

**JEFFERSON COUNTY
BOARD OF COUNTY COMMISSIONERS**

AGENDA REQUEST

TO: Board of County Commissioners
Mark McCauley, County Administrator

FROM: Josh D. Peters, AICP, Acting Community Development Director
David Wayne Johnson, Associate Planner, Port Ludlow Lead Planner, DCD

DATE: February 27, 2023

SUBJECT: Olympic Terrace 2 Phase II Plat Alteration – Potential Action to Approve

STATEMENT OF ISSUE:

Jefferson County DCD is processing a Plat Alteration for the Olympic Terrace 2 Phase II subdivision for applicant and property owner, Port Ludlow Associates (PLA). Under the County's development agreement (DA) with PLA, upon receipt of a recommendation and information of any plat alteration application, the Board is required to set a date for a meeting where it may adopt or reject recommendations of the Planning Department (Ord. No. 04-0526-92 Section 14.40). At the Monday February 13, 2023 Regular Board Meeting, Staff presented the Board with information on the proposal and requested that the Board schedule a future meeting to consider the Staff Report and recommendation, and move to adopt or reject those recommendations. That meeting was set for February 27, 2023 at 1:30 PM.

BACKGROUND:

The Olympic Terrace 2 Long Subdivision received preliminary approval on June 28, 2005, for a total of 80 residential lots. The Plat was divided into two phases, Phase I was well defined with standard individual configuration of forty-one (41) lots, while Phase II was depicted on the plat as separate tracts "reserved for future development," with no individual lots defined. Phase I was completed and finaled on May 10, 2007. Under state law, a preliminary plat is valid for seven years from the date of approval. Phase II had not been finaled before that period expired in 2012, mainly because of the economic downturn of 2008. However, the DA ordinance allows the preliminary plat approval to be extended by the Board on an annual basis, which it did on three separate occasions, in addition to a Board approved amendment to the DA that extended the Preliminary Plat vesting period to ten (10) years from date of approval. On May 10, 2018, the applicant filed a Plat Alteration application to modify Open Space Tract A (finaled with Phase I), and revise of the Preliminary Plat to re-orient the reserved tracts, and create individual lots. Since 2018 the applicant and county have kept the process going with wetlands analysis, engineering, site design, traffic analysis, stormwater review and permitting, and public noticing with public comments received in 2021. The result has been a reduction in the total lots from the approved thirty-nine (39) to thirty-seven (37).

ANALYSIS

A Staff Report was prepared and is attached to this request to provide an analysis of the history, process, recommendation and conditions of final approval, and is available to the Board prior to the scheduled meeting of the Board to consider the staff recommendation, and render a decision per Section 14.40 of the DA Ord No. 04-0526-92.

FISCAL IMPACT/COST-BENEFIT ANALYSIS:

There will be no fiscal impacts as staff time for this and subsequent meetings will be billed to the applicant prior to final approval and recording of the plat.

RECOMMENDATION:

DCD recommends the Board review the Staff Report to gain an understanding of the issues, ask questions, and move to either approve or deny the recommendation and application.

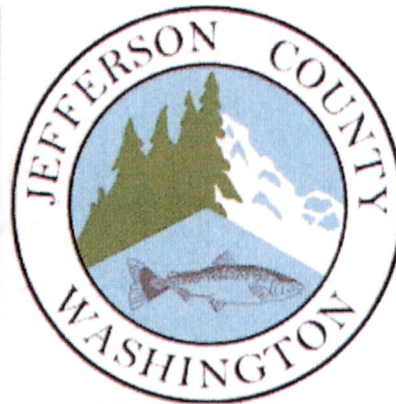
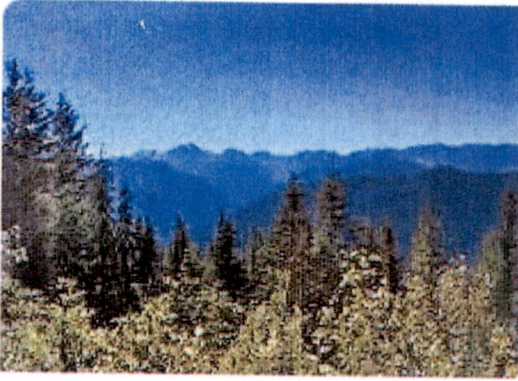
REVIEWED BY:



Mark McCauley, County Administrator

Date 2/22/23

Attachment: Staff Report, Exhibit List and Exhibits

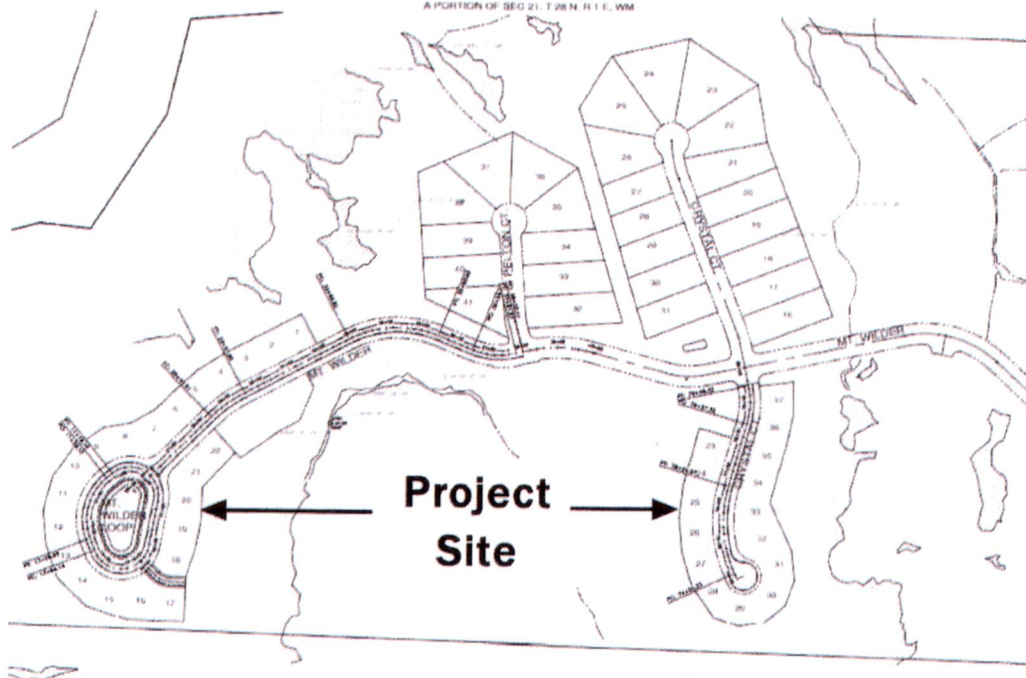


Jefferson County
(Case #: MLA05-00013)

OLYMPIC TERRACE PHASE II TRAFFIC MEMORANDUM

October 20, 2021

A PORTION OF BEG 21, T 28 N, R 1 E, WM



JTE . Jake Traffic Engineering, Inc.

Mark J. Jacobs, PE (WA & OR), PTOE, President
2614 39th Ave. SW - Seattle, WA 98116 - 2503
Tel. 206.762.1978 - Cell 206.799.5692
E-mail jaketraffic@comcast.net





October 20, 2021

JEFFERSON COUNTY

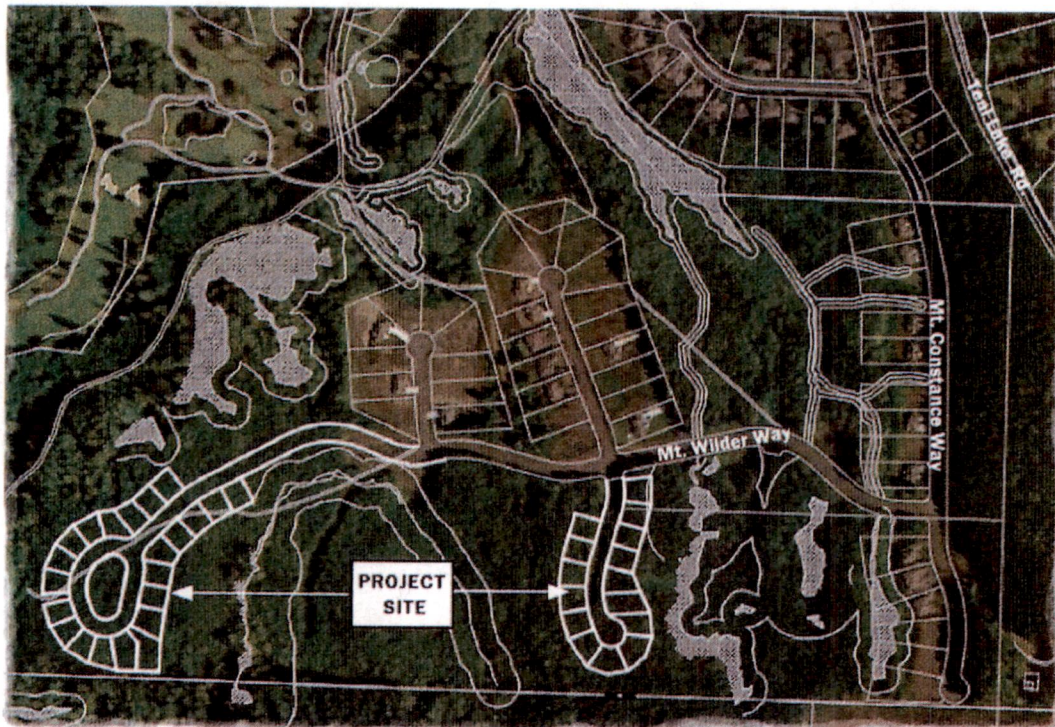
Attn: David W. Johnson, Department of Community Development Staff
621 Sheridan Street
Port Townsend, WA 98365-9766

Re: Olympic Terrace Phase II – Jefferson County (Case #: MLA05-00013)
Traffic Memorandum

Dear Mr. Johnson,

I am pleased to present this Traffic Memorandum in response to your request dated August 9, 2021 to Port Ludlow Associates, LLC. The County requested an Addendum or Updated Traffic Impact Analysis be provided for the Olympic Terrace Phase II Phase I project. The Phase II project comprises 37 lots for SFDU's and are located off of Mt. Wilder Way west of Mt. Constance Way in Port Ludlow area of unincorporated Jefferson County.

