



CITY OF MUKILTEO

REQUEST FOR COMMENTS

DATE: December 22, 2016

	Alderwood Water District – Dan Sheil /Lauren Balisky		Puget Sound Clean Air Agency (Beth Carper)
	Burlington Northern Santa Fe Railway (Marvinique Hill)	X	Puget Sound Energy (Dom Amor)
	City of Edmonds (Rob Chave)		Puget Sound Regional Council
	City of Everett (Allan Giffen)		Seattle Dist. Corps of Engineers (Dept. Army-Reg. Branch)
	City of Everett (Steve Ingalsbe)		Snohomish Co. Airport/Paine Field (A. Rardin/B. Dolan)
	City of Lynnwood (Paul Krauss)		Snohomish Co. Assessor's Office (<i>Ordinances Only</i>)
	City of Mill Creek (Tom Rogers)		Snohomish Co. Conservation District
X	City of Mukilteo (Building Official)		Snohomish Co. Environmental (Cheryl Sullivan)
X	City of Mukilteo (Fire Chief)		Snohomish Co. Fire District #1 (Kevin Zweber)
X	City of Mukilteo (Fire Marshal)		Snohomish Co. Marine Res. Comm. (Kathleen Herrmann)
X	City of Mukilteo (Engineering "In-Box")		Snohomish Co. Planning & Dev. Svc. (Darryl Easton)
X	City of Mukilteo (Com. Dev. Dir.)(<i>Postcard/Notice only</i>)		Snohomish Co. Public Works (Deb Werdal)
X	City of Mukilteo (Police, Cheol Kang, Myron Travis)	X	Snohomish Co. PUD: Dist. Eng. Services (Mary Wicklund)
X	Comcast of Washington (Casey Brown)	X	Snohomish Health District (Bruce A. Straughn)
X	Community Transit (Kate Tourtellot)		Sound Transit Authority (Perry Weinberg)
	Dept. of Commerce (Growth Mgmt. Svcs Rev. Team)		Tulalip Tribes
	Dept. of Natural Resources (James Taylor)		Tulalip Tribes – (Richard Young)
	FAA/Air Traffic Division, ANM-0520 (Daniel Shoemaker)	X	United States Postal Service (Soon H. Kim)
	FEMA (John Graves)	X	Verizon Company of the NW, Inc. (Tim Rennick.)
	Island County MRC (Rex Porter) (<i>Shoreline Only</i>)		Washington Dept. of Ecology (Peg Plummer)
	Master Builders King/Sno. Counties (Jennifer Anderson)		Washington Dept of Fish & Wildlife (Jamie Bails)
X	Mukilteo Beacon (Editor) (<i>Postcard/Notice only</i>)		WSDOT (Scott Rodman)
X	Mukilteo School District (Cindy Steigerwald)		WSDOT (Ramin Pazooki)
X	Mukilteo School District (Josette Fisher)		WSDOT Ferries(Kojo Fordjour) (<i>Shoreline Only</i>)
X	Mukilteo Tribune (Editor) (<i>Postcard/Notice only</i>)		WRIA 7 Water Resources
X	Mukilteo Water & Wastewater District (Jim Voetberg, Manager; Rick Matthews; Kendra Chapman)	X	Planning Commission (<i>Postcard Only</i>)
	National Marine Fishery Service		Adjacent Property Owners
	Office of Archaeology & Historic Pres. (Allyson Brooks)	X	Applicant/Contact Person (<i>Notice Only</i>)
	Ogden, Murphy, Wallace (Angela Belbeck) (<i>Ordinances Only</i>)	X	Parties of Interest
	Pilchuck Audubon Society (Karen Snyder)	X	Parties of Record
	Port of Everett (Graham Anderson)	X	Property Owners within 300' (<i>Postcard/Notice Only</i>)
			Other:

FILE NO.: SP-2016-002

PROPONENT: Jesse Jarrell, PE on the behalf of
Pacific Heights Homes, LLC

PROJECT NAME: Clover Lane Short Plat

PROJECT DESCRIPTION: Development of a two (2) lot single-family residential short plat on a 21,780 square foot lot with associated grading, stormwater drainage improvements, and street frontage improvements in the RD 7.5 zoning district.

FILE NO.: SP-2016-002

PROPONENT: Jesse Jarrell, PE on the behalf of
Pacific Heights Homes, LLC

PROJECT NAME: Clover Lane Short Plat

ATTACHED IS:

X	Notice of Application	X	Plat Map (Reduced)
	DNS ()		Site Plan (Reduced)
	Environmental Checklist	X	Location Map
X	Application		Vicinity Map
	Narrative Statement(s)	X	Other: Geotechnical Report

NOTE: _____

Please review this project as it relates to your area of concern and return your comments with this cover sheet by, Thursday, January 12, 2017 to Anita Marrero, Associate Planner, City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275.



Anita Marrero
Associate Planner

12/22/16
Date

RESPONSE SECTION:

____ Comments Attached

____ No Comments

COMMENTS: _____

Signature

Date

Company

DO YOU WANT A COPY OF OUR NOTICE OF DECISION

YES __ NO __



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

Notice of Application for Clover Lane Short Plat at 505 Clover Lane by Pacific Heights Homes, LLC

Jesse Jarrell, PE on the behalf of **Pacific Heights Homes, LLC** applied for a Land Use Development Permit for Preliminary Short Plat Approval with the City of Mukilteo on December 8, 2016. The application became complete on December 8, 2016. This application and all supporting documents are available at City Hall for public viewing. (File No. SP-2016-002)

Description of Proposal: Development of a two (2) lot single-family residential short plat on a 21,780 square foot lot with associated grading, stormwater drainage improvements, and street frontage improvements in the RD 7.5 zoning district.

