



**City of Arlington Development Services
Engineering Division
Memorandum**

TO: Cliff Strong, Planning Manager
Michael Gantz, Fire Chief
John Gray, Police Chief
Terry Castle, Utilities Supt.
John Pederson, General Services Sup.

CC: Larry Mills
Sharree Lytle
Roxanne Guenzler

FROM: Cristy Brubaker, Engineering Coordinator

DATE: February 7, 2002

SUBJECT: Ownership of entrance to Crown Ridge Development and Arlington High School Site

Attached you will find information relating to the ownership of the roadway and covered bridge that is the entrance to Crown Ridge and the site of the new Arlington High School.

In 1998 the City of Arlington acquired this right of way through the condemnation process.

While it has not been annexed to the city, the right of way is owned and maintained by the City of Arlington.

I have attached copies of the ordinance of condemnation, the interlocal with Snohomish County regarding rights and responsibilities and copies of the quit claim deeds from the property owners.

I hope this information will assist all of you when the question again arises as to who has responsibility for this street.

ORDINANCE NO. 1155

AN ORDINANCE of the City of Arlington, Washington providing for the acquisition of right-of-way for any and all street purposes along, across, over and under certain properties in order to construct, extend, improve, operate and maintain that portion of the 186th Street NE Corridor extending eastward at the Intersection of SR 9 and Eagle Field Drive located in unincorporated Snohomish County approximately 290 feet; and thereafter acquiring in that northerly portion of Crown Ridge Boulevard approximately 950 feet more or less also lying in unincorporated Snohomish County for said purposes; providing for acquisition pursuant to the approval requirement of the Preliminary Plat of Crown Ridge Estates; and directing the City Attorney to proceed with condemnation thereof as provided under RCW 8.12.030 to prosecute legal proceedings, if necessary, and to enter into settlements, agreements and transfers of property to accomplish the acquisition of public right-of-way; all of the said properties being located within the County of Snohomish, Washington.

THE CITY OF ARLINGTON, WASHINGTON DOES HEREBY ORDAIN AS FOLLOWS:

1. Section 1. The public convenience, use and necessity, including Transportation Plan for extension of the 186th Street Corridor, including approval conditions of the Preliminary Plat of Crown Ridge Estates, demand that the City of Arlington ("City") condemn, appropriate, take, and damage portions of certain real property in Snohomish County immediately abutting the City of Arlington's boundaries in order to acquire necessary right-of-way, slope and other title ownership, easements, and interests in real property for its street and other related utility purposes. These parcels are legally described in Exhibits "A" and "B" attached and incorporated by this reference herein. The purposes for which this condemnation and acquisition is authorized shall include without limitation, all acts necessary to complete construction, extension, improvement, maintenance, repair and alteration, drainage, gutters, sidewalks, landscaping, illumination, electrical facilities, and related municipal and street purposes that may be necessary from time to time on the properties described in Exhibit "A", including provisions for providing

police, fire, and other emergency services and utilities, for a portion of the 186th Street NE corridor and Crown Ridge Estates Boulevard lying within the City of Arlington, Washington. Adequate provision has been made for environmental review under the State Environmental Policy Act in an existing programmatic environmental impact statement already prepared for the City's Comprehensive Plan, including earlier SEPA review and Mitigated Determination of Nonsignificance issued for the Plat of Crown Ridge on or about August 13, 1996.

Section 2. The City authorizes the acquisition by condemnation of all or part of the properties described in Exhibit "A" for those purposes indicated above, including the City's Comprehensive Plan Transportation Element and in the Preliminary Plat of Crown Ridge Estates.

Section 3. The City shall condemn the subject properties after just compensation has been made or other compensation for the owner or owners in a manner prescribed by law.

Section 4. The City authorizes the City Attorney to commence necessary proceedings and negotiations with the owners of the subject property for acquisition of the right-of-way described in Exhibit "A", including but not limited to gifts, settlements, stipulations, exchanges, credits for impact mitigation fees, temporary construction easements, or other property interests.

Section 5. Any acts consistent with the authority and prior to the effective date of this ordinance are ratified and confirmed.


Section 6. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstances shall not affect the validity of the remainder of this Ordinance, or the validity of its application to other persons or circumstances.

Section 7. This Ordinance shall take effect and be in force thirty (30) days from and after its passage, approval, and publication as provided by law.

PASSED BY THE CITY COUNCIL of the City of Arlington and APPROVED BY THE
MAYOR this 6th day of April, 1998.


Robert Kraski, Mayor

ATTEST:


Kathy Peterson, City Clerk

Approved as to form:



Steve J. Peiffle
City Attorney

Exhibit B
Condemnation Ordinance
Re: Crown Ridge Estates
File No. 3-0226-0907

Those portions of Sections 13 and 24 both in Township 31 North, Range 5 East, W.M., Snohomish County, Washington, described as follows:

Commencing at the Southwest corner of said Section 13;

Thence North 01°47'12" East, along said West line of said Section 13, a distance of 122.96 feet to the True Point of Beginning;

Thence continuing North 01°47'12" East, a distance of 152.10 feet to an intersection with a curve, the center of which bears North 64°26'13" East, a distance of 270.00 feet;

Thence along said Southeasterly curve to the left, through a central angle of 05°15'48", an arc length of 24.80 feet to a point of tangency;

Thence South 30°49'35" East a distance of 122.89 feet;

Thence South 30°22'05" East, a distance of 632.31 feet to a point of curvature;

Thence along said curve to the right, having a radius of 181.00 feet, through a central angle of 31°14'28", an arc length of 98.69 feet to a point of tangency;

Thence South 00°52'23" West, a distance of 124.98 feet to a point of curvature;

Thence along said curve to the left, having a radius of 25.00 feet, through a central angle of 90°00'00", an arc length of 39.27 feet to a point of tangency on a line parallel with and 30.00 feet North of the South line of the East Half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 24;

Thence South 89°07'37" East along said parallel line a distance of 193.49 feet to the intersection with the East line of said East Half;

Exhibit B
Condemnation Ordinance
Re: Crown Ridge Estates
Page 2

Thence South 02°20'31" West, along said East line, a distance of 30.01 feet to the South line of said East Half;

Thence North 89°07'37" West, along the said South line a distance of 334.50 feet to the intersection with the East line of the West Half of the West Half of the Northwest Quarter of the Northwest Quarter of said Section 24.

Thence South 02°17'58" West, along the last said East line, a distance of 30.00 feet;

Thence South 73°37'10" West, a distance of 194.78 feet, to the intersection with the Northeast Margin of the State Route 9 Right-of-Way, as shown on Washington State Department of Highways Sheets 19 and 20 of 21, Lake Stevens to Arlington, bearing the last revised date of 3-29-96;

Thence North 17°14'56" West, along said Northeast Margin a distance of 119.91;

Thence Southerly and Easterly along a curve, the center of which bears North 72°45'04" East, a distance of 25.00 feet through a central angle of 93°22'21", an arc length of 40.74 feet to a point of tangency;

Thence North 69°22'43" East, a distance of 159.46 feet to a point of curvature;

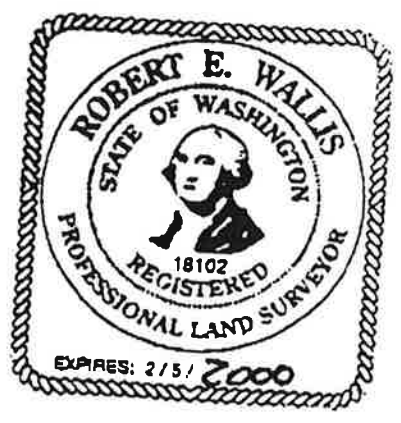
Thence along said curve to the left, having a radius of 119.00 feet, through a central angle of 99°44'48", an arch length of 207.17 feet to a point of tangency;

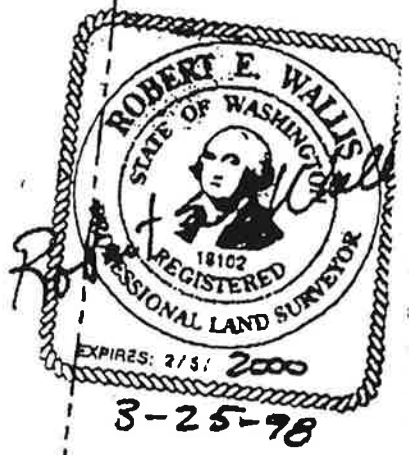
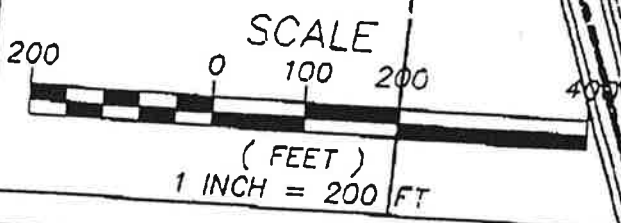
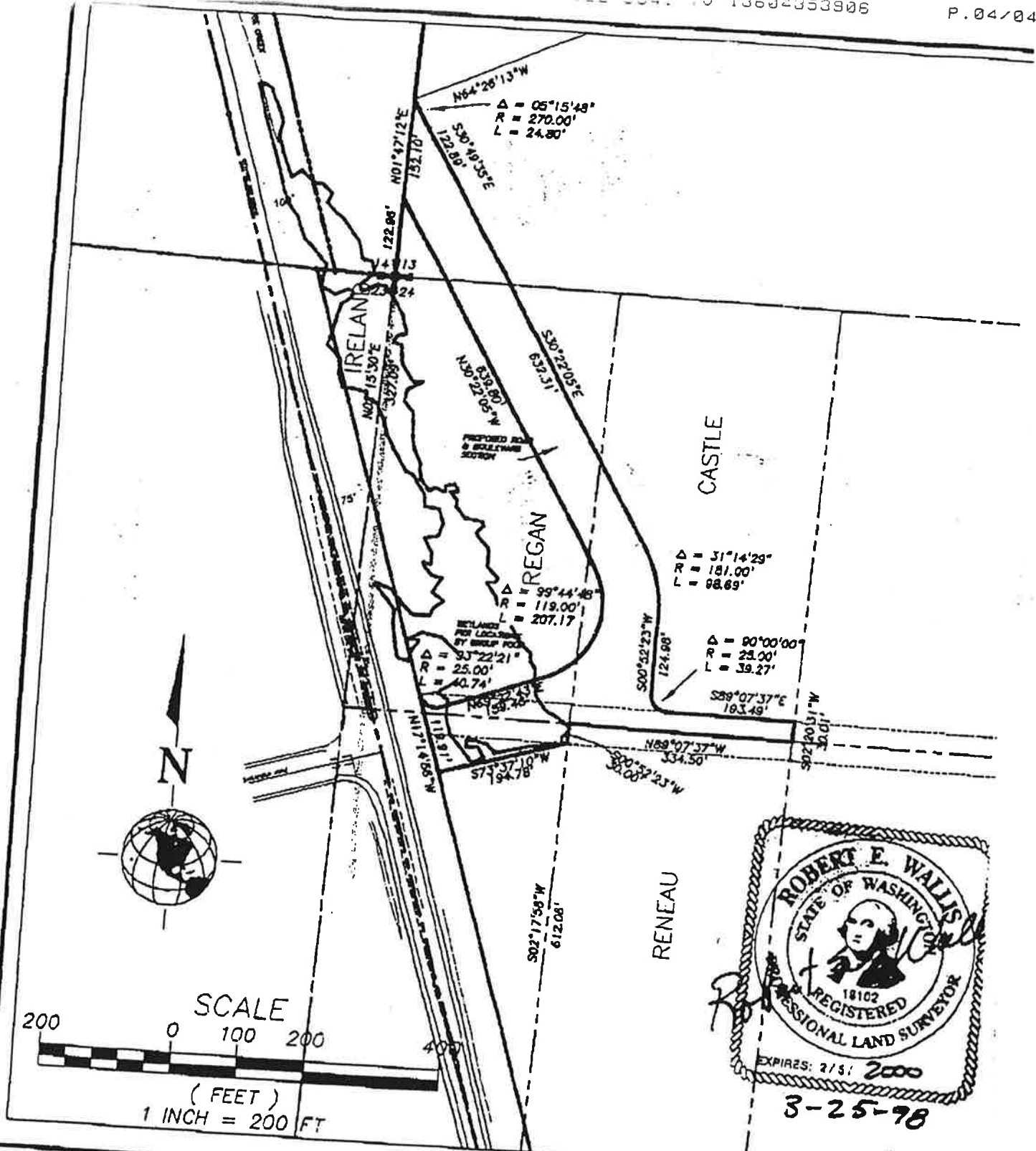
Thence North 30°22'05" West, a distance of 639.80 feet to the Point of Beginning.

Description by W&H Pacific, Inc.

Robert E. Wallis
Robert E. Wallis, P.L.S. No. 18102

March 26, 1998
Date





DATE	BY	REVISION	CK'D	APP

DRAWN BY: CPC
 CHECKED BY:
 APPROVED BY:

WIIPACIFIC
 3025 112TH AVE NE
 BELLEVUE, WA 98004
 (206)827-0220

CROWN RIDGE ESTATES EXHIBIT "A"

ARLINGTON	WASHINGTON
SCALE: 1"=200'	PROJECT NO. 3-0226-0307
	FILE NAME: S226LG01.DWG
	1

After Recording Return To
Snohomish County Public Works
Program Planning - 7th Floor
Attn Johannes Kurz
2930 Wetmore Avenue
Everett, Washington 982012-4044



199908270355
08/27/1999 11:50 AM Snohomish
P.0004 RECORDED County

199908270355

**INTERLOCAL AGREEMENT
BETWEEN SNOHOMISH COUNTY AND THE CITY OF ARLINGTON CONCERNING
THE CROWN RIDGE ESTATES ACCESS ROAD**

THIS AGREEMENT is made and entered into by and between SNOHOMISH COUNTY hereinafter referred to as the "County" and the CITY OF ARLINGTON, hereinafter referred to as the "City" pursuant to chapter 39.34 RCW, the Interlocal Cooperation Act

WHEREAS, Crown Ridge Estates is a residential subdivision proposed for development within the City; and

WHEREAS, because of topographical constraints, public road access to Crown Ridge Estates is proposed through the County, and

WHEREAS, on the 6th of April, 1998, the City passed Ordinance 1155 concerning the condemnation of right-of-way for a public access road from State Route SR 9 in the County to the City limits, hereinafter referred to as "Access Road," which is shown in Exhibit A and described in Exhibit B, and

WHEREAS, the owner of the properties through which the right-of-way for the Access Road passes has signed quit claim deeds transferring all interest in the property for Access Road right-of-way to the City, and these deeds have been recorded with the County Auditor's Office under Nos 9811060697 and 9811060698 on November 6, 1998; and

WHEREAS, the developer of Crown Ridge Estates will construct for the City the Access Road including a bridge across Prairie Creek, and

WHEREAS, all design and construction work will be performed according to standards approved by the city and the county and, with respect to the connection to SR 9, by the State (WSDOT),

NOW , THEREFORE, in consideration of the promises in this interlocal agreement, IT IS MUTUALLY AGREED as follows:

1. Scope Of Agreement

This agreement shall establish the mutual responsibilities of the County and the City with respect to the establishment, design, construction, maintenance, and operation of the Access Road in unincorporated Snohomish County.

2. Joint Responsibilities

- 2.1 The Access Road shall be designed according to standards agreed to by the County and the City
- 2.2 When construction work on the Access Road is completed, the County and the City will jointly perform the final inspection

3. County Responsibilities

- 3.1 The County will issue permits which are required to commence construction of the Access Road
- 3.2 The County will perform construction and site inspection duties for the establishment of the Access Road. In view of its future road maintenance functions for the Access road, the City will be invited to participate in the inspection activities

4. City Responsibilities

- 4.1 The City will formally accept the Access Road following the final inspection upon which the Access Road will become a public road owned by the City.
- 4.2 The City will maintain, operate and repair the Access Road, and provide police, fire protection, and emergency medical services to the area covered by the Access Road right-of-way. The City will send appropriate notifications of this fact to all affected police agencies, emergency services providers, Snopac, and potentially affected citizens

199908270355

5. Comprehensive Plan Implications

The Access Road is located outside of the City's Urban Growth Area Boundary in an area of the County designated on the County's GMA Comprehensive Plan as "rural residential" with a minimum lot size requirement of five acres. The area between the Access Road and SR 9 has been designated as Native Growth Protection Area and is recorded as such. This designation limits the potential for any kind of development of the area so designated.

The area east of the Access Road could be developed for rural residential uses at a density compatible with the County's Comprehensive Plan.

The existence of the Access Road and the potential for the easterly extension of NE 186th Street from its intersection with Crown Ridge Boulevard shall not provide the sole argument for changing the present rural residential designation to an urban designation.

6. Hold Harmless/Indemnification

Each party agrees to indemnify, defend, and hold harmless the other party, its employees, agents, and appointed and elected officials from any and all claims, demands, damages, suits, penalties, judgments, losses or costs which may be made against them to the extent that such claim is caused by each party's own negligence.

Notwithstanding the provisions of the preceding paragraph, the City shall indemnify, defend and hold harmless the County from any and all claims, demands, damages, actions, penalties, judgments, losses or costs arising from maintenance, reconstruction or use of the Access Road and its right-of-way after it has been accepted by the City pursuant to Paragraph 4.1. The City shall have a continuing duty of indemnification hereunder which shall remain in effect notwithstanding the termination of this agreement.

7. Commencement

This agreement shall be effective upon execution by both parties.

8. Duration and Termination

This agreement shall remain in effect until the area where the Access Road is located is annexed into the City. Alternatively, this agreement can be terminated at any time by the written consent of both the County and the City.

199908270355

IN WITNESS WHEREOF, the parties hereto have signed this agreement effective on the date indicated below

CITY OF ARLINGTON

Robert Krasner

APPROVED AS TO FORM.