An aerial of the project, augmented, prepared by ESM Consulting Engineers dated 10.06.2021 is below:



JEFFERSON COUNTY

Attn: David W. Johnson, Department of Community Development Staff

October 20, 2021

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The project proposal is to provide 37 lots for SFDU's that is a part of the Olympic Terrace II project. I have reviewed the following documents prepared by David Hamlin and Associates:

- Traffic Impact Analysis Proposed Olympic Terrace 2 – Phases 1, 2 & 3 dated April 2002.
- Olympic Terrace II Traffic Impact Assessment dated December 2004

The April 2002 report was conducted for a three phased project comprising about 120 lots for SFDU's and the December Technical Assessment was for two phases of about 40 residential lots each. Pertinent sections of the two reports are attached to this Memorandum.

A copy of the Preliminary Phase II Site Plan prepared by ESM Consulting Engineers, LLC dated July 20, 2021 is attached. The plan depicts the proposed 37 lots for SFDU's in two locations with lots 1 to 22 accessed via the extension of Mt. Wilder Way to the west with a loop turn around and lots 23 to 37 accesses via Crystal Ct. extended to the south of Mt. Wilder Way.

The County has received feedback from Citizen's regarding the proposed project with the primary comments regarding traffic volume/operations and safety.

Traffic Volume and Operations

Peak Hour Traffic Volumes:

I reviewed the April 2002 Traffic Report that studied three intersections. The study intersections were as follows:

1. Osprey Ridge Dr./Paradise Bay Rd at Oak Bay Rd
2. Windrose Dr./Teal Lk. Rd. at Paradise Bay Rd.
3. Woodridge Dr./Springwood Dr. at Teal Lk. Rd.

Figure 1 provides the general Traffic Control and Approach Lanes at the above intersections.

I obtained the services of Traffic Count Consultants, a firm specializing in the collection of traffic data, to conduct the PM peak period turning movement counts at the study intersections. The count data sheets are attached in the appendix.

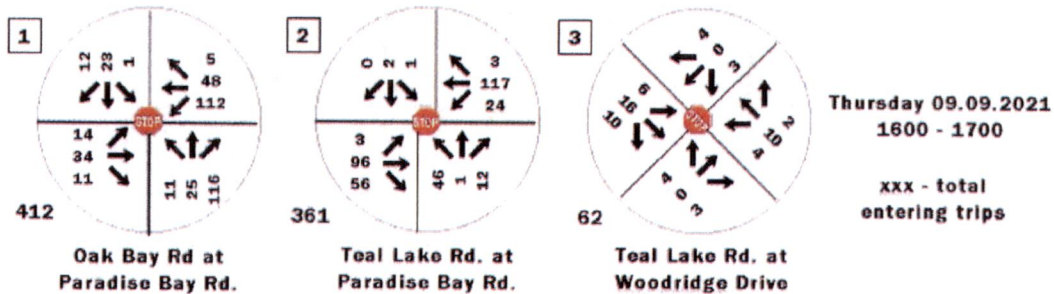
Below are the tabulated traffic volume data, also depicted on Figure 2, at the intersections studied in 2002.

JEFFERSON COUNTY

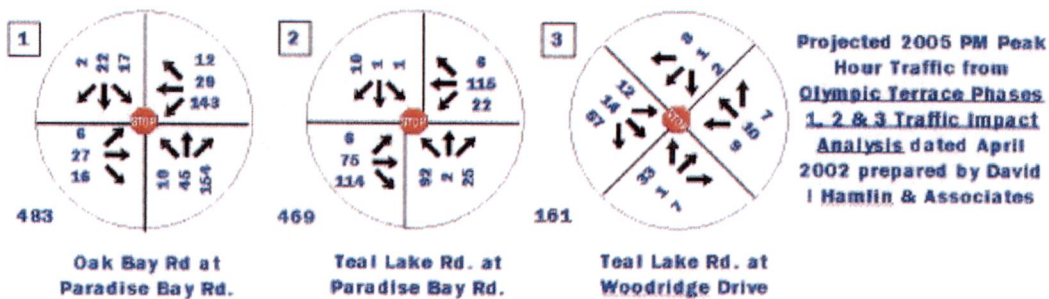
Attn: David W. Johnson, Department of Community Development Staff

October 20, 2021

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The data shows the PM peak hour traffic volume data by turning movement at each intersection and also depicts the total entering traffic volume at each intersection. I compared the 2021 PM peak hour traffic against the 2005 traffic volume projection contained in the April 2002 report. The 2005 traffic volume projection are tabulated below:



The 2005 traffic volume projections are greater than the data I had collected in 2021. Weekend peak hour traffic was reviewed in the Olympic Terrace II Traffic Impact Assessment dated December 2004 and projected to 2010. Table 1 tabulates the data:

Table 1 - Traffic Volume Data				
Intersection	9/9/2021 Entering PM Peak Hour Traffic	Projected 2005 Entering PM Peak Hour Traffic	Projected 2010 Weekend Entering Peak	PM Peak Hour Difference
#1 - Oak Bay Rd. at Paradise Bay Rd.	412	483	--	85%
#2 - Teal Lake Rd. at Paradise Bay Rd.	361	469	699	77%
#3 - Teal Lake Rd. at Woodridge Dr.	62	161	168	39%

The weekday PM peak hour traffic volume data collected in 2021 is 15 to 61% less than projected for 2005 in the April 2002 report. The 2010 weekend peak data noted in the December 2004 is higher at the Teal Lake Rd. at Paradise Bay Rd. intersection and about the same at the Teal Lake Rd. at Woodridge Dr. intersection. No weekend peak hour data was noted at the Oak Bay Rd. at Paradise Bay Rd. intersection. Correlating that the weekday

JEFFERSON COUNTY

Attn: David W. Johnson, Department of Community Development Staff

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PM peak hour traffic volumes are less than studied it is likely that the weekend peak hour traffic projected are also conservative.

Intersection Operations:

Traffic engineers have developed criteria for intersection operations called level of service (LOS). The LOS's are A to F with A and B being very good and E and F being more congested. LOS C and D correlate to busy traffic conditions with some restrictions to the ability to choose travel speed, change lanes and the general convenience comfort and safety.

The following table depicts the LOS and corresponding average delay in seconds at signalized and stop control intersections:

Intersection Type	Level of Service					
	A	B	C	D	E	F
Signalized	<10	>10 and <20	>20 and <35	>35 and <55	>55 and <80	>80
Stop Control	<10	>10 and <15	>15 and <25	>25 and <35	>35 and <50	>50

Traffic operations were noted in the April 2002 and December 2004 reports, see the LOS tables from these reports included in the Appendix, to be at operating at Level of Service C and better for all traffic movements.

I have inspected the current traffic volumes that are lower than what were studied and can deduce that, via 30+ years of Traffic Engineering Experience, traffic operations have not materially changed. The 2002 and 2004 reports embodied the addition of the Phase 2 development.

Traffic Safety

I inspected traffic safety at the three study intersections and connecting roadways using the WSDOT accident data portal available online at:

<https://remoteapps.wsdot.wa.gov/highwaysafety/collision/data/portal/public/>

This portal was used to review recorded incidents in the site vicinity for the years 2016 to 2020. There are no recorded incidents at either intersection in the time period inspected. The WSDOT data is attached.

