CITY OF
MUKILTEO

REQUEST FOR COMMENTS

DATE: June 5, 2017

	Alderwood Water District – Dan Sheil /Lauren Balisky	X	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
X	City of Everett (Allan Giffen)		Seattle Dist. Corps of Engineers (Dept. Army-Reg. Branch)
X	City of Everett (Steve Ingalsbe)	X	Snohomish Co. Airport/Paine Field (A. Rardin/B. Dolan)
	City of Lynnwood (Paul Krauss)		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. 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. Srvc. (Darryl Easton)
X	City of Mukilteo (Com. Dev. Dir.)**(Postcard/Notice only)**		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)
	Community Transit (Kate Tourtellot)	X	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)
X	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) (*Shoreline Only)*	X	Washington Dept. of Ecology (Peg Plummer)
	Master Builders King/Sno. Counties (Jennifer Anderson)	X	Washington Dept of Fish & Wildlife (Jamie Bails)
X	Mukilteo Beacon (Editor) **(Postcard/Notice only)**		WSDOT (Scott Rodman)
X	Mukilteo School District (Cindy Steigerwald)		WSDOT (Ramin Pazooki)
X	Mukilteo School District (Josette Fisher)		WSDOT Ferries(Kojo Fordjour) (*Shoreline Only)*
X	Mukilteo Tribune (Editor) **(Postcard/Notice only)*)***		WRIA 7 Water Resources
X	Mukilteo Water & Wastewater District (Jim Voetberg, Manager; Rick Matthews; Kendra Chapman)	X	Planning Commission ***(Postcard Only)***
	National Marine Fishery Service	X	Adjacent Property Owners
	Office of Archaeology & Historic Pres. (Allyson Brooks)	X	Applicant/Contact Person ***(Notice Only)***
	Ogden, Murphy, Wallace (Angela Belbeck) ***(Ordinances Only)***	X	Parties of Interest
	Pilchuck Audubon Society (Karen Snyder)	X	Parties of Record
	Port of Everett (Graham Anderson)	X	Property Owners within 300' ***(Postcard/Notice Only)***
			Other:

FILE NO.: PPR-2017-002

PROPONENT: Greg Krabbe, Saratoga 44 LLC

PROJECT NAME: Saratoga Heights Rev. #1

PROJECT DESCRIPTION: The applicant has applied for a revision to the previously approved land use application (File No. PPR-2013-008). The previous approval included a second phase of the development to feature 32 flat-style condominiums in four 4-story buildings. The proposed application is seeking approval for 29 townhomes in ten 3-story buildings with similar road configuration as previously approved. The City of Mukilteo issued a Determination of Nonsignificance (DNS) regarding the previously approved project on October 22, 2013. The City of Mukilteo expects to issue a SEPA Addendum to the DNS for the proposed revision.

FILE NO.: PPR-2017-002 PROPONENT: Greg Krabbe, Saratoga 44 LLC

PROJECT NAME: Saratoga Heights Rev. #1

ATTACHED IS:

X	Notice of Application		Plat Map (Reduced)
X	DNS Dated October 22, 2013	X	Site Plan (Reduced)
	Environmental Checklist	X	Location Map
X	Application	X	Vicinity Map
X	Narrative Statement(s)		Other:

NOTE: _____

_____

****

Please review this project as it relates to your area of concern and return your comments with this cover sheet by, June 26, 2017 to Karl Almgren, AICP, Associate Planner, City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275.

Karl Almgren, AICP
Associate Planner

6/5/2017
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

for Saratoga Heights at 8002 53rd Ave West by Saratoga 44 LLC

Greg Krabbe, on behalf of Saratoga 44 LLC, applied for a Land Use Development Permit with the City of Mukilteo on May 17, 2017. The application was determined to be complete on June 1, 2017. This application and all supporting documents are available at City Hall for public viewing. (File No. PPR 2017-002).

