (425) 356-2700
SURVEYORS • PLANNERS • EINEERS
LAND US CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
*** 9740 EVERGREEN WY • EVERETT • WA • 98204 ***

FILE COPY

COPYRIGHT © 2018

PRELIMINARY SHORT PLAT PLAN FOR:
McCONNELL SHORT PLAT
SW 1/4, SW 1/4, SEC.35, T.29N, R.04E, W.M.
MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV.	BY	DATE	PROJECT MANAGER	SCALE
EMH	10/16/18	02	JAJ	07/01/19	J. JARRELL	1"=20'
DRAWING FILE NAME		CHECKED BY		F.B. NO.	JOB NUMBER	SHEET NO.
181731ABASE.DWG		JAJ		–	18-1731-A	1 OF 1

SW 1/4, SW 1/4, SEC.35, T.29N, R.04E, W.M.
MUKILTEO, WASHINGTON

CONSTRUCTION SEQUENCE

1. PRE-CONSTRUCTION MEETING (CESCL TO ATTEND).
2. FLAG OR FENCE CLEARING LIMITS.
3. INSTALL CATCH BASIN PROTECTION IF REQUIRED.
4. GRADE AND INSTALL CONSTRUCTION ENTRANCE(S).
5. INSTALL PERIMETER PROTECTION (SILT FENCE, BRUSH BARRIER, ETC.).
6. CONSTRUCT SEDIMENT PONDS AND TRAPS AS NECESSARY.
7. GRADE AND STABILIZE CONSTRUCTION ROADS.
8. CONSTRUCT SURFACE WATER CONTROLS (INTERCEPTOR DIKES, PIPE SLOPE DRAINS, ETC.) SIMULTANEOUSLY WITH CLEARING AND GRADING FOR PROJECT DEVELOPMENT.
9. MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH SNOHOMISH COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
10. RELOCATE SURFACE WATER CONTROLS AND EROSION CONTROL MEASURES OR INSTALL NEW MEASURES SO THAT AT SITE CONDITIONS CHANGE THE EROSION AND SEDIMENT CONTROL IS ALWAYS IN ACCORDANCE WITH THE SNOHOMISH COUNTY EROSION AND SEDIMENT CONTROL STANDARDS.
11. COVER ALL AREAS THAT WILL BE UNWORKED FOR MORE THAN SEVEN DAYS DURING THE DRY SEASON OR TWO DAYS DURING THE WET SEASON WITH STRAW, WOOD FIBER MULCH, COMPOST, PLASTIC SHEETING OR EQUIVALENT.
12. STABILIZE ALL AREAS THAT REACH FINAL GRADE WITHIN SEVEN DAYS.
13. SEED OR SOD ANY AREAS TO REMAIN UNWORKED FOR MORE THAN 30 DAYS.
14. UPON COMPLETION OF THE PROJECT, ALL DISTURBED AREAS MUST BE STABILIZED AND BEST MANAGEMENT PRACTICES REMOVED IF APPROPRIATE.
15. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY BMPS ARE NO LONGER NEEDED. TRAPPED SEDIMENT SHALL BE REMOVED OR STABILIZED ON SITE. DISTURBED SOIL AREAS RESULTING FROM REMOVAL SHALL BE PERMANENTLY STABILIZED.

EROSION NOTE:

ALL RUNOFF FROM THE SITE SHALL BE DISCHARGED WITH A MAXIMUM WATER QUALITY OF 5 NTU'S OVER BACKGROUND, IF BACKGROUND IS 50 NTU'S OF LESS, OR LESS THAN A 10% INCREASE ABOVE BACKGROUND NTU'S, IF BACKGROUND IS OVER 50 NTU'S. IF RUNOFF INCREASES OVER AMOUNTS LISTED ABOVE THE CONTRACTOR SHALL INSTALL A BAKER TANK TO DETAIN RUNOFF OR PUMP RUNOFF FROM THE SEDIMENT POND UP TO A VEGETATED AREA OF THE SITE. BMP'S SHALL BE REVIEWED AND ADJUSTED ACCORDINGLY.

POST-CONSTRUCTION SOIL QUALITY AND DEPTH NOTES:

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 REMOVE AND STOCKPILE THE DUFF LAYER 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:
THE RESULTING SOIL SHOULD BE CONDUCIVE TO THE TYPE OF VEGETATION TO BE ESTABLISHED. 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 MEETING THE COMPOST SPECIFICATION FOR BIORETENTION (BMP T7.30), WITH THE EXCEPTION THAT THE COMPOST MAY HAVE UP TO 35% BIOSOLIDS OR MANURE.
   - B. 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 SPECIFICATION. BIOSOLIDS AND MANURE COMPOSTS CAN BE HIGHER IN BIOAVAILABLE 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.
   - C. THE COMPOST MUST ALSO HAVE AN ORGANIC MATTER CONTENT OF 35% TO 65%, AND A CARBON TO NITROGEN RATIO BELOW 25:1.
   - D. THE CARBON TO NITROGEN RATIO MAY BE AS HIGH AS 35:1 FOR PLANTINGS COMPOSED ENTIRELY OF PLANTS NATIVE TO THE PUGET SOUND LOWLANDS REGION

   CALCULATED AMENDMENT RATES MAY BE MET THROUGH USE OF COMPOSTED MATERIAL MEETING THE REQUIREMENTS ABOVE, OR OTHER ORGANIC MATERIALS AMENDED TO MEET THE CARBON TO NITROGEN RATIO REQUIREMENTS, AND NOT EXCEEDING THE CONTAMINANT LIMITS IDENTIFIED IN TABLE 220-8, TESTING PARAMETERS, IN WAC 173-350-220.

IMPLEMENTATION OPTIONS:
THE SOIL QUALITY DESIGN GUIDELINES LISTED ABOVE CAN BE MET BY USING ONE OF THE METHODS LISTED BELOW.

1. LEAVE UNDISTURBED NATIVE VEGETATION AND SOIL, AND PROTECT FROM COMPACTION DURING CONSTRUCTION.
2. AMEND DISTURBED SOIL ACCORDING TO THE FOLLOWING PROCEDURES:
   - A. SCARIFY SUBSOIL TO A DEPTH OF ONE FOOT.
   - B. IN PLANTING BEDS, PLACE THREE INCHES OF COMPOST AND TILL IN TO AN EIGHT-INCH DEPTH.
   - C. IN TURF AREAS, PLACE TWO INCHES OF COMPOST AND TILL IN TO AN EIGHT-INCH DEPTH.
   - D. APPLY TWO TO FOUR INCHES OF ARBORIST WOOD CHIP, COARSE BARK MULCH, OR COMPOST MULCH TO PLANTING BEDS AFTER FINAL PLANTING.
3. AMEND ON A SITE-CUSTOMIZED MANNER SO THAT IT MEETS THE SOIL QUALITY CRITERIA SET FORTH ABOVE, AS DETERMINED BY A LICENSED ENGINEER, GEOLOGIST, LANDSCAPE ARCHITECT, OR OTHER PERSON AS APPROVED BY SNOHOMISH COUNTY.
4. STOCKPILE EXISTING TOPSOIL DURING GRADING, AND REPLACE IT PRIOR TO PLANTING. STOCKPILED TOPSOIL MUST BE AMENDED IF NEEDED TO MEET THE ORGANIC MATTER AND DEPTH REQUIREMENTS BY FOLLOWING THE PROCEDURES IN THE PREVIOUS BULLET.
5. IMPORT TOPSOIL MIX OF SUFFICIENT ORGANIC CONTENT AND DEPTH TO MEET THE ORGANIC MATTER AND DEPTH REQUIREMENTS.

MORE THAN ONE METHOD MAY BE USED ON DIFFERENT PORTIONS OF THE SAME SITE. SOIL THAT ALREADY MEETS THE DEPTH AND ORGANIC MATTER QUALITY STANDARDS, AND IS NOT COMPACTED, DOES NOT NEED TO BE AMENDED.

MAINTENANCE:
1. SOIL QUALITY AND DEPTH SHOULD BE ESTABLISHED TOWARD THE END OF CONSTRUCTION AND, ONCE ESTABLISHED, SHOULD BE PROTECTED FROM COMPACTION, SUCH AS FROM LARGE MACHINERY USE, AND FROM EROSION.
2. SOIL SHOULD BE PLANTED AND MULCHED AFTER INSTALLATION.
3. PLANT DEBRIS OR ITS EQUIVALENT SHOULD BE LEFT ON THE SOIL SURFACE TO REPLENISH ORGANIC MATTER.

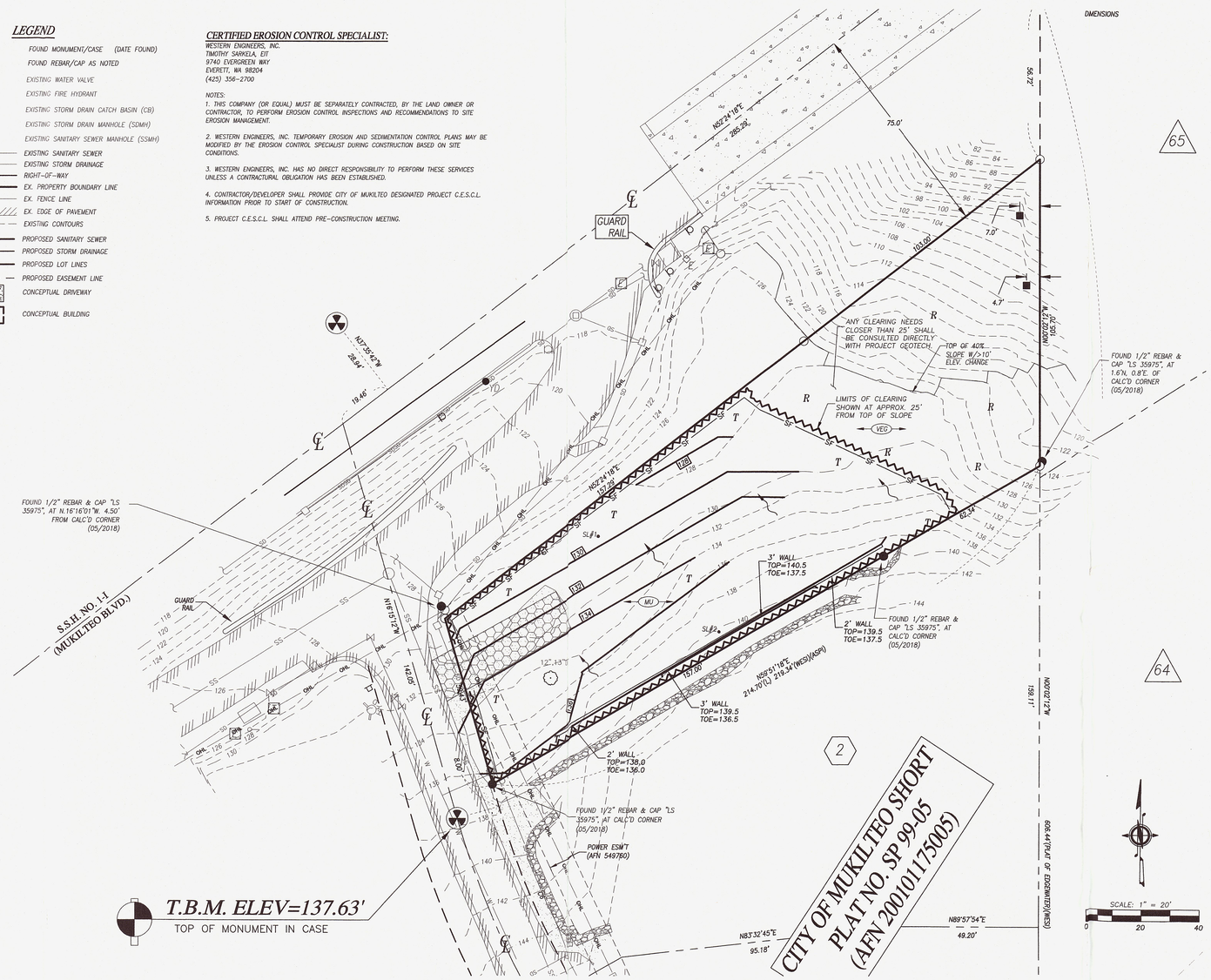
LEGEND

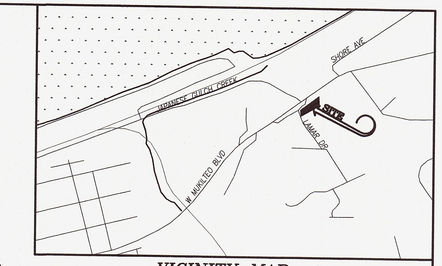
- FOUND MONUMENT/CASE (DATE FOUND)
- FOUND REBAR/CAP AS NOTED
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN CATCH BASIN (CB)
- EXISTING STORM DRAIN MANHOLE (SDMH)
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- SS — EXISTING SANITARY SEWER
- SD — EXISTING STORM DRAINAGE
- RIGHT-OF-WAY
- EX. PROPERTY BOUNDARY LINE
- X — EX. FENCE LINE
- EX. EDGE OF PAVEMENT
- EXISTING CONTOURS
- SS — PROPOSED SANITARY SEWER
- SD — PROPOSED STORM DRAINAGE
- PROPOSED LOT LINES
- PROPOSED EASEMENT LINE
- CONCEPTUAL DRIVEWAY
- CONCEPTUAL BUILDING

CERTIFIED EROSION CONTROL SPECIALIST:

WESTERN ENGINEERS, INC.
TIMOTHY SARKELA, EIT
9740 EVERGREEN WAY
EVERETT, WA 98204
(425) 356-2700

NOTES:
1. THIS COMPANY (OR EQUAL) MUST BE SEPARATELY CONTRACTED, BY THE LAND OWNER OR CONTRACTOR, TO PERFORM EROSION CONTROL INSPECTIONS AND RECOMMENDATIONS TO SITE EROSION MANAGEMENT.
2. WESTERN ENGINEERS, INC. TEMPORARY EROSION AND SEDIMENTATION CONTROL PLANS MAY BE MODIFIED BY THE EROSION CONTROL SPECIALIST DURING CONSTRUCTION BASED ON SITE CONDITIONS.
3. WESTERN ENGINEERS, INC. HAS NO DIRECT RESPONSIBILITY TO PERFORM THESE SERVICES UNLESS A CONTRACTURAL OBLIGATION HAS BEEN ESTABLISHED.
4. CONTRACTOR/DEVELOPER SHALL PROVIDE CITY OF MUKILTEO DESIGNATED PROJECT C.E.S.C.L. INFORMATION PRIOR TO START OF CONSTRUCTION.
5. PROJECT C.E.S.C.L. SHALL ATTEND PRE-CONSTRUCTION MEETING.





VICINITY MAP

SCALE 1" = 1000'

BENCHMARK

ELEV=106.08'

VERTICAL DATUM: NAVD88

EAST INVERT OF EXISTING SEWER MANHOLE LOCATED APPROXIMATLEY 508' SW'LY OF THE INTERSECTION OF LAMAR DRIVE AND MUKILTEO BLVD.

REFERENCE WESI PROJECT FILE NO. 05-589-A BERIBAK

SITE T.B.M.

ELEV=137.63'

VERTICAL DATUM: NAVD88

TOP OF MONUMENT IN CASE IN CENTERLINE OF LAMAR DRIVE LOCATED AT THE POINT OF CURVATURE APPROXIMATLEY 17' SOUTHWEST OF THE SOUTHWEST CORNER OF SUBJECT PARCEL.

DEVELOPMENT DATA:

EXISTING ZONING:	RD 7.5
PROPOSED ZONING:	RD 7.5
TOTAL SITE AREA:	17,233 SQ. FT. (0.396 ACRES)
TOTAL NO. OF LOTS	2
WATER SOURCE/PURVEYOR:	MUKILTEO WATER AND WASTEWATER DISTRICT
SEWER METHOD/OPERATOR:	MUKILTEO WATER AND WASTEWATER DISTRICT
FIRE DISTRICT:	HARBOUR POINTE STATION #25
SCHOOL DISTRICT:	MUKILTEO SCHOOL DISTRICT 6

DENSITY CALCULATIONS:

GROSS AREA:	17,233 SQ. FT. (0.396 ACRES)
LESS TRACT 999:	4,483 SQ. FT. (0.103 ACRES)
LESS ACCESS AND UTILITY EASMENT:	2,045 SQ. FT. (0.047 ACRES)
NET AREA:	10,705 SQ. FT. (0.246 ACRES)
NET DENSITY:	8.1 D.U./ACRE

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1;
THENCE NORTH 00°09'30" EAST FOR 225 FEET;
THENCE SOUTH 89°52'00" WEST FOR 133.34 FEET TO THE EAST LINE OF THE COUNTY ROAD;
THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE FOR 115.77 FEET;
THENCE NORTH 16°03'30" WEST ALONG THE EAST LINE OF THE COUNTY ROAD FOR 8 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 60°03'00" EAST FOR 214.70 FEET TO THE EAST LINE OF SAID LOT 1;
THENCE NORTH TO THE SOUTH LINE OF STATE HIGHWAY;
THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF STATE HIGHWAY TO THE EAST LINE OF THE COUNTY ROAD;
THENCE SOUTHEASTERLY ALONG THE EAST LINE OF COUNTY ROAD TO THE TRUE POINT OF BEGINNING.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS.
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

GEOTECH
COBALT GEOSCIENCES
PO BOX 82243
KENMORE, WA 98028
PHONE: (206) 331-1097
EMAIL: COBALTGEO@GMAIL.COM

ENGINEER
WESTERN ENGINEERS & SURVEYORS, INC.
9740 EVERGREEN WAY
EVERETT, WA 98204
PHONE: (425) 356-2700
FAX: (425) 356-2708

SURVEYOR
WESTERN ENGINEERS & SURVEYORS, INC.
9740 EVERGREEN WAY
EVERETT, WA 98204
PHONE: (425) 356-2700
FAX: (425) 356-2708

OWNER OF INTEREST/ APPLICANT:
MICHAEL MCCONNELL
132 PRIEST POINT DR NE
TULALIP, WA 98271
PHONE: (425) 344-7455
EMAIL: MICHAELMCCONNELL.MA@GMAIL.COM

RECEIVED
JUL 16 2019
CITY OF MUKILTEO

FILE COPY

COPYRIGHT © 2019

TAX ACCOUNT NO.(S): 29043400302600

SITE ADDRESS: LAMAR DR MUKILTEO, WA 98275

19-

SOIL LOG INFO

SL-1
0"-14" TOPSOIL
14"-24" SILTY LOAM W/NON-NATIVE FILL

SL-2
0"-24" TOPSOIL
24"-29" SILTY LOAM W/NON-NATIVE FILL

NOTE THAT SOIL LOGS APPEAR TO CONSIST OF HIGHLY VARIABLE NON-NATIVE MATERIAL WITH ORGANIC DEBRIS.