The data showed one possible injury incident in 2017 at the Paradise Lake Road at Oak Bay Rd. and three incidents at the Teal Lake Rd at Paradise Lk. Rd intersection, two fender benders in 2019 and possible injury incident in 2020. Paradise Lake Rd. between Oak Bay Rd. and Teal Lk. Rd. there were five recorded incidents, three fender benders, one possible

JEFFERSON COUNTY

Attn: David W. Johnson, Department of Community Development Staff

October 20, 2021

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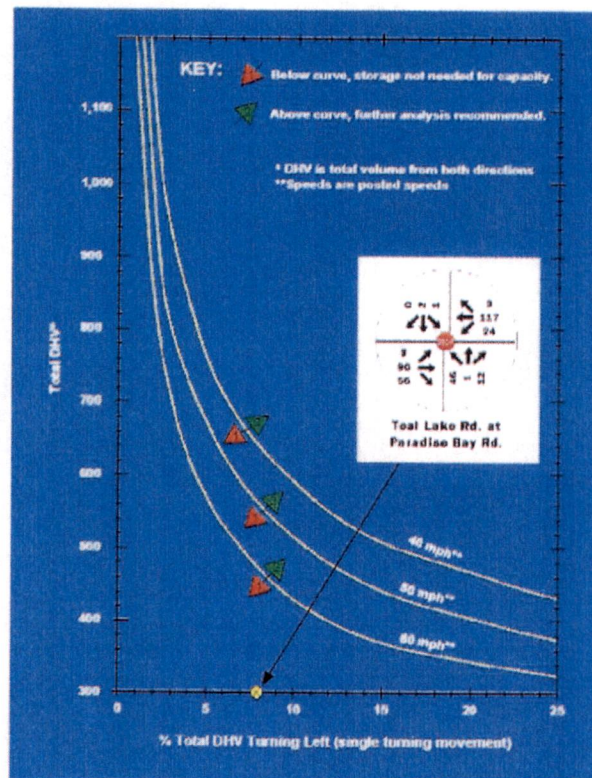
injury and a suspected serious injury in 2020. No incidents are noted at the Teal Lk. Rd at Woodridge Dr. intersection and no incidents on Mt. Wider Way, Mt. Constance Way or teal Lake Rd. between Woodridge Dr. and Paradise Bay Road. One fender bender is noted to have occurred on Teal Lk. Rd to the south of Woodridge Dr. in 2017.

Inspection of the recorded incident data did not reveal any apparent safety issue at the study intersections and connecting roadways that would serve the future residents of the Olympic Phase II project.

Intersection Channelization

Checking the need for left turn channelization at the Paradise Lake Rd. at Teal Lake Road intersection in the future was recommended in the April 2002 report. I have reviewed the need for channelization using the WSDOT Design Manual Exhibit 1310-7a "Left Turn Storage Guidelines: 2-Lane Unsignalized" to ascertain the need for left turn channelization. A copy of the WSDOT figure is below:

Exhibit 1310-7a Left Turn Storage Guidelines: Two-Lane, Unsignalized



JEFFERSON COUNTY

Attn: David W. Johnson, Department of Community Development Staff

October 20, 2021

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The traffic volumes are well below the threshold for storage. Further, the intersection is noted to be operating at a good LOS.

Summarizing:

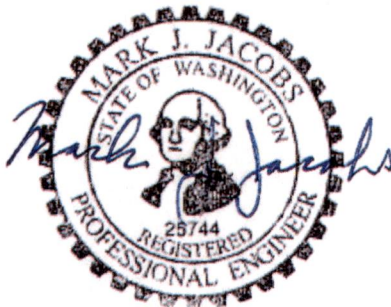
I have prepared this Traffic Memorandum in response to your August 9, 2021 letter and Public Comments regarding the proposed Olympic Terrace Phase II project. The Phase II project was included in a full Traffic Impact Analysis report conducted in 2002. PM peak hour traffic volume data was collected in September 2021 and compared to the 2005 traffic volume projections contained in the 2002 report. The current PM peak hour traffic volumes are lower than the projected data. Traffic operations were noted to operate at LOS B, considered good by Traffic Engineers, in the prior report and based on the collected data and my expertise that no material changes would occur with the planned development of the Phase II project.

Traffic safety was inspected at the study intersections and connecting roadways and no apparent issue is noted.

I recommend that the Olympic Terrace Phase II project be allowed with the following traffic impact mitigation measures.

Construct site in accordance with applicable County requirements.

No other traffic mitigation should be necessary. Please contact me at 206.762.1478 or email us at jaketraffic@comcast.net if you have any questions.

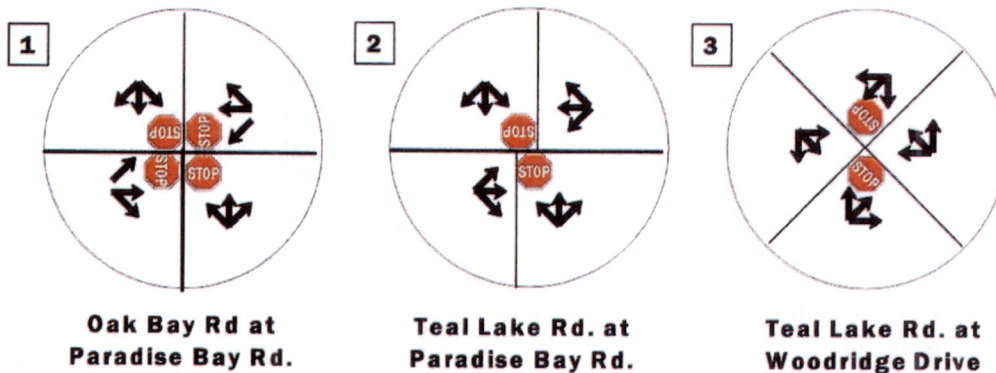
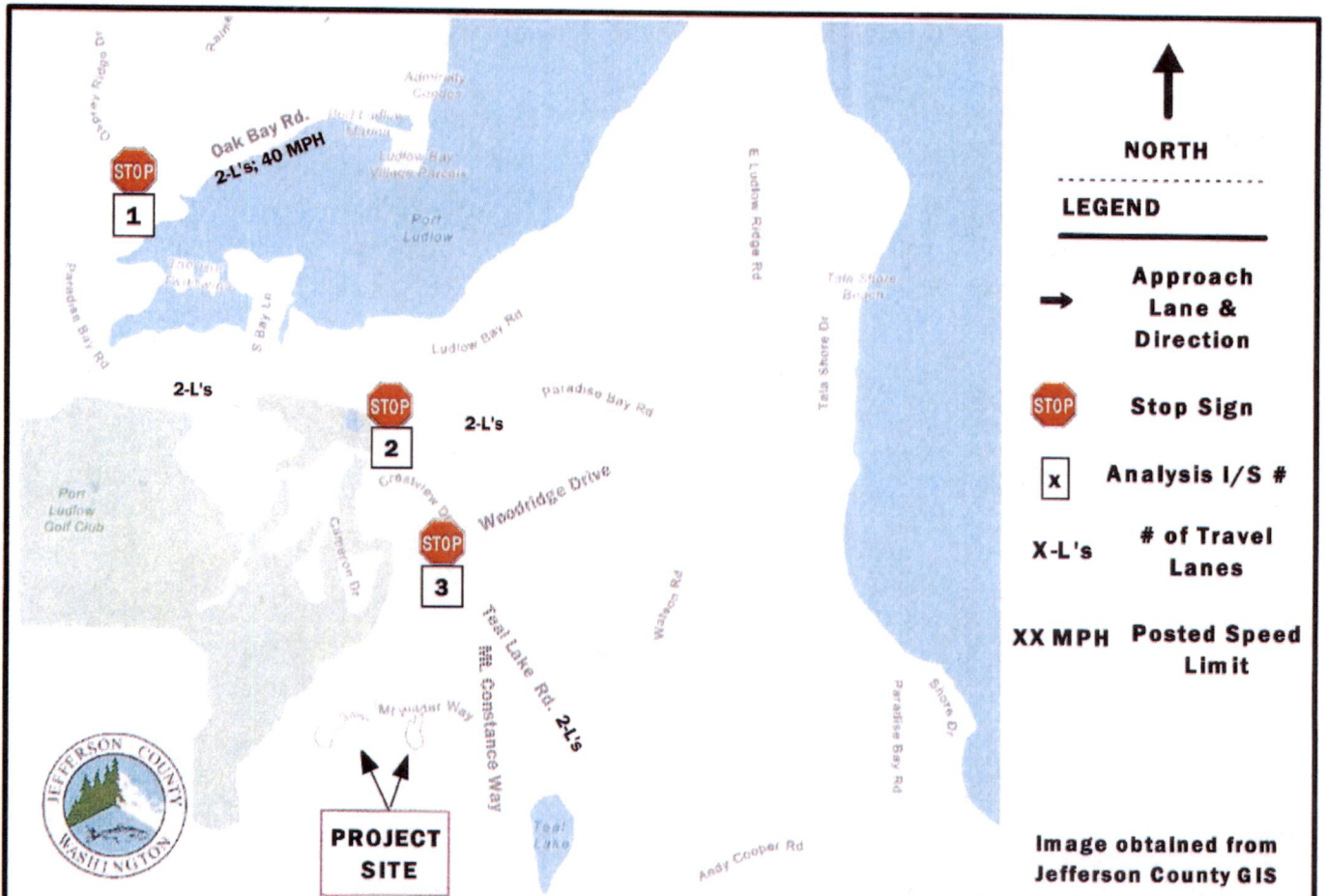


Sincerely,

Mark J. Jacobs, PE, PTOE, President
JAKE TRAFFIC ENGINEERING, INC.