[Signature]
City Attorney

Dated this day of January, 1999

WITNESSED:

Harry Peterson
City Clerk

SNOHOMISH COUNTY

Greg Weibel
County Executive 8/25/99

APPROVED AS TO FORM ONLY:

[Signature]
Deputy Prosecuting Attorney

WITNESSED:

Barbara Sikorst
County Council Clerk, Assf.

199908270355

9811060697

Return Address

BAILEY, DUSKIN & PEIFFLE
 P.O. Box 188
 Arlington, WA 98223

Our File No:



9811060697
 11/06/98 14:23
 p.0005 Recorded
 Snohomish County

Please print or type information

Document Title(s) or transactions contained therein:

- Quit Claim Deed
-
-
-

Grantor(s) (Last name first, then first name and initials)

- Portage Creek Development Corp.
-
-
-

Additional names on page ____ of document.

Grantee(s) (Last name first, then first name and initials)

- City Of Arlington
-
-
-

Additional names on page ____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range, qtr./qtr.)

That portion of Section 13, Township 31 North, Range 5 East, W.M.,
 Snohomish County, Washington

Additional legal is on page ____ of document

Reference Number(s) of Documents assigned or released:

Additional numbers on page ____ of document.

Assessor's Property Tax Parcel/Account Number

A portion of 133105-3-006-0001

Property Tax Parcel ID is not yet assigned
 Additional parcel numbers on page ____ of document

The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.

FILED FOR RECORD AT REQUEST OF/
WHEN RECORDED RETURN TO:

John Burkholder, Planning Director
238 N. Olympic Avenue
Arlington, WA 98223

NO EXCISE TAX DUE
\$2.00 Treasurer's Fee
Required

366316
NOV 05 1998

QUIT CLAIM DEED

808 DANTINI, Snohomish County Treasurer
By Bryson
Deputy

THE GRANTOR, Portage Creek Development Corp., a Washington Corporation, for and in lieu of condemnation pursuant to RCW 8.12.03, and other consideration, quit claims any and all right, title and interest to The City of Arlington, Washington, a municipal corporation, Grantee, for any and all municipal purposes, including a public roadway and principal access to the Plat of Crown Ridge Estates; and acting pursuant to Resolution 520 Ordinance No.1155, conveys and transfers the following real property legally described in Exhibit "A" attached and incorporated herein, situated in the County of Snohomish, State of Washington.

The said Grantee, including its officers, agents, employees, representatives, and franchisees, shall have the right without prior institution of suit or proceeding at law, at times as may be necessary, to enter upon said property for the purposes of installing, operating, maintaining, extending, constructing, repairing and reconstructing any municipal or public improvements, including without limitation: any utility related, drainage, or related roadway improvements for 186th Street N.E., Crown Ridge Boulevard, SR-9 access, equipment storage, without incurring any further legal obligation or liability therefore.

9811060697

Dated Oct 5, 1998

[Handwritten Signature]

Portage Creek Development Corporation
By: Michael T. Kinney
Its: President

STATE OF WASHINGTON)
) SS.
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that the persons appearing before me and making this acknowledgment are the persons whose true signatures appear on this document.

On this 5 day of October, 1998, before me personally appeared MICHAEL T. KINNEY, to me known to be the President of Portage Creek Development Corp., the corporation that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.



[Handwritten Signature]

Notary Public in and for the State of Washington
residing at *[Handwritten Address]*
My commission expires 9-15-02

9811060697

DESCRIPTION OF CONDEMNATION ORDINANCE
WITHIN SECTION 13, T31N, R5E W.M.

Exhibit # A
Condemnation Ordinance
Re: Crown Ridge Estates
File No. 3-0226-0902

That portion of Section 13, Township 31 North, Range 5 East, W.M., Snohomish County, Washington, described as follows:

Commencing at the Southwest corner of said Section 13;

Thence North $01^{\circ}47'12''$ East, along said West line of said Section 13, a distance of 124.84 feet to the True Point of Beginning;

Thence continuing North $01^{\circ}47'12''$ East, a distance of 150.23 feet to an intersection with a curve, the center of which bears North $63^{\circ}46'29''$ East, a distance of 269.00 feet;

Thence Southeasterly along said curve to the left, through a central angle of $04^{\circ}08'34''$, an arc length of 19.45 feet to a point of tangency;

Thence South $30^{\circ}22'05''$ East, a distance of 303.45 feet to the intersection with the South line of said Section 13;

Thence North $89^{\circ}07'51''$ West, along said South line, a distance of 93.56 feet;

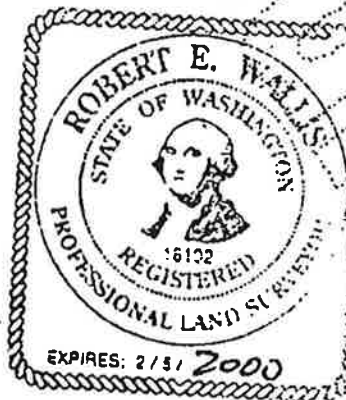
Thence North $30^{\circ}22'05''$ West, a distance of 145.99 feet to the Point of Beginning.

Description by W&H Pacific, Inc.


Robert E. Wallis, P.L.S. No. 18102

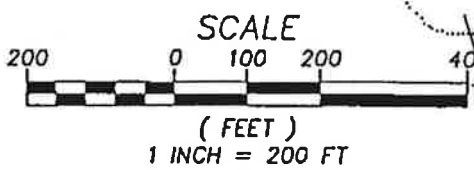
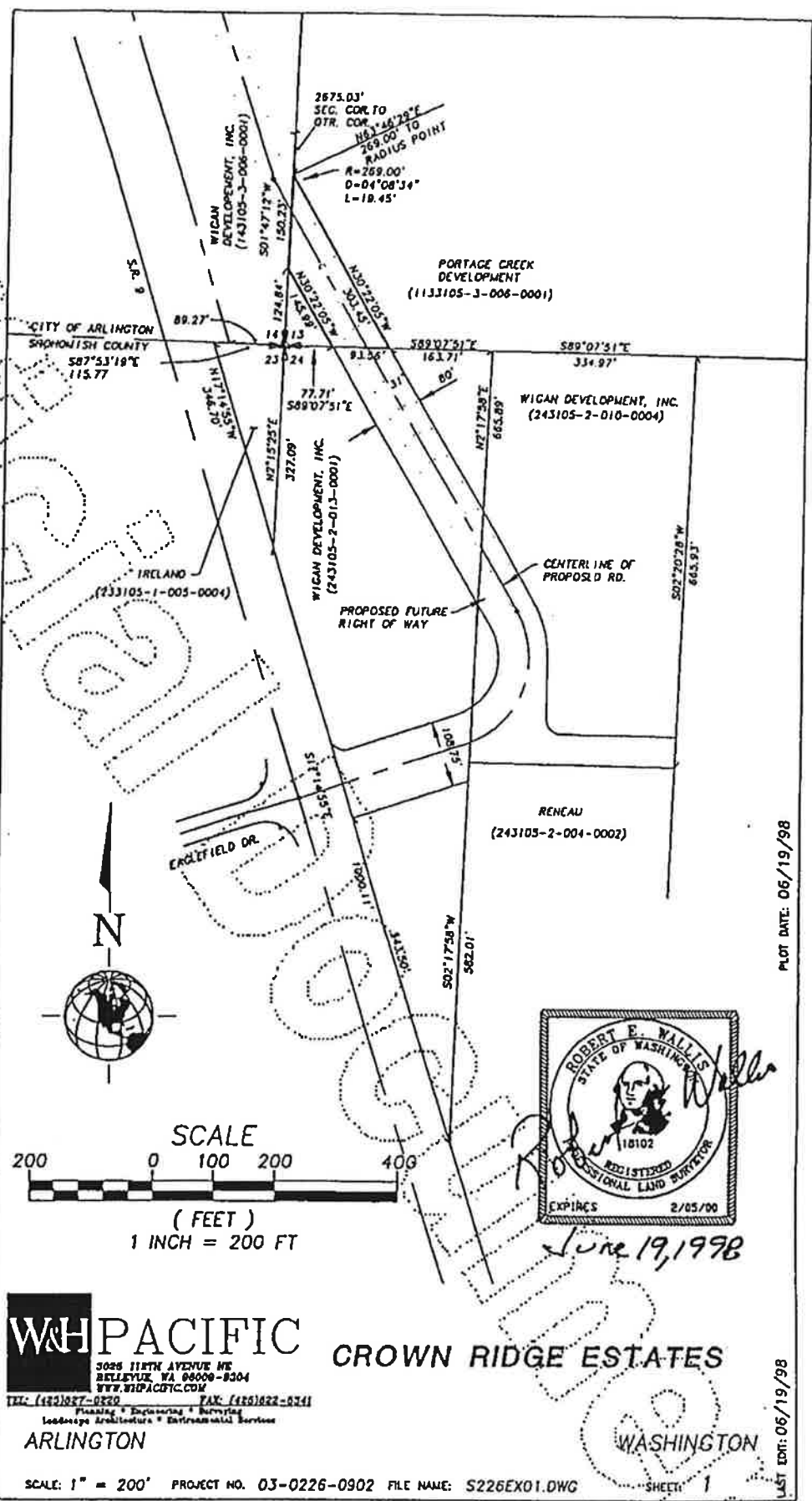
June 19, 1999
Date

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9811060697

UNOFFICIAL COPY



W&H PACIFIC
3026 118TH AVENUE NE
BELLEVUE, WA 98006-8304
WWW.WHPACIFIC.COM
TEL: (425)827-0320 FAX: (425)822-8741
Planning • Engineering • Surveying
Landscape Architecture • Environmental Services
ARLINGTON

CROWN RIDGE ESTATES

WASHINGTON

SCALE: 1" = 200' PROJECT NO. 03-0226-0902 FILE NAME: S226EX01.DWG SHEET 1

PLOT DATE: 06/19/98

LAST EDIT: 06/19/98

9811060697



9811060698
 11/06/98 14:25
 p.0006 Recorded
 Snohomish County

Return Address
 BAILEY, DUSKIN & PEIFFLE
 P.O. Box 188
 Arlington, WA 98223
 Our File No:

9811060698

Please print or type information

<p>Document Title(s) or transactions contained therein:</p> <p>1. Quit-Claim Deed 2. 3. 4.</p>
<p>Grantor(s) (Last name first, then first name and initials)</p> <p>1. Wigan Development Corporation 2. 3. 4. <input type="checkbox"/> Additional names on page ____ of document.</p>
<p>Grantee(s) (Last name first, then first name and initials)</p> <p>1. City of Arlington 2. 3. 4. <input type="checkbox"/> Additional names on page ____ of document.</p>
<p>Legal description (abbreviated: i.e. lot, block, plat or section, township, range, qtr./qtr.)</p> <p>That portion of Section 24, Township 31 North, Range 5 East, W.M. Snohomish County, Washington</p> <p><input type="checkbox"/> Additional legal is on page ____ of document</p>
<p>Reference Number(s) of Documents assigned or released:</p> <p><input type="checkbox"/> Additional numbers on page ____ of document.</p>
<p>Assessor's Property Tax Parcel/Account Number</p> <p>A portion of 243105-2-010-0004 A portion of 243105-2-013-0001 <input type="checkbox"/> Property Tax Parcel ID is not yet assigned <input type="checkbox"/> Additional parcel numbers on page ____ of document</p>
<p>The Auditor/Recorder will rely on the information provided on the form. The staff will not read the document to verify the accuracy or completeness of the indexing information.</p>

FILED FOR RECORD AT REQUEST OF/
WHEN RECORDED RETURN TO:

John Burkholder, Planning Director
238 N. Olympic Avenue
Arlington, WA 98223

NO EXCISE TAX DUE
\$2.00 Treasurer's Fee
Required
366315
NOV 05 1998


QUIT CLAIM DEED

BOB DANTW, Snohomish County Treasurer
By Bruce
Deputy

THE GRANTOR, the Wigan Development Corporation, a Washington Corporation, for and in lieu of condemnation pursuant to RCW 8.12.03, and other consideration, quit claims any and all right, title and interest to The City of Arlington, Washington, a municipal corporation, Grantee, for any and all municipal purposes, including a public roadway and principal access to the Plat of Crown Ridge Estates; and acting pursuant to Resolution 520 Ordinance No.1155, conveys and transfers the following real property legally described in Exhibit "A" attached and incorporated herein, situated in the County of Snohomish, State of Washington.

The said Grantee, including its officers, agents, employees, representatives, and franchisees, shall have the right without prior institution of suit or proceeding at law, at times as may be necessary, to enter upon said property for the purposes of installing, operating, maintaining, extending, constructing, repairing and reconstructing any municipal or public improvements, including without limitation: any utility related, drainage, or related roadway improvements for 186th Street N.E., Crown Ridge Boulevard, SR-9 access, equipment storage, without incurring any further legal obligation or liability therefore.

Dated: Oct 5, 1998



Wigan Development Corporation
By: Michael T. Kinney
Its: President

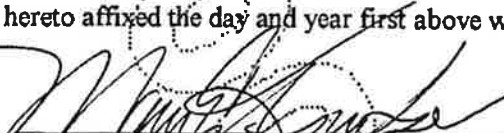
STATE OF WASHINGTON)
) SS
COUNTY OF SNOHOMISH)

I certify that I know or have satisfactory evidence that the persons appearing before me and making this acknowledgment are the persons whose true signatures appear on this document.

On this 5 day of October, 1998, before me personally appeared MICHAEL T. KINNEY, to me known to be the President of Wigan Development Corp., the corporation that executed the within and foregoing instrument and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that he was authorized to execute said instrument and that the seal affixed, if any, is the corporate seal of said corporation.

WITNESS my hand and official seal hereto affixed the day and year first above written.





Notary Public in and for the State of Washington
residing at Edmonds
My commission expires 3-15-02

9811060698

DESCRIPTION OF CONDEMNATION WITHIN SECTION 24, T31N, R5E W.M.

Exhibit A
Condemnation Ordinance
Re: Crown Ridge Estates
File No. 3-0226-0902

That portion of Section 24, Township 31 North, Range 5 East, W.M., Snohomish County, Washington, described as follows:

Commencing at the Northwest corner of said Section 24;

Thence South $89^{\circ}07'51''$ East, along said North line of said Section 24, a distance of 77.71 feet to the True Point of Beginning;

Thence continuing South $89^{\circ}07'51''$ East, a distance of 93.56 feet;

Thence South $30^{\circ}22'05''$ East, a distance of 467.82 feet to a point of curvature;

Thence along said curve to the right, having a radius of 181.00 feet, through a central angle of $31^{\circ}14'28''$, an arc length of 98.69 feet to a point of tangency;

Thence South $00^{\circ}52'23''$ West, a distance of 96.82 feet to a point of curvature;

Thence along said curve to the left, having a radius of 25.00 feet, through a central angle of $90^{\circ}00'00''$, an arc length of 39.27 feet to a point of tangency on a line parallel with and 50.00 feet North of the South line of the East Half of the Northwest Quarter of the Northwest Quarter of said Section 24;

Thence South $89^{\circ}07'37''$ East along said parallel line a distance of 189.02 feet to the intersection with the East line of said East Half;

9811060698

Exhibit A
Condemnation Ordinance
Re: Crown Ridge Estates
Page 2

Thence South $02^{\circ}20'28''$ West, along said East line, a distance of 50.02 feet to the South line of said East Half;

Thence North $89^{\circ}07'37''$ West, along the said South line a distance of 334.48 feet to the intersection with the East line of the West Half of the West Half of the Northwest Quarter of the Northwest Quarter of said Section 24.

Thence South $02^{\circ}17'58''$ West, along the last said East line, a distance of 30.01 feet;

Thence South $71^{\circ}17'17''$ West, a distance of 194.81 feet, to the intersection with the Northeast Margin of the State Route 9 Right-of-Way, as shown on Washington State Department of Highways Sheets 19 and 20 of 21, Lake Stevens to Arlington, bearing the last revised date of 3-29-96;

Thence North $17^{\circ}14'55''$ West, along said Northeast Margin a distance of 134.44;

Thence Southerly and Easterly along a curve, the center of which bears North $72^{\circ}45'05''$ East, a distance of 25.00 feet through a central angle of $91^{\circ}27'48''$, an arc length of 39.91 feet to a point of tangency;

Thence North $71^{\circ}17'17''$ East, a distance of 178.91 feet to a point of curvature;

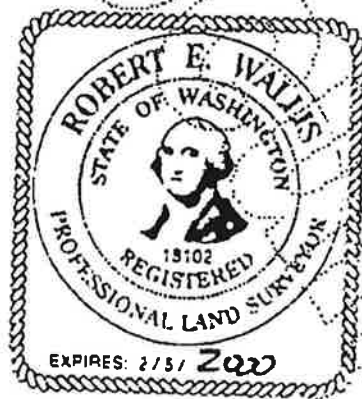
Thence along said curve to the left, having a radius of 101.00 feet, through a central angle of $101^{\circ}39'22''$, an arc length of 179.20 feet to a point of tangency;

Thence North $30^{\circ}22'05''$ West, a distance of 516.34 feet to the Point of Beginning.

Description by W&H Pacific, Inc.