NO GROUNDWATER WAS OBSERVED

SOIL AMENDMENT LEGEND

R — UNDISTURBED SOIL
T — REAPPLIED TOPSOIL

APPROXIMATELY 1,35 CUBIC YARDS OF STOCKPILED TOPSOIL FOR AMENDMENT OF 5,500 SF. OF DISTURBED VEGETATED AREA.

SWPPP LEGEND

- CLEARING LIMITS
- SF — SILT FENCE
- MU — MULCH OR STRAW MATTING
- VEG — RETAIN NATIVE VEGETATION
- EXISTING FLOW DIRECTION
- SL# — SOIL LOG #

CALL 811 TWO (2) BUSINESS DAYS BEFORE YOU DIG

GRADING QUANTITIES

CUT: 200 CUBIC YARDS
FILL: 200 CUBIC YARDS

(GRADING QUANTITIES ARE ROUGH CALCULATIONS WHICH DO NOT ACCOUNT FOR SOIL SWELLING & SHRINKAGE) EXCESS CUT MAY BE SPREAD ON SITE. ALL MATERIAL REMOVED FROM SITE SHALL BE HAULED TO A COUNTY APPROVED SITE.

VEGETATION BEFORE CLEARING & GRADING

GRASS

VEGETATION AFTER CLEARING & GRADING

RESIDENTIAL LAWN

NRCS SOIL CLASSIFICATION

ALDERWOOD-EVERETT GRAVELLY SANDY LOAM

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 @ 8-1-1 AND THEN 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 **WESTERN ENGINEERS & SURVEYORS, INC.** TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

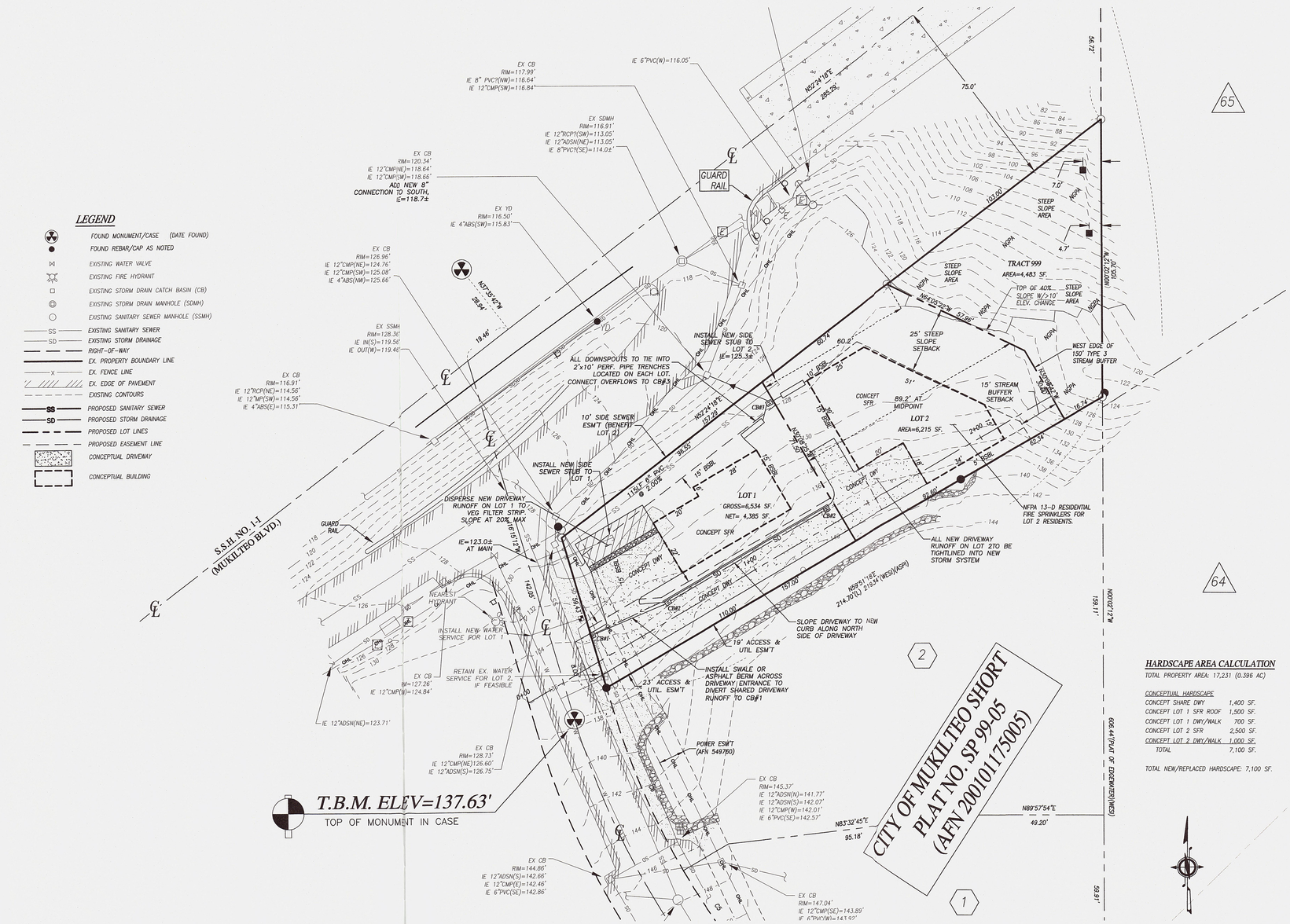
STATE OF WASHINGTON — JARRELL — 45944 — REGISTERED PROFESSIONAL ENGINEER
07-01-19

Western Engineers & Surveyors
SURVEYORS • PLANNERS • ENGINEERS
(425) 356-2700
LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
*** 9740 EVERGREEN WAY * EVERETT * WA * 98204 ***

PRELIMINARY GRADING AND SWPPP PLAN FOR:
McCONNELL SHORT PLAT
SW 1/4, SW 1/4, SEC.35, T.29N, R.04E, W.M.
MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
EMH	10/16/18	02 JAJ	07/01/19	J. JARRELL	1"=20'
DRAWING FILE NAME		CHECKED BY	F.B. NO.	JOB NUMBER	SHEET NO.
181731ABASE.DWG		JAJ	–	18-1731-A	1 OF 2

SW 1/4, SW 1/4, SEC.35, T.29N, R.04E, W.M.
MUKILTEO, WASHINGTON



LEGEND

- FOUND MONUMENT/CASE (DATE FOUND)
- FOUND REBAR/CAP AS NOTED
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING STORM DRAIN CATCH BASIN (CB)
- EXISTING STORM DRAIN MANHOLE (SDMH)
- EXISTING SANITARY SEWER MANHOLE (SSMH)
- SS — EXISTING SANITARY SEWER
- SD — EXISTING STORM DRAINAGE
- RIGHT-OF-WAY
- EX. PROPERTY BOUNDARY LINE
- X — EX. FENCE LINE
- EX. EDGE OF PAVEMENT
- EXISTING CONTOURS
- SS — PROPOSED SANITARY SEWER
- SD — PROPOSED STORM DRAINAGE
- PROPOSED LOT LINES
- PROPOSED EASEMENT LINE
- CONCEPTUAL DRIVEWAY
- CONCEPTUAL BUILDING

HARDSCAPE AREA CALCULATION

TOTAL PROPERTY AREA: 17,231 (0.396 AC)

CONCEPTUAL HARDSCAPE

CONCEPT SHARE DWY	1,400 SF.
CONCEPT LOT 1 SFR ROOF	1,500 SF.
CONCEPT LOT 1 DWY/WALK	700 SF.
CONCEPT LOT 2 SFR	2,500 SF.
CONCEPT LOT 2 DWY/WALK	1,000 SF.
TOTAL	7,100 SF.

TOTAL NEW/REPLACED HARDSCAPE: 7,100 SF.

SCALE: 1" = 20'
0 20 40

DRAINAGE SUMMARY NOTE:

DUE TO STEEPNESS OF SITE AND GENERAL AREA, POOR AND/OR NON-NATIVE SOIL QUALITIES BEING LOCATED ON SITE, CONFINED NATURE OF DEVELOPMENT, INFILTRATION OF SITE RUNOFF IS NOT FEASIBLE. ADDITIONALLY, DUE TO STEEPNESS OF SITE AND SURROUNDING AREA DISPERSION OF DEVELOPED RUNOFF IS NOT FEASIBLE. INSTEAD, ALL DEVELOPED DRIVEWAY SURFACES TO BE TIGHTLINED INTO EXISTING/NEW DRAINAGE SYSTEMS. ADDITIONALLY, ALL NEW ROOF DRAINS SHALL EITHER DRAIN TO 2'x10' PERF PIPE TRENCH SYSTEMS OR ABOVE GROUND BIORETENTION PLANTER BOXES LOCATED IN THE CENTRAL AREA OF THE SITE. OVERFLOWS OF PERF PIPE OR PLANTER BOX SYSEM TO CONNECTED TO EXISTING DRAINAGE SYSTEM TO THE NORTH OF THE SITE.

COPYRIGHT © 2019

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 **@ 8-1-1** AND THEN 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 **WESTERN ENGINEERS & SURVEYORS, INC.** TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CALL 811 TWO (2) BUSINESS DAYS BEFORE YOU DIG

JESSE A. JARRELL
STATE OF WASHINGTON
45844
REGISTERED PROFESSIONAL ENGINEER
07-01-19

Western Engineers & Surveyors
SURVEYORS • PLANNERS • ENGINEERS
(425) 356-2700
LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
*** 9740 EVERGREEN WAY • EVERETT • WA • 98204 ***

TAX ACCOUNT NO.(S): 29043400302600

SITE ADDRESS: ___ LAMAR DR MUKILTEO, WA 98275

19-_____

PRELIMINARY DRAINAGE PLAN FOR: McCONNELL SHORT PLAT
SW 1/4, SW 1/4, SEC.35, T.29N, R.04E, W.M. MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
EMH	10/16/18	02 JAJ	07/01/19	J. JARRELL	1"=20'
DRAWING FILE NAME		CHECKED BY	F.B. NO.	JOB NUMBER	SHEET NO.
181731ABASE.DWG		JAJ	–	18-1731-A	2 OF 2

WESTERN ENGINEERS & SURVEYORS
SURVEYORS · ENGINEERS · LAND USE CONSULTANTS

9740 Evergreen Way • Everett, WA 98204
P: (425) 356-2700 F: (425) 356-2708 W: WESI.CO

FILE COPY

FULL STORMWATER DRAINAGE REPORT

for

McConnell Short Plat
____ Lamar Dr
Mukilteo, WA 98275

#

ISSUE DATE: Jaanuary 9, 2019
REVISION DATE:

RECEIVED
JUL 16 2019
CITY OF MUKILTEO

PREPARED BY:
Eric Haines, E.I.T.

REVIEWED BY:
JESSE A. JARRELL, P.E.

JESSE A. JARRELL
STATE OF WASHINGTON
45844
REGISTERED
PROFESSIONAL ENGINEER

07-01-19

CLIENT(s)
Michael McConnell
132 Priest Point Dr NE
Tulalip, WA 98271
(425) 344-7455

ENGINEER
Western Engineers & Surveyors, Inc.
Job # 18-1731-A

WESTERN ENGINEERS ©2019

Table of Contents

Minimum Requirement # 1: Stormwater Site Plan....2
Executive Summary....2
Existing Conditions Summary....2
VICINITY MAP....3
MAP TAKEN FROM GOOGLE MAPS....3
Upstream Analysis....4
Downstream Analysis....4
Drainage Complaints....4
Minimum Requirement # 2: SWPPP Narrative....9
Element #1: Mark Clearing Limits....9
Element #2: Establish Construction Entrance....9
Element # 3: Control Flow Rates....9
Element # 4: Install Sediment Controls....9
Element # 5: Stabilize Soils....9
Element # 6: Protect Slopes....9
Element # 7: Protect Drain Inlets....9
Element # 8: Stabilize Channels and Outlets....9
Element # 9: Control Pollutants....10
Element # 10: Control De-Watering....10
Element # 11: Maintain BMP's....10
Element # 12: Manage the Project....10
Minimal Requirement # 3: Water Pollution Source Control....10
Minimum Requirement # 4: Preservation of Natural Drainage Systems and Outfalls, and provisions of off-site mitigation....10
Minimum Requirement #5 On-Site Storm Water Management....11
Minimum Requirement # 6: Runoff Treatment....12
Minimum Requirement # 7: Flow Control....12
Off-site Analysis and Mitigation.... **Error! Bookmark not defined.**
Minimum Requirement # 8: Wetland Protection.... **Error! Bookmark not defined.**
Minimum Requirement # 9: Operation and Maintenance Manual....16
72—Tokul gravelly medial loam, 0 to 8 percent slopes.... **Error! Bookmark not defined.**

Appendix I - Drainage Plan....48
Appendix II - Soil Information....50
Appendix III - 36" Diameter Detention Orifice Analysis....55
Appendix IV - Downstream Pipe Conveyance Calc....76
Appendix V - Soil Amendments....80

Minimum Requirement # 1: Stormwater Site Plan

Executive Summary

The proposed project is located on Lamar Dr in the City of Mukilteo, within Snohomish County, Washington. More generally, the site is located in Section 35, Township 29 North, and Range 4 East of the Willamette Meridian in Mukilteo, Washington. Please refer to the Vicinity Map attached in the next section.

The project contains approximately 0.396 acres, which is undeveloped. The preliminary proposal is to subdivide 0.396 acres into two lots, each lot for a SFR. Both proposed lots will access Lamar Dr via a shared driveway along the west side of the property. The project is to be designed to the 2012 (With 2014 Updates) WADOE Stormwater Design Manual, and 2017 City of Mukilteo Development Standard.

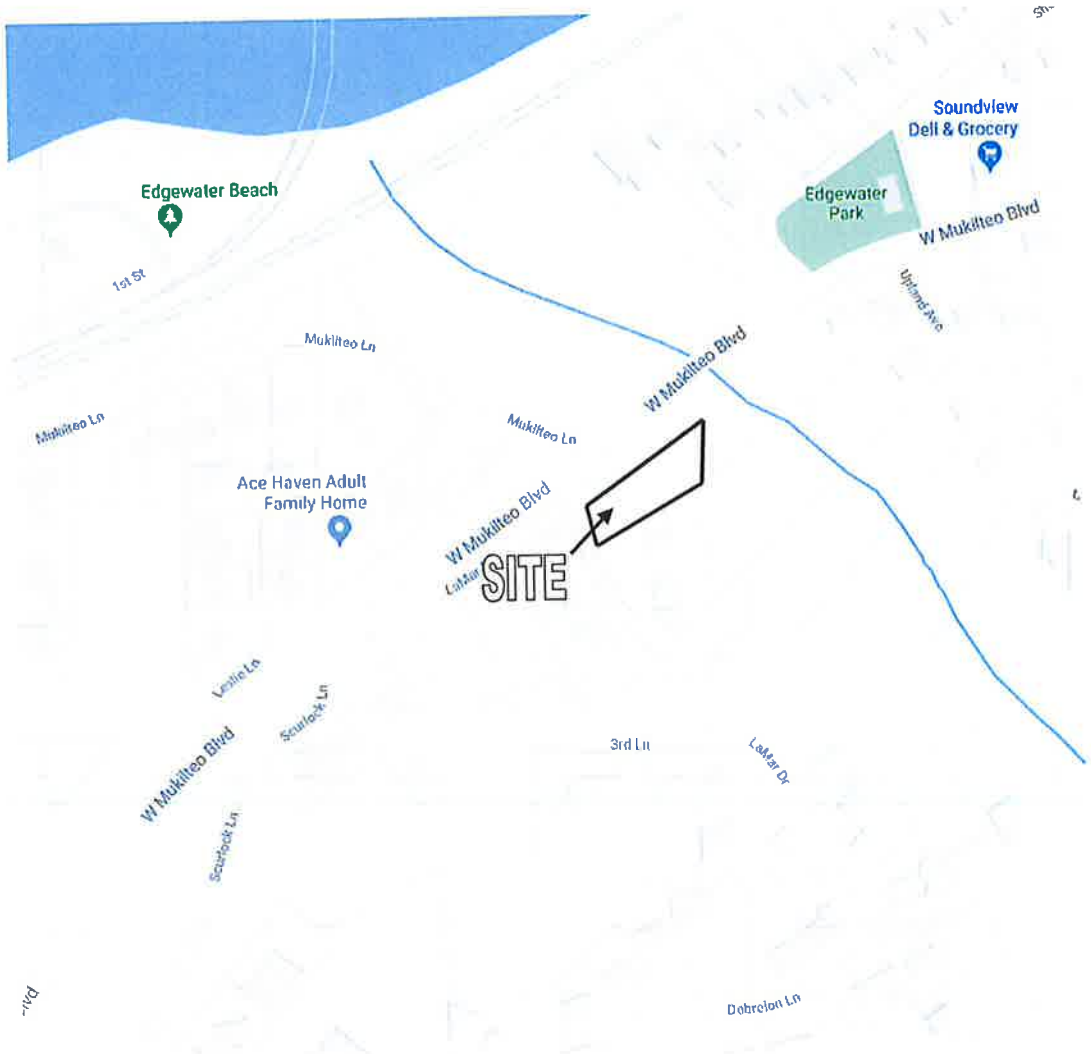
Drainage management for new hardscape arcas will primarily be provided by roof drain Perforated Stub-Out Connection (T5.10C) along the north side of the property which will feed into a drainage system running along the south side of Lamar Dr. The driveway runoff will flow into catch basins along the downslope edge of the driveway. Disturbed vegetated areas will be amended per soil quality BMP T5.13. All utilities will be provided by existing services on 143rd Place SW fronting the site.