10.20.2021

MJJ: mjj

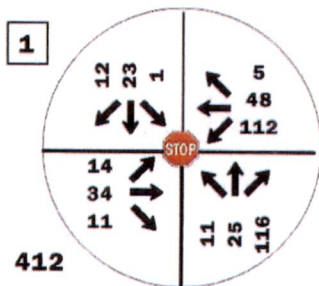
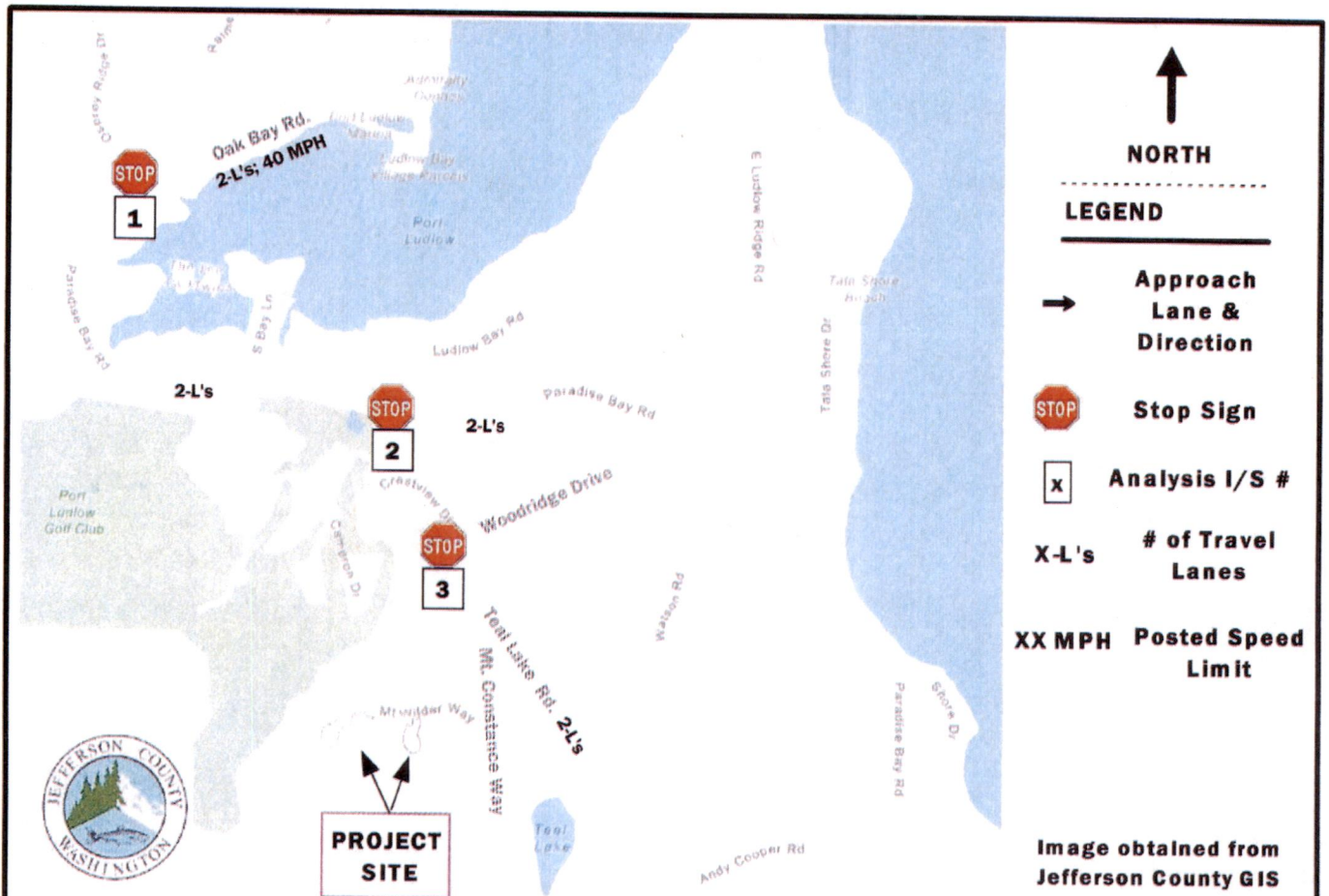


JTE, Inc.
FIGURE 1

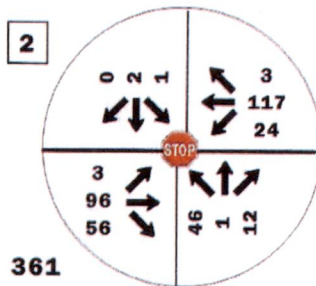
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**OLYMPIC TERRACE PHASE II - JEFFERSON COUNTY
TRAFFIC ADDENDUM LETTER**

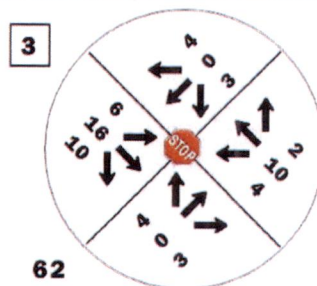
EXISTING STREET LANES AND TRAFFIC CONTROL



Oak Bay Rd at Paradise Bay Rd.



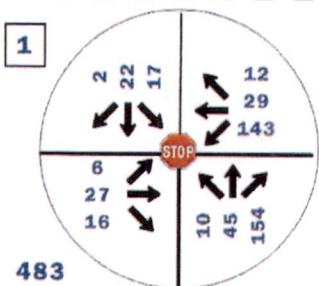
Teal Lake Rd. at Paradise Bay Rd.



Teal Lake Rd. at Woodridge Drive

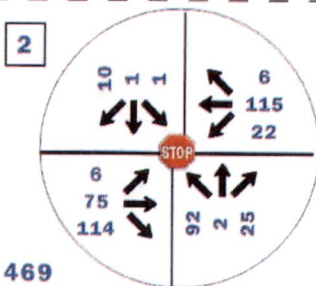
Thursday 09.09.2021
1600 - 1700

xxx - total entering trips

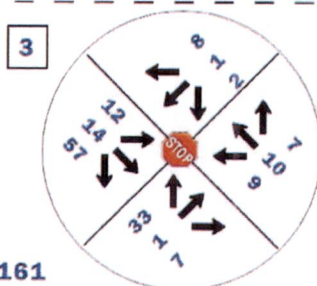


JTE, Inc.
FIGURE 2

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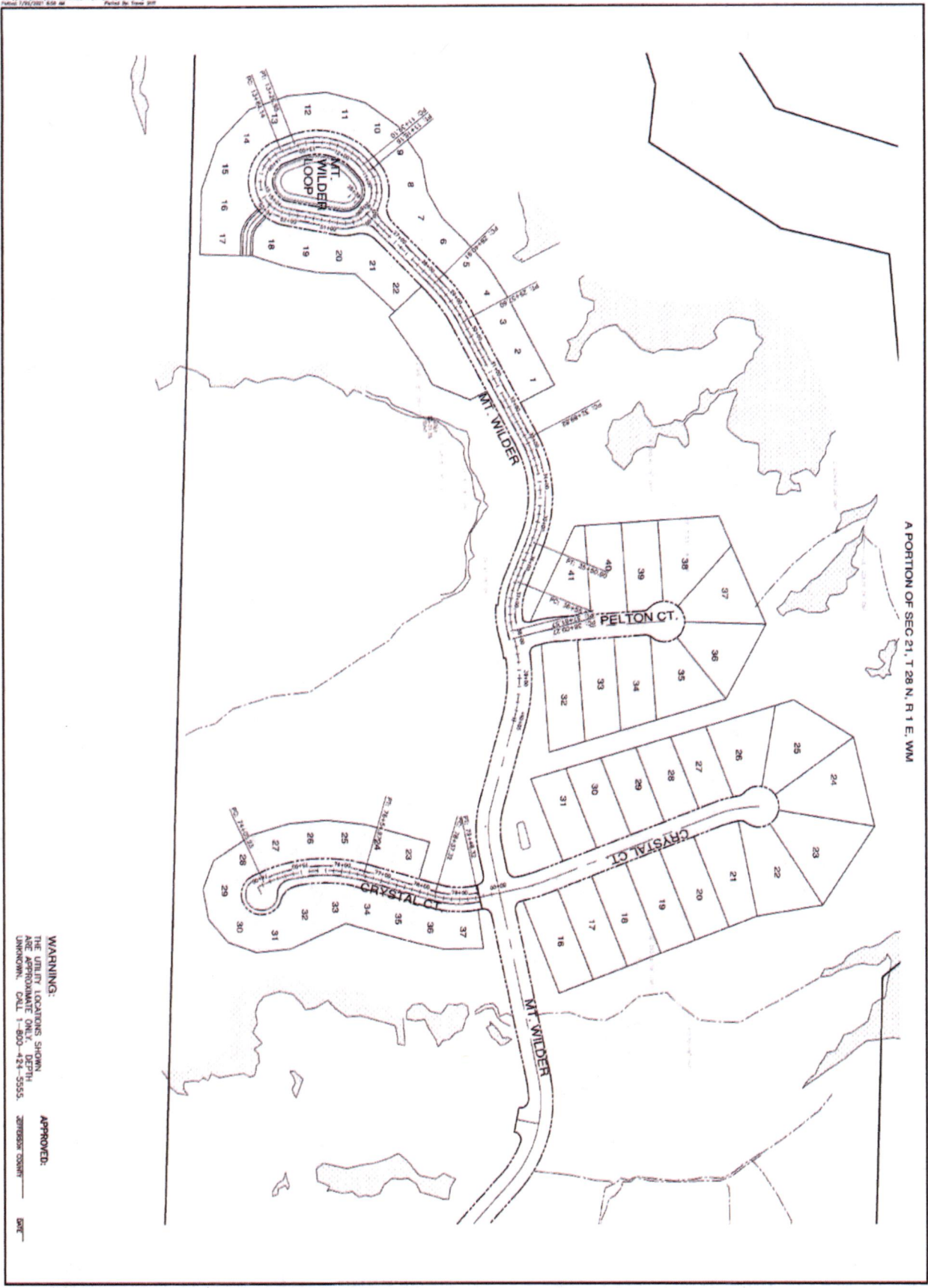