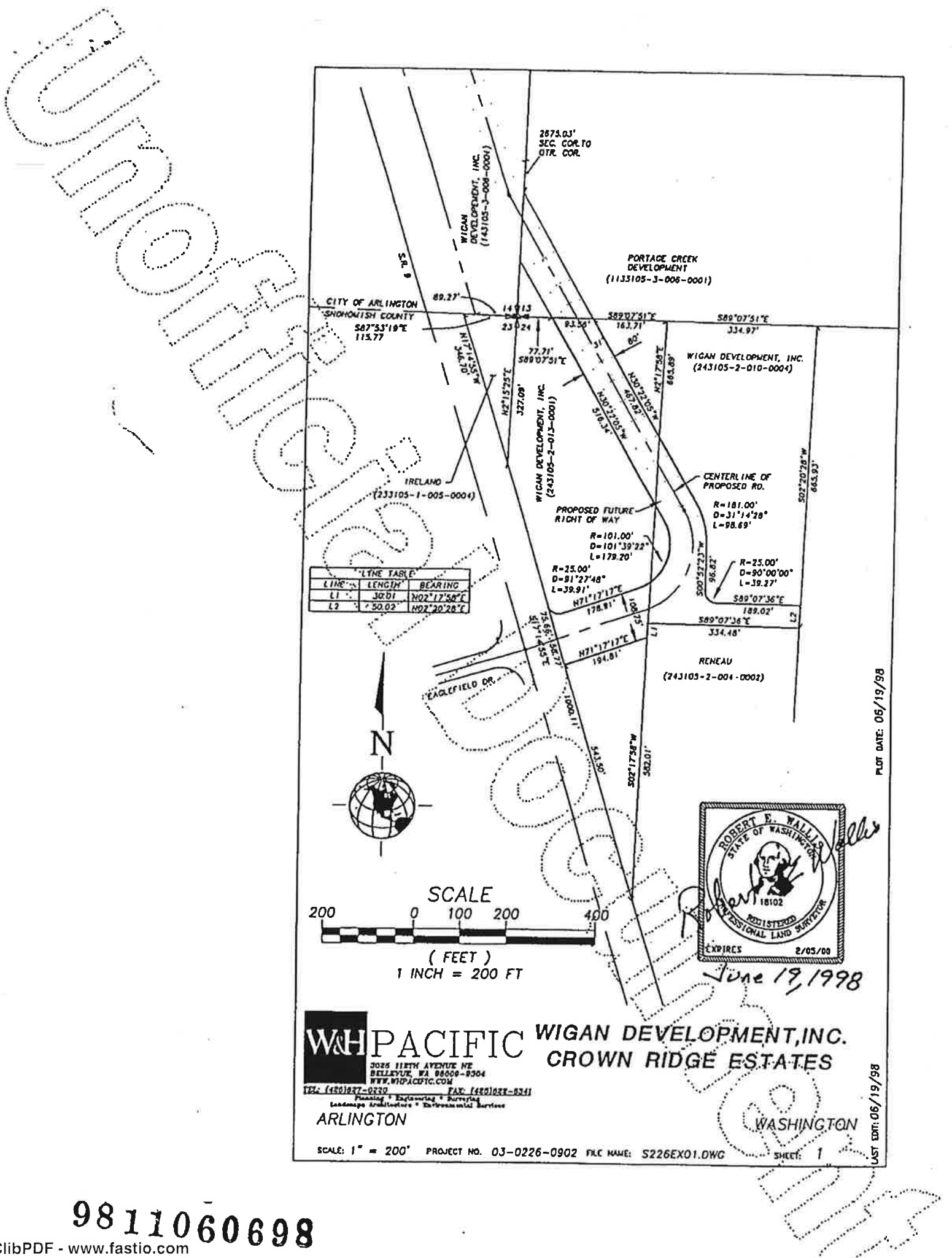

Robert E. Wallis, P.L.S. No. 18102

June 19, 1998
Date

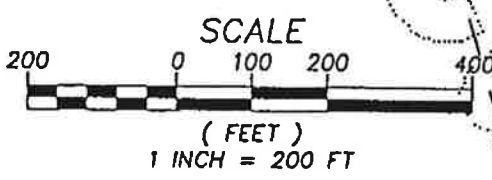


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9811060698

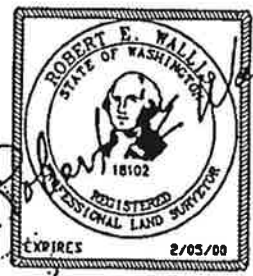


LINE TABLE		
LINE	LENGTH	BEARING
L1	30.01	N02°17'58"E
L2	50.02	N02°20'28"E



W&HPACIFIC
 3025 118TH AVENUE NE
 BELLEVUE, WA 98006-9304
 WWW.W&HPACIFIC.COM
 TEL: (425)827-0230 FAX: (425)827-6241
 Planning • Engineering • Surveying
 Landscape Architecture • Environmental Services
ARLINGTON

WIGAN DEVELOPMENT, INC.
CROWN RIDGE ESTATES



SCALE: 1" = 200' PROJECT NO. 03-0226-0902 FILE NAME: S226EX01.DWG

WASHINGTON

SHEET: 1

PLOT DATE: 06/19/98

LAST EDIT: 06/19/98

9811060698

Paul K.
425-330-
6891

TEL:

Jan 06 '99

9:28 No.001 P.01

ARLINGTON PUBLIC WORKS FAX TRANSMITTAL SHEET

FAX RECEIVED

JAN 06 1999

BAILEY, DUSKIN & PEIFFLE

PUBLIC WORKS OFFICE • 816 N WEST AVENUE
MAILING ADDRESS • 238 N OLYMPIC ARLINGTON, WA 98223
PHONE: (360) 435-3811 FAX: (360) 435-7944

DATE: 1-6-98 / 1-7-98

TO: Steve P. / CB

FIRM: _____

FAX NUMBER: () _____

FROM: Cindy / Steve P.

SUBJECT: Developer/Local Agreement

NUMBER OF PAGES TO FOLLOW: X 0

IF YOU EXPERIENCE PROBLEMS RECEIVING THIS FAX, OR IF YOU DON NOT RECEIVE THE NUMBER OF PAGES INDICATED, PLEASE CALL OUR OFFICE AT (360)435-3811

ADDITIONAL COMMENTS: _____

- 1) do you need maps also? A: NO
 - 2) can Mayor sign? A: YES
 - 3) do we need Council approval? A: NO
 - 4) I need this asap! A: OK
- Shantis*

Faxed by: _____ Date: _____ Time: _____

© 1998 Bailey, Duskin & Peiffle, Inc.

**FAX COVER SHEET**

DATE: 12/31/98
COMPANY: City of Arlington 360-435-7944
ATTN: Christy Brubaker/ Ken Reid
FROM: Paul Konrady
RE: WSDOT Permit/ Limited Access Breakage
NUMBER OF PAGES, INCLUDING COVER SHEET; 4.

COMMENTS:

Enclosed is a copy WSDOT's "Developer/ Local Agency Agreement". Wigan Development has reviewed and signed the agreement. I will be bringing the originals with me on Tuesday 1/5/99 for the City's signature. Call me with any comments or concerns.

The actual permit has three more pages which are the Right of Way plans and the channelization plan, which I did not attach to this fax.

ARLINGTON PUBLIC WORKS
FAX TRANSMITTAL SHEET

PUBLIC WORKS OFFICE ▶ 816 N WEST AVENUE
MAILING ADDRESS
PHONE: (3

DATE: 1-6-98

TO: Steve Pf

FIRM: _____

FAX NUMBER: () _____

FROM: Cristy

SUBJECT: Developer/Local Agreement

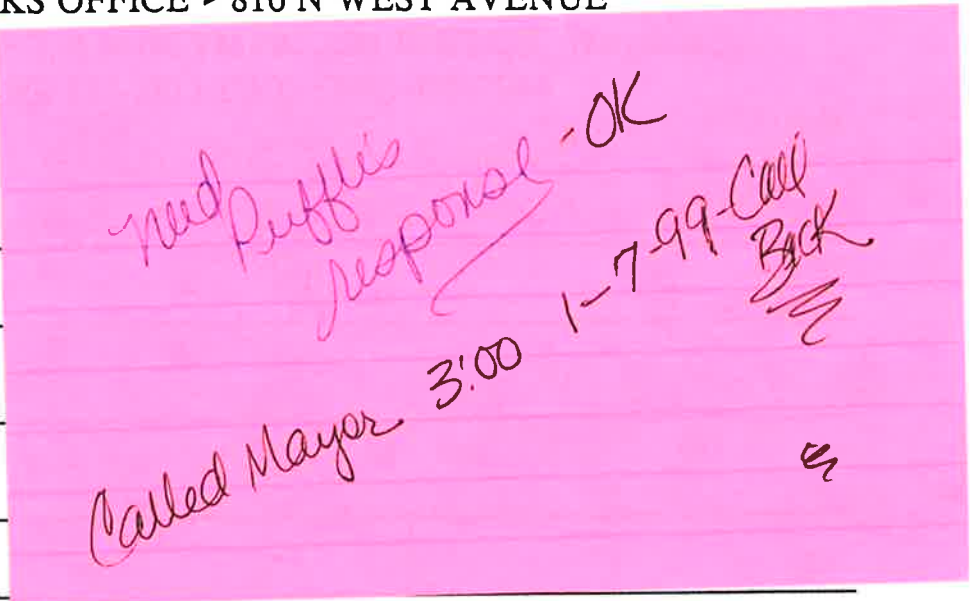
NUMBER OF PAGES TO FOLLOW: 2

IF YOU EXPERIENCE PROBLEMS RECEIVING THIS FAX, OR IF YOU DON NOT RECEIVE THENUMBER OF PAGES INDICATED, PLEASE CALL OUR OFFICE AT (360)435-3811

ADDITIONAL COMMENTS: _____

- 1) do you need maps also?
 - 2) can Mayor sign?
 - 3) do we need council approval?
 - 4) I need this asap!
- thanks*

Faxed by: _____ Date: _____ Time: _____





City of Arlington
Public Works
Transmittal Form

360-435-3811 Fax 360-435-7944

Date: March 31, 1998

PROJECT NAME: SR9 Construction Drawings for Crown Ridge Estates

TO:
Marc H.- Streets
Terry C. - Util
Ken R.

Background: This information is for the intersection with SR9. A response will be coordinated for transmittal to WSDOT.

Contact Person: Ryan Larsen

DUE: April 10, 1998

Materials Transmitted: Draft Construction Drawings, Draft Storm Drainage Report

Concerns:

Please make comments in Memo form to the Contact Person

Circulated by: CRISTY L. BRUBAKER

**THIS FORM MUST BE RETURNED TO US EVEN IF YOU HAVE NO COMMENT.
PLEASE INITIAL and include how much time was spent doing review.
REVIEWED NO COMMENT**



City of Arlington
Public Works
Transmittal Form

360-435-3811 Fax 360-435-7944

Date: March 31, 1998		PROJECT NAME: SR9 Construction Drawings for Crown Ridge Estates	
TO: Marc H. - Streets Terry C. - Util Ken R.		Background: This information is for the intersection with SR9. A response will be coordinated for transmittal to WSDOT.	
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Please make comments in Memo form to the Contact Person			
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REVIEWED NO COMMENT _____



City of Arlington
Public Works
Transmittal Form

360-435-3811 Fax 360-435-7944

Date: March 31, 1998	PROJECT NAME: SR9 Construction Drawings for Crown Ridge Estates
TO: Marc H. - Streets Terry C. - Util Ken R.	Background: This information is for the intersection with SR9. A response will be coordinated for transmittal to WSDOT.
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Circulated by: CRISTY L. BRUBAKER	

**THIS FORM MUST BE RETURNED TO US EVEN IF YOU HAVE NO COMMENT.
PLEASE INITIAL and include how much time was spent doing review.
REVIEWED NO COMMENT _____ 2**

REQUEST FOR REVIEW FORM

CITY OF ARLINGTON
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT



FILE NO. MJ-97-0005-LP PROJECT NAME: CROWN RIDGE LONG PLAT

DATE OF CIRCULATION: MARCH 30, 1998

RETURN THIS FORM BY: APRIL 10, 1998

RESPONDING DEPARTMENT: PUBLIC WORKS MARC, TC, KEN R.

TYPE OF PROPOSAL: SR 9 CONSTRUCTION DRAWINGS FOR CROWN RIDGE

APPLICANT: Wigan Development
PO Box 10
Lake Stevens, WA 98258

CONTACT: W & H Pacific
3025 112th Ave. NE
Bellevue, WA 98004

REQUEST: Construction review of SR 9 and 188th St NE intersection for the Crown Ridge development.

LOCATION: Property address - 188th St NE and SR 9
Legal description - East 1/2 of Sec 14, T 31 N, R 5 E, W.M.
Tax Account # -
Nearest intersection - Eaglefield Dr., 188th St NE and SR 9

COMMENTS FROM STAFF SHALL COME IN MEMO FORM. THE MEMO SHALL BE ADDRESSED TO RYAN C. LARSEN.

IF YOU HAVE NO COMMENTS, PLEASE INDICATE BELOW BY MARKING THE BOX, SIGNING AND DATING THE FORM. RETURN THIS FORM TO RYAN C. LARSEN.

NO COMMENTS FOR THIS REVIEW

Department Signature / Title: Mike Hayes / Streets

Date: 4-6-98

MEMO

To: Ryan Larsen
From: Marc Hayes
Subject: SR9 Improvements for Crown Ridge
Date: April 6, 1998

1. Shouldn't the offsite roadway section match the onsite section of Crown Ridge? 3" CL B ACP, 4" ATB, 4" CSBC.
2. How is runoff going to be handled at Sta. 11 + 14.88 ?
3. The sidewalk on the south side of entrance doesn't connect to anything, there is only continuous sidewalk on the north side.



City of Arlington
Public Works
Transmittal Form

360-435-3811 Fax 360-435-7944

Date: March 31, 1998

PROJECT NAME: SR9 Construction Drawings for Crown Ridge Estates

TO:
Marc H. - Streets
Terry C. - Util
Ken R.

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Contact Person: Ryan Larsen

DUE: April 10, 1998

Materials Transmitted: Draft Construction Drawings, Draft Storm Drainage Report

Concerns:

Please make comments in Memo form to the Contact Person

Circulated by: CRISTY L. BRUBAKER

**THIS FORM MUST BE RETURNED TO US EVEN IF YOU HAVE NO COMMENT.
PLEASE INITIAL and include how much time was spent doing review.
REVIEWED NO COMMENT _____**

To: Ryan Larsen

From: Terry Castle

Date: 4-9-98

Subject: Crown Ridge Construction Plan Review

Having reviewed the construction plans for the Crown Ridge development I have the following comments:

SR 9 improvements:

The as-built 12" water main in Gleneagle is not as shown. There is a tee with a 12" line running north outside the improvements which is the point of connection for the extension across SR9. The extension will include a 12" valved tee, then the road crossing, then the hydrant assembly and valving on the north side of the proposed street. The hydrant lead must be 18' or less in length.

The water notes need to include that it is the responsibility of the contractor to properly dispose of the chlorinated test water during the flushing process.

References to the City Engineer should say Public Works Director. References to the City standards and specifications should say the latest edition.

REQUEST FOR REVIEW FORM

CITY OF ARLINGTON
DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT



FILE NO. MJ-97-0005-LP PROJECT NAME: CROWN RIDGE LONG PLAT

DATE OF CIRCULATION: MARCH 30, 1998

RETURN THIS FORM BY: APRIL 10, 1998

RESPONDING DEPARTMENT: PUBLIC WORKS MARC. TC. KEN R.

TYPE OF PROPOSAL: SR 9 CONSTRUCTION DRAWINGS FOR CROWN RIDGE

APPLICANT: Wigan Development
PO Box 10
Lake Stevens, WA 98258

CONTACT: W & H Pacific
3025 112th Ave. NE
Bellevue, WA 98004

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COMMENTS FROM STAFF SHALL COME IN MEMO FORM. THE MEMO SHALL BE ADDRESSED TO RYAN C. LARSEN.

IF YOU HAVE NO COMMENTS, PLEASE INDICATE BELOW BY MARKING THE BOX, SIGNING AND DATING THE FORM. RETURN THIS FORM TO RYAN C. LARSEN.

NO COMMENTS FOR THIS REVIEW

Department Signature / Title: _____

Date: _____



April 30, 1998

Snohomish County
Department of Development Services
3000 Rockefeller Avenue
Everett, Washington 98201-4046

**Re: Crown Ridge Estates – 186th Street Northeast
Grading Permit for Wetland Crossing
3-0226-0908**

Gentlemen:

The attached calculations are to support the design of the biofiltration swale indicated on the Grading Plans for the above referenced project. These calculations were developed as part of the Drainage Report for the Crown Ridge Estates project as submitted to the City of Arlington, and are included with that report.

The area indicated as "Bypass" for Basin "N" is that area of the roadway that discharges directly into Portage Creek. Detention for this discharge is accounted for in the design of the detention basins for the development, but treatment for water quality will be handled with the biofiltration swale indicated on the Grading Plan.

Please feel free to call if there are any questions or concerns regarding this matter.

Sincerely,

W&H PACIFIC, INC.

A handwritten signature in black ink, appearing to read "Kenneth L. Rabbers".