Location of Proposal: WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-01 S 154FT OF W 141FT OF E 318.27FT OF LOT 27 LY E OFSR 525 AKA LOT 3 OF CITY MUK SP AF NO. 8510080265; otherwise known as 505 Clover Lane, Mukilteo, Washington.

Environmental Documents Prepared for the Proposal:

- Geotechnical Report prepared by Associated Earth Sciences, INC. dated November 8, 2016

List of Required Permits:

- Preliminary Short Plat Approval;
- Engineering Permit; and
- Any State or Federal Permits if applicable.

Applicable Policies and Requirements

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

- | | |
|---|--|
| <input type="checkbox"/> Possession Shores Master Plan | <input type="checkbox"/> Sector Plan & Amendments |
| <input checked="" type="checkbox"/> Comprehensive Plan, Shoreline Master Plan | <input checked="" type="checkbox"/> Mukilteo Municipal Code |
| <input type="checkbox"/> International Building Code (2015 Edition) | <input checked="" type="checkbox"/> City of Mukilteo Development Standards |
| <input checked="" type="checkbox"/> International Fire Code (2015 Edition) | |

Comment Period

The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. Contact: Anita Marrero, Associate Planner at (425) 263-8044. The public is invited to comment on the project by submitting written comments to the Planning Department at the above address by 4:30 p.m. on the date noted below.

Notice of Application Issued: Wednesday, December 28, 2016

End of Comment Period: Thursday, January 12, 2017

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

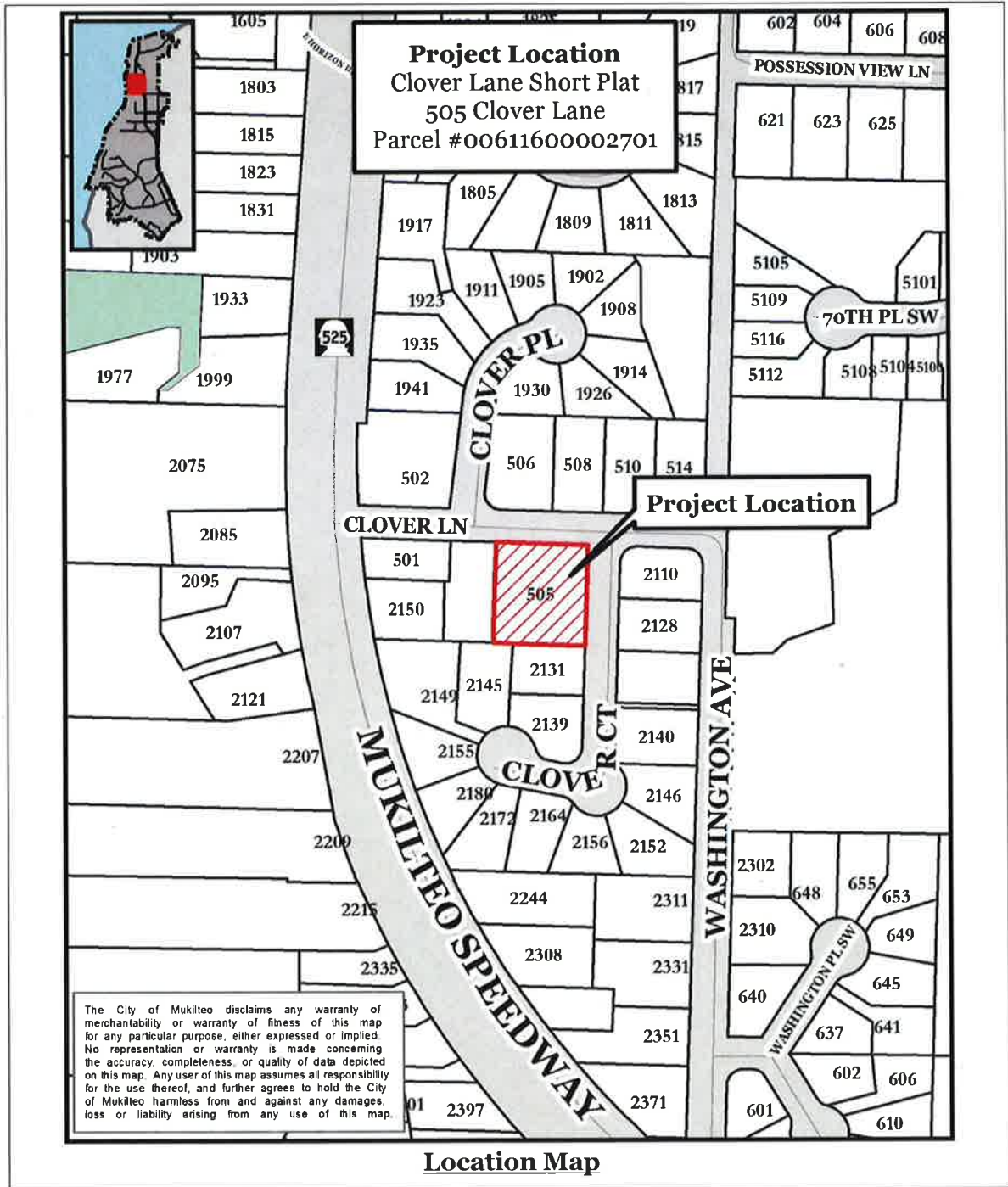
There will not be a public hearing conducted on this project.

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 persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the decision. If you do not file written comments within the comment period, you may not appeal the final decision.