Existing Conditions Summary

The property is one tax parcel with a small gravel driveway and consists of undeveloped grass area. Slopes on-site are flat to steep ranging from 2% to 60%, and sloping northerly. From a Snohomish County Soil Survey done by USDA, on-site soils consist of Alderwood-Everett gravelly sandy loam type soils. According to site investigation by Eric Haines of Western Engineers, on-site soils resemble fill material. Refer to Appendix II for soil information.

The adjacent parcel to the south is developed with SFR and driveway. Vegetation in the surrounding area is comprised primarily of residential lawn and natural growth with some tree coverage.

VICINITY MAP



MAP TAKEN FROM GOOGLE MAPS

WESTERN ENGINEERS & SURVEYORS
SURVEYORS · ENGINEERS · LAND USE CONSULTANTS
9740 Evergreen Way, Everett WA 98204
(425) 356-2700 (425) 356-2708 (FAX)
westernengineers.com

McCONNELL SHORT PLAT
MUKILTEO, WA 98275

SCALE: 1" = ~200'	DATE: 01/11/19	CHECKED: TAS
BY: EMH	JOB NUMBER: 18-1731-A	FILE NAME: 181731A/VICINITYMAP

Upstream Analysis

The topography of the site and the surrounding area tends to slope northerly. Minor sheet flows are expected from paved and landscaped areas on the parcel to the south. No evidence of erosion was observed. No other upstream flows appear to enter into the site and no additional possible sources of erosion were observed.

Downstream Analysis

A downstream analysis was provided by Eric Haines, E.I.T. of Western Engineers on October 18, 2018. Weather was overcast with a temperature around 55 degrees. Refer to the aerial map in the next section of this report for a depiction of runoff paths.

The entire property tends to slope northerly toward Lamar Dr along the north edge of the property. Sheet flows are intercepted by an existing public drainage system along the south side of Lamar Dr. The drainage system conveys flows approximately 200 feet northeast before emptying into a ravine which runs into the Puget Sound. Due to topography of the area around the ravine, observation of the outlet into the ravine could not be accomplished. As the Puget Sound is the closest receiving water, no further downstream analysis is needed.

Drainage Complaints

No known drainage complaints exist for the site or downstream parcels.

BASIN AND AERIAL MAPS

AERIAL AND DOWNSTREAM MAP

Image Taken from Google Earth

WESTERN ENGINEERS & SURVEYORS
SURVEYORS · ENGINEERS · LAND USE CONSULTANTS

9740 Evergreen Way, Everett WA 98204
(425) 356-2700 ✧(425) 356-2708 (FAX)
westernengineers.com

McCONNELL SHOT PLAT
MUKILTEO, WA 98275

SCALE: 1" =~300'	DATE: 01/11/19	CHECKED: TAS
BY: EMH	JOB NUMBER: 18-1731-A	FILE NAME: Aerial Map

DOWNSTREAM PHOTOGRAPHS

DOWNSTREAM PHOTOGRAPHS

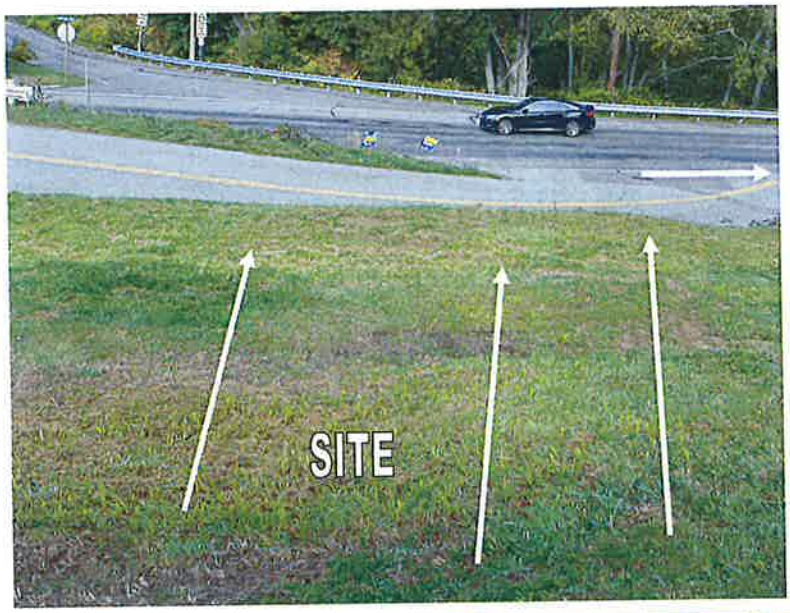


PHOTO 1:
Above:
Looking northerly from the center of the site at the flow path to the catch basin that flows into the ravine

PHOTO 2:
Below:
Looking south at the site and the catch basins to the north of the site.

WESTERN ENGINEERS & SURVEYORS
SURVEYORS · ENGINEERS · LAND USE CONSULTANTS
9740 Evergreen Way, Everett WA 98204
(425) 356-2700 (425) 356-2708 (FAX)
westernengineers.com

McCONNELL SHORT PLAT
MUKILTEO, WA 98275

SCALE: None	DATE: 01/11/19	SHEET: 1 OF 1
BY: EMH	JOB NUMBER: 18-1731-A	FILE NAME: Downstream 1.DOC

Minimum Requirement # 2: SWPPP Narrative

Element #1: Mark Clearing Limits
Clearing limits have been shown on the SWPPP Plan.

Element #2: Establish Construction Entrance
A temporary construction entrance has been shown on the SWPP plan at the location of the conceptual driveway to Lot 1 accessing Lamar Dr. All vehicles shall be free of debris prior to leaving the site.

Element # 3: Control Flow Rates
Flow rates during construction are to be contained through the installation of silt fencing on the north, east and western edges of the property.

Element # 4: Install Sediment Controls
Sediment controls mainly consist of installation of silt fencing on the north, east and western edges of the property.

Element # 5: Stabilize Soils
All soils disturbed during site grading will be stabilized by use of the most appropriate BMP method available. These consist of short-term and long-term solutions. Short-term methods consist of compaction of the soils by vibratory roller or bulldozer. Long-term methods consist of straw covering over the soils (this is in the case of the project becoming dormant for greater than 1 month). At this time no wintertime grading or construction activities will occur. During construction periods longer than 1 working week (7 days) where the soils are exposed and un-worked will use the proscribed methods in the Storm Water Management Manual for Western Washington to reduce sedimentation transported offsite. If winter grading is conducted, all exposed soils shall be covered within 2 days.

Element # 6: Protect Slopes
Disturbance of steep slopes will be minimized to the maximum extent possible. In areas where working within the steep slope area is required seeding, mulching, and jute matting is to be utilized for protection of steep slopes.

Element # 7: Protect Drain Inlets
The drainage inlets located on Lamar Dr and at public storm drainage system to the north will be protected with triangular silt dikes (at culvert inlets), catch basin sediment inserts (at catch basins), or equivalent.

Element # 8: Stabilize Channels and Outlets
Channels and drainage outlets are not needed around the proposed development area on site. No stabilization is necessary. Existing channels or drainage outlets located within 500-feet of the property of the property should be routinely inspected for debris that may dam and/or aid erosion.

Element # 9: Control Pollutants
All pollutants from construction vehicles will be contained and disposed of in the approved manner consistent with state environmental policies. Any vehicle maintenance will be performed by authorized mechanics using drip pans and waste containment vessels. All pollutants will be disposed offsite at approved facilities.

Element # 10: Control De-Watering
De-watering of the site is not expected. If dewatering of the site is needed, all groundwater removed shall be retained and recharged into the ground after de-watering has been finalized.

Element # 11: Maintain BMP's
All Temporary Erosion and Sedimentation Control (TESC) devices and equipment will be inspected and maintained on a weekly basis if not sooner, based on storm events contributing to runoff. When construction is complete and the site is stabilized, any existing sediment will be removed and stabilized onsite.

Element # 12: Manage the Project
A general construction manager will manage the project for or by the owners. The construction manager shall maintain all of the above items in order to minimize sediment transport and turbid water leaving the site. His job will entail continual observation of the grading operations to ensure minimal effects to adjacent properties and offsite waterways.

Element # 13: Protect Low Impact BMP's
There are no low impact BMP's designed for the site. Element #13 is not applicable for this project.

Minimal Requirement # 3: Water Pollution Source Control

All proposed development is to consist of residential construction. No water pollution source control is needed.

Minimum Requirement # 4: Preservation of Natural Drainage Systems and Outfalls, and provisions of off-site mitigation

No changes to the existing drainage systems and outfalls are proposed with this development. All proposed runoff from the project area is to sheet flow to the existing drainage course.

Minimum Requirement #5 On-Site Storm Water Management

Due to the project proposing more than 5,000 sf of new hard surfaces, Minimum Requirements 1 through 9 must be evaluated and select on-site stormwater BMPs according to List 2 for each proposed hard surface. Note that due to geometry and spacing between the property line and the proposed edge of house, infiltration and dispersion BMPs are generally infeasible. Refer to List 2 below for appropriate BMP selection or infeasibility description:

Lawn and landscaped areas:

- Post-Construction Soil Quality and Depth in accordance with BMP T5.13 in Chapter 5 of Volume V. (To be used in disturbed vegetated areas)

Roofs feasibility description:

1. Full Dispersion per BMP T5.30 or Downspout Full Infiltration per BMP T5.10A.
   i. Full Dispersion is infeasible due to insufficient flow path length and lack of native forest vegetation. According to site soil logs, soil on site consist mainly of fill material and is not desirable for infiltration, making the BMP infeasible.
2. Bioretention per Volume V, Chapter 7.
   i. Due to the fact that the entire site consists of none native soils, bioretention facilities are infeasible.
3. Downspout Dispersion Systems in accordance with BMP T5.10B.
   i. Due to the fact that there is not enough space between the property line and the proposed edge of house, Downspout Dispersion is infeasible for roof runoff.
4. Perforated Stub Out Connections BMP T5.10C
   i. Perforated Stub Out connection has been selected for this project because all previously listed options are infeasible.

Other Hard Surfaces feasibility description:

1. Full Dispersion per BMP T5.30
   i. As noted above, Full Dispersion is infeasible due to insufficient flow path length and lack of native forest vegetation.
2. Permeable Pavement per BMP T5.15
   i. Due to the fact that the entire site consists of inconsistent soil layers, permeable pavement is infeasible.
3. Biorention per Volume V, Chapter 7.
   i. Due to the fact that the entire site consists of none native soils, bioretention facilities are infeasible.
4. Sheet Flow Dispersion in accordance with BMP T5.12 or BMP T5.11.
   i. Sheet Flow Dispersion BMP T5.12 is infeasible due to the lack of adequate downstream flow paths adjacent to proposed driveways.
5. Direct Discharge
   i. A new driveway conveyance system with a direct connection to the existing public storm drainage system within Lamar Dr has been selected because all previously listed options are infeasible.

Minimum Requirement # 6: Runoff Treatment

Due to the site proposing less than 5,000 sf. of new pollution generating impervious surfaces, less than ¾ acres of forest to lawn conversion, and less than 2.5 acres of forest to pasture conversion, runoff treatment is not required.

Minimum Requirement # 7: Flow Control

Due to the site proposing more than 5,000 sf of new/replaced impervious surface, less than ¾ acres of forest to lawn conversion, less than 2.5 acres of forest to pasture conversion, flow control is not required.

Refer to the summary below for an overview of the hardscape calculations.

Total Area of the Site	= 17,230 sf. (0.396 Ac.)
On-Site Clearing Area	= 10,329 sf. (0.237 Ac.)

Existing Site Before Clearing

Impervious area:

Existing Driveway	=	547 sf. ±
Total	=	547 sf. (0.013 Ac.)

Pervious area:

Existing Lawn Area	=	16,684 sf. (0.383 Ac.)

Proposed Site

Impervious area:

Prop. Shared Dwy	=	1,400 sf. ±
Prop. Lot 1 SFR Roof	=	1,500 sf. ±
Prop. Lot 1 Dwy/Walk	=	850 sf. ±
Prop. Lot 2 SFR Roof	=	2,500 sf. ±
Prop. Lot 2 Dwy/Walk	=	1,000 sf. ±
Total	=	7,250 sf. (0.166 Ac.)

New/Replaced Impervious Surface = 7,250 sf.

Pervious area:

Existing Lawn to Remain	=	6,902 sf. (0.158 Ac.)
Proposed Amended Lawn	=	3,079 sf. (0.071 Ac.)

FLOW CONTROL EXEMPTION CALCULATIONS

WWHM2012
PROJECT REPORT

Project Name: McConnell Short Plat
Site Name:
Site Address: ___ Lamar Dr
City : Mukilteo
Report Date: 1/11/2019
Gage : Everett
Data Start : 1948/10/01
Data End : 2009/09/30
Precip Scale: 0.80
Version Date: 2018/03/08
Version : 4.2.14

Low Flow Threshold for POC 1 : 50 Percent of the 2 Year

High Flow Threshold for POC 1: 50 year

PREDEVELOPED LAND USE

Name : PreDev
Bypass: No

GroundWater: No

Pervious Land Use	acre
C, Lawn, Steep	.224
Pervious Total	0.224

Impervious Land Use	acre
DRIVEWAYS MOD	0.013
Impervious Total	0.013
Basin Total	0.237

Element Flows To:

Surface	Interflow	Groundwater

MITIGATED LAND USE

Name : PostDev
Bypass: No

GroundWater: No

Pervious Land Use	acre

C, Lawn, Mod	.071
Pervious Total	0.071
Impervious Land Use	**acre**
ROOF TOPS FLAT	0.091
DRIVEWAYS MOD	0.075
Impervious Total	0.166
Basin Total	0.237

Element Flows To:

Surface	Interflow	Groundwater

ANALYSIS RESULTS

Stream Protection Duration

Predeveloped Landuse Totals for POC #1
Total Pervious Area:0.224
Total Impervious Area:0.013

Mitigated Landuse Totals for POC #1
Total Pervious Area:0.071
Total Impervious Area:0.166

Flow Frequency Return Periods for Predeveloped. POC #1

Return Period	Flow(cfs)
2 year	0.017388
5 year	0.030432
10 year	0.041791
25 year	0.059742
50 year	0.076061
100 year	0.0952

Flow Frequency Return Periods for Mitigated. POC #1

Return Period	Flow(cfs)
2 year	0.060361
5 year	0.082875
10 year	0.099525
25 year	0.122635
50 year	0.141414
100 year	0.161582

Increase in Undeveloped 100 year storm event: ~0.066 cfs.< 0.10 cfs.

Minimum Requirement # 8: Wetland Protection

There are no known wetlands on-site. Note that defined clearing limits, silt fencing, and large vegetated spaces shown on the LDA plan will protect any downstream wetlands or streams.

Minimum Requirement # 9: Operation and Maintenance

BMP T5.13 Post-Construction Soil Quality and Depth

Maintenance

- Soil quality and depth should be established toward the end of construction and once established, should be protected from compaction, such as from large machinery use, and from erosion.
- Soil should be planted and mulched after installation.
- Plant debris or its equivalent should be left on the soil surface to replenish organic matter.