Kenneth L. Rabbers, P.E.
Civil Engineering Services Manager

KLR:cya
I:\PROJECT\02260908\WORD\SNOHOMIS.doc



W&H PACIFIC3025-112th Avenue N.E.
P.O. Box C-97304
Bellevue, WA 98009-9304(425) 827-0220
Fax (425) 822-5341• Planning
• Engineering• Surveying
• Landscape Design

"POST" "N"

BASIN "N"

$$\text{TOTAL AREA} = 2,776,918 \text{ sq ft} = 63.75 \text{ Ac}$$

$$\text{PRE DEVELOPED} = 63.75 \text{ Ac} \quad C_N = 81$$

POST DEVELOPED

$$\text{TOTAL DISTURBED} = 172,877 \text{ sq ft} = 3.97 \text{ Ac}$$

$$\text{TOTAL ROAD} = 29+50 - 1000 = 19,500 \text{ LF} \times 50' \\ \text{IMF} = 97,500 \text{ sq ft} = 2.24 \text{ Ac}$$

$$\text{TOTAL UNDISTURBED} = 59.78 \text{ Ac}$$

$$\Rightarrow \text{BYPASS} = 583 \text{ LF} \times 50' = 29,150 \text{ sq ft} = 0.669 \text{ Ac} \quad C_N = 98 \\ 583 \text{ LF} \times 10' = 5,830 \text{ sq ft} = 0.134 \text{ Ac} \quad C_N = 86$$

•• TOTAL COLLECTED ROAD TO DET. BASIN "A"

$$19,500 \text{ LF} - 583 \text{ LF} = 13,677 \text{ LF}$$

$$\Rightarrow = 13,677 \times 50' = 683,850 \text{ sq ft} = 1.569 \text{ Ac} \quad C_N = 98 \\ 13,677 \times 10' = 136,770 \text{ sq ft} = 0.314 \text{ Ac} \quad C_N = 86$$

$$\text{TOTAL NOT COLLECTED} = 59.78 + 1.283 = 61.063 \text{ Ac}$$

$$\text{TOTAL DIST. } 172,877 - 117,000 \text{ (COLLECTED / BYPASS)} \\ = 55,877 \text{ sq ft} = 1.283 \text{ Ac} \quad C_N = 86$$

$$\text{TOTAL UNDIST.} = 63.75 \text{ Ac} - 3.97 \text{ Ac} = 59.78 \text{ Ac} \quad C_N = 81$$

COMBINED C_N

$$(1.283 \text{ Ac} / 61.063) 86 + (59.78 / 61.063) 81 = 81.1$$

 T_C = SAME AS PRE-DEVELOPED

Detention Pond Analysis
South Pond

=====

BASIN SUMMARY

BASIN ID: BYPAS100 NAME: BYPASS 100 YEAR
 SBUH METHODOLOGY
 TOTAL AREA.....: 0.80 Acres BASEFLOWS: 0.00 cfs
 RAINFALL TYPE....: TYPE1A PERV IMP
 PRECIPITATION....: 3.75 inches AREA...: 0.80 Acres 0.00 Acres
 TIME INTERVAL....: 10.00 min CN.....: 96.00 0.00
 TC.....: 6.31 min 0.00 min

ABSTRACTION COEFF: 0.20
 TcReach - Sheet L: 20.00 ns:0.1500 p2yr: 1.65 s:0.0200
 TcReach - Shallow L: 583.00 ks:27.00 s:0.0200
 PEAK RATE: 0.60 cfs VOL: 0.22 Ac-ft TIME: 480 min

BASIN ID: BYPASS10 NAME: BYPASS 10 YEAR
 SBUH METHODOLOGY
 TOTAL AREA.....: 0.80 Acres BASEFLOWS: 0.00 cfs
 RAINFALL TYPE....: TYPE1A PERV IMP
 PRECIPITATION....: 2.75 inches AREA...: 0.80 Acres 0.00 Acres
 TIME INTERVAL....: 10.00 min CN.....: 96.00 0.00
 TC.....: 6.31 min 0.00 min

ABSTRACTION COEFF: 0.20
 TcReach - Sheet L: 20.00 ns:0.1500 p2yr: 1.65 s:0.0200
 TcReach - Shallow L: 583.00 ks:27.00 s:0.0200
 PEAK RATE: 0.43 cfs VOL: 0.15 Ac-ft TIME: 480 min

BASIN ID: BYPASS2 NAME: BYPASS 2 YEAR
 SBUH METHODOLOGY
 TOTAL AREA.....: 0.80 Acres BASEFLOWS: 0.00 cfs
 RAINFALL TYPE....: TYPE1A PERV IMP
 PRECIPITATION....: 1.75 inches AREA...: 0.80 Acres 0.00 Acres
 TIME INTERVAL....: 10.00 min CN.....: 96.00 0.00
 TC.....: 6.31 min 0.00 min

ABSTRACTION COEFF: 0.20
 TcReach - Sheet L: 20.00 ns:0.1500 p2yr: 1.65 s:0.0200
 TcReach - Shallow L: 583.00 ks:27.00 s:0.0200
 PEAK RATE: 0.25 cfs VOL: 0.09 Ac-ft TIME: 480 min

3.0226.0903
Crown Ridge Estates
180th ST NE

100 YEAR

Project Description	
Worksheet	
Flow Element	Trapezoidal Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coefficient	0.030
Channel Slope	0.010000 ft/ft
Left Side Slope	3.000000 H : V
Right Side Slope	3.000000 H : V
Bottom Width	1.00 ft
Discharge	0.60 cfs

Results		
Depth	0.24	ft
Flow Area	0.41	ft ²
Wetted Perimeter	2.50	ft
Top Width	2.42	ft
Critical Depth	0.18	ft
Critical Slope	0.026467	ft/ft
Velocity	1.48	ft/s
Velocity Head	0.03	ft
Specific Energy	0.27	ft
Froude Number	0.64	
Flow is subcritical.		

2 YEAR

Project Description	
Worksheet	
Flow Element	Trapezoidal Channel
Method	Manning's Formula
Solve For	Bottom Width

Input Data	
Mannings Coefficient	0.030
Channel Slope	0.010000 ft/ft
Depth	0.20 ft
Left Side Slope	3.000000 H : V
Right Side Slope	3.000000 H : V
Discharge	0.25 cfs

Results		
Bottom Width	0.43	ft
Flow Area	0.21	ft ²
Wetted Perimeter	1.69	ft
Top Width	1.63	ft
Critical Depth	0.15	ft
Critical Slope	0.029480	ft/ft
Velocity	1.21	ft/s
Velocity Head	0.02	ft
Specific Energy	0.22	ft
Froude Number	0.60	
Flow is subcritical.		

GRADING PERMIT APPLICATION

NO GRADING WORK OR ACTIVITY MAY BE STARTED UNTIL A GRADING PERMIT HAS BEEN GRANTED BY SNOHOMISH COUNTY

Property Tax Account Number: 243105-2-013-0001 / 243105-2-010-0004

Site Location: Highway 9 and 186th St NE extended, east side

Zoning: R-5 (TA) Sec. 24 Tn. 31 Rg. 5 Comp. Plan: _____

APPLICANT: (*OWNER*) Wigan Development Corp. / Paul Konrady

Address: P.O. Box 10
City, State, Zip Lake Stevens, WA 98258 Phone (425) 334-1066

CONTACT PERSON Steve Calhoon, W&H Pacific, Inc.

Address 3025 112th Avenue NE, Suite 100
City, Zip Bellevue, WA 98009 Phone: (425) 827-0220

Description of pending and future use Private roadway

Reference file number(s) _____

Total Cubic Yardage anticipated to be moved: Cut 2,000
Fill 2,500

GRADING PERMIT FEES

BASE FEE	\$ <u>200.00</u>
SITE REVIEW FEE	\$ <u>100.00</u>
YARDAGE FEE: \$0.33 per Cubic Yard	\$ <u>825</u>
ENVIRONMENTAL CHECKLIST FEE (over 500 c. y. and/or environmentally sensitive areas \$550.00)	\$ <u>550.00</u>
SPECIAL INVESTIGATION FEE (if material was moved before permit issued, add calculated yardage fee plus \$200.00)	\$ _____
RENEWAL FEE (1/2 of original base fee and yardage fee)	\$ _____

Bond Type and Amount: _____

TOTAL PAID \$ 1,675

SIGNATURE *Paul Konrady* Check one: () Applicant (X) Agent Date Signed 10/10/97

**FOR OFFICE USE ONLY
PLEASE DO NOT WRITE IN THIS SPACE**

To calculate your grading yardage fee multiply the larger amount of either excavation or fill (in cubic yards) by \$.33.

Note: When determining the cubic yardage, remember that the excavation for the building foundation is exempt from the grading permit. However, if that excavation is then placed anywhere on the site, it must be counted as fill.

**FOR AN APPOINTMENT TO SUBMIT A RESIDENTIAL APPLICATION
PLEASE CALL (206) 388-3311 EXTENSION 2126.**

**FOR AN APPOINTMENT TO SUBMIT A COMMERCIAL APPLICATION
PLEASE CALL (206) 388 3311 EXTENSION 2570**

ARLINGTON PUBLIC WORKS
FAX TRANSMITTAL SHEET

PUBLIC WORKS OFFICE · 816 N WEST AVENUE
MAILING ADDRESS 238 N OLYMPIC ARLINGTON, WA 98223
PHONE: (360) 435-3811 · (360) 435-3811

DATE: 5-13-98

TO: Sakred

FIRM: W.H. Pacific

FAX NUMBER: () 425-822-5341

FROM: Crusty

SUBJECT: SR9 Comments

NUMBER OF PAGES TO FOLLOW: _____

IF YOU EXPERIENCE PROBLEMS RECEIVING THIS FAX, OR IF YOU DO NOT RECEIVE THE NUMBER OF PAGES INDICATED, PLEASE CALL OUR OFFICE AT (360) 435-3811.

ADDITIONAL COMMENTS: _____

Faxed by: _____ Date: _____ Time: _____

To: Ryan Larsen

From: Terry Castle

Date: 4-9-98

Subject: Crown Ridge Construction Plan Review

Having reviewed the construction plans for the Crown Ridge development I have the following comments:

SR 9 improvements:

The as-built 12" water main in Gleneagle is not as shown. There is a tee with a 12" line running north outside the improvements which is the point of connection for the extension across SR9. The extension will include a 12" valved tee, then the road crossing, then the hydrant assembly and valving on the north side of the proposed street. The hydrant lead must be 18' or less in length.

The water notes need to include that it is the responsibility of the contractor to properly dispose of the chlorinated test water during the flushing process.

References to the City Engineer should say Public Works Director. References to the City standards and specifications should say the latest edition.

MEMO

To: Ryan Larsen
From: Marc Hayes
Subject: SR9 Improvements for Crown Ridge
Date: April 6, 1998

1. Shouldn't the offsite roadway section match the onsite section of Crown Ridge? 3" CL B ACP, 4" ATB, 4" CSBC.
2. How is runoff going to be handled at Sta. 11 + 14.88 ?
3. The sidewalk on the south side of entrance doesn't connect to anything, there is only continuous sidewalk on the north side.

CITY OF ARLINGTON

Public Works

238 N. Olympic, Arlington, WA 98223

- Water Sewer Streets Development Services

Phone (360) 435-3811 FAX (360) 435-7944

EARTH TECH

LETTER OF TRANSMITTAL

DATE	5-21-78	JOB NO.
ATTENTION	Bryan	
RE:	Crown Ridge	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1			Snob City Permit Info

THESE ARE TRANSMITTED as checked below:


- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO file

SIGNED: CB

**Snohomish County
Planning and Development Services
Site Review
MS 604**

To: File
From: Jane Erickson, Planner 
Date: 5/29/98
Subject: City of Arlington/Wigan Development Corp.
97 110152 GP

After review of the submitted documents for this application, I have the following comments and requirements:

GENERAL COMMENTS

1. We do not have a detailed grading plan for the entire area within Snohomish County jurisdiction, and the end points of the revised bridge area plan submitted to us do not match the end points of the previous plans.
2. Are tax parcels 233105-1-005-xxxx and 243105-2-013-xxxx going to be landlocked as a result of this project?
3. The easement for 186th is not a county right-of-way at this location according to a phone consultation with the Department of Public Works. No access to 186th is now proposed. The traffic analysis for the plat assumes that some traffic will go east on 186th.
4. Does the applicant own the County tax parcels on which work is proposed or do they have easements?
5. The markings on the grading plan indicating "limits of construction disturbance" and "permit limits" do not include all the proposed disturbance shown on the plan. Please clarify. We need to know the actual proposed boundaries of disturbance, including grading of side-slopes, ditching, etc., along entire project disturbance corridor within County jurisdiction.
6. Be sure the correct tax parcel numbers are on the grading and forest practices application. It appears 3-006, within the city limits, is included in error. Is any disturbance going to occur within the boundaries of lot 2-004? If so, that number must be included.

7. Will the altered location of the road junction with SR 9 change any of the requirements associated with WASH DOT or the water line etc.? (Note grading vs. plat/WASHDOT plans)

8. I understand Bill Ryan of Snohomish County Public Works still has concerns and has not forwarded the interlocal agreement paperwork to the executive's office.

9. No application for a Hydraulic Project Approval has been submitted to the Department of Fish and Wildlife (F&W) for this project according to David Brock of F&W. Although that permit cannot be issued until SEPA is done, it would be advisable to apply and get input from F&W before the plans are finalized.

FOREST PRACTICES APPLICATION

1. The Forest Practices application site plan does not show the entire road corridor proposed on properties within Snohomish County jurisdiction (see #1 under General Comments).

2. The boundaries of tree harvest are not shown.

3. Temporary Erosion and Sedimentation Control locations are not shown.

4. All tax numbers for properties within Snohomish County jurisdiction, disturbed by the project, must be identified. (Is there clearing being done on 243105-2-004-xxxx? Tax parcel 133105-3-006-xxxx may be within the Arlington city limits.)

WETLAND REVIEW

1. Wetlands and buffers are not identified on the portion of lot 2-013 south of the proposed road. This must be done. All critical areas, including geologic hazard areas and wetlands/streams within 100 feet of the subject property must be identified per Section 32.10.550 (2) SCC.

2. No mitigation is proposed for disturbance within wetland buffers. This must be added to the proposal.

3. On page C2.2 of the Crown Ridge Estates plans, the road construction boundaries appear to extend to within the wetland buffer in spots. The plan is not sufficiently detailed to adequately identify potential overlap of construction and required buffers. The required detailed plan view of the entire area must include wetlands, buffers, and current construction boundaries.

4. We are still trying to contact John Burkholder of the City of Arlington to establish whether the proposed mitigation within city limits for the bridge impacts in county jurisdiction meets city ordinance requirements.

5. Since wetlands and buffers south of the proposed bridge are not identified, it is impossible to determine whether or not there was actually a potential for on-site mitigation, which would reduce the off-site mitigation allowance. The presence or absence of wetlands on the east side of the proposed road corridor is not addressed at all in the wetland documentation.

6. Discrepancies between plans submitted for review (i.e. plat plans vs. bridge/road plans) include road location and grading details (i.e. note location of proposed junction with SR 9). We do not know which plan is correct. Review cannot be completed until complete and correct plans are submitted. Wetland and buffer reports may need to change after plan clarification.

7. Locations for cross-culverts along the road between the bridge and the city limits are not shown, except for one. The dewatering of the wetland and resulting reduced storage is a major concern for low-flow season maintenance of coho salmon habitat downstream.

8. No southern border is placed on the mitigation area on plan W2.0 or W3.0, so it is not possible to firmly establish the area of mitigation, or whether the entire required mitigation area is being revegetated.

9. The restoration on W3.1 does not include the entire area shown on the grading/TESC plan as being disturbed. Nor does it address buffer loss.

DISCLAIMER

The requirements and comments contained in this letter are specific to compliance with adopted County plans, policies, motions, objectives, and land use regulations. This does not exempt the applicant from compliance with any other applicable local, state, and federal policies and regulations.

**RECEIVED****Snohomish County****JUN 11 1998****Planning and Development Services****CITY OF ARLINGTON****Robert J. Drewel**
County Executive

June 4, 1998

M/S #604
3000 Rockefeller Avenue
Everett, WA 98201-4046
(425) 388-3311
FAX (425) 388-3872City of Arlington
Wigan Development Corp.
3025 112th Avenue NE
Bellevue, WA 98009-9304RE: Project File No: 97-110152-GP
Tax Account No: 133105-3-006-0001

Gentlemen:

All submittals of information and/or documents listed below must be by appointment with Liz Burns, the grading permit coordinator. Call 388-3311 extension 2470 for an appointment. The markups that are being returned to you with this letter MUST be returned during your resubmittal appointment. Your information and/or documents will not be accepted without the original mark-ups.

An office review of your recently submitted information and plans has been completed by Snohomish County Planning and Development Services. This review has resulted in a determination that the application requires additional information in order to complete its processing.

Please provide the following additional documents and/or information:

- **Three copies of a revised grading plan showing all grading activities that will occur on tax parcels located in Snohomish County.**
- **Three copies of a revised timber harvest plan showing all logging activities that will occur on tax parcels located in Snohomish County.**
- **A copy of the building permit application for the bridge.**
- **A Revised Mitigation plan that shows proposed mitigation for disturbances within the wetland buffers. An example of this is the bioswale impact.**
- **An approved and recorded Critical Areas Site Plan, (CASP) for each project tax parcel located in Snohomish County. See explanation below.**

Snohomish County Code {Section 32.10.240(6)} require Native Growth Protection Areas, (NGPA's) be delineated on a CASP form. After plan approval by Planning and Development Services, the CASP must be recorded with the Snohomish County Auditor. Due to recording requirements, the enclosed cover sheet must also be completed. **You must fill in the Grantors names (property owners) and the property legal description.** Please do not record the Critical Areas Site Plan until after it has been reviewed and approved by the PDS staff.

Additional information is required on your grading plan. The following is a list of items that must be added to, or clarified on, your grading plan.

- Alignment information for the centerline of 186th St. NE across State Route 9. This information should match the plans provided to Washington Department of Transportation for the improvements to State Route 9.
- All property lines and dimensions of those tax parcels located in Snohomish County.
- Property line bearings.
- All environmentally sensitive features on all tax parcels located in Snohomish County
- Existing drainage features (i.e. ditches, culverts, catch basins, french drains, flow direction), and proposed method of drainage. Show required cross culverts necessary to maintain wetland hydrology.
- Measures to avoid the point discharge of storm water from the bioswale through the buffer to the wetland.
- Temporary erosion control measures (silt fence/straw bales etc.).
- Boundaries of site disturbance. The plans indicate, "Limits of Construction" and "Permit Limits", however neither of these areas, as shown, are practical limits for the installation of development improvements with heavy construction equipment.
- Show all requirements of Jane Erickson's enclosed biologist memorandum.
- A Native Growth Protection Area is required per Snohomish County Code {Section 32.10.240(6)}.
- A note on the plans indicating, "All site work must comply with Chapter A33 of the Uniform Building Code, Title 17 and Title 24 of the Snohomish County Code."

Additional information is required on your timber harvest plan. The following is a list of items that must be added to, or clarified on, your timber harvest plan.

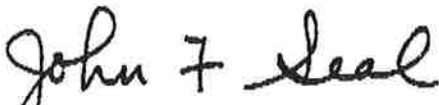
- All property lines and dimensions of those tax parcels located in Snohomish County.
- Property line bearings.
- All environmentally sensitive features on all tax parcels located in Snohomish County
- Temporary erosion control measures (silt fence/straw bales etc.).