OLYMPIC TERRACE PHASE II - JEFFERSON COUNTY
TRAFFIC ADDENDUM LETTER



Projected 2005 PM Peak
Hour Traffic from
Olympic Terrace Phases
1, 2 & 3 Traffic Impact
Analysis dated April
2002 prepared by David
I Hamlin & Associates

PM PEAK HOUR TRAFFIC VOLUMES



A PORTION OF SEC 21, T 28 N, R 1 E, WM

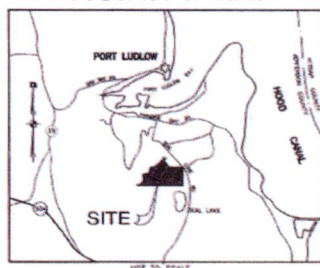
WARNING:
 THE UTILITY LOCATIONS SHOWN
 ARE APPROXIMATE ONLY. DEPTH
 UNKNOWN. CALL 1-800-424-5555.
APPROVED:
 JEFFERSON COUNTY
 DATE

ROADWAY AND UTILITY CONSTRUCTION PLANS FOR THE OLYMPIC TERRACE II - PHASE 2

PREPARED FOR
PORT LUDLOW ASSOCIATES LLC

70 BREAKER LANE
PORT LUDLOW, WASHINGTON 98365

VICINITY MAP



PREPARED BY



33400 8TH AVE S, SUITE #205
FEDERAL WAY, WASHINGTON 98003
PHONE: (253) 838-6113

SHEET INDEX

<u>SHEET #</u>	<u>DESCRIPTION</u>
1	COVER SHEET & VICINITY MAP
2-4	CLEARING, GRADING & T.E.S.C. PLAN
5	CLEARING, GRADING & T.E.S.C. DETAILS & NOTES

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Printed: 10/11/2021 8:26 AM



OLYMPIC TERRACE II

PORT LUDLOW WASHINGTON



SCALE: 1" = 500'



CONSULTING ENGINEERS LLC

33915 1st Way South
Federal Way, WA 98003



FEDERAL WAY (253) 838-6113

www.esmcivil.com

Civil Engineering
Public Works

Land Surveying
Project Management

Land Planning
Landscape Architecture

JOB NO.
DRAWING NAME :
DATE :
DRAWN :
SHEET 1 OF 1

965-018-021
EN-03
10/06/2021
TLS

APPENDIX



JEFFERSON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
621 Sheridan Street | Port Townsend, WA 98368
360-379-4450 | email: dcd@co.jefferson.wa.us
www.co.jefferson.wa.us/commdevelopment

August 9, 2021

PORT LUDLOW ASSOCIATES LLC
70 BREAKER LN
PORT LUDLOW WA 98365-9766

RE: SITE ADDRESS:
CASE #: MLA05-00013

Dear PORT LUDLOW ASSOCIATES LLC:

The Department of Community Development is in the process of reviewing your application. The following information is needed to continue review of your project.

Please submit an addendum or updated Traffic Impact Analysis (TIA) to the TIA dated December 2004 and submitted for approval of Olympic Terrace II Phase I.

Please submit the above information to the Department of Community Development within 90 days of the date of this letter which would be **11/7/2021**. Please call 360-379-4450 to speak with the assigned planner if you have any questions.

Sincerely,

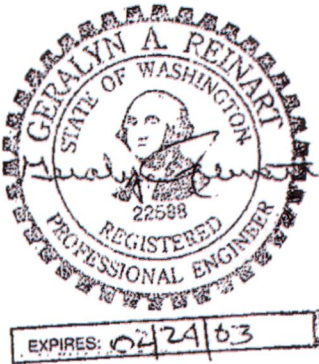
David Wayne Johnson
Department of Community Development Staff

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pertinent pages

TRAFFIC IMPACT ANALYSIS
PROPOSED OLYMPIC TERRACE 2 - PHASES 1, 2, & 3
PORT LUDLOW, WASHINGTON

April 2002



Prepared for:
PORT LUDLOW ASSOCIATES

DAVID I. HAMLIN AND ASSOCIATES
1319 DEXTER AVENUE NORTH, SUITE 270
SEATTLE, WASHINGTON 98109
(206) 285-9035

**TRAFFIC IMPACT ANALYSIS
PROPOSED OLYMPIC TERRACE 2 - PHASES 1, 2, & 3
PORT LUDLOW, WASHINGTON**

INTRODUCTION

The purpose of this analysis is to summarize the traffic-related impacts associated with the proposed Olympic Terrace 2 subdivision, phases 1, 2, and 3. The major elements included in this assessment are a description of the project, the trip generation/distribution, level of service analyses at adjacent intersections, and a summary of the project impacts. The analysis will also include the impacts associated with the adjacent 41-lot Woodridge 2 plat scheduled for housing construction during the summer of 2002 and the proposed clubhouse expansion. Olympic Terrace 2 will be divided into three phases of approximately 40 lots each, with development planned over the next three years. The following summarizes the impacts associated with the development of the three phases of the plat.

BACKGROUND/PROJECT DESCRIPTION

The proposed development is located to the west of Teal Lake Road and south of Springwood Drive and the Woodridge 2 plat. (See Figure 1). The proposed plat would consist of three phases of approximately 40 lots in each phase for a total of 120 single-family lots. The site contains a total of approximately 140 acres and is currently zoned for single-family residential use (MPR-SF4:1), and no change in zoning is proposed.

The subject property is currently an undeveloped site that is vegetated with small to medium trees and brush, with the last logging completed on the site in 1993. Adjacent properties include undeveloped parcels, the Port Ludlow golf course and newer residential housing. Access to the plat is proposed from an extension of "Road A", the main north-south street through the Woodridge 2 plat (to be recorded as Olympic Terrace 1). Road A intersects with Springwood Drive, which provides access to Teal Lake Road about 150 feet to the east.

The development of Olympic Terrace 2 is part of the continuing residential development first proposed in the 1993 **Port Ludlow Development Program Final Environmental Impact Statement**. The amount of development proposed in the 1993 EIS has been modified and scaled back over the past several years and Olympic Terrace 2 is a portion of the remaining 450 residential lots yet to be developed over the next five to seven

future conditions at these intersections for the combined impacts associated with the development of the plat.

**TABLE 2
PM PEAK HOUR LEVELS OF SERVICE**

		Woodridge Dr./ Teal Lake Rd.	Teal Lake Rd./ Paradise Bay Rd.	Paradise Bay Rd./ Oak Bay Rd.
EXISTING	NB DELAY LOS	7.3 SEC. A	11.2 SEC. B	8.3 SEC. A
	SB DELAY LOS	7.3 SEC. A	9.2 SEC. A	8.6 SEC. A
	EB DELAY LOS	8.9 SEC. A	7.5 SEC. A	8.3 SEC. A
	WB DELAY LOS	8.6 SEC. A	7.6 SEC. A	9.2 SEC. A
	OVERALL DELAY LOS	--	---	8.7 SEC. A
2005 W/OUT PROJECT	NB DELAY LOS	7.3 SEC. A	12.0 SEC. B	8.5 SEC. A
	SB DELAY LOS	7.3 SEC. A	9.3 SEC. A	8.8 SEC. A
	EB DELAY LOS	9.2 SEC. A	7.5 SEC. A	8.4 SEC. A
	WB DELAY LOS	8.6 SEC. A	7.7 SEC. A	9.6 SEC. A
	OVERALL DELAY LOS	--	--	9.0 SEC. A
2005 WITH PROJECT	NB DELAY LOS	7.4 SEC. A	12.8 SEC. B	8.7 SEC. A
	SB DELAY LOS	7.3 SEC. A	9.4 SEC. A	8.9 SEC. A
	EB DELAY LOS	9.8 SEC. A	7.5 SEC. A	8.5 SEC. A
	WB DELAY LOS	8.7 SEC. A	7.8 SEC. A	9.9 SEC. A
	OVERALL DELAY LOS	--	--	9.2 SEC. A

lane will be sufficient to accommodate the left-turns and the occasional through or right-turn movements that will occur. At the time of the writing of this report, the Owner is proposing a boulevard cross-section for Springwood Drive that could be modified in the future for a left-turn lane if conditions warrant a change.

DEVELOPMENT IMPACTS/MITIGATION

The volume of traffic generated by Olympic Terrace 2 would have a limited impact on the intersections in the vicinity of the plat. The project would generate approximately 733 new daily trips, 63 of which will occur during the PM peak hour. The majority of trips from the project will travel to and from the north along Teal Lake Road to gain access to Paradise Bay Road, with further dispersion to the east and west on Paradise Bay Road. The project will have its greatest impact on the intersection of Woodridge Drive/Springwood Drive/Teal Lake Road. Due to the limited amount of traffic at of this intersection, the additional trips associated with Olympic Terrace 2 will create only a minor increase in delay at this intersection. Furthermore, the project will have a limited impact at the intersections of Teal Lake Road/Paradise Bay Road and Paradise Bay Road/Oak Bay Road.