Contact Person: Anita Marrero, Associate Planner (425) 263-8044

Signature:  Date: 12/22/16
Anita Marrero, Associate Planner



Date Issued: Wednesday, December 28, 2016
Date Advertised: Wednesday, December 28, 2016
End Comment Period: Thursday, January 12, 2017

pc: Applicant/Representative
 Reviewing Agencies
 Interested Parties

CDD Director
 Permit Services Supervisor
 Permit Services Assistants (2)

Property File



RECEIVED

DEC 08 2016

CITY OF MUKILTEO

Land Use Permit Application

PPR # _____
SEPA # _____
Misc # _____

Applicant: Pacific Heights Homes, LLC Owner: Same as Applicant
Address: 620 SE Everett Mall Way Address: _____
Everett, WA 98208
Phone: 425-290-5777 Phone: _____

Project Address: 505 Clover Lane

Legal Description of Property: Lot 3, City of Mukilteo Short Plat, AFN 8510080265

Key Contact Person: Jesse Jarrell, PE Phone: 425-356-2700
Fax: _____

Project Type:

- | | | |
|---|---|---|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Preliminary Subdivision* | <input type="checkbox"/> Special Use Permit* |
| <input type="checkbox"/> Multi-Family | <input type="checkbox"/> Final Subdivision* | <input type="checkbox"/> Reasonable Use |
| <input type="checkbox"/> Industrial | <input checked="" type="checkbox"/> Preliminary Short Plat* | <input type="checkbox"/> Lot Line Adjustment* |
| <input type="checkbox"/> Shoreline* (JARPA) | <input type="checkbox"/> Final Short Plat* | <input type="checkbox"/> Grading* |
| <input type="checkbox"/> Conditional Use* | <input type="checkbox"/> Sector Plan Amendment | <input type="checkbox"/> Binding Site Plan |
| <input type="checkbox"/> Variance* | <input type="checkbox"/> Waterfront Development | <input type="checkbox"/> Project Rezone |
| | <input type="checkbox"/> Single Family Residence | <input type="checkbox"/> Other, Specify _____ |

* Need to fill out supplemental application form with project.

Project Resume:

Existing Use: SFR Proposed Use: 2-lot short plat
Total Site Area: 0.498 Landscaping Area: _____
Building Foot Print Area: _____ Water District: Mukilteo WSD
Lot Coverage: _____ Sewer District: Mukilteo WSD
Parking Provided: _____ # of Proposed Units: _____
Building Height: _____ Comp Plan Designation: _____
Gross Floor Area by Uses: _____ Zoning: RD-7.5

Pre-application Meeting Held: (Y/N; date) No

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

12-7-16

Owners Signature

Date



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

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CITY OF MUKILTEO

Supplemental Application Form

- ☐ Formal Subdivision ☒ Short Subdivision ☐ Cottage Development
☐ Lot Line Adjustment ☐ Binding Site Plan

Date: _____ Application Number: _____

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

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

Name: Pacific Heights Homes, LLC

Address: 620 SE Everett Mall Way
Everett, WA 98208

Phone: 425-290-5777

3. Licensed Land Surveyor: Western Eng + Surveyors

Address: 9740 Evergreen way
Everett, WA 98204

Phone: 425-356-2700

License Number: _____

4. Legal Description of Subdivision (may be attached): Lot 3, City of
Mukilteo Short Plat, APN 8510080265

5. Assessor's Tax Number of all property involved in the application:
00611600002701

6. Existing Zoning: R0-7.5 Number of Acres: 0.498
7. Lots per Acre: 4.32 Approx. Size of Lots in Acres: 0.463
8. Number of Proposed Lots/Units: 2
9. Current Use of Property: SFR
10. Amount of fill and/or excavation expected for the completed project:
200 cya cut/fill (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: ~ 275LF In Acres: 0.035 AC.
 - B. Parks in Acres: Ø
 - C. Waterfront Access in lineal feet: Ø
 - D. Other: _____
12. Show method of handling utilities:
- A. Check one: Public Water ✓ Other _____
 - B. Check one: Public Sewer ✓ Other _____
13. Describe the methodology used in the design of the stormwater detention / water quality system proposed for the development: Detention and WQ requirements N/A
14. Describe the type and size of the stormwater facility used in the proposed development: Detention and WQ systems N/A.

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* [Signature] Date 12-7-16

Owner* _____ Date _____

Agent for Owner [Signature] Date 11-21-16

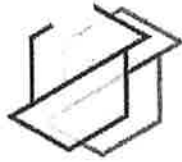
Engineer/Surveyor [Signature] Date 11-21-16

License Number 45844

Stamp - Land Surveyor or Civil Engineer



* 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.



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earth sciences
incorporated

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DEC 08 2016

CITY OF MUKILTEO

November 8, 2016
Project No. KE160342A

Pacific Heights Homes, LLC
620 SE Everett Mall Way, Suite 350
Everett, Washington 98208

Attention: Mr. Dale Packard

Subject: Infiltration Feasibility
Clover Lane Property
503 Clover Lane
Mukilteo, Washington

References: *Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report, Clover Lane Property*, 503 Clover Lane, prepared by AESI for Pacific Heights Homes, LLC, dated July 26, 2016.

Subsurface Exploration, Geologic Hazard, and Geotechnical Engineering Report, 505 Clover Lane, prepared by AESI for Pacific Heights Homes, LLC, dated October 7, 2016.

Dear Mr. Packard:

In response to a review comment received from the City of Mukilteo, this letter presents our opinion regarding the feasibility of storm water infiltration on the subject site. Our work has been completed for the exclusive use of Pacific Heights Homes, LLC, and their authorized agents, for specific application to this project. No other warranty express or implied is made.