- **Boundaries of timber harvest.**

Snohomish County Code 23.16.164(1) establishes an expiration deadline of twelve months within which information required to evaluate a complete application must be submitted or the project may be considered abandoned. Consequently, the above required additional information and plan revisions must be resubmitted by June 4, 1999.

Please call Jane Erickson if you have questions about environmental or critical area requirements. If you have other questions, please call me. You can reach us by calling (425) 388-3311, and then our extension. Jane's extension is 2139, mine is 2682.

Sincerely,



**John F. Seal
Grading and Drainage Plans Examiner**

**cc: File 97-110152-GP
File 97-110152-FP
John Burkholder
Bill Ryan, DPW**

Enclosures: Biologist's Memo

KEN



CITY OF ARLINGTON
Administration

July 17, 1998



The Honorable Robert J. Drewel
Snohomish County Executive
Administration Building
3000 Rockefeller Avenue M/S 604
Everett, WA 98201-4046

**RE: Letter of Agreement - Police and Emergency Services for
N. E. 186th Street / Crown Ridge Boulevard in Unincorporated Snohomish County**

Dear Drewel:

In working with representatives of Snohomish County Public Works, Planning and Development Services, and the Prosecutor's Office through Wigan Corporation, the developer of Crown Ridge Estates, we have learned that affected County Departments are essentially through the permit review and approval process for NE 186th Street/Crown Ridge Boulevard improvements. If you are not already aware, these roadway improvements are identified as extensions of the City's corridor system in the City's Comprehensive Plan and have been approved for connection to SR 9 by the Washington State Department of Transportation. The City has required that Wigan dedicate the right-of-way and installed improvements to the City following the City's acceptance and that Wigan act as the City's agent to complete County permit processing.

In that almost all of the County's work has been completed for processing the City's permit applications, the only remaining issue is jurisdictional control of the roadway. Because this right-of-way will surely become annexed in the near future to the City, we will assume police, fire, and emergency response services for the area legally described in the attached Exhibit "A" document. By your acceptance of this letter, we believe that we can avoid wasting precious staff resources and get on with the assumption of jurisdictional control of that small portion of the NE 186th/Crown Ridge Boulevard right-of-way that lies in the County.

For purposes of the Interlocal Cooperation Act, RCW 39.34, this letter shall require that the City of Arlington assume jurisdictional authority over the right-of-way, including but not limited to: police, fire, and emergency medical response, maintenance, operation and repair of the Exhibit "A" right-of-way. This duty shall continue through annexation of the subject property into the City of Arlington at which time this agreement shall expire by operation of law.

The Honorable Robert J. Drewel
Page Two
July 17, 1998

Please call my office to indicate if your signature to this letter is required below or if the County's acknowledgment of this letter is sufficient to allow the City of Arlington to assume jurisdiction over the right-of-way. If this letter will suffice, as we believe it will, please execute the same and return the original to my office.

Sincerely,



Bob Kraski
Mayor

BK/JB/lc

c: John W. Burkholder, Arlington Director of Planning & Community Development
Steve Peiffle, Arlington City Attorney
Paul Konrady, Wigan Corporation
Barbara Dykes, Snohomish County Prosecutor's Office
Steve Holt, Director/Ray Allhouse, Snohomish County
Planning and Development Services
Peter Hahn, Director/Loren Sand, Snohomish County
Public Works
Steve Robinson, Arlington Police Chief
Ken Reid, Arlington Public Works Director

Crown Ridge

Note to file: CB

7-23 to 7/28 - 1998

Marlen from Kirtley-Cole asked that Public Works ~~to~~ write a letter regarding the use of the emergency access as the construction access. I reviewed file, discussed w/ marc and called Ramin Pazooki to verify just exactly what they were asking for. — It was then I learned that Crown Ridge had not applied for a temporary permit for the access, and WSDOT was still unsure about approving the access even for emergency only. I again spoke with Marc ^{Mar} and we agreed that CB should handle this — CB was advised + contacted Ramin directly.

Final decision:

- ① CB would write a letter supporting the use of the emergency access as a temp const. access.
- ② WSDOT would be left to their own devices to manage permit process.

- issue access permit for main
- if → alt. / they would issue permit for ^{emergency} access

- call from maint. worker

no permit for using for const

need to apply for Temp permit.

Another access ~~perm~~ on 186th — Best to use

do not see why need. -

→ (liability) probably

"only if no alternatives"

Kurtley Cole

Letter to the State
requesting use
emergency access
instead of 186th

at Crown Ridge

Ramun Parpoki
~~Wayne Stark~~

DOT

Marlin at
Kurtley Cole

425-330-2702



**Washington State
Department of Transportation**

Sid Morrison
Secretary of Transportation

Northwest Region
15700 Dayton Avenue North
P.O. Box 330310
Seattle, WA 98133-9710

(206) 440-4000

May 14, 1998

Mr. John Burkholder
City of Arlington Director of Planning and
Community Development
238 N. Olympic Ave.
Arlington, WA 98223

Handwritten: RB
FUT COPY
RS

SR 9 MP 26.43 vic CS 3134
Crown Ridge Estates

Dear Mr. Burkholder:

This letter is to inform you the review status of the proposed "Crown Ridge Estates" development. The State has completed the first review of the channelization, drainage and illumination plans. Our first review of the plans indicated that all major design issues were addressed adequately and we don't anticipate any major design issues for this project. W&H Pacific is in the process of finalizing the plans based on our comments. We will notify you again once the revised plans have been received and reviewed by the State.

Should you have any questions, please contact Donald Hurter (440-4664) or Ramin Pazooki (440-4916) of my Developer Services Section.

Sincerely,
Donald Hurter for,
Robert A. Josephson, P.E.
Manager of Planning and Local Coordination

rp/crown.doc

cc: Saeed Abtahi, W&H Pacific

RECEIVED

MAY 15 1998

CITY OF ARLINGTON

Crusty
FYI



**Washington State
Department of Transportation**

Sid Morrison
Secretary of Transportation

Northwest Region
15700 Dayton Avenue North
P.O. Box 330310
Seattle, WA 98133-9710

(206) 440-4000

November 24, 1997

Mr. John Burkholder
City of Arlington
Director, Planning & Community
Development Department
238 North Olympic Avenue
Arlington, WA 98223

SR 9 MP 26.43 CS 3134
Crown Ridge Estates (Highview Estates)
Access Request for development

Dear Mr. Burkholder:

This letter is to further clarify our letter of November 13, 1997 on our response on access for this Development.

The State has conceptually approved the break in access control for the easterly leg of Eagle Field Drive and SR 9 intersection. Also, an emergency access **only** driveway has been preliminarily approved. The design for the emergency driveway must show how this driveway will be controlled either by a locked gate, cable or bollards

It has also been indicated, in documents received from the developer's representative, that the developer might, in the future, request the conversion of this emergency access into a regular access (192nd Street NE) which would be restricted to right-in / right-out movements. We would like to stress that the state, in compliance with provisions of a partially controlled access highway, will not agree to any other form of access except for an emergency access at this location. Further, we reiterate that when a secondary roadway route is constructed in the future around this development, this emergency access will be permanently closed and removed.

If you have any questions feel free to contact Don Hurter at (206) 440-4664 or Ramin Pazooki at (206) 440-4916 of my developer services section.

Sincerely,

Robert A. Josephson, PE
Manager of Planning & Local Coordination

RAJ.dh
SR9CRON2.DOC
cc: Bill H. Williamson Law Office



**Washington State
Department of Transportation**
Sid Morrison
Secretary of Transportation

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15700 Dayton Avenue North
P.O. Box 330310
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November 13, 1997

Mr. John Burkholder
City of Arlington
Director, Planning & Community
Development Department
238 North Olympic Avenue
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RECEIVED

NOV 17 1997

CITY OF ARLINGTON

MJ-97-0005-LP

SR 9 MP 26.43 CS 3134
Crown Ridge Estates (Highview Estates)
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DH.dh
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MAY 15 1998

CITY OF ARLINGTON

Crusty
FYI



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November 24, 1997

Mr. John Burkholder
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MJ-97-0005-LP

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Robert A. Josephson, PE
Manager of Planning & Local Coordination

DH.dh
SR9CROWN.DOC
cc: Bill H. Williamson Law Office



HYDRAULIC PROJECT APPROVAL
 RCW 75.20.100 or RCW 75.20.108

R7-29-98CB
 State of Washington
 Department of Fish and Wildlife
 Region 4 Office
 16018 Mill Creek Boulevard
 Mill Creek, Washington 98012

DATE OF ISSUE: July 22, 1998

LOG NUMBER: 00-D5747-01

<u>PERMITTEE</u>	<u>AUTHORIZED AGENT OR CONTRACTOR</u>
Paul Konrady 11406 Airport Road Everett, WA 98204 425-438-8444	Not Applicable

PROJECT DESCRIPTION: Construct Bridge

PROJECT LOCATION: East side of SR 9 approximately 2 miles southeast of Arlington in northern Snohomish County

#	<u>WRIA</u>	<u>WATER BODY</u>	<u>TRIBUTARY TO</u>	<u>1/4 SEC.</u>	<u>SEC.</u>	<u>TOWNSHIP</u>	<u>RANGE</u>	<u>COUNTY</u>
1	05.0058	Prairie Creek	Portage Creek	SE	14	31 North	05 East	Snohomish

NOTE: This Hydraulic Project Approval (HPA) is only for the construction of the bridge over Prairie Creek in the proposed Crown Ridge estates development. Separate HPAs will need to be issued by the Washington Department of Fish and Wildlife for stormwater detention facilities and utility crossings of waters of the state proposed in this development.

PROVISIONS

- TIMING LIMITATIONS:** The project may begin **August 1, 1998** and shall be completed by **September 30, 1998**.
- Work shall be accomplished per plans and specifications entitled, 186th St. NE Grading/TESC Plan, dated July 10, 1998, and submitted to the Washington Department of Fish and Wildlife, except as modified by this Hydraulic Project Approval. These plans reflect design criteria per Chapter 220-110 WAC. These plans reflect mitigation procedures to significantly reduce or eliminate impacts to fish resources. A copy of these plans shall be available on site during construction.
- Excavation for and placement of the foundation and superstructure shall be outside the ordinary high water line except for that necessary to construct and install the single, central pier.
- Excavation for the footings shall be completely separated from the stream by placing the footings landward of the top of the bank except for the single, central pier.
- Footings and foundation including the single central pier shall be installed in the dry or in isolation from the stream flow by the installation of a bypass flume or culvert, or by pumping the stream flow around the work area.
- The bridge structure shall be placed in a manner to minimize damage to the streambed and banks.



HYDRAULIC PROJECT APPROVAL
RCW 75.20.100 or RCW 75.20.108

State of Washington
Department of Fish and Wildlife
Region 4 Office
16018 Mill Creek Boulevard
Mill Creek, Washington 98012

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7. The bridge shall be constructed to pass the 100-year peak flow with consideration of debris likely to be encountered.
8. Riprap materials used for structure protection shall be clean, angular rock, which shall be installed to withstand the 100-year peak flow.
9. Structures containing concrete shall be sufficiently cured prior to contact with water to avoid leaching. Fresh concrete shall not be allowed to come into contact with state waters.
10. Where aggregate or earth type material is used for paving or accumulates on the bridge, curbs, or wheel guards shall be installed and maintained to prevent the loss of this material into the stream.
11. Approach material shall be structurally stable and shall be composed of material that if eroded into the water shall not be detrimental to fish life.
12. The bridge stringers shall be placed in a manner to minimize damage to the streambed or banks.
13. Affected streambed and bank areas associated with this project shall be restored to pre-project configuration prior to project completion. Within one year of project completion, the banks shall be revegetated with native or other approved woody species. Vegetative cuttings shall be planted at a maximum interval of three feet (on center) and maintained as necessary for three years to ensure 80 percent survival.
14. If at any time, as a result of project activities, fish are observed in distress, a fish kill occurs, or water quality problems develop (including equipment leaks or spills), operations shall cease and the Washington Department of Fish and Wildlife at 425-775-1311 and Washington Department of Ecology at 206-649-7000 shall be contacted immediately. Work shall not resume until further approval is given by the Washington Department of Fish and Wildlife.
15. Fish habitat components such as logs, stumps, and/or large boulders are required to mitigate for impacts to fish habitat and fish life as a result of this project. These fish habitat components shall be installed to withstand 100-year peak flows and shall consist of at least two large logs with the stump attached placed adjacent to the bridge within the low water flow. These logs shall be a conifer species, and at least sixteen inches in diameter at breast height, twenty feet long with a root wad at least six feet in diameter. Various other fish habitat components may be substituted for these logs with approval of the Area Habitat Biologist.
16. Erosion control methods shall be utilized to prevent silt, sediment, pollutants and muddy water from entering streams and wetlands. These may include, but shall not be limited to temporary sediment ponds, straw bales, filter fabric fences, check dams, and mulching of exposed areas.
17. Extreme care shall be taken to ensure that no petroleum products, hydraulic fluid, fresh cement, sediments, sediment-laden water, chemicals, or any other toxic or deleterious materials are allowed to enter or leach into the stream.
18. All bare earth areas shall be protected from erosion and appropriately revegetated prior to final inspection or completion of the project.



HYDRAULIC PROJECT APPROVAL
RCW 75.20.100 or RCW 75.20.108

State of Washington
Department of Fish and Wildlife
Region 4 Office
16018 Mill Creek Boulevard
Mill Creek, Washington 98012

DATE OF ISSUE: July 22, 1998

LOG NUMBER: 00-D5747-01

SEPA: DNS by Snohomish County final on June 30, 1998.

APPLICATION ACCEPTED: July 20, 1998

ENFORCEMENT OFFICER: Oosterwyk 130 [P2]

David W. Brock (425) 379-2302
Area Habitat Biologist

for Director
WDFW

GENERAL PROVISIONS

This Hydraulic Project Approval (HPA) pertains only to the provisions of the Fisheries Code (RCW 75.20). Additional authorization from other public agencies may be necessary for this project.

This HPA shall be available on the job site at all times and all its provisions followed by the permittee and operator(s) performing the work.

This HPA does not authorize trespass.

The person(s) to whom this HPA is issued may be held liable for any loss or damage to fish life or fish habitat which results from failure to comply with the provisions of this HPA.

Failure to comply with the provisions of this Hydraulic Project Approval could result in a civil penalty of up to one hundred dollars per day or a gross misdemeanor charge, possibly punishable by fine and/or imprisonment.

All HPAs issued pursuant to RCW 75.20.100 or 75.20.160 are subject to additional restrictions, conditions or revocation if the Department of Fish and Wildlife determines that new biological or physical information indicates the need for such action. The permittee has the right pursuant to Chapter 34.04 RCW to appeal such decisions. All HPAs issued pursuant to RCW 75.20.103 may be modified by the Department of Fish and Wildlife due to changed conditions after consultation with the permittee: PROVIDED HOWEVER, that such modifications shall be subject to appeal to the Hydraulic Appeals Board established in RCW 75.20.130.

APPEALS - GENERAL INFORMATION

IF YOU WISH TO APPEAL A DENIAL OF OR CONDITIONS PROVIDED IN A HYDRAULIC PROJECT APPROVAL, THERE ARE INFORMAL AND FORMAL APPEAL PROCESSES AVAILABLE.

A. INFORMAL APPEALS (WAC 220-110-340) OF DEPARTMENT ACTIONS TAKEN PURSUANT TO RCW 75.20.100, 75.20.103, 75.20.106, AND 75.20.160:

A person who is aggrieved or adversely affected by the following Department actions may request an informal review of:

- (A) The denial or issuance of a HPA, or the conditions or provisions made part of a HPA; or
- (B) An order imposing civil penalties.

It is recommended that an aggrieved party contact the Area Habitat Biologist and discuss the concerns. Most problems are resolved at this level, but if not, you may elevate your concerns to his/her supervisor. A request for an INFORMAL REVIEW shall be in WRITING to the Department of Fish and Wildlife, 600 Capitol Way North, Olympia, Washington 98501-1091 and shall be RECEIVED by the Department within 30-days of the denial or issuance of a HPA or receipt of an order imposing civil penalties. The 30-day time requirement may be stayed by the Department if negotiations are occurring between the aggrieved party and the Area Habitat Biologist and/or his/her supervisor. The Habitat Protection Services Division Manager or his/her



HYDRAULIC PROJECT APPROVAL
RCW 75.20.100 or RCW 75.20.108

State of Washington
Department of Fish and Wildlife
Region 4 Office
16018 Mill Creek Boulevard
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LOG NUMBER: 00-D5747-01

designee shall conduct a review and recommend a decision to the Director or its designee. If you are not satisfied with the results of this informal appeal, a formal appeal may be filed.

B. FORMAL APPEALS (WAC 220-110-350) OF DEPARTMENT ACTIONS TAKEN PURSUANT TO RCW 75.20.100 OR 75.20.106:

A person who is aggrieved or adversely affected by the following Department actions may request an formal review of:

- (A) The denial or issuance of a HPA, or the conditions or provisions made part of a HPA;
- (B) An order imposing civil penalties; or
- (C) Any other "agency action" for which an adjudicative proceeding is required under the Administrative Procedure Act, Chapter 34.05 RCW.

A request for a FORMAL APPEAL shall be in WRITING to the Department of Fish and Wildlife, 600 Capitol Way North, Olympia, Washington 98501-1091, shall be plainly labeled as "REQUEST FOR FORMAL APPEAL" and shall be RECEIVED DURING OFFICE HOURS by the Department within 30-days of the Department action that is being challenged. The time period for requesting a formal appeal is suspended during consideration of a timely informal appeal. If there has been an informal appeal, the deadline for requesting a formal appeal shall be within 30-days of the date of the Department's written decision in response to the informal appeal.