Access to Olympic Terrace 2 will be provided from an extension of "Road A", the main north-south street through the Woodridge 2 plat. "Road A" was recently re-designed to accommodate the additional traffic associated with Olympic Terrace 2. "Road A" intersects with Springwood Drive, which provides access to Teal Lake Road about 150 feet to the east. The design of an eastbound left-turn lane on Springwood Drive at Teal Lake Road has been discussed with the County Staff. Based on both the current lane configuration and the projected levels of service, there does not appear to be any technical basis for the installation of an eastbound left-turn lane on Springwood Drive as discussed in the previous section. The Owner is currently proposing a boulevard cross-section for Springwood Drive that could be modified in the future for a left-turn lane if conditions warrant a change.

Previous analyses (including the 1993 **Port Ludlow Development Program Final Environmental Impact Statement**) have identified the possible future need for left-turn storage on Paradise Bay Road at Teal Lake Road. A check was made to determine if left-turn storage would be needed upon completion of Olympic Terrace 2 using the WSDOT Design Manual Figure 910-9a (see attached). Based on the forecast volumes of both through and left-turning traffic, storage would not be warranted upon completion of Olympic Terrace 2 (and with the inclusion of Woodridge 2 and the clubhouse expansion).

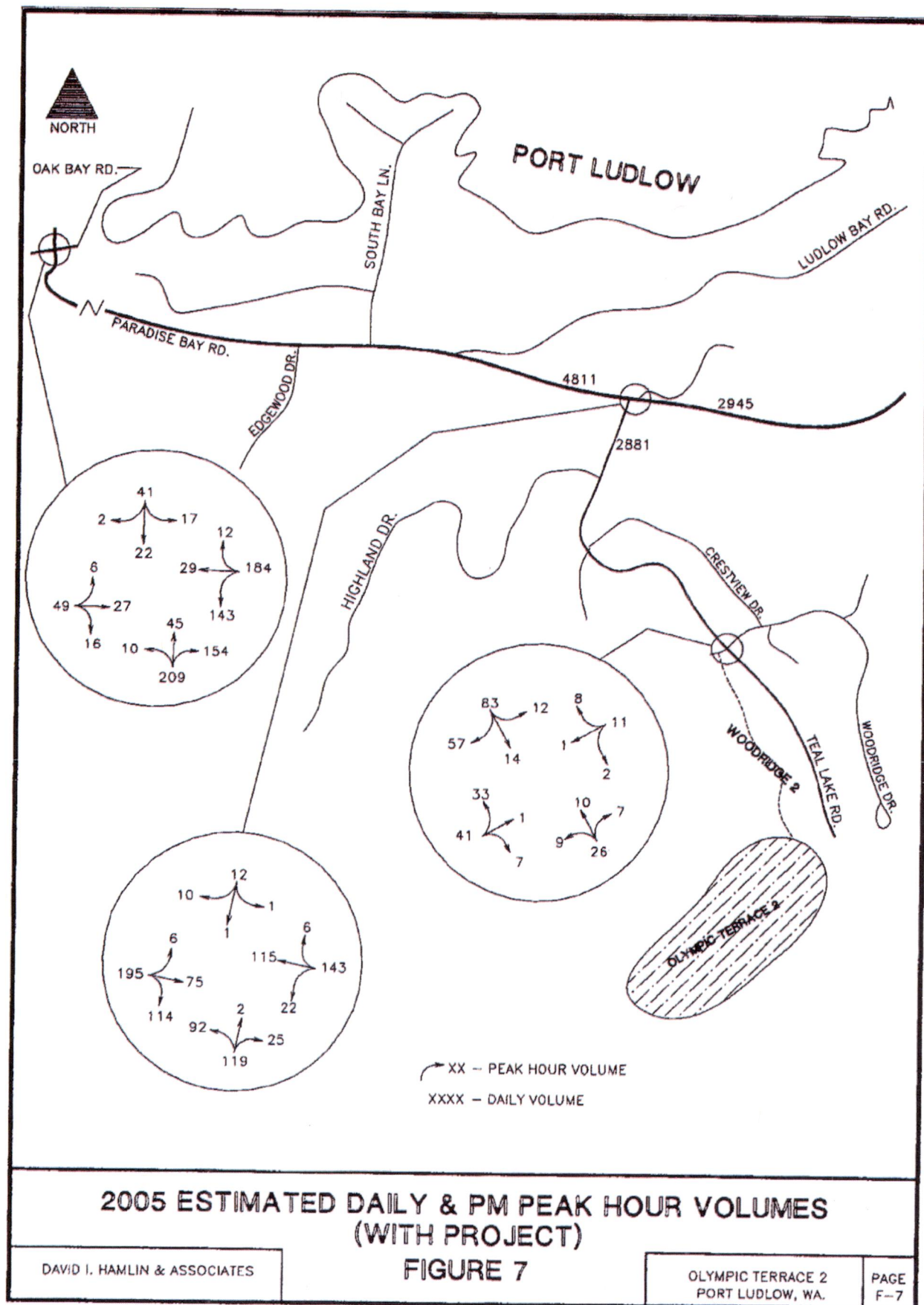
The complete occupancy of Olympic Terrace 2 would impact Teal Lake Road with additional traffic. Teal Lake Road currently has a volume of approximately 1700 vehicles per day between Paradise Bay Road and Highland Drive, with an ADT of approximately 900 vehicles per day between Highland Drive and Springwood Drive. The completion of Olympic Terrace 2, plus the impacts associated with Woodridge 2,

the clubhouse expansion, and miscellaneous traffic growth, would increase these volumes to over 2500 vehicles per day north of Highland Drive, and to over 1800 vehicles per day between Highland Drive and Springwood Drive. (Note: these volume projections include the trips associated with Woodridge 2 and the clubhouse expansion.)

Past analyses of new development in Port Ludlow have reviewed impacts at intersections along SR-104 (at Paradise Bay Road and Beaver Valley Road). These locations have also been included in the yearly monitoring program. The monitoring program has clearly shown that most of the problems along SR-104 are associated with impacts resulting from tourist traffic, especially in the summertime, and not from growth-related impacts from development in Port Ludlow. Growth in Port Ludlow over the past decade has had very little impact on the volumes and levels of service within the community, and does not appear to be the cause of the summertime volumes on SR-104.

Based on the analyses performed for the proposed Olympic Terrace 2 subdivision, the following are recommended:

- Check the need for future left-turn storage on Paradise Bay Road at Teal Lake Road as part of any subsequent analyses associated with larger-scale development that may occur in Port Ludlow. (The warrants are currently far from meeting the WSDOT guidelines, however future growth several years from now could trigger the need.)
- Conduct further discussions with Jefferson County Staff regarding the need for any upgrades to Teal Lake Road to meet current standards.
- Construct new roadways within the subdivision to current Jefferson County standards.



TECHNICAL ASSESSMENT

**OLYMPIC TERRACE II
TRAFFIC IMPACT ASSESSMENT
PORT LUDLOW, WASHINGTON**

December 2004

Prepared for:
Port Ludlow Associates



EXPIRES: 02/24/05

GERALYN REINART, P.E.
1319 DEXTER AVENUE NORTH, SUITE 103
SEATTLE, WASHINGTON 98109
(206) 285-9035

**TRAFFIC IMPACT ASSESSMENT
OLYMPIC TERRACE II
PORT LUDLOW, WASHINGTON**

Introduction

The purpose of this analysis is to summarize the traffic-related impacts associated with the proposed Olympic Terrace II subdivision. The major elements included in this assessment are a description of the project, the trip generation/distribution, level of service analyses at adjacent intersections, and a summary of the project impacts. Olympic Terrace II will include the development of 80 single-family residential lots, with development planned over the next three to five years. The following summarizes the impacts associated with the development of the plat.

Background/Project Description

The proposed development is located to the west of Teal Lake Road and south of Springwood Drive and the Olympic Terrace I plat. (See Figure 1.) The proposed plat would consist of two phases of approximately 40 lots in each phase for a total of 80 single-family lots. The site contains a total of approximately 173 acres and is currently zoned for single-family residential use (MPR-SF), and no change in zoning is proposed.

The subject property is currently an undeveloped site that is vegetated with small to medium trees and brush, with the last logging completed on the site in 1993. Adjacent properties include undeveloped parcels, the Port Ludlow golf course and newer residential housing. Access to the plat is proposed from an extension of Mount Constance Way, the main north-south street through the Olympic Terrace I plat. Mount Constance Way intersects with Springwood Drive, which provides access to Teal Lake Road about 150 feet to the east.

The development of Olympic Terrace II is part of the continuing residential development first proposed in the 1993 Port Ludlow Development Program Final Environmental Impact Statement. The amount of development proposed in the 1993 FEIS has been modified and scaled back over the past several years and Olympic Terrace II is a portion of the remaining residential lots yet to be developed over the next five to six years.

Adjustments from traditional ITE trip generation rates for the daily and peak hour trips will be used in this assessment, as has been done in the past including in the Port Ludlow Development Program Final Environmental Impact Statement. A traffic-monitoring program has been completed yearly for Port Ludlow since 1994 and includes the collection of trip generation data for the residential development. This information,

the urban lines and along urban/tourist corridors.

Calculations for the level of service analyses were conducted using the McTrans Highway Capacity Software release 4.1d based on the 2000 Highway Capacity Manual. The critical movements are typically those movements that are controlled by a stop or yield sign or left-turn movements from the major street. Calculations for the level of service analyses have been attached. The peak hour traffic counts described earlier for the existing and future conditions were used in these analyses and are shown on Figures 4, 5, and 6. The following table shows the levels of service for the current and future conditions at these intersections for the impacts associated with the development of the plat.