Table V-4.5.2(5) Maintenance Standards - Catch Basins

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
General	Trash & Debris	Trash or debris which is located immediately in front of the catch basin opening or is blocking inletting capacity of the basin by more than 10%. Trash or debris (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of six inches clearance from the debris surface to the invert of the lowest pipe. Trash or debris in any inlet or outlet pipe blocking more than 1/3 of its height. Dead animals or vegetation that could generate odors that could cause complaints or dangerous gases (e.g., methane).	No Trash or debris located immediately in front of catch basin or on grate opening. No trash or debris in the catch basin. Inlet and outlet pipes free of trash or debris. No dead animals or vegetation present within the catch basin.
	Sediment	Sediment (in the basin) that exceeds 60 percent of the sump depth as measured from the bottom of basin to invert of the lowest pipe into or out of the basin, but in no case less than a minimum of 6 inches clearance from the sediment surface to the invert of the lowest pipe.	No sediment in the catch basin
	Structure Damage to Frame and/or Top Slab	Top slab has holes larger than 2 square inches or cracks wider than 1/4 inch. (Intent is to make sure no material is running into basin).	Top slab is free of holes and cracks. Frame is sit-

2014 Stormwater Management Manual for Western Washington

Volume V - Chapter 4 - Page 838

Table V-4.5.2(5) Maintenance Standards - Catch Basins (continued)

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
		Frame not sitting flush on top slab, i.e., separation of more than 3/4 inch of the frame from the top slab. Frame not securely attached	ting flush on the riser rings or top slab and firmly attached.
	Fractures or Cracks in Basin Walls/ Bottom	Maintenance person judges that structure is unsound. Grout fillet has separated or cracked wider than 1/2 inch and longer than 1 foot at the joint of any inlet/outlet pipe or any evidence of soil particles entering catch basin through cracks.	Basin replaced or repaired to design standards. Pipe is regrouted and secure at basin wall.
	Settlement/ Misalignment	If failure of basin has created a safety, function, or design problem.	Basin replaced or repaired to design standards.
	Vegetation	Vegetation growing across and blocking more than 10% of the basin opening. Vegetation growing in inlet/outlet pipe joints that is more than six inches tall and less than six inches apart.	No vegetation blocking opening to basin. No vegetation or root growth present.
	Contamination and Pollution	See "Detention Ponds" (No. 1).	No pollution present.
Catch Basin Cover	Cover Not in Place	Cover is missing or only partially in place. Any open catch basin requires maintenance.	Catch basin cover is closed
	Locking Mechanism Not	Mechanism cannot be opened by one maintenance person with proper tools. Bolts into	Mechanism opens with

Table V-4.5.2(5) Maintenance Standards - Catch Basins (continued)

Maintenance Component	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is performed
	Working	frame have less than 1/2 inch of thread.	proper tools.
	Cover Difficult to Remove	One maintenance person cannot remove lid after applying normal lifting pressure. (Intent is keep cover from sealing off access to maintenance.)	Cover can be removed by one maintenance person.
Ladder	Ladder Rungs Unsafe	Ladder is unsafe due to missing rungs, not securely attached to basin wall, misalignment, rust, cracks, or sharp edges.	Ladder meets design standards and allows maintenance person safe access.
Metal Grates (If Applicable)	Grate opening Unsafe	Grate with opening wider than 7/8 inch.	Grate opening meets design standards.
	Trash and Debris	Trash and debris that is blocking more than 20% of grate surface inletting capacity.	Grate free of trash and debris.
	Damaged or Missing.	Grate missing or broken member(s) of the grate.	Grate is in place and meets design standards.

Table V-4.5.2(7) Maintenance Standards - Energy Dissipaters

Maintenance Components	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
External:			
Rock Pad	Missing or Moved Rock	Only one layer of rock exists above native soil in area five square feet or larger, or any exposure of native soil.	Rock pad replaced to design standards.
	Erosion	Soil erosion in or adjacent to rock pad.	Rock pad replaced to design standards.
Dispersion Trench	Pipe Plugged with Sediment	Accumulated sediment that exceeds 20% of the design depth.	Pipe cleaned/-flushed so that it matches design.
	Not Discharging Water Properly	Visual evidence of water discharging at concentrated points along trench (normal condition is a "sheet flow" of water along trench). Intent is to prevent erosion damage.	Trench redesigned or rebuilt to standards.
	Perforations Plugged.	Over 1/2 of perforations in pipe are plugged with debris and sediment.	Perforated pipe cleaned or replaced.

2014 Stormwater Management Manual for Western Washington

Volume V - Chapter 4 - Page 841

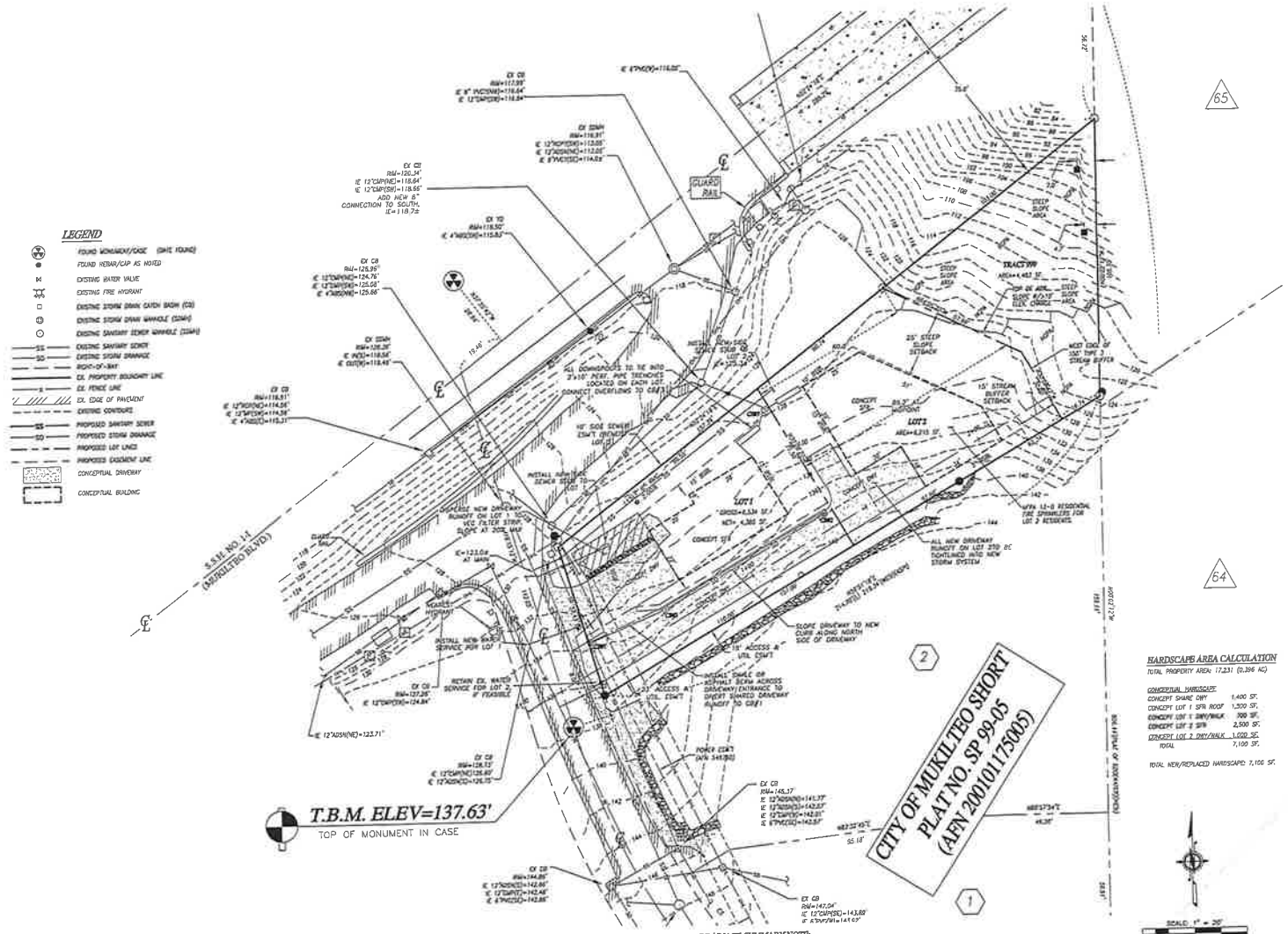
Table V-4.5.2(7) Maintenance Standards - Energy Dissipaters (continued)

Maintenance Components	Defect	Conditions When Maintenance is Needed	Results Expected When Maintenance is Performed
	Water Flows Out Top of "Distributor" Catch Basin.	Maintenance person observes or receives credible report of water flowing out during any storm less than the design storm or its causing or appears likely to cause damage.	Facility rebuilt or redesigned to standards.
	Receiving Area Over-Saturated	Water in receiving area is causing or has potential of causing landslide problems.	No danger of landslides.
Internal:			
Manhole/Chamber	Worn or Damaged Post, Baffles, Side of Chamber	Structure dissipating flow deteriorates to 1/2 of original size or any concentrated worn spot exceeding one square foot which would make structure unsound.	Structure replaced to design standards.
	Other Defects	See "Catch Basins" (No. 5).	See "Catch Basins" (No. 5).

APPENDIX I

Drainage Plan

SW 1/4, SW 1/4, SEC.35, T.29N, R.04E, W.M.
MUKILTEO, WASHINGTON



HARDSCAPE AREA CALCULATION

TOTAL PROPERTY AREA: 17,231 (0.396 AC)

CONCEPTUAL HARDSCAPE:

CONCEPT SHARE DRIV.	1,400 SF.
CONCEPT LOT 1 STR ROOF	1,500 SF.
CONCEPT LOT 1 DRIV/WALK	700 SF.
CONCEPT LOT 2 STR	2,500 SF.
CONCEPT LOT 2 DRIV/WALK	1,000 SF.
TOTAL	7,100 SF.

TOTAL NEW/REPLACED HARDSCAPED: 7,106 SF.

DRAINAGE SUMMARY NOTE:

DUE TO STEEPNESS OF SITE AND GENERAL AREA, POOR AND/OR NON-NATIVE SOIL SURFACE BONE LOCATED ON SITE, CONFINED NATURE OF DEVELOPMENT, INFILTRATION OF SITE RUNOFF IS NOT FEASIBLE. ADDITIONALLY, DUE TO STEEPNESS OF SITE AND SURROUNDING AREA DISPERSION OF DEVELOPED RUNOFF IS NOT FEASIBLE. INSTEAD, ALL DEVELOPED DRIVEWAY SURFACES TO BE TIGHTLINED INTO EXISTING/NEW DRAINAGE SYSTEMS. ADDITIONALLY ALL NEW ROOF DRAINS SHALL EITHER DRAIN TO 2"x12" FORM PIPE TRENCH SYSTEMS OR ADDING GROUND BIORETENTION PLANTER BOXES LOCATED IN THE CENTRAL AREA OF THE SITE. OVERFLOWS OF ROOF AND/OR PLANTER BOX SYSTEM TO CONNECTED TO EXISTING DRAINAGE SYSTEM TO THE NORTH OF THE SITE.

COPYRIGHT © 2018

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 @ 8-1-1 AND POTHOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS & SURVEYORS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CALL 811 TWO (2) BUSINESS DAYS BEFORE YOU DIG

Western Engineers & Surveyors
(425) 356-2700
SURVEYORS • PLANNERS • ENGINEERS
LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
*** 9740 EVERGREEN WAY • EVERETT • WA • 98204 ***

TAX ACCOUNT NO.(S): 29043400302600

SITE ADDRESS: LANDS ON MUKILTEO, WA 98275

19.

PRELIMINARY DRAINAGE PLAN FOR: McCONNELL SHORT PLAT

SW 1/4, SW 1/4, SEC.35, T.29N, R.04E, W.M.
MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
DJH	10/15/18	02 JAJ	01/01/19	J. JARRELL	1"=20'
DRAWING FILE NAME		CHECKED BY	F.B. NO.	JOB NUMBER	SHEET NO.
181731A04SC.DWG		JAJ	-	18-1731-A	2 OF 2

APPENDIX II

SOIL INFORMATION

SOIL LOGS

SL#1
0”-14” TOPSOIL
14”-24” MIXTURE OF FILL CLAY

SL#2- SW CORNER OF PROPERTY
0”-24” TOPSOIL
24”-29” DARL GRAY CLAY

NO GROUND WATER WAS OBSERVED

USDA Soil Map

Search

Map Unit Legend

Snohomish County Area, Washington (WA661)
Snohomish County Area, Washington (WA661)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
4	Alderwood-Everett gravelly sandy loams, 25 to 70 percent slopes	0.3	100.0%
Totals for Area of Interest		**0.3**	**100.0%**

Legend

Soil Map

Scale (not to scale)

USDA Soil Map Legend

4—Alderwood-Everett gravelly sandy loams, 25 to 70 percent slopes

Map Unit Setting

National map unit symbol: 2hyy
Elevation: 50 to 800 feet
Mean annual precipitation: 25 to 60 inches
Mean annual air temperature: 48 to 52 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Not prime farmland

Map Unit Composition

Alderwood and similar soils: 60 percent Everett and similar soils: 25 percent Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Alderwood

Setting

Landform: Till plains
Parent material: Basal till

Typical profile

H1 - 0 to 7 inches: gravelly ashy sandy loam
H2 - 7 to 35 inches: very gravelly ashy sandy loam
H3 - 35 to 60 inches: gravelly sandy loam

Properties and qualities

Slope: 25 to 70 percent
Depth to restrictive feature: 20 to 40 inches to densic material
Natural drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)
Depth to water table: About 18 to 36 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: B
Hydric soil rating: No

Description of Everett

Setting

Landform: Terraces, plains
Parent material: Glacial outwash

Typical profile

H1 - 0 to 6 inches: gravelly ashy sandy loam
H2 - 6 to 18 inches: very gravelly ashy sandy loam
H3 - 18 to 60 inches: extremely gravelly sand

Properties and qualities

Slope: 25 to 70 percent
Depth to restrictive feature: 14 to 20 inches to strongly contrasting textural stratification
Natural drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High (1.98 to 5.95 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very low (about 2.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 7e
Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Mckenna

Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

Norma, undrained

Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

Terric medisaprists, undrained

Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

APPENDIX III

SOIL AMENDMENT

(TO BE INCLUDED DURING CONSTRUCTION PLAN PHASE)

WETLAND & STREAM DETERMINATION FOR

MCCONNELL – 200 LAMAR DRIVE

Tax Parcel No. 29043400302600.

Acre Project #18051

Prepared by:

Acre Environmental Consulting, LLC.
17715 28th Ave. NE
Lake Forest Park, WA 98155
(206) 450-7746

For:

Michael McConnell
132 Priest Point Drive NE
Marysville, WA 98270

July 18, 2018

Wetland name or number A

These questions apply to wetlands of all HGM classes.

HABITAT FUNCTIONS - Indicators that site functions to provide important habitat

H 1.0. Does the site have the potential to provide habitat?

H 1.1. Structure of plant community: *Indicators are Cowardin classes and strata within the Forested class.* Check the Cowardin plant classes in the wetland. *Up to 10 patches may be combined for each class to meet the threshold of ¼ ac or more than 10% of the unit if it is smaller than 2.5 ac. Add the number of structures checked.*

- ___ Aquatic bed
- X Emergent
- X Scrub-shrub (areas where shrubs have > 30% cover)
- ___ Forested (areas where trees have > 30% cover)

4 structures or more: points = 4
3 structures: points = 2
2 structures: points = 1
1 structure: points = 0

If the unit has a Forested class, check if:

- ___ The Forested class has 3 out of 5 strata (canopy, sub-canopy, shrubs, herbaceous, moss/ground-cover) that each cover 20% within the Forested polygon

1

H 1.2. Hydroperiods

Check the types of water regimes (hydroperiods) present within the wetland. The water regime has to cover more than 10% of the wetland or ¼ ac to count (*see text for descriptions of hydroperiods*).

- ___ Permanently flooded or inundated
- ___ Seasonally flooded or inundated
- ___ Occasionally flooded or inundated
- X Saturated only
- X Permanently flowing stream or river in, or adjacent to, the wetland
- ___ Seasonally flowing stream in, or adjacent to, the wetland
- ___ Lake Fringe wetland
- ___ Freshwater tidal wetland

4 or more types present: points = 3
3 types present: points = 2
2 types present: points = 1
1 type present: points = 0
2 points
2 points

1

H 1.3. Richness of plant species

Count the number of plant species in the wetland that cover at least 10 ft^2.

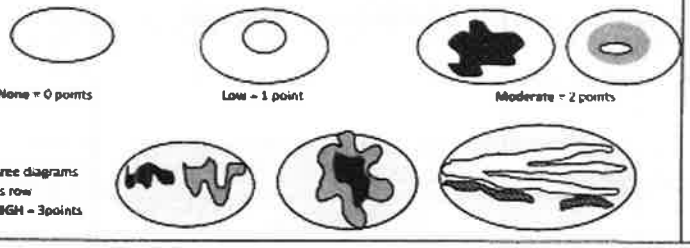
Different patches of the same species can be combined to meet the size threshold and you do not have to name the species. ***Do not include Eurasian milfoil, reed canarygrass, purple loosestrife, Canadian thistle***

If you counted: > 19 species — points = 2
5 - 19 species — points = 1
< 5 species — points = 0

1

H 1.4. Interspersion of habitats

Decide from the diagrams below whether interspersion among Cowardin plants classes (described in H 1.1), or the classes and unvegetated areas (can include open water or mudflats) is high, moderate, low, or none. *If you have four or more plant classes or three classes and open water, the rating is always high.*



None = 0 points — Low = 1 point — Moderate = 2 points

All three diagrams in this row are HIGH = 3points

0

Wetland name or number A

H 1.5. Special habitat features:

Check the habitat features that are present in the wetland. *The number of checks is the number of points.*

- X Large, downed, woody debris within the wetland (> 4 in diameter and 6 ft long).
- ___ Standing snags (dbh > 4 in) within the wetland
- X Undercut banks are present for at least 6.6 ft (2 m) and/or overhanging plants extends at least 3.3 ft (1 m) over a stream (or ditch) in, or contiguous with the wetland, for at least 33 ft (10 m)
- ___ Stable steep banks of fine material that might be used by beaver or muskrat for denning (> 30 degree slope) OR signs of recent beaver activity are present (*cut shrubs or trees that have not yet weathered where wood is exposed*)
- ___ At least ¼ ac of thin-stemmed persistent plants or woody branches are present in areas that are permanently or seasonally inundated (*structures for egg-laying by amphibians*)
- X Invasive plants cover less than 25% of the wetland area in every stratum of plants (*see H 1.1 for list of strata*)

6

Total for H 1 — Add the points in the boxes above: 0

Rating of Site Potential If score is: ___ 15-18 = H ___ 7-14 = M ___ 0-6 = L — *Record the rating on the first page*

H 2.0. Does the landscape have the potential to support the habitat functions of the site?

