



BARGHAUSEN

**Project Narrative &
Compliance Responses to
Preliminary Short Plat
Conditions of Approval**

Eaglemont 8

PREPARED BY

Barghausen Consulting
Engineers, Inc.

PREPARED FOR

MainVue WA LLC

CLIENT ADDRESS

121 3rd Avenue
Kirkland, WA 98033

SITE ADDRESS

13325 191st Avenue SE
Monroe, WA 98272

PROJECT NO.

22082

DATE

03/28/2024

JURISDICTION

City of Monroe

Project Narrative

Preliminary Plat Chronology

An application was filed on April 19, 2022, and deemed complete on May 10, 2022. Public notice for the application was provided in accordance with the requirements of MMC section 22.84.050. A Notice of Application was published, mailed, and posted on May 13, 2022. A public comment period was provided from May 13, 2022, through 5:00 PM on May 27, 2022. A State Environmental Policy Act (SEPA) Determination of Non-Significance (DNS) was issued on May 30, 2022, for the proposed on-site grading. The appeal period expired June 13, 2022; no appeals were filed.

Administrative Approval Decision Date: August 11, 2022

Compliance Responses to Conditions of Approval

General

1. *The preliminary SP site plan map date stamped received 07/01/2022 shall be the approved site layout, attached.*

Response: The final short plat is consistent with the approved preliminary plat configuration.

Civil Engineering Plan Review:

2. *Following preliminary short subdivision approval and before site work begins, the proponent must submit complete civil plans that comply with the city's current public works design and construction standards and approved deviation request and receive approval by the city engineer. The proponent and/or successor shall apply for all needed permits to perform improvement work related to this preliminary short plat.*

Response: Full civil plan approval and a grading permit were issued March 31, 2023.

3. *Prior to civil construction plan approval, the applicant shall include provisions to eliminate, as much as reasonably possible, the surface water runoff from leaving this plat and flowing onto the properties to the south.*

Response: The Stormwater Site Plan Report, dated October 28, 2022, and revised February 16, 2023, was submitted with the approved civil plans. The most current geotechnical engineering study was prepared by Earth Solutions NW dated January 4, 2022.

4. *The developer shall diligently endeavor to obtain the stormwater easement necessary to construct the stormwater piping system as shown on the approved preliminary civil engineering plans and consistent with future plans for the widening of 191st Avenue SE, north of 133rd Street SE.*

Response: An alternative design has been approved by the City and this easement is no longer necessary.

5. *Prior to civil construction plan approval, a final landscaping plan meeting the requirements outlined in MMC Chapter 22.46, Landscaping and Screening, shall be submitted for review and approval. All required landscaping and fencing shall be installed prior to final SP approval.*

Response: Final landscape plans were approved March 31, 2023 (App #9083, 23-ENVR-0001).

6. *The civil plans must be complete and approved by the city engineer before the issuance of a grading permit for the development.*

Response: Final civil plans were approved March 31, 2023 (App #9083, 23-ENVR-0001).

Site Improvement:

7. *As required by MMC Section 22.68.040(B)(9), all power lines, telephone wires, television cables, fire alarm systems and other communication wires, cables or line shall be placed underground either by direct burial or by means of conduit or ducts providing service to each building. This includes the existing lines located along 191st Avenue SE and 133rd Street SE.*

Response: All dry utilities have been placed underground and aerials removed.

8. *All retaining walls over two feet in height from bottom of foundation to top of wall shall be shown on the civil engineering construction plans and constructed prior to final short plat approval.*

Response: Lock & load wall plans were approved on April 1, 2023. Rockery wall plans were approved on April 18, 2023.

9. *The stormwater detention and treatment facilities in Tract 999 will be owned and maintained by the City of Monroe after successful completion of the warranty period. The facilities shall be designed and constructed in a manner to minimize City maintenance costs.*

Response: Stormwater detention vault plans were approved on April 18, 2023.

10. *All construction equipment, building materials, and debris shall be stored on the applicant's property, out of the public right-of-way. In no case shall the access to any private or public property be blocked or impinged upon without prior consent from the affected property owners and the City of Monroe.*

Response: This has been complied with and has been monitored during plat construction by City site inspection.