Subsurface Conditions

Subsurface exploration conducted for our July 26, 2016 geotechnical engineering study at the subject site included three backhoe excavated exploration pits. Sediments encountered in the exploration pits generally consisted of approximately 1.5 to 3 feet of fill overlying natural sediments consisting of medium dense to dense, stratified sand and gravel with variable quantities of silt. These natural sediments were interpreted to be representative of Vashon advance outwash. Exploration pit EP-2, located in the downslope (southwestern) portion of

the site encountered a very dense, silty "till-like" stratum approximately 2 feet below the surface of the outwash. This till-like stratum, which extended to the full depth explored of approximately 7 feet was initially interpreted to be a low-permeability lens or interbed within the advance outwash. Copies of the exploration pit logs and a site plan from our July 2016 report showing the locations of the explorations are included in Appendix A.

Subsequent to our July 2016 study, AESI conducted a geotechnical engineering study on the adjoining property to the east (505 Clover Lane). The findings of this study were presented in our report dated October 7, 2016. Subsurface exploration conducted for our October 2016 study included four backhoe excavated exploration pits. Natural sediments encountered in the two exploration pits excavated in the eastern portion of the site consisted of lodgement till to the full depth explored of approximately 8 feet. Natural sediments encountered in the two exploration pits excavated in the western portion of the site consisted of medium dense, silty fine sand interpreted to be representative of Vashon recessional outwash. The thickness of the recessional outwash ranged from approximately 2 to 5.5 feet. Natural sediments encountered below the recessional outwash in these explorations consisted of very dense lodgement till. Copies of the exploration pit logs and a site plan from our October 2016 report showing the locations of the explorations are included in Appendix B.

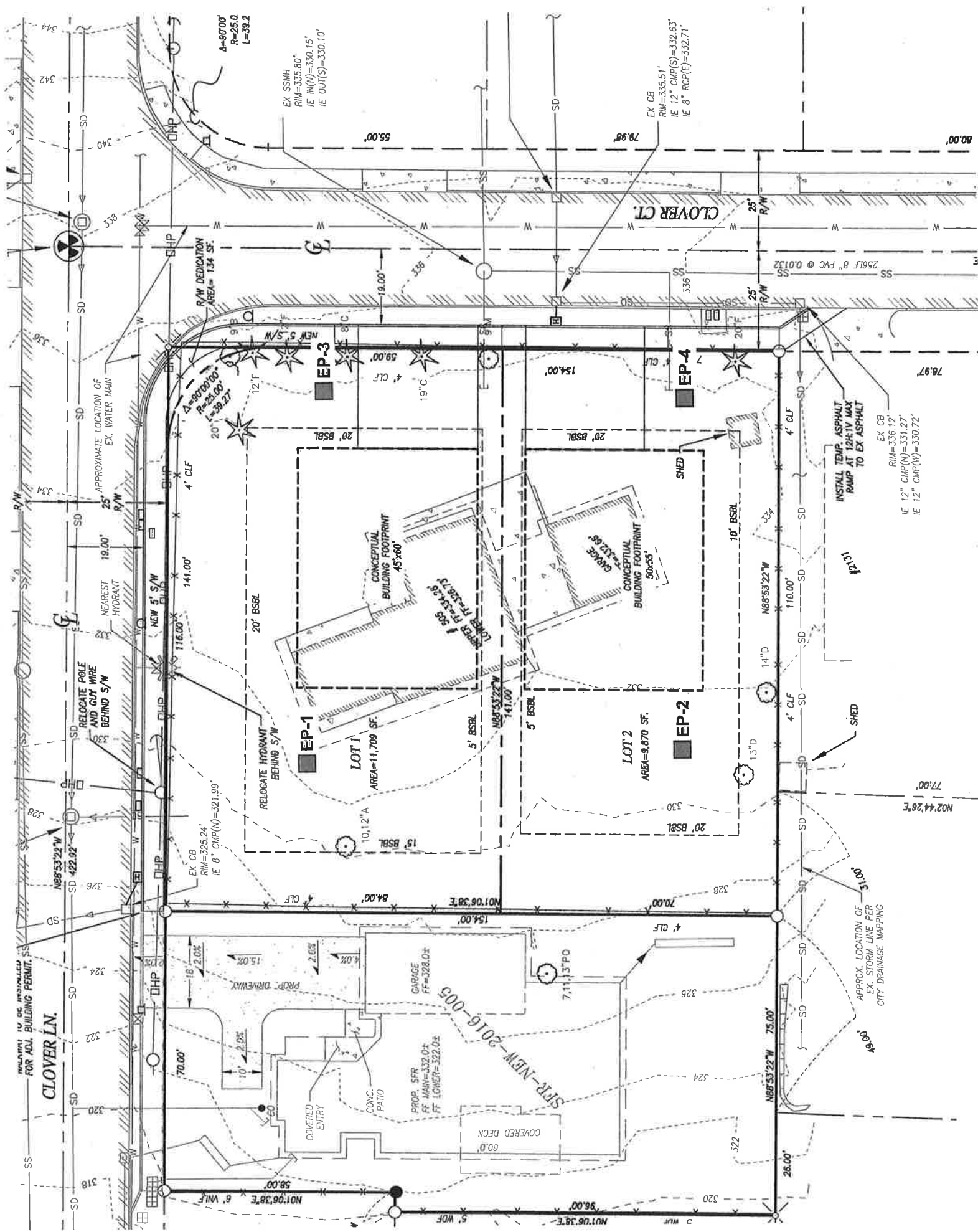
Given the additional subsurface data, it is apparent that the silty, till-like stratum encountered in exploration pit EP-2 on the subject site is likely lodgement till and not a silty lens or interbed within the outwash as was originally interpreted. Because the Vashon advance outwash stratigraphically underlies the lodgement till, the granular outwash sediments encountered above the till in exploration pit EP-2, and in the other two exploration pits excavated at the site, likely consist of recessional outwash rather than advance outwash as was originally interpreted. Review of the regional geologic map of the area, titled *Distribution and Description of the Geologic Units in the Mukilteo Quadrangle, Washington* by James Minard (1982) indicates that the subject site is underlain by Vashon lodgement till with Vashon advance outwash exposed at the ground surface on the downslope properties approximately one block to the west. Given the subsurface conditions encountered in the explorations on both the subject site and on the adjoining property to the east, it is apparent that the recessional outwash deposits on the site are relatively thin. The absence of this unit on the geologic map also suggests that the recessional outwash in this area is likely of limited aerial extent and is not present on a mappable scale.