Description of Proposal: The applicant has applied for a revision to the previously approved land use application (File No. PPR-2013-008). The proposed revision includes reducing the number of dwelling units and revising the character of the dwelling units. The previous approval included a second phase of the development to feature 32 flat-style condominiums in four 4-story buildings. The proposed application is seeking approval for 29 townhomes in ten 3-story buildings with similar road configuration as previously approved. This project is located within the MRD (Multi-Family Residential – 13 Dwelling Units per Acre).

Location of Proposal: Section 9 Township 28 Range 04 Quarter SW –West & Wheelers Seaview Five Acre Tracts Block 2, Tract 54 & 55 aka Parcel #1 & #2 of City of Mukilteo LLA-2015-002 commonly known as 8002 53rd Ave West, Mukilteo, WA 98275.

The specific location of the revision is located west of the developed cottages on Parcel #2 of Mukilteo LLA-2015-002.

Environmental Documents Prepared for the Proposal:

- Determination of Non-Significance dated October 22, 2013
- Geotechnical Report prepared by E3RA, Inc.
- Eagle Nest Determination prepared by Acre Environmental Consulting, LLC.
- Preliminary Wetland Stream Report prepared by Confluence Environmental Company.
- Stormwater Pollution Prevention Plan (SWPPP) prepared by CHP Consultants
- Storm Drainage Report prepared by CHP Consultants

List of Required Permits:

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

Applicable Policies and Requirements

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

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

SEPA Addendum Process to be Used:

The City of Mukilteo issued a Determination of Nonsignificance (DNS) regarding the previously approved project on October 22, 2013. The City of Mukilteo expects to issue a SEPA Addendum to the DNS for the proposed revision. This may be the only opportunity to comment on the environmental impacts of the proposal.

Comment Period

The application and supporting documents are available for review at the City of Mukilteo, 11930 Cyrus Way, Mukilteo, WA 98275. Contact: Karl Almgren, AICP, Associate Planner at (425) 263-8045. 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: Monday, June 12, 2017

End of Comment Period: Monday, June 26, 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