H 2.1. Accessible habitat (*include only habitat that directly abuts wetland unit*).

Calculate: % undisturbed habitat 14 + [(% moderate and low intensity land uses)/2] 0 = 14 %

If total accessible habitat is:

- > 1/3 (33.3%) of 1 km Polygon — points = 3
- 20-33% of 1 km Polygon — points = 2
- 10-19% of 1 km Polygon — points = 1
- < 10% of 1 km Polygon — points = 0

1

H 2.2. Undisturbed habitat in 1 km Polygon around the wetland.

Calculate: % undisturbed habitat 14 + [(% moderate and low intensity land uses)/2] 20% 34.5%

- Undisturbed habitat > 50% of Polygon — points = 3
- Undisturbed habitat 10-50% and in 1-3 patches — points = 2
- Undisturbed habitat 10-50% and > 3 patches — points = 1
- Undisturbed habitat < 10% of 1 km Polygon — points = 0

1

H 2.3. Land use intensity in 1 km Polygon: If

- > 50% of 1 km Polygon is high intensity land use — points = (-2)
- ≤ 50% of 1 km Polygon is high intensity — points = 0

0

Total for H 2 — Add the points in the boxes above: 2

Rating of Landscape Potential If score is: ___ 4-6 = H X 1-3 = M ___ < 1 = L — *Record the rating on the first page*

H 3.0. Is the habitat provided by the site valuable to society?

H 3.1 Does the site provide habitat for species valued in laws, regulations, or policies? *Choose only the highest score that applies to the wetland being rated.*

Site meets ANY of the following criteria: — points = 2

- It has 3 or more priority habitats within 100 m (*see next page*)
- It provides habitat for Threatened or Endangered species (any plant or animal on the state or federal lists)
- It is mapped as a location for an individual WDFW priority species
- It is a Wetland of High Conservation Value as determined by the Department of Natural Resources
- It has been categorized as an important habitat site in a local or regional comprehensive plan, in a Shoreline Master Plan, or in a watershed plan

Site has 1 or 2 priority habitats (listed on next page) within 100 m — points = 1

Site does not meet any of the criteria above — points = 0

2

Rating of Value If score is: X 2 = H ___ 1 = M ___ 0 = L — *Record the rating on the first page*

Wetland name or number A

WDFW Priority Habitats

Priority habitats listed by WDFW (see complete descriptions of WDFW priority habitats, and the counties in which they can be found, in: Washington Department of Fish and Wildlife. 2008. Priority Habitat and Species List. Olympia, Washington. 177 pp. http://wdfw.wa.gov/publications/00165/wdfw00165.pdf or access the list from here. http://wdfw.wa.gov/conservation/phs/list/)

Count how many of the following priority habitats are within 330 ft (100 m) of the wetland unit: ***NOTE:*** *This question is independent of the land use between the wetland unit and the priority habitat.*

— **Aspen Stands:** Pure or mixed stands of aspen greater than 1 ac (0.4 ha).

— **Biodiversity Areas and Corridors:** Areas of habitat that are relatively important to various species of native fish and wildlife (*full descriptions in WDFW PHS report*).

— **Herbaceous Balds:** Variable size patches of grass and forbs on shallow soils over bedrock.

— **Old-growth/Mature forests:** Old-growth west of Cascade crest – Stands of at least 2 tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) > 32 in (81 cm) dbh or > 200 years of age. Mature forests – Stands with average diameters exceeding 21 in (53 cm) dbh; crown cover may be less than 100%; decay, decadence, numbers of snags, and quantity of large downed material is generally less than that found in old-growth; 80-200 years old west of the Cascade crest.

— **Oregon White Oak:** Woodland stands of pure oak or oak/conifer associations where canopy coverage of the oak component is important (*full descriptions in WDFW PHS report p. 158 – see web link above*).

— **Riparian:** The area adjacent to aquatic systems with flowing water that contains elements of both aquatic and terrestrial ecosystems which mutually influence each other.

— **Westside Prairies:** Herbaceous, non-forested plant communities that can either take the form of a dry prairie or a wet prairie (*full descriptions in WDFW PHS report p. 161 – see web link above*).

— **Instream:** The combination of physical, biological, and chemical processes and conditions that interact to provide functional life history requirements for instream fish and wildlife resources.

— **Nearshore:** Relatively undisturbed nearshore habitats. These include Coastal Nearshore, Open Coast Nearshore, and Puget Sound Nearshore. (*full descriptions of habitats and the definition of relatively undisturbed are in WDFW report - see web link on previous page*).

— **Caves:** A naturally occurring cavity, recess, void, or system of interconnected passages under the earth in soils, rock, ice, or other geological formations and is large enough to contain a human.

— **Cliffs:** Greater than 25 ft (7.6 m) high and occurring below 5000 ft elevation.

— **Talus:** Homogenous areas of rock rubble ranging in average size 0.5 - 6.5 ft (0.15 - 2.0 m), composed of basalt, andesite, and/or sedimentary rock, including riprap slides and mine tailings. May be associated with cliffs.

— **Snags and Logs:** Trees are considered snags if they are dead or dying and exhibit sufficient decay characteristics to enable cavity excavation/use by wildlife. Priority snags have a diameter at breast height of > 20 in (51 cm) in western Washington and are > 6.5 ft (2 m) in height. Priority logs are > 12 in (30 cm) in diameter at the largest end, and > 20 ft (6 m) long.

Note: All vegetated wetlands are by definition a priority habitat but are not included in this list because they are addressed elsewhere.

Wetland name or number A

CATEGORIZATION BASED ON SPECIAL CHARACTERISTICS

Wetland Type *Check off any criteria that apply to the wetland. Circle the category when the appropriate criteria are met.*	Category
SC 1.0. Estuarine wetlands Does the wetland meet the following criteria for Estuarine wetlands? — The dominant water regime is tidal, — Vegetated, and — With a salinity greater than 0.5 ppt Yes –Go to SC 1.1 No = Not an estuarine wetland	
SC 1.1. Is the wetland within a National Wildlife Refuge, National Park, National Estuary Reserve, Natural Area Preserve, State Park or Educational, Environmental, or Scientific Reserve designated under WAC 332-30-151? Yes = Category I No - Go to SC 1.2	Cat. I
SC 1.2. Is the wetland unit at least 1 ac in size and meets at least two of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing, and has less than 10% cover of non-native plant species. (If non-native species are *Spartina*, see page 25) — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un grazed or un-mowed grassland. — The wetland has at least two of the following features: tidal channels, depressions with open water, or contiguous freshwater wetlands. Yes = Category I No = Category III	Cat. I Cat. III
SC 2.0. Wetlands of High Conservation Value (WHCV) SC 2.1. Has the WA Department of Natural Resources updated their website to include the list of Wetlands of High Conservation Value? Yes – Go to SC 2.2 No – Go to SC 2.3 SC 2.2. Is the wetland listed on the WDNR database as a Wetland of High Conservation Value? Yes = Category I No = Not a WHCV SC 2.3. Is the wetland in a Section/Township/Range that contains a Natural Heritage wetland? http://www1.dnr.wa.gov/nhp/refdesk/datasearch/wnhpwetlands.pdf Yes = Contact WNHP/WDNR and go to SC 2.4 No = Not a WHCV SC 2.4. Has WDNR identified the wetland within the S/T/R as a Wetland of High Conservation Value and listed it on their website? Yes = Category I No = Not a WHCV	Cat. I
SC 3.0. Bogs Does the wetland (*or any part of the unit*) meet both the criteria for soils and vegetation in bogs? *Use the key below. If you answer YES you will still need to rate the wetland based on its functions.* SC 3.1. Does an area within the wetland unit have organic soil horizons, either peats or mucks, that compose 16 in or more of the first 32 in of the soil profile? Yes – Go to SC 3.3 No – Go to SC 3.2 SC 3.2. Does an area within the wetland unit have organic soils, either peats or mucks, that are less ~~than 16 in deep~~ over bedrock, or an impermeable hardpan such as clay or volcanic ash, or that are floating on ~~top of a lake or~~ pond? Yes – Go to SC 3.3 No = Is not a bog SC 3.3. Does an area with peats or mucks have more than 70% cover of mosses at ground level, AND ~~at least a 30%~~ cover of plant species listed in Table 4? Yes = Is a Category I bog No – Go to SC 3.4 **NOTE:** If you are uncertain about the extent of mosses in the understory, you may substitute that criterion by measuring the pH of the water that seeps into a hole dug at least 16 in deep. If the pH is less than 5.0 and the plant species in Table 4 are present, the wetland is a bog. SC 3.4. Is an area with peats or mucks forested (> 30% cover) with Sitka spruce, subalpine fir, western red cedar, western hemlock, lodgepole pine, quaking aspen, Engelmann spruce, or western white pine, AND any of the species (or combination of species) listed in Table 4 provide more than 30% of the cover under the canopy? Yes = Is a Category I bog No = Is not a bog	Cat. I

Wetland name or number A

SC 4.0. Forested Wetlands Does the wetland have at least 1 contiguous acre of forest that meets one of these criteria for the WA Department of Fish and Wildlife's forests as priority habitats? ***If you answer YES you will still need to rate the wetland based on its functions.*** — **Old-growth forests** (west of Cascade crest): Stands of at least two tree species, forming a multi-layered canopy with occasional small openings; with at least 8 trees/ac (20 trees/ha) that are at least 200 years of age OR have a diameter at breast height (dbh) of 32 in (81 cm) or more. — **Mature forests** (west of the Cascade Crest): Stands where the largest trees are 80-200 years old OR the species that make up the canopy have an average diameter (dbh) exceeding 21 in (53 cm). Yes = Category I (No = Not a forested wetland for this section)	Cat. I
SC 5.0. Wetlands in Coastal Lagoons Does the wetland meet all of the following criteria of a wetland in a coastal lagoon? — The wetland lies in a depression adjacent to marine waters that is wholly or partially separated from marine waters by sandbanks, gravel banks, shingle, or, less frequently, rocks — The lagoon in which the wetland is located contains ponded water that is saline or brackish (> 0.5 ppt) during most of the year in at least a portion of the lagoon *(needs to be measured near the bottom)* Yes – Go to SC 5.1 (No = Not a wetland in a coastal lagoon)	Cat. I
SC 5.1. Does the wetland meet all of the following three conditions? — The wetland is relatively undisturbed (has no diking, ditching, filling, cultivation, grazing), and has less than 20% cover of aggressive, opportunistic plant species (see list of species on p. 100). — At least ¾ of the landward edge of the wetland has a 100 ft buffer of shrub, forest, or un-grazed or un-mowed grassland. — The wetland is larger than $^1/_{10}$ ac (4350 ft^2) Yes = Category I No = Category II	Cat. II
SC 6.0. Interdunal Wetlands Is the wetland west of the 1889 line (also called the Western Boundary of Upland Ownership or WBUO)? ***If you answer yes you will still need to rate the wetland based on its habitat functions.*** In practical terms that means the following geographic areas: — Long Beach Peninsula: Lands west of SR 103 — Grayland-Westport: Lands west of SR 105 — Ocean Shores-Copalis: Lands west of SR 115 and SR 109 Yes – Go to SC 6.1 (No = not an interdunal wetland for rating)	Cat I
SC 6.1. Is the wetland 1 ac or larger and scores an 8 or 9 for the habitat functions on the form (rates H,H,H or H,H,M for the three aspects of function)? Yes = Category I No – Go to SC 6.2	Cat. II
SC 6.2. Is the wetland 1 ac or larger, or is it in a mosaic of wetlands that is 1 ac or larger? Yes = Category II No – Go to SC 6.3	Cat. III
SC 6.3. Is the unit between 0.1 and 1 ac, or is it in a mosaic of wetlands that is between 0.1 and 1 ac? Yes = Category III No = Category IV	Cat. IV
Category of wetland based on Special Characteristics If you answered No for all types, enter "Not Applicable" on Summary Form	

Wetland name or number A

This page left blank intentionally

Map measurements used to determine answers for H2.0.

1km area	35,005,124 SF	
Moderate & low intensity land use (LU)	15,015,760 SF	43%
Accessible moderate & low intensity LU	0 SF	
Relatively undisturbed LU	4,989,514 SF	14%
Accessible relatively undisturbed LU	4,989,514 SF	14%
High intensity LU	14,999,850 SF	43%

RATING ANSWERS FOR WETLAND A

S1.3 Dense, uncut, herbaceous plants > 1/2 the wetland area.

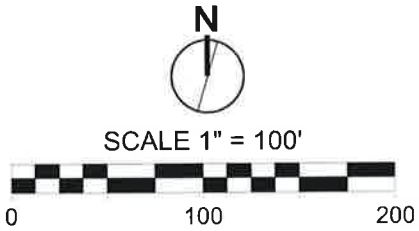
S4.1 Dense, uncut, rigid plants cover < 90% of the area of the wetland.

S2.1 Greater than 10% of the area within 150' of the uphill side of Wetland A is in land use that generates pollutants (~20%).

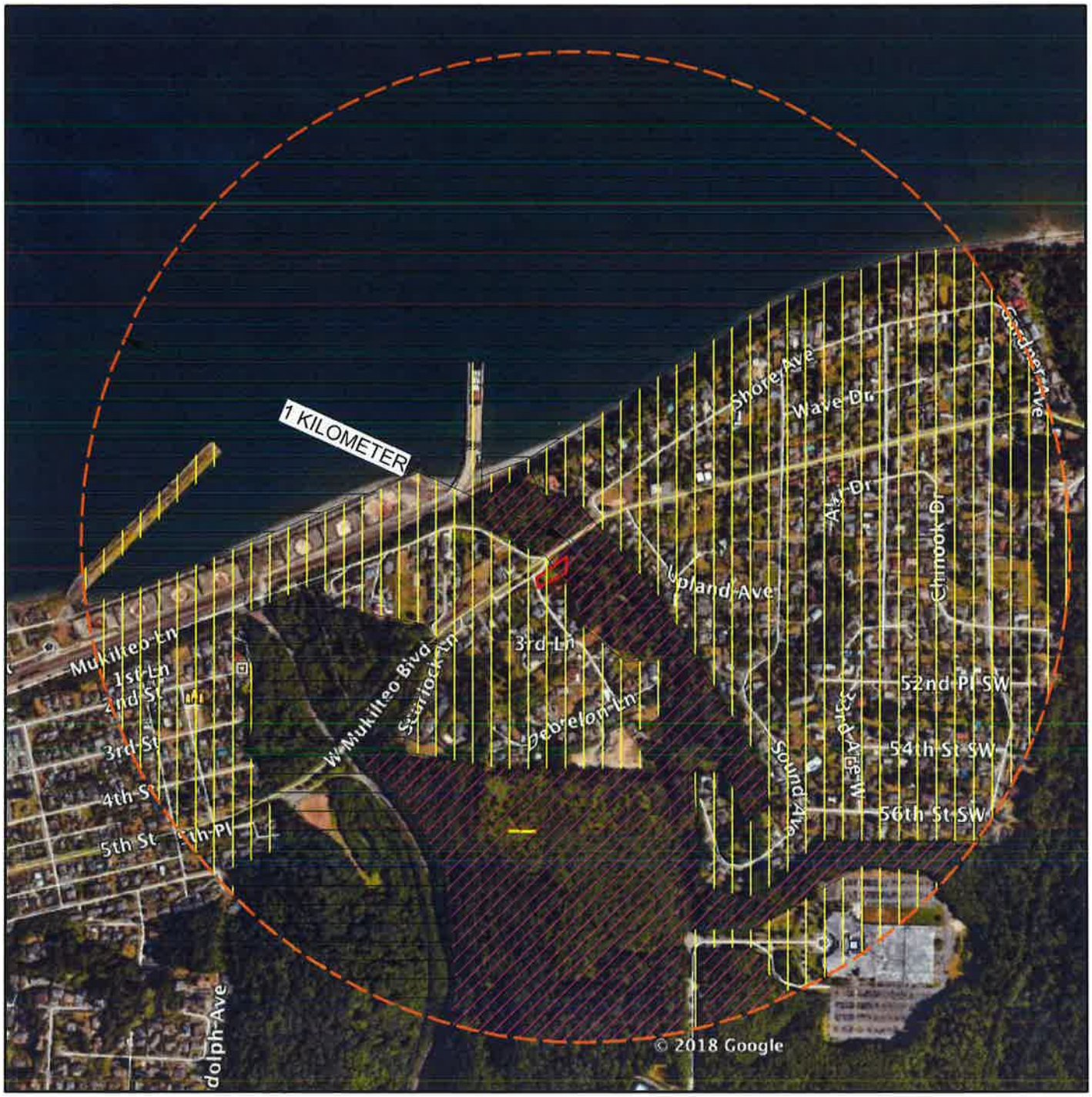
S5.1 Less than 25% of the area within 150' of the uphill side of Wetland A is in land use that generates excess runoff (~20%).