C. FORMAL APPEALS OF DEPARTMENT ACTIONS TAKEN PURSUANT TO RCW 75.20.103 or 75.20.160:

A person who is aggrieved or adversely affected by the denial or issuance of a HPA, or the conditions or provisions made part of a HPA may request a formal appeal. The request for FORMAL APPEAL shall be in WRITING to the Hydraulic Appeals Board per WAC 259-04 at Environmental Hearings Office, 4224 Sixth Avenue SE, Building Two - Rowe Six, Lacey, Washington 98504; telephone 360/459-6327.

D. FAILURE TO APPEAL WITHIN THE REQUIRED TIME PERIODS RESULTS IN FORFEITURE OF ALL APPEAL RIGHTS. IF THERE IS NO TIMELY REQUEST FOR AN APPEAL, THE DEPARTMENT ACTION SHALL BE FINAL AND UNAPPEALABLE.



FAX
 TRANSMITTAL

To: Cristy brubaker
 Company: City of Arlington, Public works
 Address: 238 North Olympic
 City/State: Arlington, WA 98223
 Tel/Fax #s:

Date: August 10, 1998
 Project Number: 3-0226-0903
 Project Name: Crown Ridge Estates

From: Saeed Abtahi
 Phone No. (425) 828-2807
 Fax No. (425) 822-5341

Confidentially Notice: This facsimile is intended only for the use of the individual and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that the unauthorized dissemination, distribution or copying of this communication or taking of any action in reliance on the contents of this information, is strictly prohibited. If you have received this facsimile in error, please notify us immediately by telephone (collect). Thank you.

<p>We are Sending:</p> <p><input checked="" type="checkbox"/> Attached</p> <p><input type="checkbox"/> Facsimile</p> <p>___ # of Pages Including Cover</p>	<p>These are Transmitted:</p> <p><input type="checkbox"/> For Your Info/File</p> <p><input checked="" type="checkbox"/> As Requested</p> <p><input type="checkbox"/> For Review & Comment</p>	<p>Copied To:</p> <p><u>Paul Konrady</u></p> <p>_____</p> <p>_____</p>
---	--	---

Copies	Description
2 sets	County approved grading and drainage plans
	structural plans- submitted to county for review and not yet approved

Terry needs to make comments to - ? Conrady County

TC total verbally

start clearing and grading of the county area by middle of August.

to complment your project file. If you have any major concerns with the concept
 ted, please let us know before August 15, 1998. Unless Wigan Development or
 fore August 15, 1998, Wigan will assume that there are no comments and they will
 planned.

Post-It Fax Note 7672

To Saeed Akhtari
Company WPA Pacific
Location

No of Pages 2 Today's L 0:20-98 Time 8:30

From Guy Caley
Company WSDOT Hydraulics
Location Dept. Charge

Fax # (25) 822-5341 Telephone #

Fax # Telephone # (206) 440-4537

Comments Here is the advanced copy of drainage review comments for Crown Ridge Estates you requested.

Original Disposition: Destroy Return Call for pickup

GC



Memorandum

Date: August 19, 1998
From: E. Hansen / G. Caley MS 138
Phone: 440-4642 / 440-4537

Subject: SR 9 MP 26.43 CS 3134
Crown Ridge Estates
JA 4118
Storm Drainage Report
Review Comments

To: D. Hurter / R. Pazooki MS 122

We have reviewed the onsite storm drainage report and Addendum 1 for the referenced project and have the following comments to be addressed:

1. The creation of a single predeveloped basin "L-M" is not clear since project flows are currently distributed between 6 culverts crossing SR9. There are 2 additional culverts not discussed in the report and plans. (An 18 inch culvert is located near lot 43, and a 48 inch culvert conveys Prairie Creek under SR9 near lot 66.) Overall impacts appear to direct flows currently distributed to 6 culverts, into 2. The culvert adjacent to the emergency access road will receive a majority of the developed flows, a downstream impact not accounted for. Please address in report and ensure the design avoids impacts such as additional flows to the northerly cross culvert.
2. Contours show the northern portion of the predeveloped basin "L-M" actually flowing to wetland "B" in the NGPA, instead of to SR9. The predeveloped basin calculations for release rates to SR9 should not include this area.
3. The raised invert of the cross culvert beneath the emergency access road is not acceptable. The surrounding topography in the vicinity of the culvert should not be altered such that a diversion of flow results. To prevent diversion of flow to areas west of SR9, install this culvert's inlet at the existing ground elevation.
4. The developed peak flows are calculated using a composite CN and a single Tc. This generalization yields a smaller value than allowing the software to add the two hydrographs for pervious/impervious surfaces. Since the impervious Tc is much shorter and the cover types are distinct, it is more appropriate to separate the impervious/pervious cover types and use corresponding Tc's in the basin input.

MJS

Access road

This flow is currently blocked due to access road

STP

D. Hurter / R. Pazooki
August 19, 1998
Page 2

5. The actual percent impervious and pervious cover in the development should be used to calculate peak flows rather than using the generalized tabular values. The tabular data are intended to be used in estimating runoff from existing offsite residential areas.
6. The portion of the emergency access road downstream of the detention pond bypasses detention but is not accounted for in the design.
7. The post-development basin summary for the 1.88 acre by-pass area from Basin N was not included in the report. This runoff does not appear to have been included in the developed flowrate calculations for the southern pond.
8. The quarry spill/core rock window between the detention pond cells is not recommended. In other jurisdictions such as King County, these have been shown to plug with sediment and are difficult to maintain. An improved design limits the berm height between the cells to the permanent pool elevation.
9. The WSDOT design standard for culverts is the 25-year event with a maximum headwater to culvert diameter ratio (HW/D) of 1.25 and no overtopping of the roadway during the 100-year event. Please include a headwater culvert analysis for all culverts in the right-of-way that will be impacted by flows from the development.
10. The control structure for the north detention pond has an open top which may allow debris to enter it. A baffle surrounding the lower orifice is recommended.
11. To prevent roadside ditch erosion, the rock protection downstream of the south energy dissipator should be extend to the ditch, and at least 5 feet down it. In the north access road ditch, the rock protection should extend to stable ground or the culverts.
12. The SR9 cross culverts downstream of the project are vulnerable to plugging. A field inspection shows a single hay bales is currently obstructing the northerly cross culvert. The culverts need to be adequately protected with hay bales and/or silt fence, and inspected regularly to prevent their obstruction prior to project stabilization.
13. The report should be stamped by the project engineer.

Please contact Guy Caley (ext. 4537) or Christine Lavra (ext. 4903) if further questions arise.

CL/GC:gc

Attachments:

cc: Permit File
Day File

Was deducted from allowable release rates.

City

Done in report?

OK

done

City?

not clear in report?

No better info. is an existing occ. pond, so does not impact Ex. Prop.

? is, need to show in letter.

Mark Hays.

STP Ken Caley's provide calc's.

have to do.

have to do.

inspect.



Christine O. Gregoire

ATTORNEY GENERAL OF WASHINGTON

Transportation & Public Construction Division
PO Box 40113 • Olympia WA 98504-0113 • (360) 753-6126

September 16, 1998

VIA FACSIMILE

Mr. Bill H. Williamson
ROSS WILLIAMSON LOITZ
700 Fifth Avenue, Suite 2750
Seattle, WA 98104

RE: Temporary Access Permit No. AC 98080074
SR 9, 192nd Ave. and NE 186th Street

Dear Mr. Williamson:

In response to your letter of September 15, 1998, I offer the following comments:

1. When Ramin Pazooki and I spoke with you regarding the issuance of a temporary access permit and the use of State right-of-way, we made it very clear that the permit was limited to allowing your client temporary access from SR 9 to the subject property. We specifically pointed out that until a developer agreement was issued, no staging of equipment or construction of any kind was permitted within the State's right-of-way. There have been no developments since our conversation that would change this position.
2. From the time the permit was issued, Mr. Pazooki has instructed WSDOT's inspectors that the permit allowed access to the property, primarily for the purpose of building a bridge over a creek on the subject property. Although Mr. Pazooki maintains that the inspectors are aware that the permit has the limited purpose of permitting access, he will talk with the inspectors once again so there is no confusion.
3. As I mentioned to you recently, WSDOT still has not received the hydraulic information needed to complete the package. Until the hydraulic issues are resolved, no developer agreement can be executed. An executed developer agreement is necessary before any staging or work can occur within the State's right-of-way.

ATTORNEY GENERAL OF WASHINGTON

Mr. Bill H. Williamson
September 16, 1998
Page 2

I hope this letter clears up any outstanding issues. The sooner your client submits the appropriate information, the sooner WSDOT can process the developer agreement and the project can move forward.

Very truly yours,



Bryce E. Brown
Assistant Attorney General
(360) 753-6126

BEB:klk

cc: Ramin Pazooki
Mike Gallop

ROSS WILLIAMSON LOITZ
ATTORNEYS

KEY TOWER ▼ 700 FIFTH AVENUE ▼ SUITE 2750 ▼ SEATTLE, WA 98104 ▼ TELEPHONE: (206) 682-5900 ▼ FACSIMILE: (206) 682-5980

September 15, 1998

BILL H. WILLIAMSON
DIRECT LINE: (206) 292-0411
E-MAIL: bhwilliamson@rwllaw.com

Transmitted by FAX & Regular Mail

Bryce Brown, Esq.
Assistant Attorney General
Washington State Attorney General's Office
Transportation & Public Construction Division - P.O. Box 40113
Olympia, WA 98504-0113

Re: Temporary Access Permit No. AC 98080074
Wigan Development, Inc. - Everett, WA

Dear Mr. Brown:

Based upon our earlier discussion concerning granting of the temporary access permit issued by WSDOT (Northwest Region in Seattle), we have understood that the temporary access permit expressly allows access and the right to construct improvements on Crown Ridge Estate property, the right-of-way dedicated to the City of Arlington, and State right-of-way based upon the attached Exhibit A, B, and C plans to the permit.

There is some confusion at the WSDOT inspector level about what portion of the channelization plan elements and whether the state right-of-way areas can or cannot be improved under the temporary permit. As I recall this discussion, I believe that you indicated that the applicant, Wigan and the City, could pursue the improvements on the state's right-of-way, but they were subject to change by the agency depending upon what WSDOT Headquarters accepted or changed.

My clients want to complete grading and filling on their property and the state right-of-way for the access connection to SR 9. They will not be doing any final channelization work (asphalting, striping, lighting, signalization) on their property or on the state right-of-way. Would you be so kind to confirm our understanding that the enclosed permit permits these grading and filling operations and call my office at your earliest opportunity.

Bryce Brown, Esq.
Page 2
September 15, 1998

Sincerely,



Bill H. Williamson

enclosure: Fax copy of Temp. Access Permit

cc: Paul Konrady, Wigan Corp.

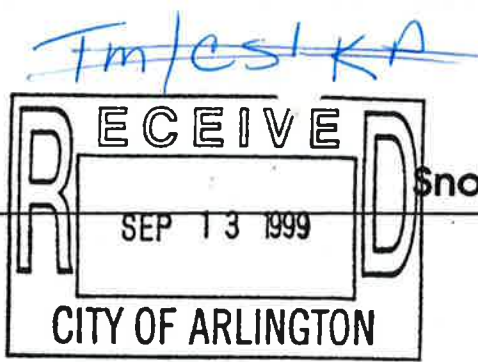
Bob Josephson, PE, WSDOT NW District Engineer

Ramin Pazooki, PE, WSDOT NW Region

Developer Services

91598c.kln

Handwritten initials and signature in red and blue ink.



Snohomish County

Public Works

Robert J. Drewel
County Executive

September 9, 1999

Thom Myers, City Administrator
City of Arlington
238 N. Olympic Avenue
Arlington, WA 98223

2930 Wetmore Avenue
Everett, WA 98201
(425) 388-3488
FAX (425) 388-6494

Re: Interlocal Agreement Concerning
Crown Ridge Estates Access Road

Dear Mr. Myers:

Enclosed for the City's records, I am sending you one executed original of the Interlocal Agreement between Snohomish County and the City of Arlington, concerning the access road to the proposed development of Crown Ridge Estates, through an unincorporated portion of the County between SR 9 and the City limits.

Thank you very much for your and your staff's cooperation in finalizing the agreement and for giving your attention to its processing.

Sincerely,

Johannes W. Kurz
Johannes W. Kurz
Transportation Specialist

Encl. Interlocal Agreement (1 original)

cc: Loren Sand
Klaus Schilde



After Recording Return To:
Snohomish County Public Works
Program Planning - 7th Floor
Attn: Johannes Kurz
2930 Wetmore Avenue
Everett, Washington 982012-4044

**INTERLOCAL AGREEMENT
BETWEEN SNOHOMISH COUNTY AND THE CITY OF ARLINGTON CONCERNING
THE CROWN RIDGE ESTATES ACCESS ROAD**

THIS AGREEMENT is made and entered into by and between SNOHOMISH COUNTY hereinafter referred to as the "County" and the CITY OF ARLINGTON, hereinafter referred to as the "City" pursuant to chapter 39.34 RCW, the Interlocal Cooperation Act.

WHEREAS, Crown Ridge Estates is a residential subdivision proposed for development within the City; and

WHEREAS, because of topographical constraints, public road access to Crown Ridge Estates is proposed through the County; and

WHEREAS, on the 6th of April, 1998, the City passed Ordinance 1155 concerning the condemnation of right-of-way for a public access road from State Route SR 9 in the County to the City limits, hereinafter referred to as "Access Road," which is shown in Exhibit A and described in Exhibit B; and

WHEREAS, the owner of the properties through which the right-of-way for the Access Road passes has signed quit claim deeds transferring all interest in the property for Access Road right-of-way to the City, and these deeds have been recorded with the County Auditor's Office under Nos. 9811060697 and 9811060698 on November 6, 1998; and

WHEREAS, the developer of Crown Ridge Estates will construct for the City the Access Road including a bridge across Prairie Creek; and

WHEREAS, all design and construction work will be performed according to standards approved by the city and the county and, with respect to the connection to SR 9, by the State (WSDOT);

NOW , THEREFORE, in consideration of the promises in this interlocal agreement, IT IS MUTUALLY AGREED as follows:

1. Scope Of Agreement

This agreement shall establish the mutual responsibilities of the County and the City with respect to the establishment, design, construction, maintenance, and operation of the Access Road in unincorporated Snohomish County.

2. Joint Responsibilities

- 2.1 The Access Road shall be designed according to standards agreed to by the County and the City.
- 2.2 When construction work on the Access Road is completed, the County and the City will jointly perform the final inspection.

3. County Responsibilities

- 3.1 The County will issue permits which are required to commence construction of the Access Road.
- 3.2 The County will perform construction and site inspection duties for the establishment of the Access Road. In view of its future road maintenance functions for the Access road, the City will be invited to participate in the inspection activities.

4. City Responsibilities

- 4.1 The City will formally accept the Access Road following the final inspection upon which the Access Road will become a public road owned by the City.
- 4.2 The City will maintain, operate and repair the Access Road, and provide police, fire protection, and emergency medical services to the area covered by the Access Road right-of-way. The City will send appropriate notifications of this fact to all affected police agencies, emergency services providers, Snopac, and potentially affected citizens.

5. Comprehensive Plan Implications

The Access Road is located outside of the City's Urban Growth Area Boundary in an area of the County designated on the County's GMA Comprehensive Plan as "rural residential" with a minimum lot size requirement of five acres. The area between the Access Road and SR 9 has been designated as Native Growth Protection Area and is recorded as such. This designation limits the potential for any kind of development of the area so designated.

The area east of the Access Road could be developed for rural residential uses at a density compatible with the County's Comprehensive Plan.

The existence of the Access Road and the potential for the easterly extension of N.E. 186th Street from its intersection with Crown Ridge Boulevard shall not provide the sole argument for changing the present rural residential designation to an urban designation.

6. Hold Harmless/Indemnification

Each party agrees to indemnify, defend, and hold harmless the other party, its employees, agents, and appointed and elected officials from any and all claims, demands, damages, suits, penalties, judgments, losses or costs which may be made against them to the extent that such claim is caused by each party's own negligence.

Notwithstanding the provisions of the preceding paragraph, the City shall indemnify, defend and hold harmless the County from any and all claims, demands, damages, actions, penalties, judgments, losses or costs arising from maintenance, reconstruction or use of the Access Road and its right-of-way after it has been accepted by the City pursuant to Paragraph 4.1. The City shall have a continuing duty of indemnification hereunder which shall remain in effect notwithstanding the termination of this agreement.

7. Commencement

This agreement shall be effective upon execution by both parties.

8. Duration and Termination


This agreement shall remain in effect until the area where the Access Road is located is annexed into the City. Alternatively, this agreement can be terminated at any time by the written consent of both the County and the City.

IN WITNESS WHEREOF, the parties hereto have signed this agreement effective on the date indicated below.

CITY OF ARLINGTON



APPROVED AS TO FORM:



City Attorney

SNOHOMISH COUNTY



County Executive

8/25/99

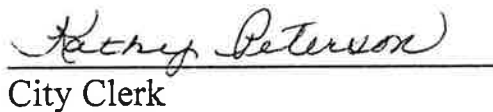
APPROVED AS TO FORM ONLY:



Deputy Prosecuting Attorney

Dated this day of January, 1999

WITNESSED:



City Clerk

WITNESSED:



County Council Clerk, Asst.



<h2>Developer / Local Agency Agreement</h2> <h3>Construction by Developer At Developer Expense</h3>			Developer and Address Wigan Development 11406 Airport Road Everett, WA 98204
			Local Agency and Address City of Arlington 238 N. Olympic Avenue Arlington, WA 98223
Agreement Number UC 3491			Section / Location NE 186th St. @ MP 26.96 and 192nd Ave. NE @ MP 27.83
State Route No. 9	Control Section No. 3134	Region Northwest	Description of Work 1. Construction of the 4th leg of an existing T-intersection for a new City street called NE 186th St. @ MP 26.96. 2. Conversion of an existing type 'B' road approach to an Emergency Access Connection @ MP 27.83(192nd Ave. NE)
Surety Bond \$140,000.00		Work Hours 9:00 A.M. to 3:30 P.M.	