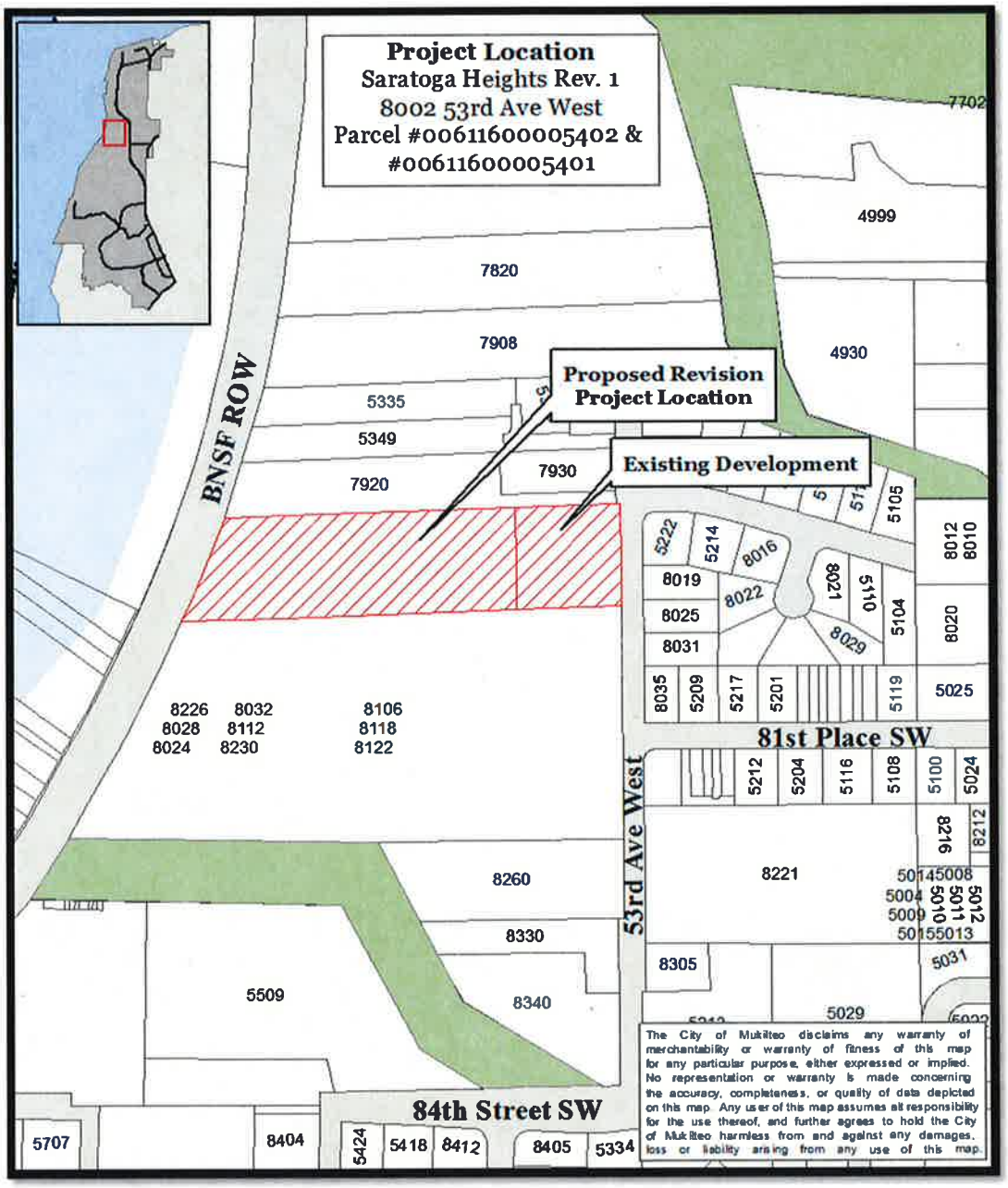
The final decision on this project is administratively appealable. An appeal must be filed within 14 days after the final decision on the project is issued. Only persons who file written comments on the project in response to the Notice of Application are considered parties of record who may appeal the decision. If you do not file written comments within the comment period, you may not appeal the final decision.

Contact Person: Karl Almgren, AICP, Associate Planner (425) 263-8045

Signature: _____ Date: 6/5/17

Karl Almgren, AICP, Associate Planner

Location Map



Date Issued: Monday, June 12, 2017
Date Advertised: Monday, June 12, 2017
End Comment Period: Monday, June 26, 2017

pc: Applicant/Representative
Reviewing Agencies
Interested Parties
CDD Director
Planning Manager
Permit Services Supervisor
Permit Services Assistants (2)
Property File

Date stamp

RECEIVED
MAY 17 2017
CITY OF MUKILTEO

CITY OF MUKILTEO

11930 Cyrus Way Mukilteo, WA 98275

Land Use Permit Application

PPR # _____
SEPA # _____
Misc # _____

Applicant:	Saratoga 44 LLC	Owner:	Same as owner
Address:	805 Kirkland Ave, Suite 200 Kirkland Wa 98033	Address:	
Phone:	425 750 8400	Phone:	

Project Address: 892 53rd Ave

Legal Description of Property:
Section 09 Township 28 Range 04 Quarter SW - WEST & WHEELERS SEAVIEW FIVE AC TRS BLK 000 D-01 ELY 235FT OF TR 54 & 55 SD PLAT AKA PAR 1 CITY OF MUK LLA-2015-002 REC AFN 201510080314 & AS DELINEATED ON ROS REC AFN 201508205002 BEING A PTN OF TR 54 & 55 SD PLAT –

Key Contact Person: _Greg Krabbe__Phone: _425 750 8400__Fax: n/a_____

Project Type:

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

* Need to fill out supplemental application form with project.