The lodgement till sediments underlying the site exhibit a low permeability and are not considered a suitable receptor for storm water infiltration. Although the permeability of the overlying recessional outwash deposits is higher, the outwash is relatively thin and likely of limited aerial extent. Consequently, there is a high risk that storm water infiltrated into the outwash would accumulate on the surface of the underlying low-permeability till and migrate downslope along the surface of the till. Because the elevation of the till surface encountered in exploration pit EP-2 lies above the elevation of the ground surface on the adjoining property to

Page 3

APPENDIX A

Site and Exploration Plan and Exploration Logs July 26, 2016 Report



LOG OF EXPLORATION PIT NO. EP-1

Depth (ft)	<p>This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered.</p>
	DESCRIPTION
	Fill
1	Loose, moist, brown, silty, gravelly SAND (SM); contains scattered wood, brick, concrete, and metal debris.
	Vashon Recessional Outwash
2	Medium dense, moist, tan, silty, fine SAND, some gravel (SM); contains scattered cobbles.
3	
4	
5	Lenses of fine sand, some silt below 5 feet.
6	
7	Vashon Lodgement Till
8	Very dense, moist, grayish tan, gravelly, very silty SAND (SM); nonstratified.
9	
10	
11	Bottom of exploration pit at depth 10 feet No seepage. No caving.
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**505 Clover Lane
Mukilteo, WA**



a s s o c i a t e d
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i n c o r p o r a t e d

Logged by: TJP
Approved by: JNS

Project No. KE160491A

9/16/16

LOG OF EXPLORATION PIT NO. EP-2

Depth (ft)	This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered.
	DESCRIPTION
	Asphalt Pavement - 3 inches
	Fill
1	Loose, very moist, brown, gray and brownish gray (mixed), gravelly, very silty SAND (SM); contains scattered wood and metal debris.
2	
3	Vashon Recessional Outwash
4	Medium dense, moist, tan, silty, fine SAND, some gravel (SM); mottled.
5	Vashon Lodgement Till
6	Very dense, moist, tan to grayish tan, gravelly, very silty SAND (SM); nonstratified.
7	
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11	Bottom of exploration pit at depth 10 feet No seepage. No caving.
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KCTP3 160491.GPJ September 19, 2016

**505 Clover Lane
Mukilteo, WA**

Logged by: TJP
Approved by: JNS



a s s o c i a t e d
e a r t h s c i e n c e s
i n c o r p o r a t e d

Project No. KE160491A

9/16/16

LOG OF EXPLORATION PIT NO. EP-3

Depth (ft)	<p>This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered.</p>
	DESCRIPTION
	Topsoil
	Weathered Vashon Lodgement Till
1	Medium dense, moist, reddish tan, gravelly, very silty SAND (SM); abundant roots.
	Vashon Lodgement Till
2	Dense to very dense, slightly moist to moist, mottled tan, gravelly, very silty SAND (SM).
3	Becomes very dense and grayish tan with no mottling below 3 feet.
4	Becomes increasingly more gray with depth.
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9	Bottom of exploration pit at depth 8 feet No seepage. No caving.
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**505 Clover Lane
Mukilteo, WA**



a s s o c i a t e d
e a r t h s c i e n c e s
i n c o r p o r a t e d

Logged by: TJP
Approved by: JNS

Project No. KE160491A

9/16/16

LOG OF EXPLORATION PIT NO. EP-4

Depth (ft)	This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered.
	DESCRIPTION
	Topsoil
	Weathered Vashon Lodgement Till
1	Medium dense, slightly moist to moist, mottled tan, gravelly, very silty SAND (SM).
2	
3	
	Vashon Lodgement Till
4	Very dense, moist, grayish tan, gravelly, very silty SAND (SM); slight mottling from 3.5 to 4 feet.
5	
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9	Bottom of exploration pit at depth 8 feet No seepage. No caving.
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**505 Clover Lane
Mukilteo, WA**