H1.1 & H1.4 The wetland contains scrub-shrub vegetation; and no interspersion.

H1.2 The wetland contains saturated only and permanently flowing stream hydroperiods.



Acre Job: 18051 Drawn By: L. Emenhiser Figure 1 of 4 Date: 07.11.2018 Rev #:	PREPARED FOR: Michael McConnell 132 Priest Point Dr. NE Marysville, WA 98270	WETLAND RATING MAP MCCONNELL - 200 LAMAR DRIVE MUKILTEO, WA TAX PARCEL NO. 29043400302600.	PREPARED BY: Acre Environmental Consulting, LLC 17715 28th Avenue NE Lake Forest Park, WA 98155 Phone: (206) 450-7746 Email: louis@acreenvironmental.com	ACRE ENVIRONMENTAL CONSULTING, LLC



LEGEND

- SUBJECT WETLANDS
- HIGH INTENSITY LAND USE
- MODERATE, AND LOW INTENSITY LAND USE
- RELATIVELY UNDISTURBED LAND
- ONE KILOMETER POLYGON LINE

Note: Land use definitions are derived from H2.0 Table 3 of the Wetland Rating System for Western WA: 2014 Update

This map was used to derive answers for questions H2.1, H2.2, and H2.3.

N

APPROX. SCALE 1" = 1,000'

0 1,000 2,000

Acre Job: 18051 Drawn By: L. Emenhiser Figure 2 of 4 Date:07.10.2018 Rev #:	PREPARED FOR: Michael McConnell 132 Priest Point Dr. NE Marysville, WA 98270	1KM POLYGON MAP (UNDISTURBED & ACCESIBLE HABITAT) MCCONNELL - 200 LAMAR DRIVE MUKILTEO, WA TAX PARCEL NO. 29043400302600.	PREPARED BY: Acre Environmental Consulting, LLC 17715 28th Avenue NE Lake Forest Park, WA 98155 Phone: (206) 450-7746 Email: louis@acreenvironmental.com	ACRE ENVIRONMENTAL CONSULTING, LLC

S3.1 The subject wetland discharges directly (within 1 mile) of Possession Sound listed on the 303(d) list.

S3.2 The subject wetland is located in a basin or sub-basin with an aquatic resource listed on the 303(d) list.

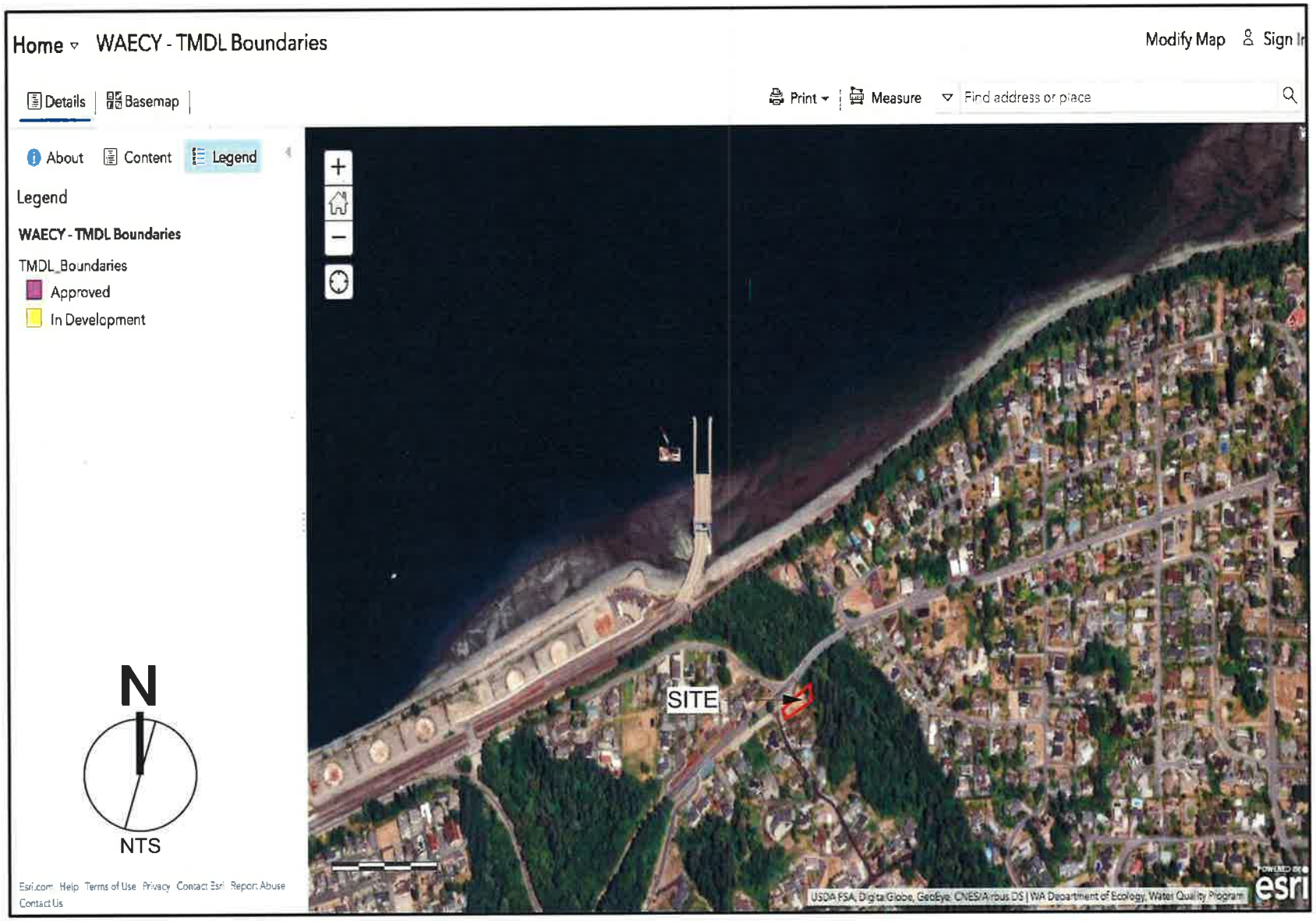
ACRE ENVIRONMENTAL CONSULTING

PREPARED BY:
Acre Environmental Consulting, LLC
17715 28th Avenue NE
Lake Forest Park, WA 98155
Phone: (206) 450-7746
Email: louis@acreenvironmental.com

DOE 303(d) Waters in Basin (Screen Capture)
MCCONNELL - 200 LAMAR DRIVE
MUKILTEO, WA
TAX PARCEL NO. 29043400302600.

PREPARED FOR:
Michael McConnell
132 Priest Point Dr. NE
Marysville, WA 98270

Acre Job: 18051
Drawn By: L. Emenhiser
Figure 3 of 4
Date: 07.11.2018
Rev #:



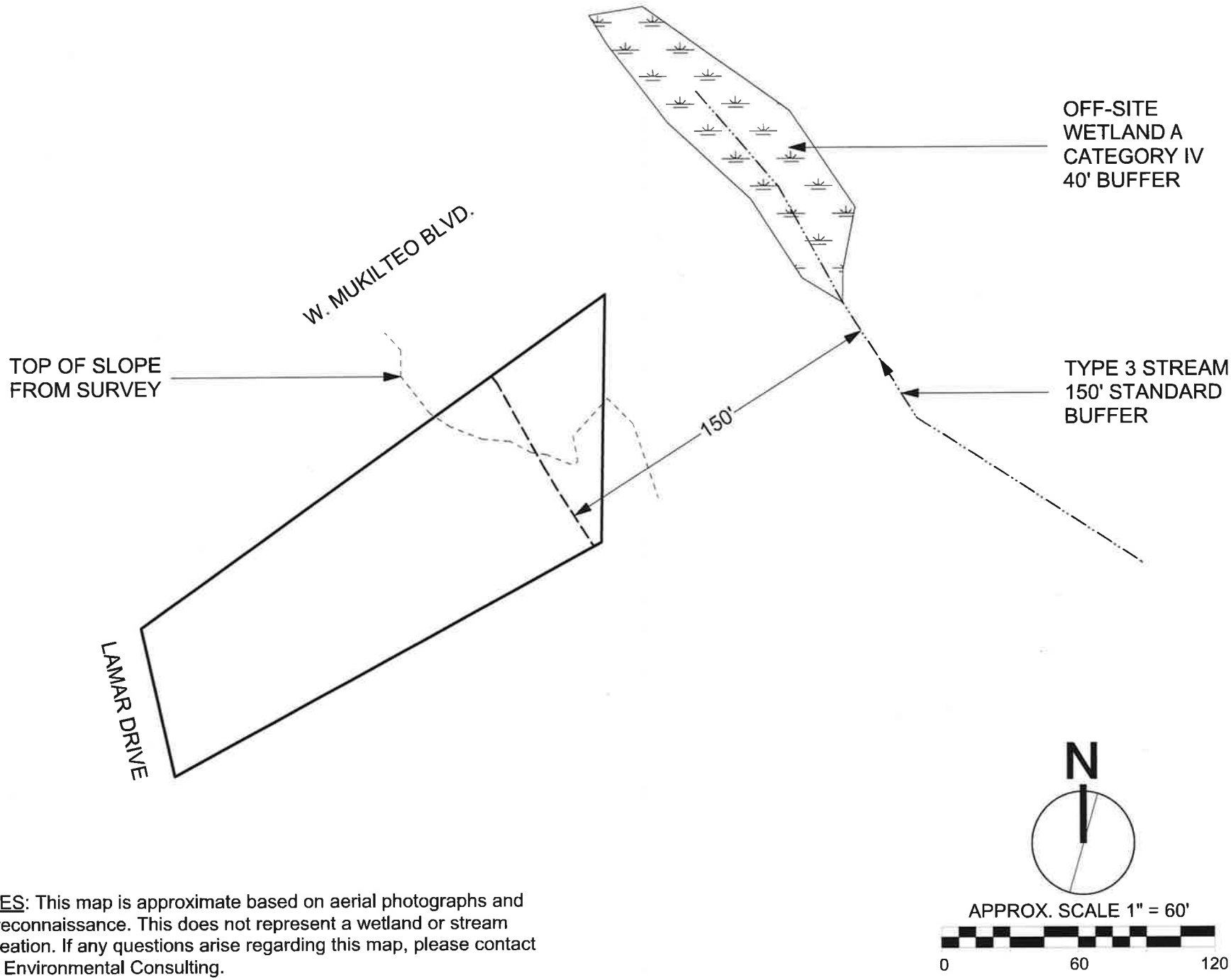
S3.3 Based on the Department of Ecology's TMDL Boundaries webpage, no TMDL's have been identified for the Possession Sound Basin in which this wetland rating unit is found.

PREPARED BY:
Acre Environmental Consulting, LLC
17715 28th Avenue NE
Lake Forest Park, WA 98155
Phone: (206) 450-7746
Email: louis@acreenvironmental.com

TMDL'S FOR WRIA 7 (Screen Capture)
MCCONNELL - 200 LAMAR DRIVE
MUKILTEO, WA
TAX PARCEL NO. 29043400302600.

PREPARED FOR:
Michael McConnell
132 Priest Point Dr. NE
Marysville, WA 98270

Acre Job: 18051
Drawn By: -- Emenhiser
Figure 4 of 4
Date: 07.11.2018
Rev #:



NOTES: This map is approximate based on aerial photographs and site reconnaissance. This does not represent a wetland or stream delineation. If any questions arise regarding this map, please contact Acre Environmental Consulting.

MAP SHEET: CA1.00

ACRE ENVIRONMENTAL CONSULTING, LLC

PREPARED BY:
Acre Environmental Consulting, LLC
17715 28th Avenue NE
Lake Forest Park, WA 98155
Phone: (206) 450-7746
Email: louis@acreenvironmental.com

WETLAND & STREAM DETERMINATION MAP
MCCONNELL - 200 LAMAR DRIVE
MUKILTEO, WA
TAX PARCEL NO. 29043400302600.

PREPARED FOR:
Michael McConnell
132 Priest Point Dr. NE
Marysville, WA 98270

Acre Job: 18051
Drawn By: L. Emenhiser
Date: 07.18.18
Revision #: N/A

RECEIVED
JUL 16 2019
CITY OF MUKILTEO

Cobalt Geosciences

P.O. Box 82243
Kenmore, Washington 98028
(206) 331-1097

February 16, 2018
Updated April 25, 2019

Mr. Michael McConnell
Michaelmcconnell.ma@gmail.com

RE: Limited Geologic Evaluation
Proposed Single Family Residence
200 Lamar Drive
Mukilteo, Washington

Dear Mr. McConnell,

In accordance with your authorization, Cobalt Geosciences, LLC has prepared this letter to discuss geologic hazards and development suitability of the referenced property.

In preparation of this report, we reviewed a geotechnical report dated January 3, 2010. This report included several explorations within or near the subject property.

Project and Site Description

The site consists of one irregularly shaped parcel (No. 29043400302600) with a total area of 0.43 acres. The proposed development includes construction of two new residences and driveways located in the western portion of the property. Figure 2 shows the updated lot layout and building locations.

The site is currently undeveloped. The western two-thirds of the property slopes downward toward the north at variable magnitudes of 10 to 50 percent and topographic relief of about 8 feet. The eastern third of the property slopes downward toward the northeast into a ravine at magnitudes of 50 to 100 percent and a total relief of about 60 feet. There is a stream northeast and east of the property located at the toe of the slope.

The site is vegetated with grasses, ferns blackberry vines, as well as Cedar, Maple, and Cottonwood trees.

The site is bordered to the south by a single-family residence, to the west by Lamar Drive, to the east by a stream, undeveloped land, and single-family residences and to the north by Mukilteo Boulevard.

Area Geology

The Geologic Map of Washington, Northwest Quadrant, indicates that the site is underlain by glacial till. Glacial till is typically medium dense to very dense and range in composition from silty-sand with gravel to sandy silt with gravel.

The explorations conducted in 2010 by Geotechnical and Environmental Services, Inc. described soils consistent with glacial till within the western portion of the property and Whidbey Formation within the steep slope area.

Steep Slope Hazard

Most critical area ordinances designate slopes with magnitudes greater than about 40 percent and vertical relief of at least 10 feet as potentially geologically hazardous (steep slope/landslide hazards).

There is a relatively steep slope in the eastern portion of the property that extends downward from the site into a ravine. The slope has variable magnitudes of 40 to 100 percent. The upper portion of the slope has been over steepened through undocumented fill placement. We observed local sloughed areas 6 to 8 feet in height near the top of the slope. Areas below consist of natural slopes with no evidence of landslide activity, severe erosion, or sloughing.

We understand that a relatively recent landslide occurred upslope of this property within the last 3 years. We previously observed this area on an unrelated site visit to the vicinity. It is our opinion that most of the landslide activity in this area was a result of groundwater/spring activity at the toe of the slope, stream incising, and the presence of coarser grained soils (Advance Outwash) overlying denser materials at depth (Whidbey Formation). The subject property is lower in elevation than that slide area and is underlain by denser fine-grained soils of the Whidbey Formation.

It is our opinion that the slope system is generally stable at this time. The filled area at the top of the slope will likely continue to slough over time and should be removed as part of site grading activities. Following fill removal, it will be necessary to place mulch over exposed soils and re-plant the area with native species. If sloughing or landslide activity occurs, a qualified geotechnical consultant should review the site conditions and provide recommendations for mitigation, if warranted.

Conclusions & Recommendations

It is our opinion that the site is suitable for the proposed residential development. We expect that bearing soils suitable for foundation support will be encountered within 4 to 5 feet of the ground surface. We recommend that a geotechnical engineer or engineering geologist observe footing excavations to verify soil conditions prior to concrete placement.

The site has been previously (historically) graded that appears to have included some cuts and areas of fill placement. This grading has somewhat obscured the original, natural topography in some areas. While there may have been low areas within the property west of the ravine, it is likely that the original topography would have consisted of a low magnitude slope extending downward from the southeast to northwest, generally consistent with the slope along Lamar Drive.

While the site contains localized slopes with magnitudes greater than 40 percent, the site is underlain by relatively dense glacially consolidated deposits and not prone to landslide activity. It is our opinion that the site slopes are stable at this time. We recommend removal of loose sloughed fill at the top of the slope during site development followed by mulch placement and re-vegetation.

We recommend a minimum effective setback of at least 25 feet from the residence to the east facing slope. In other words, we recommend a minimum lateral distance of 25 feet measured horizontally from the east edge of the building footings to the face of the adjacent steep slope. This could require additional foundation embedment depending on the proposed location and finish floor elevations of the proposed residence.

The near surface soils are relatively fine-grained and are generally not conducive for infiltration of runoff. Furthermore, the site is situated at the top of a relatively steep slope with moderate landslide potential. Infiltration of runoff near or adjacent to steep slope and landslide hazard areas is not recommended. We recommend that all runoff collection devices for new impervious surfaces be tightlined to City stormwater infrastructure.

We can provide additional geotechnical recommendations related to utility placement, earthwork, temporary excavations, foundation design, and stormwater system design upon request.