Project Resume:

Existing Use:_multi family residential_____
Total Site Area:_____4.96 acres_____
Building Foot Print Area:__1.8 acres_____
Lot Coverage:_____36%_____
Parking Provided: ___122_____
Building Height: 25' cottages,
45' towhomes (8% cross slope)
Gross Floor Area by Uses:
85,000 sf for residential

Proposed Use: __multi family residential_
Landscaping Area: _____1.15 Acres_____
Water District: Mukilteo water and sewer
Sewer District: Mukilteo water and sewer
# of Proposed Units: _39_

Comp Plan Designation: MRD- low density
Zoning: ___MRD_____

Pre-application Meeting Held: (Y/N; date)_____Yes, 2/1/17_____

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

_____ 5-15-17
Owners Signature **Date**

J:\Project files\Saratoga Heights\Major modification\Land Use Permit Application.doc

Windward Real Estate Services Inc

Land Development Services

RECEIVED
MAY 17 2017
CITY OF MUKILTEO

May 15, 2017

City of Mukilteo Planning and Development Services

Att: Karl Almgren

Re: Development of Saratoga Heights phase 2 major modification – project narrative

Karl,
Please find the updated site plan review package for the Major Modification to Saratoga Heights project. As you know Saratoga Heights is a proposed single family /multifamily residential development proposed on approximately 4.95 acres in the City of Mukilteo. The site is located at 8002 53rd Ave West. Originally, the project consisted of 32 stacked condominium units, 4 duplex units, and 8 single family detached residential units. With this submittal we are proposing a major modification to replace the 32 stacked units with 29 three story townhomes with individual garages.

The duplexes and cottages have been constructed as phase 1 of the original project approval. The 29 townhomes will now constitute phase 2 of the project.

The site is located on 53rd Ave West, on the bluff above the BNSF RR tracks. Approximately 30% of the site is steep as topography comes up from the Puget Sound. The remaining 40% is rolling and substantially forested with two existing single family homes and several garage structures. The site is surrounded by multifamily condominiums to the north and south, single family homes to the east, and the RR and Puget Sound to the west.

There are no wetlands or streams onsite. The steep slopes that comprise the west boundary of the project area are considered critical areas and require a 25' setback from the top of bank. Wetland and geotechnical investigations and reports were included in the original application package and should be in your files.

As noted above, there will now be a total of 41 residential units. The 29 townhomes will have floor areas ranging between 1,800 sf to 2,400 sf for an average area of 2,200 sf and a total of 63,800 sf of floor area. The two duplex buildings will have a total of 4 single family units of approximately 2,400 sf in size, for a total of 9,600 sf of floor area. There are 8 detached single family units that will also have a floor area of approximately 1,400 sf for a total of 11,200 sf . The total residential square footage will be approximately 84,600 sf. This is down from the originally approved 140,000 sf.

To service these units, a total of 122 parking stalls are provided via typical private garages and exterior driveway parking spaces. Most of the townhome units will have 2 car garages and parking for two cars in the driveway. Some end units will only have one driveway parking stall, and several interior units will have single care garages with single car parking driveways.

Building will be constructed from wood with concrete foundations.

Landscaping will utilize native species and will include both conifer and deciduous trees, larger species where space allows. Landscaping will be designed to screen the development from neighbors to the east, north and south. Community open spaces will be landscaped to invite community members to the open spaces along the western boundary of the site. Landscaping in this area will be kept low to support the view corridor.

All utilities will be constructed onsite to serve the new community. A new sewer line was constructed from the lift station at 53rd and 84th along 53rd in phase 1 to provide enough depth to serve the property; however, the western most buildings will require private sewer pump units. Water will also be brought onsite from existing water mains within 53rd and an existing stub at the northern property line.

Road improvements to 53rd will include repairs resulting from the new sewer main installation and frontage improvements to match the surrounding area.