11. *If at any time during clearing, grading and construction the streets are not kept clean and clear, all work will stop until the streets are cleaned and maintained in a manner acceptable to the Public Works Director.*

Response: Acknowledged.

12. *Construction noise is not allowed between the hours of eight p.m. and seven a.m., Monday through Friday, and between the hours of eight p.m. and nine a.m., Saturday, Sunday, and legal holidays.*

Response: Acknowledged.

13. *Mail routes, including mailbox types and locations, shall be approved by the Postmaster prior to construction.*

Response: The mailbox location plan was approved by the Monroe postmaster on January 23, 2023.

14. *The developer and contractor shall attend a pre-construction meeting with City staff to discuss expectations and limitations of the project permit before starting the project.*

Response: The pre-con meeting was held after issuance of the grading permit on March 31, 2023.

15. *The applicant shall install a six-foot (6) tall fence on the property line along the south and east property lines of the Bagaveev property, Snohomish County Tax Parcel #28063600100400. The fence shall be constructed consistent with the fence detail, provided in the response letter dated July 1, 2022.*

Response: The 6-foot fence has been installed.

Capital Facilities and Utilities:

16. *Development shall be subject to all applicable MMC requirements specifically including and without limitations, all applicable impact fees, and capital improvement charges pursuant to MMC section or chapter 13.04.025, 13.08.272, 3.50, 3.52, and 3.54*

Response: Impact fees and capital improvement charges will be paid as required.

17. *The applicant shall submit payment to the City of Monroe for traffic impacts caused by the development in accordance with MMC Chapter 3.54, Transportation Impact Fees. Transportation mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City and will be required to be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.*

Response: Transportation impact mitigation fees will be paid at the building permit stage.

18. *The applicant shall submit payment to Monroe District No. 103 for school impacts caused by the development in accordance with MMC Chapter 3.50, School Impact Mitigation Fee Program. School mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City and will be required to be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.*

Response: School impact mitigation fees will be paid at the building permit stage.

19. *The applicant shall submit payment to the City of Monroe for park impacts caused by the development in accordance with MMC Chapter 3.52, Park Impact Fees. Park mitigation fees will be based on the fee schedules in effect at the time an individual building permit application is accepted by the City and will be required to be paid prior to building permit issuance unless deferred until a time preceding final building inspections being granted.*

Response: Park impact mitigation fees will be paid at the building permit stage.

20. *The existing on-site sewage system(s) shall be abandoned by having the septic tank(s) pumped by a certified pumper, then having the top of the tank removed or destroyed and filling the void (WAC 246-272A-0300). Documentation demonstrating completion of this work shall be submitted prior to final SP approval.*

Response: The existing on-site sewage system was abandoned as required by the Snohomish County Health Department and the receipt is included with this submittal.

21. *The existing on-site well(s) shall be decommissioned in accordance with WAC 173-160-381. A copy of the well contractor's decommissioning report(s) shall be submitted prior to final SP approval.*

Response: There were no wells on this site, as verified by the Phase I Environmental Site Assessment prepared by Earth Solutions NW, LLC dated January 5, 2022.

Final SP Approval:

22. *Prior to final SP approval, the applicant shall submit to the City for its approval, covenants, deed restrictions, homeowners' association bylaws, and other documents providing for preservation and maintenance of all common open space, parking areas, walkways, landscaping, signs, lights, roads, and community facilities.*

Response: Eaglemont HOA Articles of Incorporation and draft CC&Rs are included with this final short plat submittal.

23. *Landscaping shall be installed in accordance with the approved landscaping plan.*

Response: Landscaping and irrigation have been installed consistent with the final landscape plans approved on March 31, 2023, except for the irrigation meter which will be performance bonded.

24. *Per MMC section 22.68.040(A)(5)(d), Final short subdivision approval must be acquired within three years of preliminary approval, after which time the preliminary short subdivision approval is void. The decision-maker may grant an extension for one year if the applicant has attempted in good faith to submit the final subdivision within the three-year time period; provided, however, the applicant must file a written request with the original decision-maker requesting the extension at least thirty days before expiration of the three-year period.*

Response: Preliminary short plat validity expires on August 11, 2025. Approval and recording are anticipated well in advance of the expiration date.