Temporary Erosion Control

Erosion and sediment control (ESC) is used to reduce the transportation of eroded sediment to wetlands, streams, lakes, drainage systems, and adjacent properties. Erosion and sediment control measures should be implemented and these measures should be in general accordance with local regulations. At a minimum, the following basic recommendations should be incorporated into the design of the erosion and sediment control features for the site:

- Schedule the soil, foundation, utility, and other work requiring excavation or the disturbance of the site soils, to take place during the dry season (generally May through September). However, provided precautions are taken using Best Management Practices (BMP's), grading activities can be completed during the wet season (generally October through April).
- All site work should be completed and stabilized as quickly as possible.
- Additional perimeter erosion and sediment control features may be required to reduce the possibility of sediment entering the surface water. This may include additional silt fences, silt fences with a higher Apparent Opening Size (AOS), construction of a berm, or other filtration systems.
- Any runoff generated by dewatering discharge should be treated through construction of a sediment trap if there is sufficient space. If space is limited other filtration methods will need to be incorporated.

Closure

The information presented herein is based upon professional interpretation utilizing standard practices and a degree of conservatism deemed proper for this project. We emphasize that this report is valid for this project as outlined above and for the current site conditions, and should not be used for any other site.

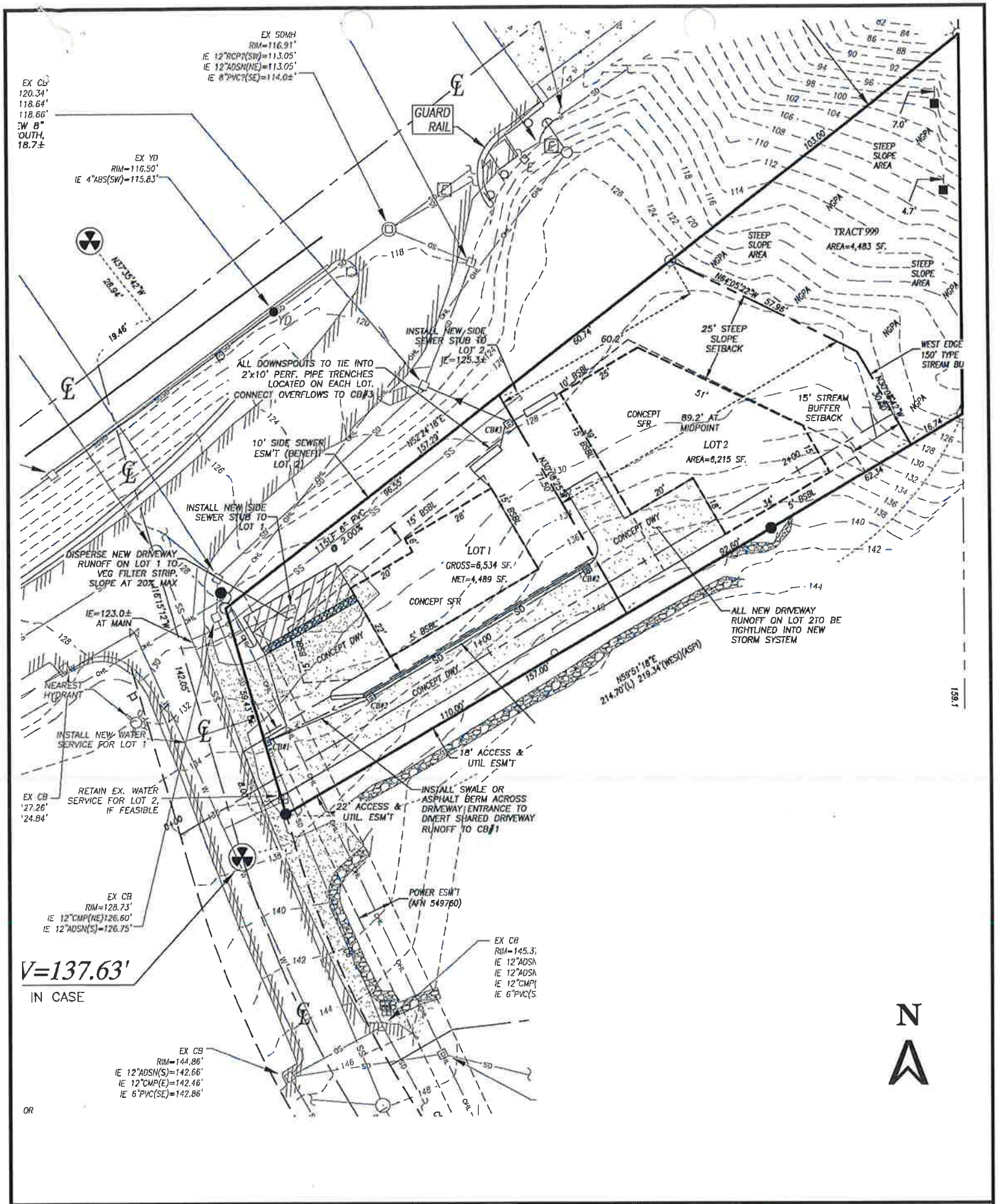
Sincerely,

Cobalt Geosciences, LLC

Phil Haberman, PE, LG, LEG
Principal

PH/sc

Attachment; Figure 1



Proposed Residences
200 Lamar Drive
Mukilteo, Washington

SITE PLAN

FIGURE 1

Cobalt Geosciences
P.O. Box 82243
Kenmore, WA 98028
(206) 331-1097
cobaltgeo@gmail.com

SUBDIVISION

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

500069541
Update 2 (mod)

CHICAGO TITLE INSURANCE COMPANY
a corporation, herein called the Company

RECEIVED
JUL 16 2019
CITY OF MUKILTEO

GUARANTEES

Western Engineers & Surveyors

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

Chicago Title Insurance Company

By:

President

Attest:

Secretary

Chicago Title Company of Washington
3002 Colby Ave., Suite 200
Everett, WA 98201

Countersigned By:

Authorized Officer or Agent

ISSUING OFFICE:
Title Officer: Builder Unit Chicago Title Company of Washington 3002 Colby Ave., Suite 200 Everett, WA 98201 Fax: (866)827-8844 Main Phone: (425)259-8223 Email: evebuilder@ctt.com

SCHEDULE A

Liability	Premium	Tax
$1,000.00	$350.00	$33.95

Effective Date: June 27, 2019 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is vested in:

Michael McConnell and Anneke Marie McConnell, husband and wife

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

END OF SCHEDULE A

EXHIBIT "A"

Legal Description

For APN/Parcel ID(s): 290434-003-026-00

That portion of Government Lot 1 of Section 34, Township 29 North, Range 4 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of Government Lot 1;
thence North 00 ° 09'30" East for 225 feet;
thence South 89 ° 52'00" West for 133.34 feet to the East line of the County Road;
thence Northwesterly along an arc of a curve 115.77 feet;
thence North 16 ° 03'30" West along the East line of the County Road for 8 feet to the true point of beginning;
thence North 60 ° 03'00" East for 214.70 feet to the East line of said Lot 1;
thence North to the South line of the State Highway;
thence Southwesterly along the South line of the State Highway to the East line of the County Road;
thence Southeasterly along the East line of said County Road to the true point of beginning.

Situate in the County of Snohomish, State of Washington.

SCHEDULE B

GENERAL EXCEPTIONS

A. Rights or claims of parties in possession, or claiming possession, not shown by the Public Records.

B. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land.

C. Easements, prescriptive rights, rights-of-way, liens or encumbrances, or claims thereof, not shown by the Public Records.

D. Any lien, or right to a lien, for contributions to employee benefit funds, or for state workers' compensation, or for services, labor, or material heretofore or hereafter furnished, all as imposed by law, and not shown by the Public Records.

E. Taxes or special assessments which are not yet payable or which are not shown as existing liens by the Public Records.

F. Any lien for service, installation, connection, maintenance, tap, capacity, or construction or similar charges for sewer, water, electricity, natural gas or other utilities, or for garbage collection and disposal not shown by the Public Records.

G. Unpatented mining claims, and all rights relating thereto.

H. Reservations and exceptions in United States Patents or in Acts authorizing the issuance thereof.

I. Indian tribal codes or regulations, Indian treaty or aboriginal rights, including easements or equitable servitudes.

J. Water rights, claims or title to water.

SCHEDULE B
(continued)

SPECIAL EXCEPTIONS

1. No search has been made as to property taxes and assessments. Property taxes and assessments will be searched upon request.

2. View Preservation Easement-10 foot Vegetation Height Restriction and the terms and conditions thereof:

   Recording Date: April 9, 2018
   Recording No.: 201804090528

3. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on Snohomish County Survey:

   Recording No: 201808145006

4. We find various matters of record against persons/entities with name(s) similar to the vested owner Michael McConnell.

5. The Company's liability for this report is limited to $1,000.00. This report is based on the company's property records, and no liability is assumed for items misindexed or not indexed in the public records, or for matters which would be disclosed by an inquiry of the parties in possession or by an accurate survey or inspection of the premises. This report and the legal description given herein are based upon information supplied by the applicant as to the location and identification of the premises in question, and no liability is assumed for discrepancies resulting therefrom. This report does not represent either a commitment to insure title, an examination of, or opinion as to the sufficiency or effect of the matter shown, or an opinion as to the marketability of title to the subject premises.

END OF SCHEDULE B

201804090352.001

ELECTRONICALLY RECORDED
201804090352 2
04/09/2018 11:51 AM 75.00
SNOHOMISH COUNTY, WASHINGTON

Thank you for your payment.
E101354 $5,434.00
KYLE G. 04/09/2018

AFTER RECORDING MAIL TO:

Michael McConnell and Anneke Marie McConnell
132 Priest Point Drive NE
Marysville, WA 98270

201804090352

Filed for Record at Request of:
First American Title Insurance Company

Space above this line for Recorders use only
FIRST AMERICAN 2928530

STATUTORY WARRANTY DEED

File No: **4222-2928530 (DH)**

Date: **March 26, 2018**

Grantor(s): **Ronald E. Lee**
Grantee(s): **Michael McConnell and Anneke Marie McConnell**
Abbreviated Legal: **Ptn GL 1, STR 34-29-4, Snohomish County**
Additional Legal on page:
Assessor's Tax Parcel No(s): **290434-003-026-00**

First American Title

THE GRANTOR(S) Ronald E. Lee, a single man for and in consideration of **Ten Dollars and other Good and Valuable Consideration,** in hand paid, conveys, and warrants to **Michael McConnell and Anneke Marie McConnell, husband and wife,** the following described real estate, situated in the County of **Snohomish,** State of **Washington.**

LEGAL DESCRIPTION: Real property in the County of Snohomish, State of Washington, described as follows:

THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 4 EAST, W.M., DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1,
THENCE NORTH 00°09'30" EAST FOR 225 FEET,
THENCE SOUTH 89°52'00" WEST FOR 133.34 FEET TO THE EAST LINE OF THE COUNTY ROAD,
THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE 115.77 FEET,
THENCE NORTH 16°03'30" WEST ALONG THE EAST LINE OF THE COUNTY ROAD FOR 8 FEET TO THE TRUE POINT OF BEGINNING,
THENCE NORTH 60°03'00" EAST FOR 214.70 FEET TO THE EAST LINE OF SAID LOT 1,
THENCE NORTH TO THE SOUTH LINE OF THE STATE HIGHWAY,
THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF THE STATE HIGHWAY TO THE EAST LINE OF THE COUNTY ROAD,
THENCE SOUTHWESTERLY ALONG THE EAST LINE OF SAID COUNTY ROAD TO THE TRUE POINT OF BEGINNING.

APN: 290434-003-026-00 | Statutory Warranty Deed - continued | File No.: 4222-2928530 (DH)

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

Subject To: This conveyance is subject to covenants, conditions, restrictions and easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

Ronald E. Lee

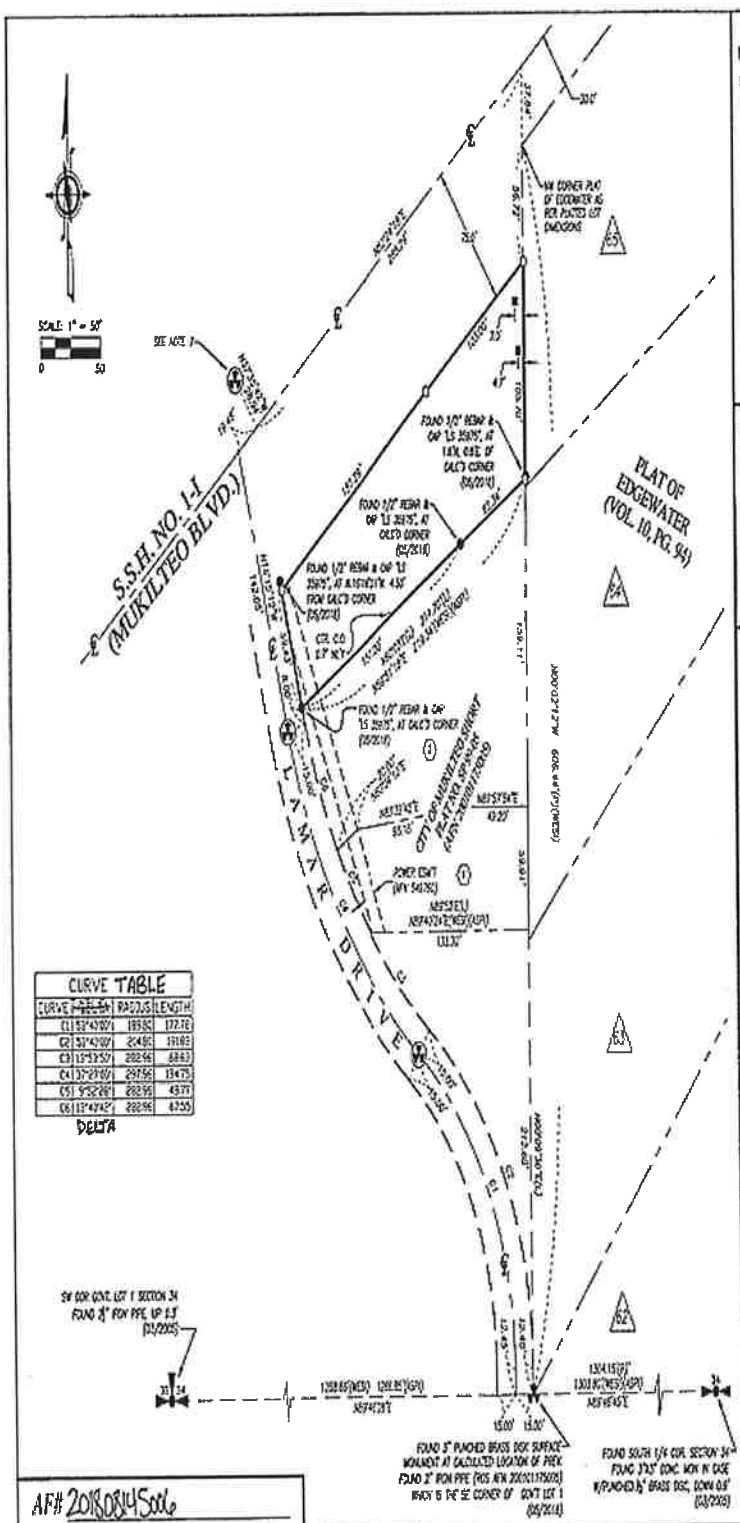
STATE OF Washington)
)-ss
COUNTY OF Snohomish)

I certify that I know or have satisfactory evidence that **Ronald E. Lee**, is/are the person(s) who appeared before me, and said person(s) acknowledged that he/she/they signed this instrument and acknowledged it to be his/her/their free and voluntary act for the uses and purposes mentioned in this instrument.

Dated: 3/26/18

Notary Public in and for the State of Washington
Residing at: Everett
My appointment expires: 6/29/20

RACHEL KIMBALL NOTARY PUBLIC COMMISSION EXPIRES 6-29-20 STATE OF WASHINGTON



LEGEND:

- FOUND SECTION CORNER AS NOTED
- FOUND SECTION 1/4 CORNER AS NOTED
- SET 5/8"x 24" REBAR/CAP "WO 36215"
- FOUND 1/2" REBAR AND YELLOW PLASTIC CAP "LS 35615" AS NOTED
- FOUND 3" BRASS DISC SURFACE MONUMENT (05/2014)
- FOUND 2"x2" WHITE STAKE WITH FLAGGING (05/2014)
- FOUND 4"x4" CONCRETE MONUMENT IN CASE W/PUNCHED 2-1/2" DISC, DOWN 0.3' (05/2014)
- (DOR) DIMENSION/BEARING PER KCR (DOR-05 APN 200411175005)
- (WES) DIMENSION/BEARING PER WESTERN ENGINEERS & SURVEYORS, INC.
- (L) DIMENSION/BEARING PER LEGAL DESCRIPTION
- LOT NO. PER CITY OF EVERETT SHORT PLAT NO. SP 91-05 (APN 200311175005)
- LOT NO. PER PLAT OF EDGEWATER, RECORDED IN VOL. 10 OF PLATS, PG. 94 RECORDS OF SNOHOMISH COUNTY, WA.
- ROW CENTER LINE
- PROPERTY LINE
- RIGHT OF WAY
- EXISTING LOT LINES
- ORIGINAL LOT LINES
- SECTION / SUBDIVISION LINES
- N/OAL AND DIMENSIONAL LINES
- (P) DIMENSION PER PLAT OF EDGEWATER, RECORDED IN VOL. 10 OF PLATS, PG. 94 RECORDS OF SNOHOMISH COUNTY, WA.
- (TYP. C.O.) CENTERLINE OF PVC "CLOW CUT" PVC STUB

EQUIPMENT AND PROCEDURES:

METHOD OF SURVEY:
SURVEY PERFORMED BY FIELD TRAVERSE

INSTRUMENTATION:
LEICA TCRA-1103 ELECTRONIC TOTAL STATION

PRECISION:
MEETS OR EXCEEDS STATE STANDARDS WAC 332-130

BASIS OF BEARING:
THE CENTERLINE OF LAMAR DRIVE HAS THE BEARING OF N45°15'12"W, PER THE CITY OF EVERETT SHORT PLAT FOR CLINTON AND WAGNER LLC (SP91-05) PERFORMED BY A.L.P.S., RECORDED UNDER AUDITOR'S FILE NO. 200311175005, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SURVEY NOTES:

1) THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PARTIES WHOSE NAMES APPEAR HEREON ONLY, AND DOES NOT EXTEND TO ANY UNNAMED THIRD PARTIES WITHOUT EXPRESS REDESIGNATION BY THE UNDERSIGNED.