In addition to water and sewer, a comprehensive stormwater collection and treatment system has been installed. This system collects all runoff generated from impermeable area and convey it to a detention vault and through a water quality filter system that will treat runoff consistent with DOE requirements. After detention and treatment, runoff will be conveyed to the base of the slope thru a flexible HPDE welded pipe and discharged thru the RR culverts and into the Puget Sound. This discharge has been designed to accept runoff from the developments to the north and south of the property.

Approximately 10,000 CY of cut and 9,800 CY of fill will be generated by the proposed grading plan.

Erosion control will be per established practices set by the Department of Ecologies stormwater management manual.

Greg Krabbe, PE

File No. PPR -2013-008

City of Mukilteo, Washington
DETERMINATION OF NONSIGNIFICANCE (DNS)

DESCRIPTION OF PROPOSAL:
Development of a 4.95 acre site zoned MRD pursuant to the PRD standards with 8 single family detached residences, 2 duplexes and 32 flat-style condominiums in four 4-story buildings.

PROJECT NAME: Saratoga Heights

PROPONENT: Gregg Krabbe on behalf of Clara Bhat

LOCATION OF PROPOSAL: 8002 – 53rd Ave. W., Mukilteo, WA

LEAD AGENCY: City of Mukilteo

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

COMMENT/APPEAL PERIOD
This DNS is issued under WAC 197-11-355; the lead agency will not act on this proposal for fourteen (14) days from **Tuesday, Oct. 22, 2013.** Comments/Appeals must be submitted by **Tuesday, Nov. 5, 2013.**

Contact Person: Glen Pickus, Senior Planner, (425) 263-8042

RESPONSIBLE OFFICIAL:	*Heather McCartney, FAICP*
TITLE:	*City of Mukilteo Director of Planning & Community Development*
TELEPHONE:	*(425) 263-8040*
ADDRESS:	*11930 Cyrus Way, Mukilteo, WA 98275*

Signature: Heather McCartney Date: 10/15/2013
Responsible Official

DATE OF ISSUANCE: Tuesday, Oct. 22, 2013

APPEALS
You may appeal this determination by filling out the appeal form and submitting it with the applicable appeal fee, which is non-refundable, to the "City of Mukilteo." Submit the appeal form and fee to the City of Mukilteo Department of Planning & Community Development at 11930 Cyrus Way, Mukilteo, WA 98275 by written comment no later than 4:30 pm. on **Tuesday, Nov. 5, 2013**.

At a State Environmental Policy Act (SEPA) hearing, all testimony shall be "under oath". You should be prepared to make specific factual objections. Contact the Department of Planning & Community Development to read or ask about the procedures for SEPA appeals.

pc: Review Agencies
SEPA File
Project File
Mukilteo Beacon
CDD Admin.
Permit Tech.

SEC. 9, TWP 28 N, R4E W.M.