25. *Per MMC 22.68.040(D)(9), The final subdivision map shall be prepared by or under the supervision of a land surveyor registered in the state of Washington and prepared in black ink on any standard material consistent with and conforming to Chapter 58.09 RCW and WAC 332-130-150 and acceptable to the city measuring eighteen inches by twenty-four inches in size. Each sheet, including the index sheet, shall conform to, and be compatible with, the Snohomish County recorder's recording standards and guidelines.*

Response: A professional land surveyor registered in the state of Washington has prepared and stamped the final plat which meets the required layout and recording standards.

The subdivision shall include the following information:

i. *Information required by the preliminary subdivision approval, including the building envelopes, significant trees to be retained, and sensitive areas and buffers.*

Response: Building envelopes and setbacks are shown for 7 lots on Sheet 2 of 2 of the final short plat set.

ii. *The name of adjacent subdivisions and unplatted property shall be identified using dotted lines.*

Response: The name of adjacent subdivisions and unplatted property are shown on Sheet 2 of 2 of the final short plat set.

iii. *The name of the subdivision, name(s) of the subdivider(s) and the name of the registered surveyor that prepared the subdivision shall be on all maps and surveyor notes.*

Response: The name of the subdivision, name of the subdivider and the name of the registered surveyor are shown on Sheets 1 and 2 of 2.

iv. *All lots shall be dimensioned and numbered consecutively starting with number (1) and show the lot area and the building setback lines in accordance with this title.*

Response: Lots have been dimensioned and numbered consecutively starting with number (1) and show lot areas and building setback lines on Sheet 2 of 2.

v. *The length and bearing of all straight lines, central angles, radii, and curve lengths of all curves.*

Response: The length and bearing of all straight lines, central angles, radii, and curve lengths of all curves are shown on Sheet 2 of 2.

vi. *All dimensions along lot lines with accurate dimensions in feet and hundredths of feet with true bearings and angles to streets and alley lines.*

Response: All dimensions along lot lines with accurate dimensions in feet and hundredths of feet with true bearings and angles to streets are shown on Sheet 2 of 2.

- vii. *Suitable primary control points, approved by the public works director, or descriptions and ties to such control points, to which all dimensions, angles, bearings, and similar data given on the subdivision shall be referred.*

Response: Please refer to Sheet 2 of 2.

- viii. *Accurate distances, bearings, locations, and dimensions of the subdivision boundary lines, street lines, monuments and corporate limit, township or section lines which are referenced to a survey datum as prescribed by the public works director.*

Response: Please refer to Sheet 2 of 2.

- ix. *Show on the face of the subdivision map, all land which is offered for dedication to the city related to streets, alley ways, easements, sensitive areas and associated buffers, parks, open space, and other public use and/or dedication to other person and persons or entities for other purposes as shown on the approved preliminary subdivision. Any dedication, donation or grant shown on the face of the subdivision shall be considered for all intent and purposes as a quit claim deed.*

Response: There will be the dedicated public right-of-way connection of 133rd Street SE to 191st Avenue SE serving all 7 lots in the short plat. There will also be frontage dedication on 191st Avenue SE to establish 30-feet from centerline.

- x. *The final subdivision shall contain a legal description of the subdivision property.*

Response: The legal description of the property is shown on Sheet 1 of 2 of the final short plat.

- xi. *The final subdivision shall show the easement provisions, restrictions section, dedication and certification statements with appropriate signatures and seals, as set forth in greater detail in a checklist prepared by the public works director, before the subdivision is approved and recorded.*

Response: The easement provisions, restrictions section, dedication and certification statements with appropriate signatures and seals are shown on Sheet 1 of 2 of the final short plat.

26. *A licensed Professional Land Surveyor shall stake all property corners before recording the short plat. Upon recording the short plat with Snohomish County, the applicant shall return to the City of Monroe the original short plat, a full-sized conforming copy, a reduced copy at 8.5" x 11" of the short plat, including the recording number. In addition, the applicant must submit an electronic copy of the short plat in a compatible CAD or GIS format to the City of Monroe upon final approval.*

Response: Corners have been staked.

27. *The proponent and/or successor shall assure successful operation of required improvements, as applicable, including the submission of required financial securities for maintenance of said improvements as specified by the city engineer. Such financial security shall be effective for up to two years from approval of their completion of all required improvements or final short plat approval, whichever is later.*

Response: A 2-year maintenance bond will be provided as required.