Logged by: TJP
Approved by: JNS



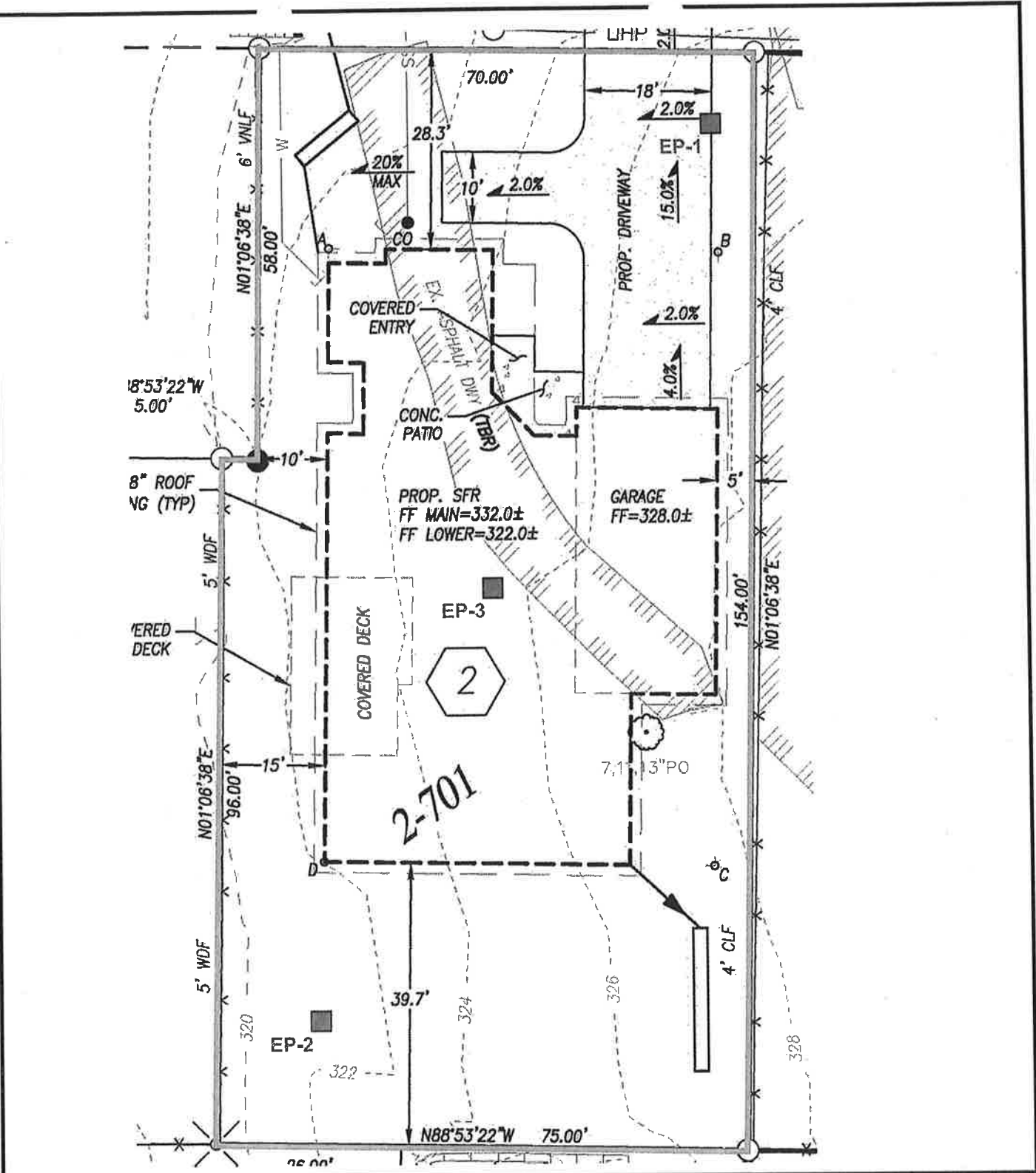
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Project No. KE160491A

9/16/16

APPENDIX B

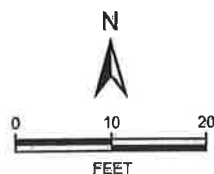
Site and Exploration Plan and Exploration Logs October 7, 2016 Report



LEGEND:

- EP EXPLORATION PIT
- SITE BOUNDARY

NOTE: LOCATION AND DISTANCES SHOWN ARE APPROXIMATE.
BASE MAP REFERENCE: WESTERN ENGINEERS & SURVEYORS,
PACIFIC HEIGHTS HOMES, SHEET 1 OF 1, DATED 5-12-2016



NOTE: BLACK AND WHITE
REPRODUCTION OF THIS COLOR
ORIGINAL MAY REDUCE ITS
EFFECTIVENESS AND LEAD TO
INCORRECT INTERPRETATION.



associated
earth sciences
incorporated

SITE AND EXPLORATION PLAN

CLOVER LANE PROPERTY
MUKILTEO, WASHINGTON

PROJ NO.

KE160342A

DATE:

7/16

FIGURE:

2

LOG OF EXPLORATION PIT NO. EP-1

Depth (ft)	This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered.
	DESCRIPTION
	Fill
1	Loose to medium dense, slightly moist to moist, brown to grayish tan, gravelly, very silty SAND; abundant roots (SM).
2	
	Weathered Vashon Advance Outwash
3	Medium dense, slightly moist to moist, tan, fine SAND, some silt, some gravel (SP/SM).
	Vashon Advance Outwash
4	Dense, moist, gray, very gravelly, very silty SAND; scattered cobbles and boulders (SM); mottled from 3 1/2 to 4 1/2 feet.
5	
6	Medium dense to dense, very moist, tan gray, fine to medium SAND, some silt, some gravel (SP/SM).
7	
8	Bottom of exploration pit at depth 7.5 feet No seepage. No caving.
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**Clover Lane Property
Mukilteo, WA**

Logged by: TJP
Approved by: JNS



a s s o c i a t e d
e a r t h s c i e n c e s
i n c o r p o r a t e d

Project No. KE160342A

7/11/16

LOG OF EXPLORATION PIT NO. EP-2

Depth (ft)	This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered.
	DESCRIPTION
1	Fill
2	Loose, moist, brown, gravelly, silty SAND (SM); abundant roots from 0 to 2 feet; contains pieces of black plastic near base.
3	
4	Vashon Advance Outwash
5	Dense, moist, grayish tan, gravelly, silty to very silty SAND (SM); stratified; some mottling from 3 to 4 feet.
6	
7	Very dense, moist, tan gray, silty SAND, some gravel (SM); nonstratified, till-like.
8	
9	Bottom of exploration pit at depth 7 feet No seepage. No caving.
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KCTP3 160342.GPJ July 25, 2016