SARATOGA HEIGHTS

CITY OF MUKILTEO — SNOHOMISH COUNTY, WA

ROADWAY, GRADING AND STORM DRAINAGE IMPROVEMENTS-PHASE 2

APRIL 10, 2017

PROJECT TEAM

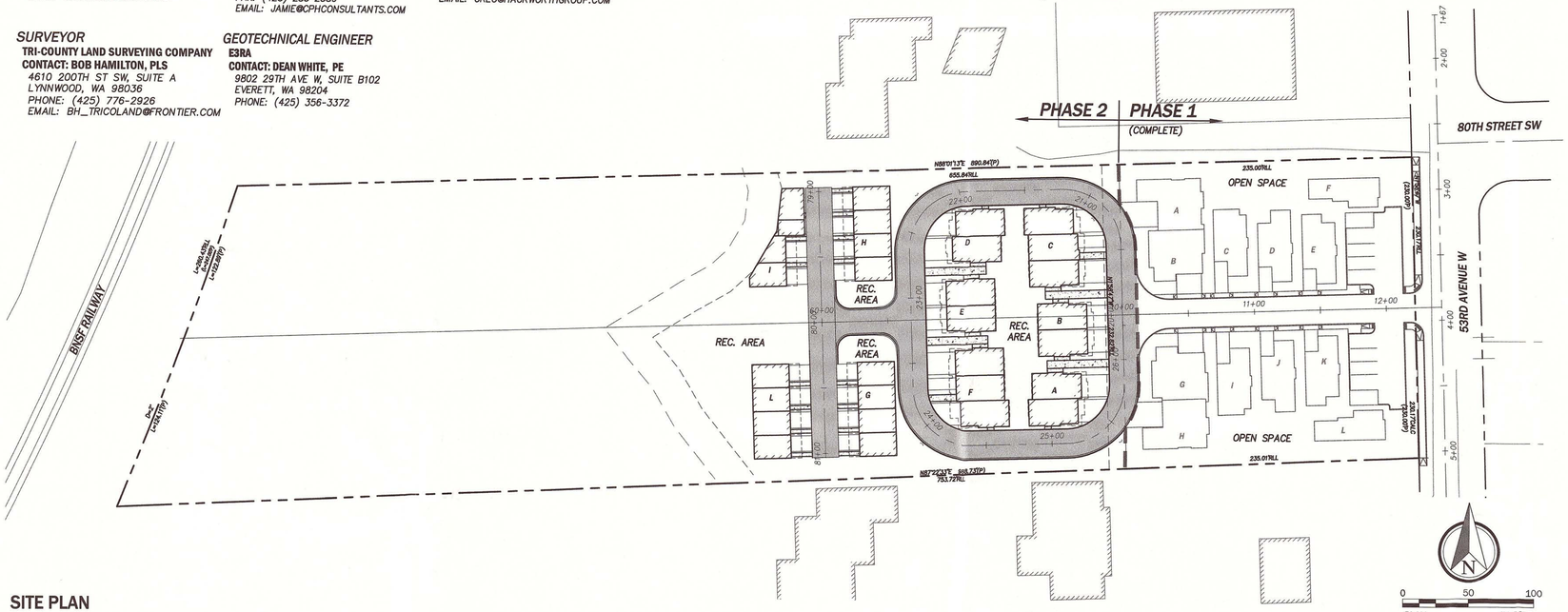
APPLICANT
WINDWARD REAL ESTATE SERVICES, INC.
CONTACT: GREG KRABBE
335 PARK PLACE CENTER G111
KIRKLAND, WA 98033
PHONE: (425) 347-2898
EMAIL: GKRABBE@COMCAST.NET

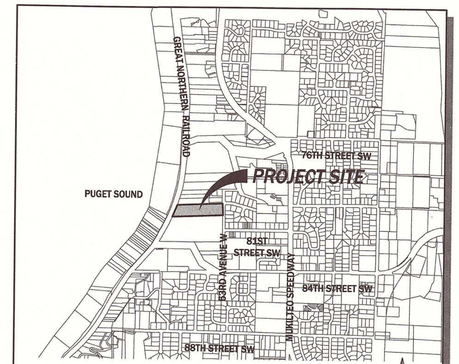
CIVIL ENGINEER
CPH CONSULTANTS
CONTACT: JAMIE SCHROEDER, PE
11431 WILLOWS ROAD NE, SUITE 120
REDMOND, WA 98052
PHONE: (425) 285-2390
FAX: (425) 285-2389
EMAIL: JAMIE@CPHCONSULTANTS.COM

ARCHITECT
THE HACKWORTH GROUP
CONTACT: GREG HACKWORTH
4580 KLAHANIE DRIVE SE
ISSAQUAH, WA 98029
PHONE: (206) 433-1181
EMAIL: GREG@HACKWORTHGROUP.COM