TABLE 2 FUTURE LEVELS OF SERVICE					
EXISTING	NORTH-BOUND	SOUTH-BOUND	EAST-BOUND	WEST-BOUND	OVERALL
Paradise Bay Road/ Teal Lake Road	LOS B 12.1 sec.	LOS B 10.1sec.	LOS A 7.6 sec.	LOS A 7.6 sec.	N.A.
Teal Lake Road/ Springwood Drive	LOS A 7.3 sec.	LOS A 7.3 sec.	LOS A 9.1 sec.	LOS A 8.6 sec.	N.A.
FUTURE WITHOUT PROJECT					
Paradise Bay Road/ Teal Lake Road	LOS C 18.5 sec.	LOS B 11.6 sec.	LOS A 7.7 sec.	LOS A 7.9 sec.	N.A.
Teal Lake Road/ Springwood Drive	LOS A 7.3 sec.	LOS A 7.3 sec.	LOS A 9.2 sec.	LOS A 8.7 sec.	N.A.
FUTURE WITH PROJECT					
Paradise Bay Road/ Teal Lake Road	LOS C 20.8 sec.	LOS B 11.8 sec.	LOS A 7.7 sec.	LOS A 8.0 sec.	N.A.
Teal Lake Road/ Springwood Drive	LOS A 7.4 sec.	LOS A 7.3 sec.	LOS A 9.7 sec.	LOS A 8.7 sec.	N.A.

N.A. - not applicable (i.e., calculation not provided for specific analysis or not a critical/conflicting movement)

Note: Paradise Bay Road considered the east/west roadway and Teal Lake Road the north/south roadway in the analyses.

Where:

LOS	Delay
A	≤ 10 seconds
B	> 10 & ≤ 15 seconds
C	> 15 & ≤ 25 seconds
D	> 25 & ≤ 35 seconds
E	> 35 & ≤ 50 seconds
F	> 50 seconds

(for unsignalized intersections)

The level of service table indicates that all of the movements at the intersections are currently operating at level of service "B" or better, with little delay experienced by the critical movements. These results are similar to prior level of service analyses at adjacent intersections in Port Ludlow. The results of the capacity analyses for the future conditions indicate that background growth in the area would cause a minor increase in the delay at the intersections. However, the levels of service for the critical movements would still operate at level of service "C" or better, with or without the project.

Site Access

Access to Olympic Terrace II is proposed from an extension of Mount Constance Way in the Olympic Terrace I subdivision. Mount Constance Way intersects Springwood Drive, which then provides access to Teal Lake Road. The level of service analyses indicate that the side street movements at the intersection of Teal Lake Road/Springwood Drive are currently operating at level of service "A", and will continue to do so upon completion of Olympic Terrace II. As noted earlier, Mount Constance Way consists of 30 feet of paved surfacing plus two-foot gravel shoulders. A five-foot wide walkway has been striped on the west side of the street. Mount Constance Way was intended to serve the future development within Olympic Terrace II in addition to providing direct access to the homes within Olympic Terrace I. The additional traffic associated with the development of Olympic Terrace II is well within the capacity of Mount Constance Way.

Project Impacts

The volume of traffic generated by Olympic Terrace II would have a limited impact on the intersections in the vicinity of the plat. The project would generate approximately 432 new weekend daily trips, 53 of which will occur during the peak hour. The majority of trips from the project will travel to and from the north along Teal Lake Road to gain access to Paradise Bay Road, with further dispersion to the east and west on Paradise Bay Road. The project will have its greatest impact on the intersection of Woodridge Drive/ Springwood Drive/Teal Lake Road. Due to the limited amount of traffic at this intersection, the additional trips associated with Olympic Terrace II will create only a minor increase in delay at the intersection. Furthermore, the project will have a limited impact at the intersection of Teal Lake Road/Paradise Bay Road.

As in prior analyses within Port Ludlow, the weekend traffic impacts were reviewed since they are typically worse than the weekday impacts. Also, the local intersections tend to experience slightly higher peak hour volumes on the weekends than on the weekdays. The additional volumes generated by the project are within the capacities of the intersections and roadways in the area.

Other County intersections that will be impacted by the development (i.e. Paradise Bay

Road/Oak Bay Road, and Oak Bay Road/Walker Way) were analyzed as part of the SDEIS for the Port Ludlow Resort and included trips associated with Olympic Terrace II. These intersections are expected to continue to operate at good levels of service with or without the development.

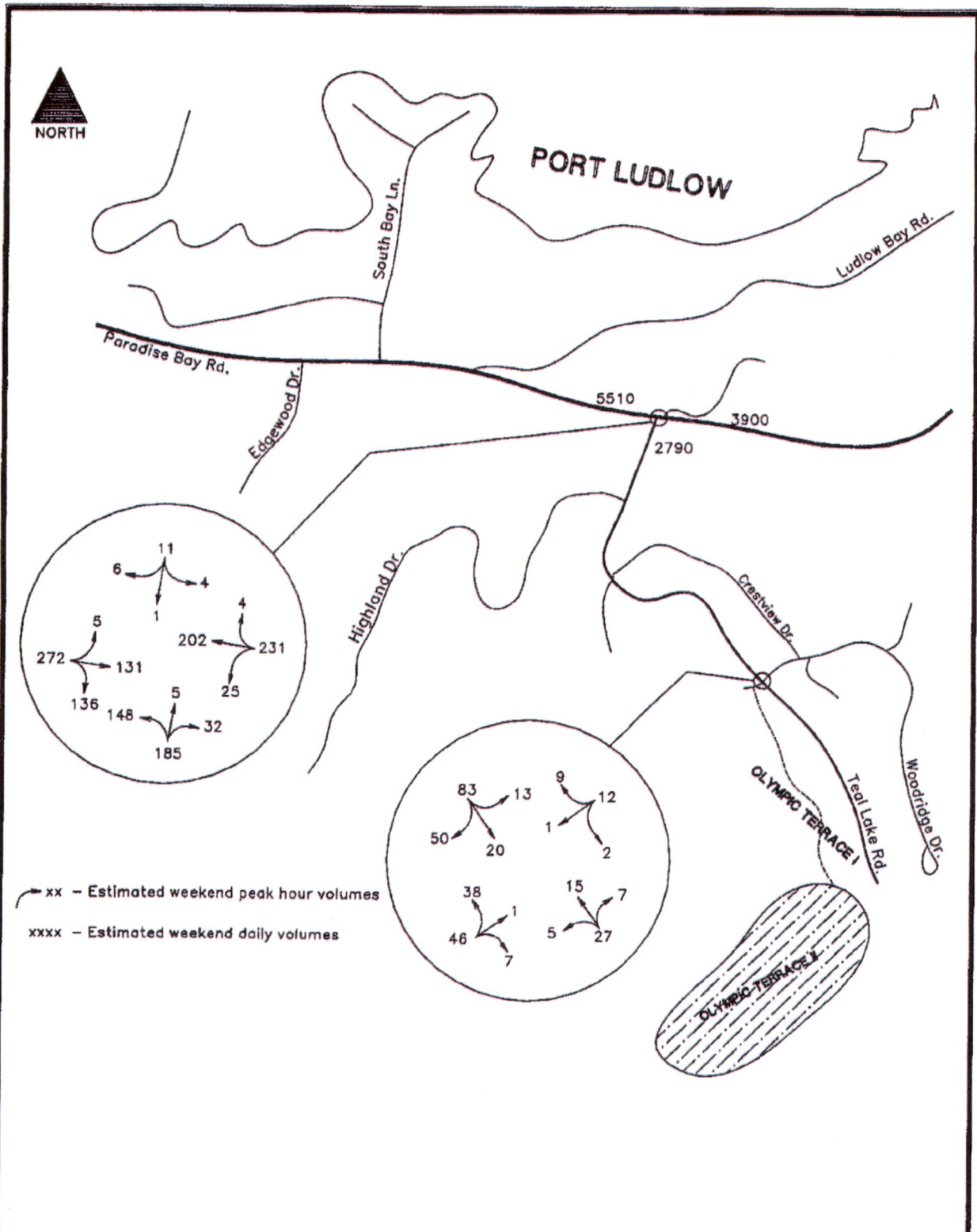
Previous analyses (including the 1993 Port Ludlow Development Program Final Environmental Impact Statement) have identified the possible future need for left-turn storage on Paradise Bay Road at Teal Lake Road. A check was made to determine if left-turn storage would be needed upon completion of Olympic Terrace II using the WSDOT Design Manual Figure 910-9a (see attached). Based on the forecast volumes of both through and left-turning traffic, storage would not be warranted upon completion of Olympic Terrace II.

The complete occupancy of Olympic Terrace II would impact Teal Lake Road with additional traffic. Teal Lake Road currently has a weekend volume of approximately 1500 vehicles per day immediately south of Paradise Bay Road, with volumes decreasing considerably south of Highland Drive. The completion of Olympic Terrace II, plus the traffic impacts associated with the remaining development in Port Ludlow, would increase this volume to over 2700 vehicles per day immediately south of Paradise Bay Road. This volume is well within the capacity of the roadway.