Clover Lane Property Mukilteo, WA

Logged by: TJP
Approved by: JNS



a s s o c i a t e d
e a r t h s c i e n c e s
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Project No. KE160342A

7/11/16

LOG OF EXPLORATION PIT NO. EP-3

Depth (ft)	This log is part of the report prepared by Associated Earth Sciences, Inc. (AESI) for the named project and should be read together with that report for complete interpretation. This summary applies only to the location of this trench at the time of excavation. Subsurface conditions may change at this location with the passage of time. The data presented are a simplification of actual conditions encountered.
	DESCRIPTION
	Fill
1	Loose, slightly moist to moist, grayish brown, gravelly, very silty SAND (SM); abundant roots.
	Weathered Vashon Advance Outwash
2	Medium dense, slightly moist to moist, tan, gravelly, silty SAND; scattered cobbles (SM).
3	
	Vashon Advance Outwash
4	Dense, slightly moist to moist, reddish tan to tan, silty, sandy GRAVEL (GM); stratified; contains scattered cobbles.
5	
6	
7	Dense, moist, brownish gray, very gravelly SAND, some silt (SW/SM).
8	Bottom of exploration pit at depth 7.5 feet No seepage. No caving.
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	

Clover Lane Property Mukilteo, WA

Logged by: TJP
Approved by: JNS



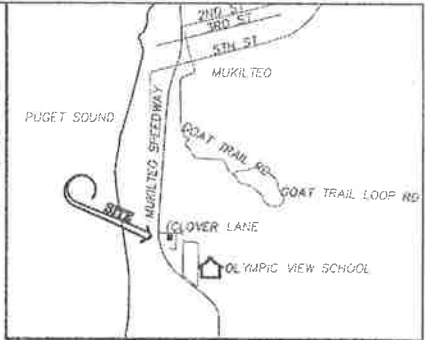
a s s o c i a t e d
e a r t h s c i e n c e s
i n c o r p o r a t e d

Project No. KE160342A

7/11/16

CLOVER PLACE

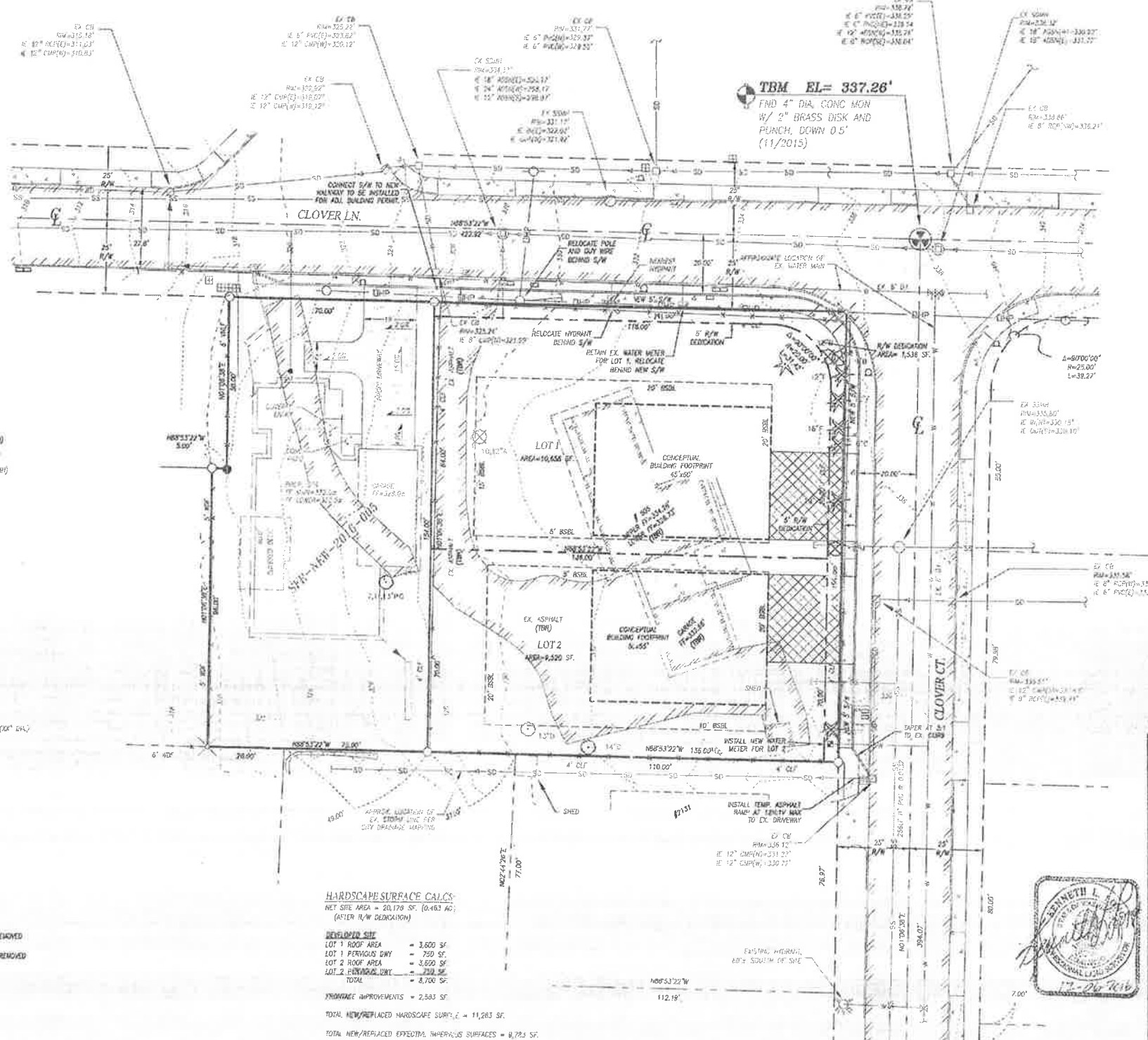
NE 1/4, NW 1/4, SEC.09, T.28, R.04, W.M.
CITY OF MUKILTEO, WASHINGTON



VICINITY MAP
SCALE 1" = 2000'