SURVEYOR
TRI-COUNTY LAND SURVEYING COMPANY
CONTACT: BOB HAMILTON, PLS
4610 200TH ST SW, SUITE A
LYNNWOOD, WA 98036
PHONE: (425) 776-2926
EMAIL: BH_TRICOLAND@FRONTIER.COM

GEOTECHNICAL ENGINEER
E3RA
CONTACT: DEAN WHITE, PE
9802 29TH AVE W, SUITE B102
EVERETT, WA 98204
PHONE: (425) 356-3372





VICINITY MAP

DRAWING INDEX

SHEET	DWG.	DESCRIPTION	
1	C0.00	PROJECT COVER SHEET	
2	C0.01	LEGEND, ABBREVIATIONS, AND GENERAL NOTES	
3	C0.02	CITY STANDARD PLAN NOTES	
4	C0.10	EXISTING CONDITIONS	
5	C0.20	HORIZONTAL CONTROL PLAN	
6	C1.01	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN	
7	C1.101	TEMPORARY EROSION AND SEDIMENT CONTROL DETAILS	
8	C2.01	SITE LAYOUT	
9	C2.101	TYPICAL DRIVEWAY SECTIONS	
10	C2.102	SITE DETAILS	
11	C3.01	GRADING PLAN	
12	C3.02	OVERALL STORM DRAIN PLAN	
13	C3.03	SITE STORM DRAIN PLAN	
14	C3.04	SITE STORM DRAIN PROFILES	
15	C3.05	STORM DRAIN TIGHTLINE PLAN AND PROFILE	
16	C3.06	FRONTAGE IMPROVEMENTS - 53RD AVENUE WEST	
17	C3.101	SITE SECTIONS A-A	
18	C3.102	SITE SECTIONS B-B	
19	C3.103	SITE SECTIONS C-C	
20	C3.104	GRADING AND DRAINAGE DETAILS	
21	C3.105	GRADING AND DRAINAGE DETAILS	
22	C3.106	STORM WATER VAULT DETAILS	
23	C3.107	STORM DRAINAGE DETAILS	
24	C7.01	TRAFFIC CONTROL PLAN	
25	C4.01	SANITARY SEWER PLAN AND PROFILE	FOR REFERENCE ONLY
26	C4.02	SANITARY SEWER PLAN AND PROFILE	FOR REFERENCE ONLY
27	C4.03	SANITARY SEWER PLAN AND PROFILE	FOR REFERENCE ONLY
28	C5.01	WATER PLAN	FOR REFERENCE ONLY
29	L1.0	LANDSCAPE PLAN	
30	L2.0	LANDSCAPE PLAN	
31	L3.0	LANDSCAPE PLAN	

SITE PLAN

PROJECT INFORMATION

GENERAL

PARCEL NO:	00611600005400 AND 00611600005500
SITE ADDRESS:	8002 53RD AVE W MUKILTEO, WA 98275
JURISDICTION:	CITY OF MUKILTEO
ZONING:	MRD
COMPREHENSIVE PLAN:	MFR-L
PRESENT USE:	SINGLE FAMILY RESIDENCE

SITE DEVELOPMENT

TOTAL SITE AREA:	4.96 ACRES
OPEN SPACE (NATIVE SLOPE):	2.01 AC
DEVELOPABLE AREA:	2.95 AC
PROPOSED USE:	MULTI-FAMILY RESIDENTIAL
DISTURBED AREA:	2.95± ACRES
IMPERVIOUS CALCULATIONS:	
IMPERVIOUS ASPHALT:	0.81 AC
SIDEWALK AND CUBS:	0.13 AC
ROOFTOPS AND BUILDINGS:	0.86 AC
TOTAL IMPERVIOUS AREA:	1.80 AC
PROPOSED:	29 TOWNHOMES (PHASE 2) 8 COTTAGE (PHASE 1) 4 DUPLEX (PHASE 1) 41 TOTAL
MAX. DENSITY:	12 DU/ACRE
ALLOWABLE DENSITY:	4.96x12 = 59 DU
COMMON OPEN SPACE REQ'D:	127,918 x 0.2 = 25,583 SF
COMMON OPEN SPACE PROVIDED:	13,888 SF REC. AREA 12,100 SF OPEN SPACE 25,988 SF TOTAL