2) BOUNDARY LINES SHOWN AND CORNERS SET REPRESENT DEED LOCATION, OWNERSHIP LINES MAY VARY. NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED. LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM CHICAGO TITLE INSURANCE COMPANY ORDER NUMBER 500000341 DATED MARCH 22, 2018. IT SHOULD BE NOTED THAT IN PREPARING THIS SURVEY MAP, WESTERN ENGINEERS & SURVEYORS INC(WES), STAFF HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS WES STAFF AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY DESCRIBED HEREON OTHER THAN THOSE SHOWN ON THIS MAP. WES HAS WHOLLY RELIED ON THE ABOVE REFERENCED TITLE REPORT TO PREPARE THIS SURVEY AND DISCLAIMS ANY RESPONSIBILITY FOR THE ACCURACY AND COMPLETENESS OF THAT DOCUMENT.

3) THE TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON A FIELD SURVEY PERFORMED IN MAY, 2018, WESTERN ENGINEERS & SURVEYORS, INC(WES). ALL RIGHTS RESERVED.

4) THIS SURVEY MAY HAVE DEPICTED DEDICATIONAL MONUMENTS (E.G. EDGE OF ASPHALT, CURB, FENCE LINES, BUILDINGS AND RETAINING WALLS-SEE MAP FOR SITE SPECIFICS) AS PER W.A.C. 332-130. LINES OF OCCUPATION, AS DEPICTED, MAY INDICATE AREAS FOR POTENTIAL CLAIMS OF UNWRITTEN OWNERSHIP. THIS BOUNDARY SURVEY HAS ONLY DEPICTED THE RELATIONSHIP BETWEEN LINES OF OCCUPATION AND DEEDED LINES OF RECORD. NO RESOLUTION OF OWNERSHIP BASED ON UNWRITTEN RIGHTS HAS BEEN MADE BY THIS SURVEY OR BY ANY PERSONNEL OF WESTERN ENGINEERS & SURVEYORS, INC(WES).

5) BASED ON RESEARCH ACCOMPLISHED DURING THE COURSE OF THIS SURVEY, THIS SURVEYOR NOTES THAT THERE ARE SIGNIFICANT DIFFERENCES BETWEEN MULTIPLE SURVEYS OF RECORD (APN'S 00202100202, 00202100203, 00202100204, 200311175005 AND 200805270012) DEPICTING THE CENTERLINE ALIGNMENT OF SR# 1-4 (MUKILTEO B.O.). AFTER A REVIEW OF SAID SURVEYS AND THE INFORMATION PROVIDED BY ROBERT LEE, NO PUBLIC DISCLOSURE COORDINATOR AT THE RIGHT OF WAY MANAGEMENT AND LEGAL SERVICES DIVISION OF THE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION PROVIDED VIA EMAIL ON 5/22/2018 5:24 PM, 2018 IT IS THE OPINION OF THIS SURVEYOR THAT THERE IS NOT A DEFINITIVE LOCATION OF THE SAID CENTERLINE. IN THE ABSENCE OF A MORE RECENT DEFINITIVE LOCATION FOR LOCAL CONTROL, THIS SURVEY CHOSE TO HOLD THE HISTORICAL CENTERLINE AS DEPICTED ON THE PLAT OF EDGEWATER (VOL. 10, PG. 94) USING THE PLAT DIMENSION FROM THE SOUTHWEST CORNER OF GOVERNMENT LOT 1 TO THE SOUTH MARGIN OF THE RIGHT-OF-WAY. IT SHOULD BE NOTED THAT, AT SOME POINT IN THE FUTURE, ADDITIONAL INFORMATION OR EVIDENCE COULD SURFACE THAT MORE ACCURATELY DEPICTS THE LOCATION OF SAID ROAD CENTERLINE AND AS SUCH, THIS SURVEYOR RESERVES THE RIGHT TO REVIEW SAID INFORMATION AND OR EVIDENCE, IF ANY, AND ADJUST THE LOCATION OF THE NORTH LINE OF THE PARCEL SURVEYED HEREON IF WARRANTED WHICH COULD INCREASE OR DECREASE THE OVERALL SUBJECT PARCEL'S AREA RESPECTIVELY.

6) BASED ON A PHONE CONVERSATION WITH ARLEN PARKER, P.L.S., AT ALPINE PRO SURVEYORS (ALPS) IN EVERETT ON MAY 31ST, 2018, THERE IS NO RECORDED SURVEY OR OFFICE CALCULATION SHEET AVAILABLE FROM ALPS TO SUBSTANTIATE THE FIELD LOCATIONS OF ANY FOUND REBAR/CAP (LS 35615) OR SMALLER PLACED 2"x2" WHITE STAKE DEPICTED HEREON THAT ARE NOT DEPICTED AS WAS ORIGINALLY SET FOR SHORT PLAT 200411175005. MR. PARKER DID NOTE THAT THERE WAS ADDITIONAL FIELD WORK PERFORMED NEAR THE SUBJECT PARCEL IN 2008 HOWEVER THERE WAS NO PAPER OR ELECTRONIC TRAIL DEPICTING SAID THE REPRESENTATIVE FOUND REBARS AND WHITE STAKES NOR ANY BOUNDARY CALCULATION DATA TO SUPPORT THEIR FIELD POSITION. IN THE ABSENCE OF ANY SUBSEQUENT SURVEY INFORMATION TO SUPPORT THE VALIDITY OF SAID FOUND REBARS AND WHITE STAKES, THIS SURVEYOR HAS GIVEN THE LOCATION FOR BOUNDARY CALCULATIONS AND DEPICTED THE FOUND POINTS FOR REFERENCE ONLY.

7) THIS SURVEYOR FIRST LOCATED THIS MONUMENT IN 2005 FOR A PREVIOUS SURVEY IN THE SURROUNDING AREA HOWEVER AFTER RESEARCHING THE COUNTY RECORDS, THE HISTORY, PURPOSE OR TRUE DESIGNATION OF THIS MONUMENT WAS NOT TO BE DETERMINED.

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 1 OF SECTION 34, TOWNSHIP 29 NORTH, RANGE 4 EAST OF THE WILLAMETTE MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1;
THENCE NORTH 00°33'30" EAST FOR 225 FEET;
THENCE SOUTH 89°53'30" WEST FOR 133.34 FEET TO THE EAST LINE OF THE COUNTY ROAD;
THENCE NORTHWESTERLY ALONG AN ARC OF A CURVE FOR 115.77 FEET;
THENCE NORTH 15°33'30" WEST ALONG THE EAST LINE OF THE COUNTY ROAD FOR 8 FEET TO THE TRUE POINT OF BEGINNING;
THENCE NORTH 90°00'00" EAST FOR 314.70 FEET TO THE EAST LINE OF SAID LOT 1;
THENCE NORTH TO THE SOUTH LINE OF STATE HIGHWAY;
THENCE SOUTHWESTERLY ALONG THE SOUTH LINE OF STATE HIGHWAY TO THE EAST LINE OF THE COUNTY ROAD;
THENCE SOUTHEASTERLY ALONG THE EAST LINE OF COUNTY ROAD TO THE TRUE POINT OF BEGINNING

SUBJECT TO ALL EASEMENTS, RESTRICTIONS AND RESERVATIONS
SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

AF# 201808145006

AUDITOR'S CERTIFICATE

Filed for record this 14th day of August, 2018,
at 4:25 p.m. in book — of — at page —
at the request of WESTERN ENGINEERS & SURVEYORS, INC.

COUNTY AUDITOR — DEPUTY AUDITOR

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF MICHAEL McCONNELL ON MAY, 2018.

KENNETH L. LONG CERTIFICATE NO. 16916 — 8/8/2018

WESTERN ENGINEERS & SURVEYORS (425) 356-2700
SURVEYORS • PLANNERS • ENGINEERS
LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
• 9740 EVERGREEN WAY • EVERETT • WA • 98204 •
VISIT OUR WEBSITE AT: WWW.WESLCO

RECORD OF SURVEY FOR:

MICHAEL McCONNELL

IN THE SW 1/4, SW 1/4, SEC. 34, TWP. 29 N., RGE. 04 E., W.M.
SNOHOMISH COUNTY, WASHINGTON

DRAWN BY DATE	REV. BY DATE	PROJECT MANAGER	SCALE
MLL 06/2018	01 MLL 08/2018	W. LONG	1"=50'
DRAWING FILE NAME	CHK BY	F.B. NO	JOB NO / SHT NO
181731A R05.DWG	KLL	635	18-1731-A 1 of 1

Requested By: eamonn.doherty, Printed: 5/9/2019 9:24 AM
Doc: SN:2018 201808145006~53061

201804090528.001

NO EXCISE TAX REQUIRED

APR 09 2018

KIRKE SIEVERS, Snohomish County Treasurer

By KIRKE SIEVERS

201804090528 2 PGS
04/09/2018 3:13pm $75.00
SNOHOMISH COUNTY, WASHINGTON

Ronald E. Lee
325 Washington Ave. S 10, MS 3F-61
Kent, WA 98032

Document Title

View Preservation Easement - 10ft Vegetation Height Restriction on 200 Lamar Drive

Granter

Ronald E. Lee

FIRST AMERICAN 29285330

Legal Description - 200 Lamar Drive

*SEC 34 TWP 29 RGE 04RT-8) BEG SE COR GOVT LOT 1 TH N00*09 30E 225 FT TH S89*52 00W 133.34 FT TO E LN CO RD TH NWLY ALG ARC OF CRV 115.77 FT TH N16*03 30W ALG E LN CO RD 8 FT TO TPB TH N60*03 00E 214.70 FT TO E LN SDLOT 1 TH N TO S LN ST HWY TH SWLY ALG S LN ST HWY TO E LN CO RD TH SELY ALG E LNSD CO RD TO TPB*

Assessor's Property Tax Parcel / Account Number - 200 Lamar Drive

29043400302600

Background

This Easement is made the date stated below by **Ronald E. Lee**, pursuant to the Snohomish County Superior Court for the benefit of **Ronald E. Lee** and his successors and assigns.

Ronald E. Lee owns nearby real estate commonly known as 204 Lamar Drive, Mukilteo, Washington, which is legally described below:

COMMENCING AT THE SOUTHEAST CORNER OF GOVERNMENT LOT 1, SECTION 24, TOWNSHIP 29N, R4E. W.M.;THENSE N O DEGREES 02'12"W ALONG THE EAST LINE OF SAID GOVERNMENT LOT 1 FOR 225 FEET TO THE TRUE POINT OF THE BEGINNING; THENSE CONTINUING ALONG SAID EAST LINE OF SAID GOVERNMENT TRACK 59.91 FEET; THENSE S89 DEGREES 57'54"W 49.20 FEET:THENSE S83 DEGREES 32'45"W 95.8 FEET; THENCE S60 DEGREES 04' 12" W 20.00 FEET TO A NON-TANGENT POINT ON A CURVE TO THE LEFT HAVING A RADIUS CENTER THAT BEARS N 87 DEGREES 25'36"E 282.96 FEET DISTANT,SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF THE COUNRY ROAD (LAMAR DRIVE, SURVEY NO. 1899); THENSE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR 48.77 FEET WHILE CONSUMING A CENTRAL ANGLE OF 09 DEGREES 52'28"; THENSE N89 DEGREES 40' 24" E 133.30 FEET TO THE TRUE POINT OF THE BEGINNING.

Requested By: eamonn.doherty, Printed: 5/9/2019 9:21 AM

Doc: SN:2018 201804090528~53061

Background (Continued)

The 204 Lamar Drive property, Assessor's Property Tax Parcel / Account Number 29043400303300, has a view across the 200 Lamar Drive property, which parties have agreed to preserve by easement in accordance with the terms and conditions of this agreement.

Agreement

Now, THEREFORE, for good and valuable consideration, receipt of which is hereby acknowledged, the parties agree as follows:

No vegetation (trees, shrubs, etc.) higher than 10 feet in elevation off ground level - all areas of the property described above.

Dispute Resolution

Any dispute arising out of this agreement shall be resolved by arbitration by one independent arbitrator, agreed on by the parties. Of the parties cannot agree on the arbitrator, then either party may petition the Presiding Judge of the Snohomish County Superior Court to appoint one, upon twenty (20) days' notice to the other party. The decision of the arbitrator shall be final and binding on the parties. The arbitrator shall have the discretion to award the prevailing party the cost and expenses incurred for the arbitration, including, if applicable, reasonable attorney fees.

Easement Appurtenant

The easement hereby granted is intended to be appurtenant to 204 Lamar Drive and shall be for the benefit of each current and future owner of property owners of 204 Lamar Drive, each of which individually, shall be entitled to enforce this easement. The covenants herein are intended to run with the land, and shall be binding on and inure to the benefit of the parties hereto, their heirs, successors and assigns, with respect to the parties' properties.

Duration

The duration of this easement shall be perpetual

Attorneys' Fees and Costs

Subject to the arbitration section provided herein, if a party breaches this agreement, then the other party shall be entitled to reimbursement of all reasonable attorneys' fees, litigation-related expenses and costs incurred on account of the breach, regardless of whether or not litigation is actually commenced.

Dated this 25rd day of March, 2018

Ronald E. Lee

Requested By: eamonn.doherty, Printed: 5/9/2019 9:21 AM

Doc: SN:2018 201804090528~53061

SNOHOMISH COUNTY
PUD
PUBLIC UTILITY DISTRICT NO. 1

RECEIVED
JUL 16 2019
CITY OF MUKILTEO

Date 1-17-19

To whom it may concern:

PARCEL 2904340302600
Mukilteo,WA. 98275

Availability Letter

The District presently has sufficient electric system capacity to serve the property.

Cost of any work, new or upgrade, to existing facilities that is required to connect this proposed development to the District electric system shall be in accordance with the applicable District policy. The customer will be required to supply the District with suitable locations/easements upon their property for any underground electrical facilities that must be installed to serve the proposed development. Contact with the Distict is required prior to design of the proposed project.

For information about specific electric service requirements, please call 425-783-8559.

Sincerely,
Andrew Rife

Senior Designer

Mukilteo Water & Wastewater District
7824 Mukilteo Speedway • PO Box 260
Mukilteo, WA 98275-0260
Ph. 425-355-3355 • *Fx.* 425-348-0645

RECEIVED
JUL 16 2019
CITY OF MUKILTEO

WATER AND WASTEWATER SERVICE AVAILABILITY

Index Map Page No. 6

Property Owner:	Anneke & Michael McConnell
Proposed Use:	Single Family
Location:	Lamar Drive/5th Street
Property Tax ID:	29043400302600

In response to your request for a letter of water and sewer availability, it is the Mukilteo Water and Wastewater District's (Districts) understanding that you wish to create two Single Family Lots at the above referenced location. This property lies within the District's water and sewer service area boundary.

There are existing water main/systems in Lamar Drive capable of providing both fire protection and domestic water to the proposed development. Sewer service can be provided from the existing collection system in Lamar Drive. There is one 1" future water service located at the South West corner of the lot fronting on Lamar Drive. There is one 6" side sewer stubbed into the North Westerly portion of the lot off Lamar Drive. The closest fire hydrant is located across the street at the North West corner of the lot. The City of Mukilteo Fire Department will need to comment whether this hydrant will meet their requirements.

The Owner/Developer will need to enter into a Developer Extension Agreement (DE), with the District, to install the additional proposed water and sewer service improvements. Service will be provided upon the completion and acceptance of the improvements and Transfer of Ownership in accordance with the terms of the DE. A Pre-Application Form, completed and submitted, with a current title report showing ownership of the property is the first step in the DE process. Two Developer Extension Agreement Books/Applications will need to be completed and submitted along with a developer deposit. The deposit amount will be determined once the District has a better understanding of the scope of the project. The above mentioned paperwork may be obtained from Kendra Chapman, Administrative Assistant, at the District Office.

All construction of sewer and water facilities will be in accordance with the Standards, Specifications and Regulations of the Mukilteo Water and Wastewater District. The owner would pay the current charges in effect when application is made to connect to the sewer and water systems.

THIS CERTIFICATE IS VALID FOR ONE YEAR FROM DATE OF ISSUANCE.
Permit costs will be those in effect on the day application for service is made at the District.
Application/Permit Fees are subject to change.

Jesse Jarrell (425) 356-2700
jessej@wesi.co

Jim Voetberg, General Manager
July 9, 2019

S:\Availability-Comment Letters for WTR-SWR\2019 - Letters\MWWD Letters of Availability\Lamar Drive - McConnell for Jesse Jarrell.docx