This AGREEMENT, made and entered into this 14th day of January, 1999, between the STATE OF WASHINGTON, Department of Transportation, acting by and through the Secretary of Transportation, hereinafter called the "STATE", the above named organization, hereinafter called the "DEVELOPER" and the above named City or County, hereinafter called the "LOCAL AGENCY".

WHEREAS, the DEVELOPER wishes to construct an intersection and/or related improvements within the STATE's rights-of-way, and

TO: Christy Brubaker
 FR: Paul Komady
 WSDOT Permit
 I'll get you a copy of approved plans (full size) next week.

DEVELOPER now wish to define responsibility for construction and

and Title 47.24 RCW it is mutually agreed between the parties hereto

in to
 of-way at
 l by this
 own on
 responsibility.
 e a part of
 safe
 roject shall
 approval of
 worksite of
 ade by

6. Should the DEVELOPER choose to perform the work outlined herein with other than its own forces, a representative of the DEVELOPER shall be present at all times unless otherwise agreed to by the Region Administrator. All contact between the STATE and DEVELOPER's contractor shall be through the representative of the DEVELOPER. Where the DEVELOPER chooses to perform the work with its own forces, it may elect to appoint one of its own employees engaged in the construction as its representative. Failure to comply with this provision shall be grounds for restricting any further work by the DEVELOPER within STATE right-of-way, until said requirement is met.

The DEVELOPER, at its own expense, shall adequately police and supervise all work on the above described project by itself, its contractor(s), subcontractor(s), agent(s), and others, so as to not endanger or injure any person or property.

- Any change of work from that shown on Exhibit "B" must be approved by the STATE prior to beginning such work. Plan revisions may be required by the STATE if design standards change between the time of the AGREEMENT approval and the beginning of construction.
- Upon receipt of this AGREEMENT by the DEVELOPER the STATE may request a construction schedule showing critical dates and activities that will lead to the timely completion of the work required under this AGREEMENT.

Failure by the DEVELOPER to provide the construction schedule within 30 days may cause cancellation of the AGREEMENT. Cancellation of this agreement will not lessen the DEVELOPER'S responsibility to reimburse the STATE for those costs agreed to by item 13.
- Prior to beginning of construction, a preconstruction conference shall be held with the STATE, LOCAL AGENCY, DEVELOPER, and the DEVELOPER's contractor.

- Work within STATE right-of-way shall be restricted to the above specified hours and no work shall be allowed on the right-of-way Saturdays, Sundays, or Holidays, unless otherwise authorized by the STATE.
- In the construction and/or maintenance of this facility, the DEVELOPER shall comply with the "Manual on Uniform Traffic Control Devices for Streets and Highways", current edition. Any closures or restrictions of the highway shall require a STATE approved traffic control plan.
- All material and workmanship shall conform to the Washington State Department of Transportation Standard Specifications for Road, Bridge, and Municipal Construction, current edition, and shall be subject to inspection by the STATE.
- All disturbed right-of-way shall be seeded, fertilized, mulched, and protected from erosion.
- The DEVELOPER shall provide an executed surety bond acceptable to the STATE in the amount stated above. The bond shall:

Be signed by a surety that is registered with Washington State Insurance Commissioner and appears on the current authorized list published by the Office of the Insurance Commissioner.

Be conditioned upon faithful performance of the AGREEMENT.

Guarantee that the surety shall indemnify and defend the STATE against any loss resulting from the DEVELOPER's failure to faithfully perform all the terms under this

AGREEMENT

Guarantee that the DEVELOPER or the contractor of the DEVELOPER shall pay all laborers, mechanics, subcontractors, and materialmen, or any person who provides supplies or provisions for carrying out the work.

The surety bond shall remain in full force and effect until released in writing by the STATE.

The STATE will recover from the DEVELOPER and its sureties such damages as the STATE may sustain by reason of the DEVELOPER's failure to comply with the provisions of this AGREEMENT.

12. The DEVELOPER shall obtain and keep in force for the duration of the work under this AGREEMENT, public liability and property damage insurance with companies or through sources approved by the State Insurance Commissioner pursuant to Title 48 RCW. The STATE and LOCAL AGENCY shall be specifically named as an insured in a policy with the same company which insures the DEVELOPER or by an endorsement to an existing policy. The amount of coverage shall be not less than a single limit of \$1,000,000 for bodily injury, including death and property damage per occurrence. The DEVELOPER shall furnish the STATE proof of insurance prior to undertaking any work covered by this AGREEMENT.

13. The DEVELOPER shall reimburse the STATE for all actual direct and related indirect costs necessitated by this AGREEMENT. Such costs include, but are not limited to, agreement preparation, plan review, and construction inspection.

The DEVELOPER agrees to make payment for the work to be done by the STATE within thirty (30) days from receipt of billing from the STATE.

Payment not made within thirty (30) days after receipt of billings shall bear interest at the rate of one percent per month or fraction thereof until paid pursuant to RCW 43.17.240.

14. The STATE shall have ownership and control of the completed facility within the STATE right-of-way and related traffic signal induction loops outside the STATE's right-of-way, all subject to final acceptance by the STATE with the exception that the DEVELOPER, his assigns, and successors, shall be responsible for the construction

and maintenance of the state connections and appurtenances between the shoulder line of the highway and the right-of-way line inclusive of surfacing and drainage, when applicable. Future construction or maintenance within the areas of responsibility by the DEVELOPER, his assigns, and successors which will affect the traffic signal induction loops, and related appurtenances shall require STATE review and approval. The LOCAL AGENCY shall be responsible for continued ownership and maintenance of the completed facility outside of STATE right-of-way within right-of-way that the LOCAL AGENCY has interest.

15. The LOCAL AGENCY, if applicable, hereby grants and conveys to the STATE the right of entry upon all land which the LOCAL AGENCY has interest, within or adjacent to the right-of-way of the highway, for the purpose of maintaining and if necessary, reconstructing said traffic signal induction loops, and related appurtenances.

16. Any breach of the terms and conditions of this AGREEMENT, or failure on the part of the DEVELOPER to proceed with due diligence and in good faith in the construction and maintenance work provided for herein, shall subject this AGREEMENT to be canceled and, at the option of the STATE, may require the DEVELOPER to remove all or part of the facilities constructed hereunder at the DEVELOPER's sole expense.

17. The DEVELOPER shall indemnify and hold the STATE and LOCAL AGENCY, and their agents, employees and/or officers harmless from and shall process and defend at its own expense any and all claims, demands, suits at law or equity, actions, penalties, losses, damages, or costs, of whatsoever kind or nature, brought against the STATE and/or LOCAL AGENCY and/or their agents, employees and officers arising out of, in connection with, or incident to the execution of this AGREEMENT and/or the DEVELOPER's performance or failure to perform any aspect of this AGREEMENT. Provided, however, that if such claims are caused by or result from the concurrent negligence of (a) the DEVELOPER and (b) the STATE and/or LOCAL AGENCY, and/or their agents, employees and/or officers, this indemnity provision shall be valid and enforceable only to the extent of the negligence of the DEVELOPER, and provided further, that nothing herein shall require the DEVELOPER to hold harmless or defend the STATE and/or LOCAL AGENCY, and/or their agents, employees and/or officers from any claims arising from the sole negligence of the STATE and/or LOCAL AGENCY, and/or their agents, employees, and/or officers.

18. In the event that any party deems it necessary to institute legal action or proceedings to enforce any right or obligation under this AGREEMENT, the parties hereto agree that any such action or proceedings shall be brought in a court of competent jurisdiction situated in Thurston County, Washington.

IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT as of the day and year first above written.

DEVELOPER

Paul Kennedy
Wegon Development Corp.

By: *Paul Kennedy*

Title: *Development Mgr.*

Date: *12/31/98*

LOCAL AGENCY

Bob Kashi
By:

Title: *Mayor*

Date: *1-8-99*

**STATE OF WASHINGTON
DEPARTMENT OF TRANSPORTATION**

John Thomas
By:

Title: *Regional Administrator*

Date: *1/14/99*

828
830

NW 1/4 SW 1/4 Sec. 2

Second Growth Stumps and Brush

NE 1/4 NE 1/4 Sec. 23
NW 1/4 NW 1/4 Sec. 24

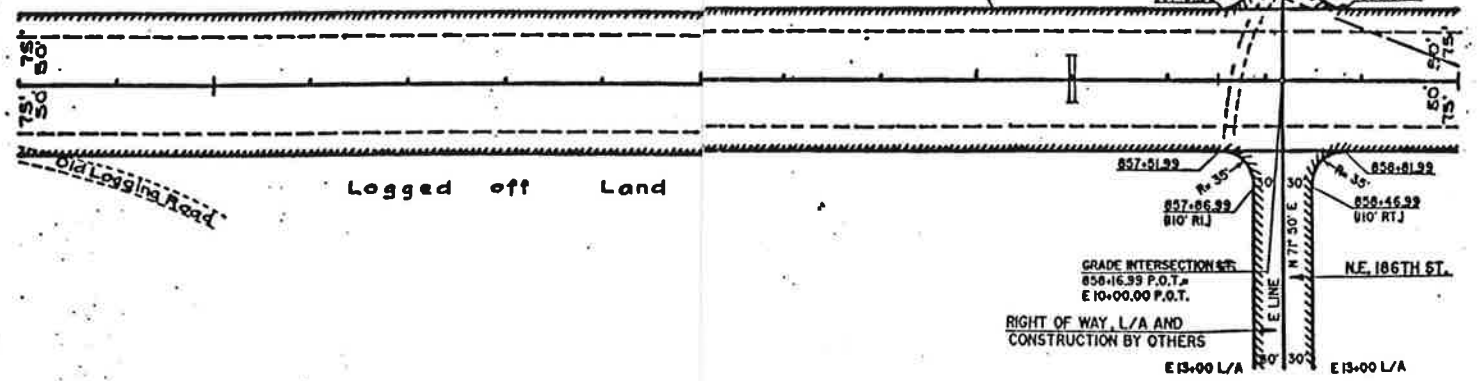


EXHIBIT "A"

**AGREEMENT NO. UC 3491
SR 9 MP 26.96 CS 3134
SHEET 1 OF 2**

All Plans are subject to change
For more detailed information
see...

~~SECONDARY STATE HIGHWAY NO.~~
LAKE STEVENS TO ARLINGTO
SNOHOMISH COUNTY



WASHINGTON STATE HIGHWAY COMMISSION
DEPARTMENT OF HIGHWAYS
OLYMPIA, WASHINGTON
E. C. Newell, Chairman
R. E. Street, Member
N. E. Mooney, Member
Oscar E. Brown, Member
R. A. Manno, Member

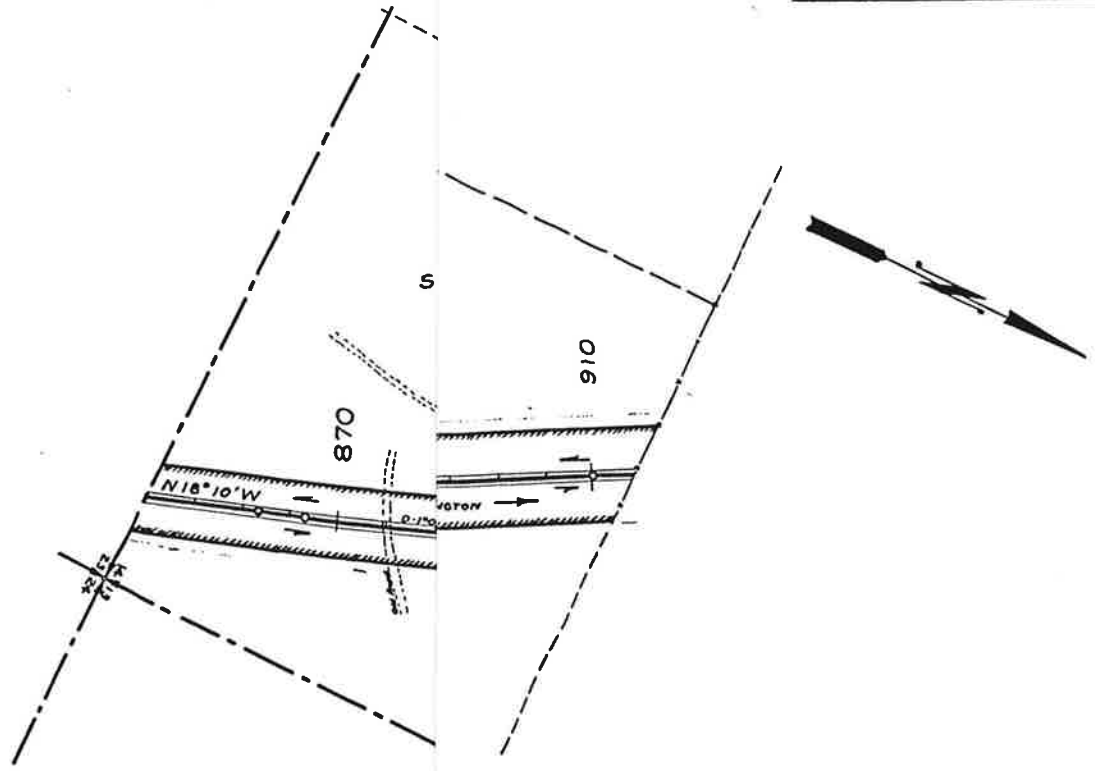
SCALE: HORIZ. 1 INCH = 100 FEET
SCALE: VERT. 1 INCH = 10 FEET

APPROVED: July 12, 1945
William A. Mee
DIRECTOR OF HIGHWAYS

FOR R. OF W. SHEET 19 OF 21 SHEETS

CONTRACT NO.

HEP
1599
By



NOTE:
 Type B approach is an off and on approach in a legal manner, not to exceed 20' in width, for use necessary to the normal operation of a farm.

Access to be prohibited shown thus *~~~~~*

TYPE C APPROACH IS AN OFF AND ON APPROACH IN LEGAL MANNER, FOR SPECIAL PURPOSE AND WIDTH TO BE AGREED UPON. IT MAY BE SPECIFIED AT A POINT SATISFACTORY TO THE STATE AT OR BETWEEN DESIGNATED HIGHWAY STATIONS.

* EMERGENCY ACCESS ONLY
 THIS APPROACH, NOT TO EXCEED 20 FEET IN WIDTH, WILL BE CLOSED ONCE AN ALTERNATIVE SECONDARY ACCESS IS PROVIDED TO THIS PROPERTY

NO. 9 THIS APPROACH SHALL BE GATED AND LOCKED WHEN NOT IN USE

ACCESS APPROACH SCHEDULE

USER	STATION ON ROADWAY	TYPE
WNER	903+70 RT.	C-9-*

EXHIBIT "A"

**AGREEMENT NO. UC 3491
 SR 9 MP 26.96 CS 3134
 SHEET 2 OF 2**

**SR-9
~~SECONDARY STATE HIGHWAY NO. 1A~~
 LAKE STEVENS TO ARLINGTON
 PLAN SHOWING ACCESS
 SNOHOMISH COUNTY**



WASHINGTON STATE HIGHWAY COMMISSION
 DEPARTMENT OF HIGHWAYS
 OLYMPIA, WASHINGTON
 R. A. Monio, Chairman
 F. C. HORTLEY, Member H. E. MORAN, Member
 R. E. HENDE, Member OSCAR E. STONE, Member

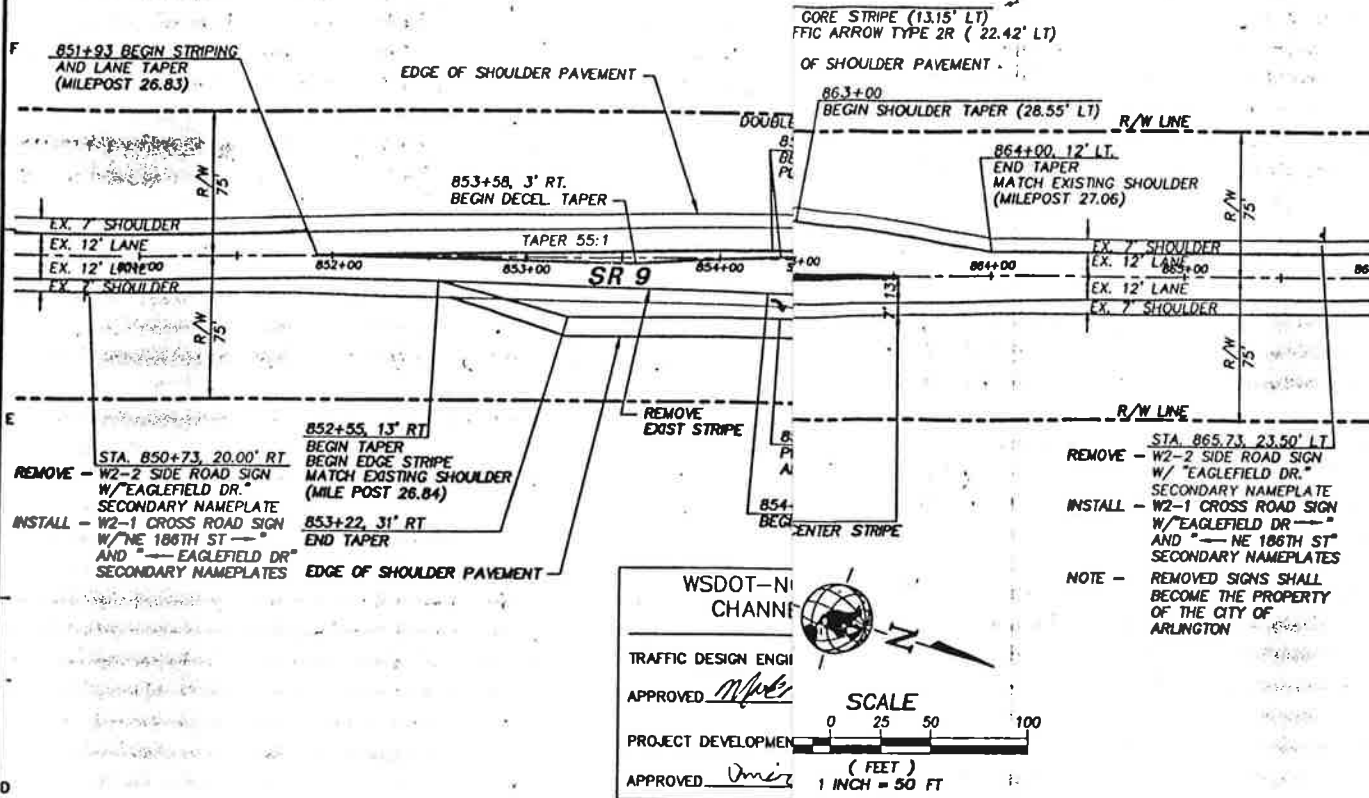
SCALE: 1 INCH = 200 FEET
 APPROVED: May 31, 1955
W. A. Breen
 DIRECTOR OF HIGHWAYS