REQ'D SETBACKS

FRONT:	25'
INTERIOR:	5' MIN. (15' TOTAL) - 1 OR 2 STORY 15' (24' TOTAL) - 4 STORY
CORNER:	20'
REAR:	20'
MAX. BUILDING HEIGHT:	45' (LOT SLOPE EXCEEDS 8%)/25' COTTAGES
MAX. LOT COVERAGE:	40% = 4.95 x 0.4 = 1.98 AC
CALCULATED LOT COVERAGE:	34,844 BLDG SF/33,262 OS SF = 104.76%
REQ'D PARKING:	TOWNHOMES 2.25/UNITx29= 65 COTTAGE 2.5/UNITx10= 25 DUPLEX 2.25/UNITx4= 9 99
PARKING PROVIDED:	92 TOWNHOMES 14 COTTAGES 16 DUPLEX 08 EXTERIOR 130 STALLS TOTAL

APPROXIMATE EARTHWORK QUANTITIES

TOTAL PROJECT AREA:	4.95 AC
CLEARED AREA:	2.63 AC
CUT:	7,750 CY
FILL:	7,950 CY
NET (FILL):	200 CY

UTILITY PURVEYORS

WATER AND SANITARY SEWER:	MUKILTEO WATER AND WASTEWATER DISTRICT 7824 MUKILTEO SPEEDWAY MUKILTEO, WA 98275 (425) 355-3355
POWER:	SNOHOMISH COUNTY PUD NO. 1 2320 CALIFORNIA STREET EVERETT, WA (425) 783-8272
NATURAL GAS:	PUGET SOUND ENERGY 10885 NE 4TH ST. P.O. BOX 97034 BELLEVUE, WA 98009-9734 (888) 225-5773
TV/CABLE:	COMCAST (877) 824-2288
PHONE:	FRONTIER COMMUNICATION (877) 387-3477
FIRE:	MUKILTEO FIRE DEPARTMENT 10400 47TH PLACE W MUKILTEO, WA 98275 (425) 263-8150

SURVEY DATA

EXISTING BOUNDARY, TOPOGRAPHIC, AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN AND OTHERS IN THIS SET WERE USED AS A BASIS FOR DESIGN AND REPRESENT FIELD SURVEY DATA AND MAPPING PREPARED BY TRI-COUNTY LAND SURVEYING COMPANY (JOB NO. 13-019), AS PROVIDED BY THE PROJECT OWNER, AND DOES NOT REPRESENT WORK BY CPH CONSULTANTS. THE FOLLOWING SURVEY DATA WAS PROVIDED WITH THE TOPOGRAPHIC MAP BY TRI-COUNTY LAND SURVEYING:

BENCHMARK - DATUM (NAVD 88)
3" BRASS DISK IN CONCRETE
ELEV.=407.62

LEGAL DESCRIPTION:
TRACTS 54 AND 55, WEST & WHEELER'S SEA VIEW FIVE ACRE TRACTS, SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON

MATTHEW J. HEERHEIM — STATE OF WASHINGTON — 36488 — REGISTERED PROFESSIONAL ENGINEER
5/11/2017

RECEIVED
MAY 17 2017
CITY OF MUKILTEO

CPH CONSULTANTS
Site Planning • Civil Engineering
Land Use Consulting • Project Management
11431 Willows Road NE, Suite 120 | Redmond, WA 98052
Phone: (425) 285-2390 | FAX: (425) 285-2389
www.cphconsultants.com

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5/11/2017 4:13 PM