LEGEND

- SET 1/4" LEAD W/ TACK & FLASHER
- SET 5/8" x 24" REBAR/PLATE "WEL 18010"
- FOUND CORNER MONUMENT AS NOTED
- FOUND MONUMENT/CASE (DATE FOUND)
- LOT NO. PER SP WITH 0510000265 OF SNOHOMISH COUNTY, WA
- LOT NUMBER PER PLAT OF LAND WESA ESTATES (VOL. 51, PG. 275)
- RIGHT-OF-WAY CENTER LINE
- PROPERTY LINE
- RIGHT OF WAY
- LOT LINES
- FENCE (AS NOTED)
- POWER (OVERHEAD)
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- UNDER CONSTRUCTION
- EXISTING VERTICAL CURB
- EDGE OF PAVEMENT
- EXISTING BLOCK WALL
- STORM DRAIN CATCH BASIN (CB)
- STORM DRAIN MANHOLE (SDMH)
- SANITARY SEWER MANHOLE (SSMH)
- EXISTING CONCRETE
- EXISTING BUILDING
- WOOD FENCE
- CHAIN LINK FENCE
- WIRE FENCE
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- POWER POLE
- UTILITY POLE ANCHOR
- METAL SIGN POST
- WOOD SIGN POST
- MAR. BEX
- ALDER TREE (24" DIA.)
- BIRCH TREE (24" DIA.)
- OLIVE TREE (24" DIA.)
- UNIDENTIFIED DECIDUOUS TREE (20" DIA.)
- PIR TREE (24" DIA.)
- POPLAR TREE (24" DIA.)
- PROPOSED STORM LINE
- PROPOSED SEWER LINE
- PROPOSED WATER LINE
- NEW ASPHALT AREA
- PROPOSED BUILDING
- NEW CONCRETE AREA
- NEW PAVED DRIVEWAY AREA
- EX. DECIDUOUS TREE TO BE REMOVED
- EX. CONIFEROUS TREE TO BE REMOVED



HARDSCAPE SURFACE CALC.
NET SITE AREA = 20,179 SF (0.463 AC)
(AFTER R/W DEDICATION)

DEVELOP SITE	
LOT 1 ROOF AREA	= 3,600 SF
LOT 1 PERVIOUS DWY	= 750 SF
LOT 2 ROOF AREA	= 3,600 SF
LOT 2 PERVIOUS DWY	= 750 SF
TOTAL	= 8,700 SF
STORMAGE IMPROVEMENTS	= 2,583 SF
TOTAL NEW/REPLACED HARDSCAPE SURFACES	= 11,283 SF
TOTAL NEW/REPLACED PAVED SURFACES	= 8,700 SF

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 LOCATING THE UTILITIES AND SCHEDULING THE HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN NOTING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CONDUITS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF LAND UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VERIFICATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT WESTERN ENGINEERS, INC. TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.

CALL TWO (2)
BUSINESS DAYS
BEFORE YOU DIG
1-800-424-5555

Western Engineers & Surveyors (425) 356-2700
SURVEYORS • PLANNERS • ENGINEERS
LAND USE CONSULTANTS
CIVIL ENGINEERS • LAND SURVEYORS
3740 EVERGREEN WAY • EVERETT • WA • 98204

**CITY OF MUKILTEO
PLANNING AND DEVELOPMENT SERVICES
APPROVED FOR CONSTRUCTION**

DEVELOPMENT DATA:
EXISTING ZONING: RD-7.5
PROPOSED ZONING: SINGLE FAMILY
TOTAL SITE: 21,774 SQ. FT. (0.498 ACRES)
NET SITE AREA AFTER DEDICATION: 20,179 SQ. FT. (0.463 ACRES)

ENGINEER/SURVEYOR: WESTERN ENGINEERS, INC.
3740 EVERGREEN WAY
EVERETT, WA 98204
TELEPHONE: (425) 356-2700
FAX: (425) 356-2108

APPLICANT: PACIFIC HEIGHTS HOMES
620 SE BAYVIEW HALL WAY
EVERETT, WA 98208
(425) 250-5777
CITY@PACIFICHEIGHTS.COM

LEGAL DESCRIPTION:
LOT 3, CITY OF MUKILTEO SHORT PLAT NO. 83-B, RECORDED UNDER AUDITOR'S FILE NO. 851000000, RECORDS OF SNOHOMISH COUNTY, WASHINGTON, BEING A PORTION OF LOT 22, WEST AND NORTHEAST CORNERS 5 ACRES TRACT, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 7 OF PLATE PAGES 12 AND 13, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITuate in the COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

TAX ACCOUNT NO. (S): 00611600002701

SITE ADDRESS: 26 CLOVER LANE
MUKILTEO, WA 98275

PRELIMINARY SHORT PLAT FOR:
PACIFIC HEIGHTS HOMES
NE 1/4, NW 1/4, SEC.09, T.28, R.04, W.M.
CITY OF MUKILTEO, WASHINGTON

DRAWN BY	DATE	REV. BY	DATE	PROJECT MANAGER	SCALE
JAJ	9-06-16			J. JARRELL	1" = 20'
DRAWING FILE NAME	CHR. BY	F.D. NO.	JOB NO.	SHT. NO.	
151486A.DWG			15-1486-A	1 OF 1	