903+70 RI.	248
LEFT	R.W.Y.
	BY

SHEET 6 OF 6 SHEETS
 Established by Commission Resolution No. 255 June 22, 1954

9/LA3

SECTION 14,



WSDOT-NI CHANNELIZATION

TRAFFIC DESIGN ENGINEER APPROVED *[Signature]*

PROJECT DEVELOPER APPROVED *[Signature]*

SCALE
0 25 50 100
(FEET)
1 INCH = 50 FT

- REMOVE - STA. 865+73, 23.50' LT W2-2 SIDE ROAD SIGN W/ 'EAGLEFIELD DR.' SECONDARY NAMEPLATE
- INSTALL - W2-1 CROSS ROAD SIGN W/ 'EAGLEFIELD DR.' AND 'NE 186TH ST' SECONDARY NAMEPLATES
- NOTE - REMOVED SIGNS SHALL BECOME THE PROPERTY OF THE CITY OF ARLINGTON

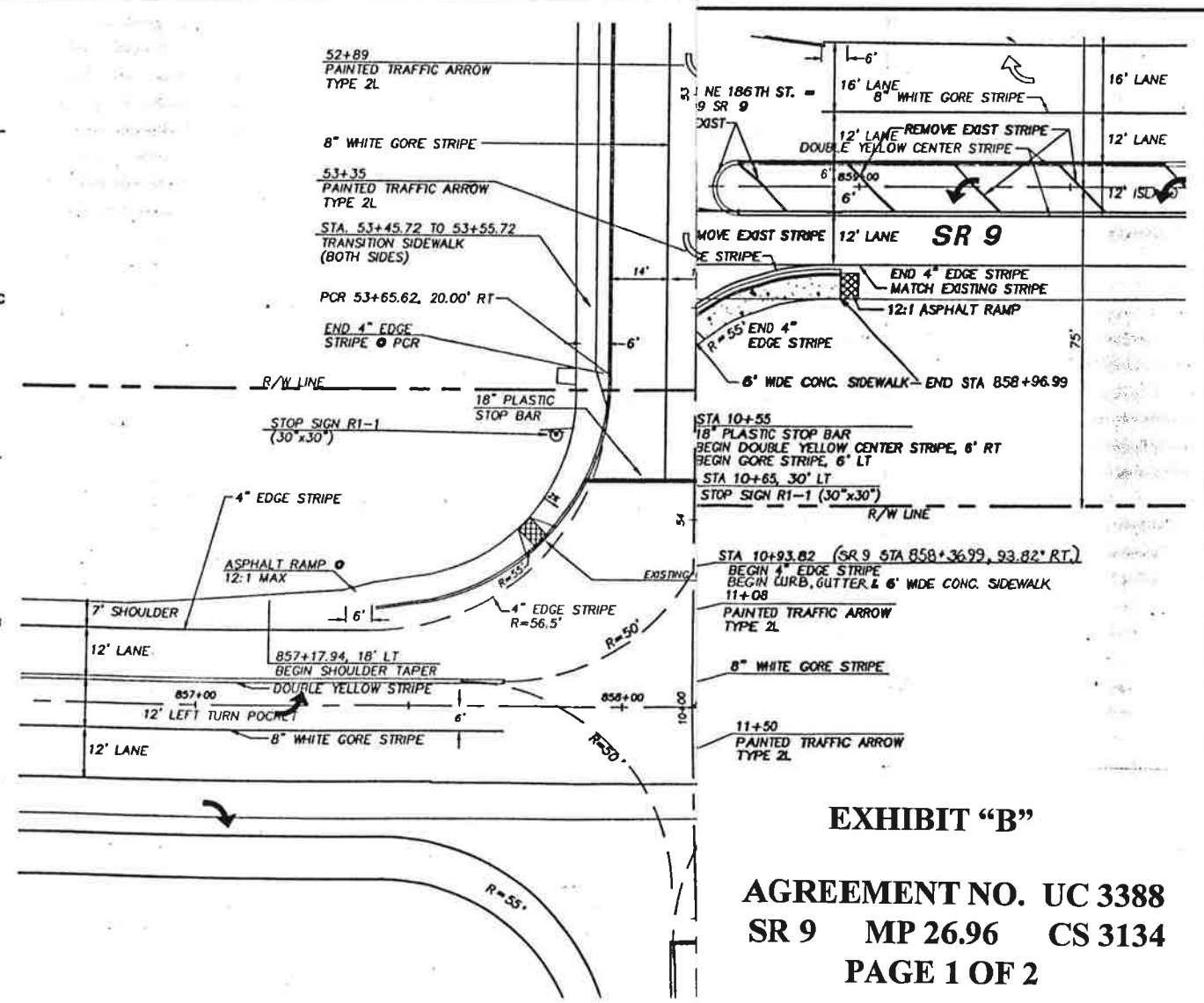


EXHIBIT "B"

AGREEMENT NO. UC 3388
SR 9 MP 26.96 CS 3134
PAGE 1 OF 2

WHPACIFIC

5025 112TH AVENUE NE
BELLEVUE, WA 98009-8904
WWW.WHPACIFIC.COM
PH: (425) 887-0820 FAX: (425) 887-0821

WIGAN DEVELOPMENT, INC.
S.R. 9 IMPROVEMENTS
CHANNELIZATION AND STRIPING PLAN
(MP 26.84 - MP 27.06)

CITY OF ARLINGTON WASHINGTON



DESIGNED BY: LMR	CHECKED BY:
DRAWN BY: LMR	APPROVED BY:
DATE: 7/98	REVISION: CK'D APPR.
PROJECT: HCS	STATION CHANGE: MSV

SPECIAL PROVISIONS

1. The access connection at MP 26.96 (192nd Avenue NE) is for “Emergency Use” only and must be closed off at all times to general public and staff. Furthermore, if and when an alternative emergency access is provided to a City or County street, this emergency access shall be removed and closed off permanently.
2. The Utility/Grantee shall bear responsibility for maintenance of the enclosed drainage system up to the catch basin within the Stat’s Right of Way.
3. The Utility is responsible for compliance with all federal, state, and local laws pertaining to the discharge received by the State under permit or franchise.

EXHIBIT “B”

**AGREEMENT NO. UC 3388
SR 9 MP 26.96 CS 3134
SHEET 2 OF 2**



CITY OF ARLINGTON

Public Works

238 N. Olympic, Arlington, WA 98223

- Water Sewer Streets Administration
Phone (360) 435-3811 FAX (360) 435-7944

LETTER OF TRANSMITTAL

TO Bryan - ET

DATE 9/11/98 JOB NO. ATTENTION RE: Crown Ridge

WE ARE SENDING YOU Attached Under separate cover via the following items:

- Shop drawings Prints Plans Samples Specifications
Copy of letter Change order

Table with 4 columns: COPIES, DATE, NO., DESCRIPTION. Row 1: 1, [blank], [blank], Set of Budget Designs for SR9/106th

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit copies for approval
For your use Approved as noted Submit copies for distribution
As requested Returned for corrections Return corrected prints
For review and comment
FOR BIDS DUE 19 PRINTS RETURNED AFTER LOAN TO US

REMARKS

FILE TO

SIGNED: [Signature]

Wigan Development Corporation
11406 Airport Road
Everett, Washington 98204

January 22, 1999

Mr. Ken Reid
Public Works Director
City of Arlington
816 N. West Ave.
Arlington, WA 98223



RE: Crown Ridge Estates

Dear Ken:

Attached are the permit submittal set of design documents associated with the proposed covered bridge over Prairie Creek immediately east of SR9 at the entrance to our Crown Ridge Estates project. These plans have been submitted by Wigan Development to Snohomish County as a part of a building permit application.

As with all Snohomish County permits involving the 186th Street extension into our project, Wigan Development is acting as an agent for the City of Arlington because the City owns the property (road right-of-way). We hereby request that the City send a letter to the County confirming their position in this action. The letter should include comments on the covered bridge, comments on the City's involvement, and any other concerns or positions of the City.

I am available to assist or answer any questions.

Sincerely,
WIGAN DEVELOPMENT CORPORATION

Paul Konrady
Development Manager

Attachments



Snohomish County

Public Works

Robert J. Drewel
County Executive

2930 Wetmore Avenue
Everett, WA 98201
(425) 388-3488
FAX (425) 388-6494



June 28, 1999

Thom Myers, City Administrator
City of Arlington
238 N. Olympic Avenue
Arlington, WA 98223

Re: Interlocal Agreement Concerning
Crown Ridge Estates Access Road

Dear Mr. Myers:

Enclosed are two originals of the Interlocal Agreement between Snohomish County and the City of Arlington concerning the access road to the proposed development of Crown Ridge Estates through an unincorporated portion of the County between SR 9 and the City limits. A draft of the agreement was sent to the City in January 1999, and two originals of the final version, included the changes requested by the City, were mailed to the City on April 15, 1999. Since city staff was not able to locate the agreements, we are sending you the enclosed originals for processing by the City. We would appreciate it if you could present this document to the appropriate authorities of the City and get the document executed by the City.

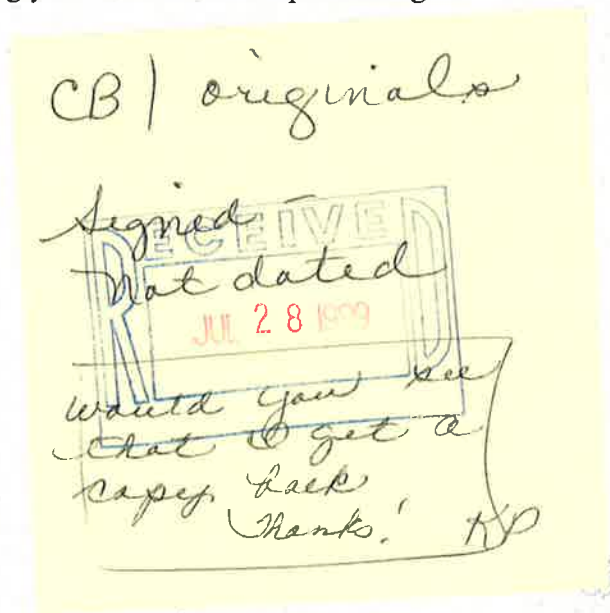
Since we need at the end of this process one original each for the City and the County, we have enclosed two originals. Once the two originals have been processed by the City and returned to me, we will submit them to the County Council with a request for action. As soon as the County has executed the agreement, we will get it recorded and will return one of the originals to the City. Thank you very much for your and your staff's cooperation in finalizing the agreement and for giving your attention to its processing.

Sincerely,

Johannes W. Kurz
Transportation Specialist

Encl. Interlocal Agreement (2 copies)

cc: Loren Sand



**Attorney-Client Privileged Communication
Not for Public Disclosure**

MEMORANDUM

Date: July 6, 1999
From: Steve Peiffle, City Attorney
To: Cristy Brubaker
Subject: Crown Ridge Interlocal

I approve of the interlocal agreement; it is consistent with my discussions with the deputy prosecuting attorney and contains my suggested revisions.



ARLINGTON PUBLIC WORKS
FAX TRANSMITTAL SHEET

TC + Marc - also have copies

PUBLIC WORKS OFFICE ▶ 816 N WEST AVENUE
MAILING ADDRESS ▶ 238 N OLYMPIC ARLINGTON, WA 98223
PHONE: (360) 435-3811 FAX: (360) 435-7944

DATE: 7-6-99

TO: Steve Ruffe

FIRM: _____

FAX NUMBER: () _____

FROM: CB

SUBJECT: Interlocal with County on Crown Ridge

NUMBER OF PAGES TO FOLLOW: 4

IF YOU EXPERIENCE PROBLEMS RECEIVING THIS FAX, OR IF YOU DON'T RECEIVE THE NUMBER OF PAGES INDICATED, PLEASE CALL OUR OFFICE AT (360)435-3811

ADDITIONAL COMMENTS: _____

Please review for the mayors signature

Hope to have on Agenda for ~~7/21~~ 7/19

Faxed by: _____ Date: _____ Time: _____

*Thanks -
CB*


CITY OF ARLINGTON

**PUBLIC WORKS
DEPARTMENT**



MEMO

TO: Mayor Kraski and Arlington City Council

FROM: Ken B. Reid, Public Works Director 

Date: July 12, 1999

Subject: Interlocal Agreement with Snohomish County regarding Crown Ridge Access on SR9

Request:

Approval of the interlocal and authorization for the Mayor to Sign the Agreement.

Attachments:

- Interlocal Agreement

Background:

In April of 1998 the City passed ordinance 1155 concerning the condemnation of right of way for a public access road from State Route SR9 in the County to the City limits. The City now owns this right of way and the developer of Crown Ridge Estates has constructed the necessary public works improvements to provide access to the Crown Ridge Estates development. This interlocal identifies the responsibilities of both Snohomish County and the City of Arlington regarding this access and related improvements.

Recommended Action:

Approval of the interlocal and authorization for the Mayor to Sign.

Alternatives:

- 1) Deny the Request
- 2) Remand to staff for additional information
- 3) Table pending further discussion


CITY OF ARLINGTON

**PUBLIC WORKS
DEPARTMENT**



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TO: Mayor Kraski and Arlington City Council

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- 1) Deny the Request
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- 3) Table pending further discussion

SPEED MESSAGE

TO

Kathy

FROM

CB

SUBJECT

Interlocal on Crown Ridge SR access

DATE

7-22-99

*Please have Mayor + Steve sign, as well as you
and then transmit back to me for distribution*

2 originals

SIGNED

Cristy L Brubaker



**Washington State
Department of Transportation**

Sid Morrison
Secretary of Transportation

Northwest Region
15700 Dayton Avenue North
P.O. Box 330310
Seattle, WA 98133-9710

(206) 440-4000

September 22, 1999

Mr. Paul Konrady
Development Manager - Wiccan Development Corn
114C
Everett

9/27/99

TO: Christy Brubaker
City of Arlington
FR: Paul Konrady

Dear

On S
drain
Wash
Baker
const
consi

Enclosed for your records is
the WSDOT construction approval.

As of
the pr
001 w
down
draina
action
WSDO

If you need anything further

S 3134

Agency Agreement Number:
Number: JA-4118
VAL INSPECTIONS of
PAGE IMPROVEMENTS.
EASE.

the required roadway and
n Properties Inc. and the
by Mike Gallop, Mount
Our inspection found the
l. Therefore, WSDOT now

portation agrees to reduce
in (Number 1186907 9001
ociation, from \$140,000.00
ossible to assure that the
his is to insure that proper
ms arise. Be advised that

You may forward a copy of this letter to Key Bank National Association as proof of our agreement to reduce the amount of your Surety Bond.

If you have any questions or need assistance, please contact Mike Gallop (WSDOT Developer Construction Representative) at (206)440-4436 or (206)940-2736-(mobile).

Sincerely,

Dean P. Holman
Assistant Northwest Region Utilities Engineer

DPH/mrg

cc File: 3491PRBR

R. Pazooki: WSDOT Developer Services Reviewer for Snohomish Area (MS-210).

Wayne Starck: WSDOT Area 2 Assistant Mtce. Superintendent (MS-42).

99-10-99CB



Snohomish County

Planning and Development Services

Robert J. Drewel
County Executive

August 19, 1999

M/S #604
3000 Rockefeller Avenue
Everett, WA 98201-4046
(425) 388-3311
FAX (425) 388-3670

Ms. Christy Brubaker
City of Arlington
238 N. Olympic
Arlington, WA 98223

Dear Ms. Brubaker:

This letter is in response to our phone conversation regarding the Crownridge Estates bridge off of Highway 9.

The bridge deck and railing were completed and approved under permit # 97-101512 BR. City of Arlington personnel were on site at the time of my final inspection.

Since the completion and final of permit # 97-110152 BR, a second separate permit (99-100838 BR) was issued for bridge deck cover. This construction is on-going at this time.

If I may be of any further assistance to you regarding the above items, please do not hesitate to contact me.

Sincerely,

Tracy Justice for Tracy Justice

Tracy Justice
Commercial Building Inspector

TJ:jls

cc: Tim Nordtvedt, Commercial Inspection Review





CITY OF ARLINGTON

Public Works

238 N. Olympic, Arlington, WA 98223

- Water
 Sewer
 Streets
 Administration
 Phone (360) 435-3811 FAX (360) 435-7944

LETTER OF TRANSMITTAL

DATE <u>1/30/99</u>	JOB NO.
ATTENTION	
RE:	
<u>Crown Ridge Estates</u>	
<u>Access Road</u>	
<u>Interlocal</u>	

TO Johannes W. Kury
Transportation Specialist
2930 Wetmore Ave
Buriet WA 98201

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

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 Specifications
 Copy of letter
 Change order

COPIES	DATE	NO.	DESCRIPTION
<u>2</u>			<u>copies of signed agreement</u>

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 FOR BIDS DUE _____ 19 _____
 PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

Please send us a recorded copy.

COPY TO file

SIGNED: CB