Past analyses of new development in Port Ludlow have reviewed impacts at intersections along SR-104 (at Paradise Bay Road and Beaver Valley Road). These locations have also been included in the yearly monitoring program. The monitoring program has clearly shown that most of the problems along SR-104 are associated with impacts resulting from tourist traffic, especially in the summertime, and not from growth-related impacts from development in Port Ludlow. Growth in Port Ludlow over the past decade has had very little impact on the volumes and levels of service within the community, and does not appear to be the cause of the summertime volumes on SR-104.

Conclusions/Recommendations

The development of Olympic Terrace II will generate additional traffic onto the existing transportation system. The intersections reviewed will operate at level of service "C" or better in the future, with or without the project. The project will construct new roadways within the subdivision to current Jefferson County standards. Due to the limited off-site impacts associated with the project, no other mitigation is recommended.



2010 ESTIMATED WEEKEND DAILY & PEAK HOUR VOLUMES WITH PROJECT FIGURE 6

Geralyn Reinart, P.E.
1319 Dexter Avenue North, #103
Seattle, WA. 98109

Olympic Terrace II
Port Ludlow, WA.

Page
F-6



Prepared for: **Jake Traffic**

Traffic Count Consultants, Inc.

Phone: (253) 770-1407 FAX: (253) 770-1411 E-Mail: Team@TC2inc.com

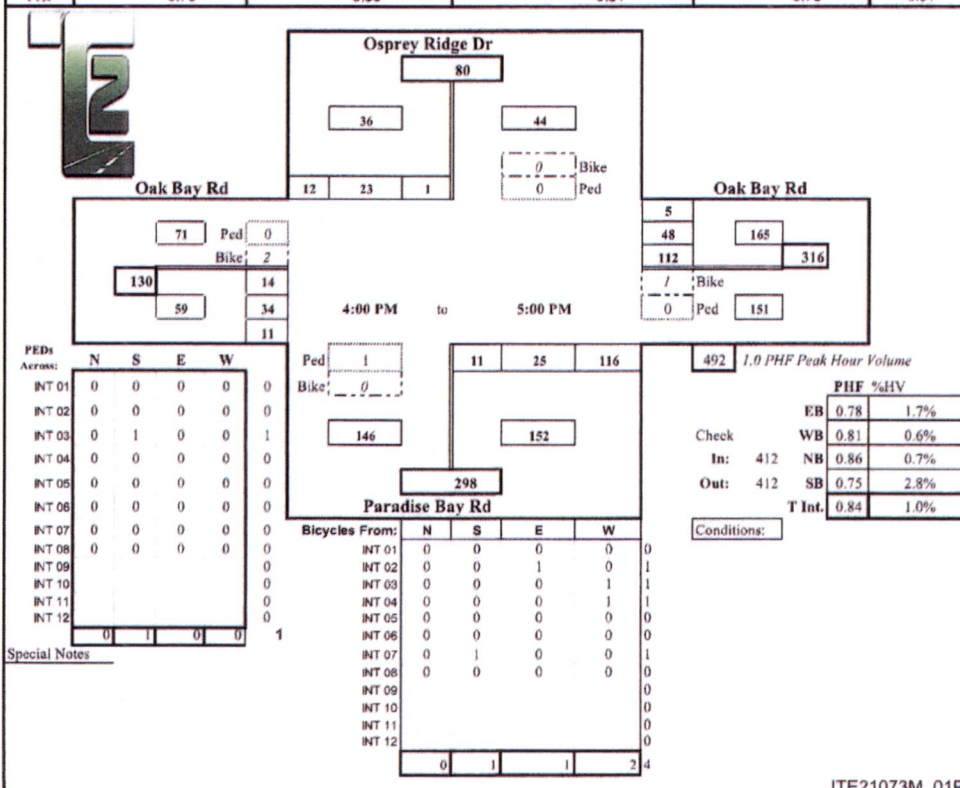
WBE/DBE

Intersection: Osprey Ridge Dr/Paradise Bay Rd & Oak Bay Rd
Location: Port Ludlow, Washington

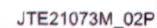
Date of Count: Thu 09/09/2021
Checked By: Jen

Time Interval Ending at	From North on (SB) Osprey Ridge Dr				From South on (NB) Paradise Bay Rd				From East on (WB) Oak Bay Rd				From West on (EB) Oak Bay Rd				Interval Total
	T	L	S	R	T	L	S	R	T	L	S	R	T	L	S	R	
4:15 P	0	1	7	2	0	1	6	25	1	35	12	3	0	6	7	2	107
4:30 P	1	0	4	5	0	5	6	33	0	36	15	0	0	1	14	4	123
4:45 P	0	0	9	3	1	4	4	28	0	23	9	2	1	4	8	3	97
5:00 P	0	0	3	2	0	1	9	30	0	18	12	0	0	3	5	2	85
5:15 P	0	1	7	2	0	4	13	23	1	33	5	3	0	3	3	2	99
5:30 P	0	2	3	3	0	1	2	26	0	24	5	1	0	8	7	3	85
5:45 P	0	0	1	1	1	0	5	26	0	19	6	3	0	2	3	2	68
6:00 P	0	2	6	2	0	0	8	26	1	27	3	0	0	2	9	0	85
6:15 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:30 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
6:45 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
7:00 P	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Total Survey	1	6	40	20	2	16	53	217	3	215	67	12	1	29	56	18	749
Peak Hour: 4:00 PM to 5:00 PM																	
Total	1	1	23	12	1	11	25	116	1	112	48	5	1	14	34	11	412
Approach	36				152				165				59				412
%HV	2.8%				0.7%				0.6%				1.7%				1.0%
PIIF	0.75				0.86				0.81				0.78				0.84



JTE21073M_01P

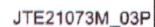




WBE/DBE

Checked By: Jen

PHF	0.89	0.57	0.44	0.58	0.78
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<http://www.wsdot.wa.gov>

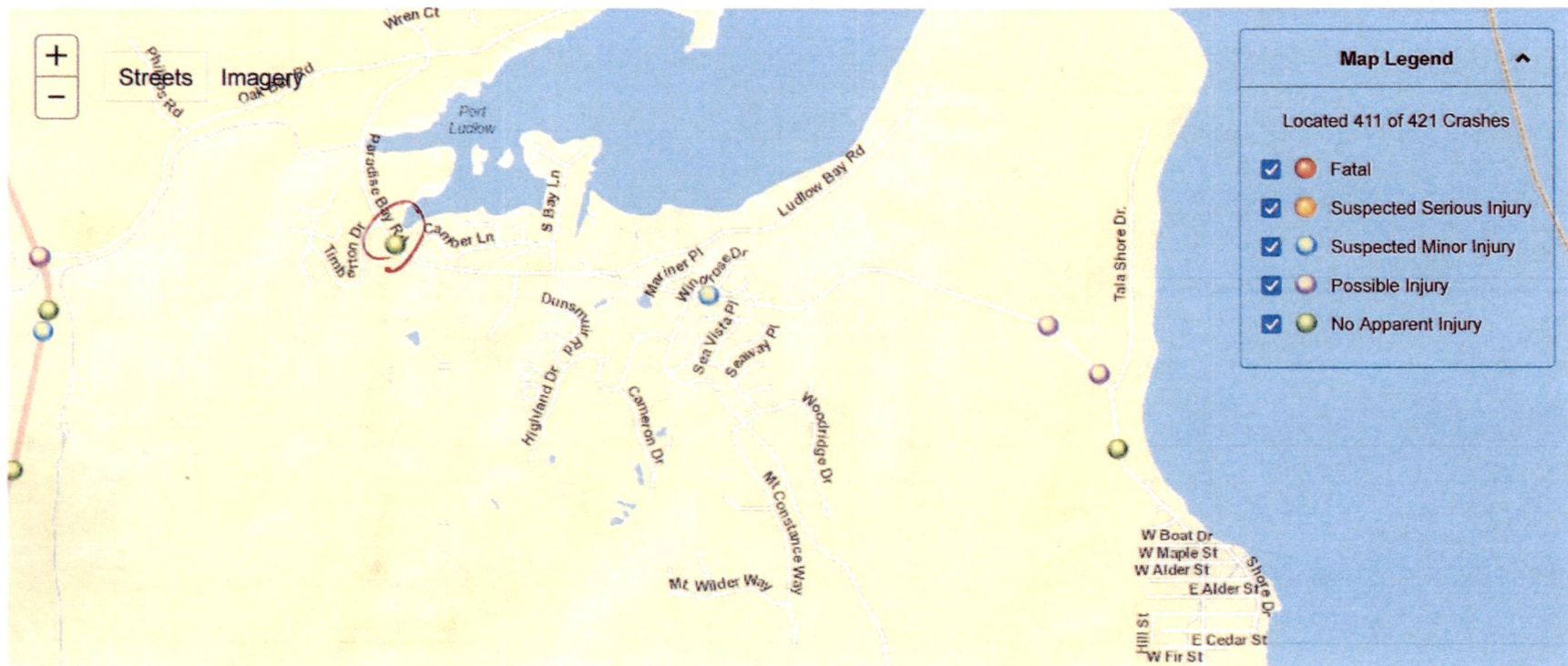
Summary Reports - Total Crashes by Year

Report Year: 2016**Report Location:** Jefferson County**Report Jurisdiction:** All Roads

Under 23 U.S. Code 148 and 23 U.S. Code 409, safety data, reports, surveys, schedules, list compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such report, surveys, schedules, lists, or data.

 Data Charts Notes Map

Additional crash data available by clicking on map marker.



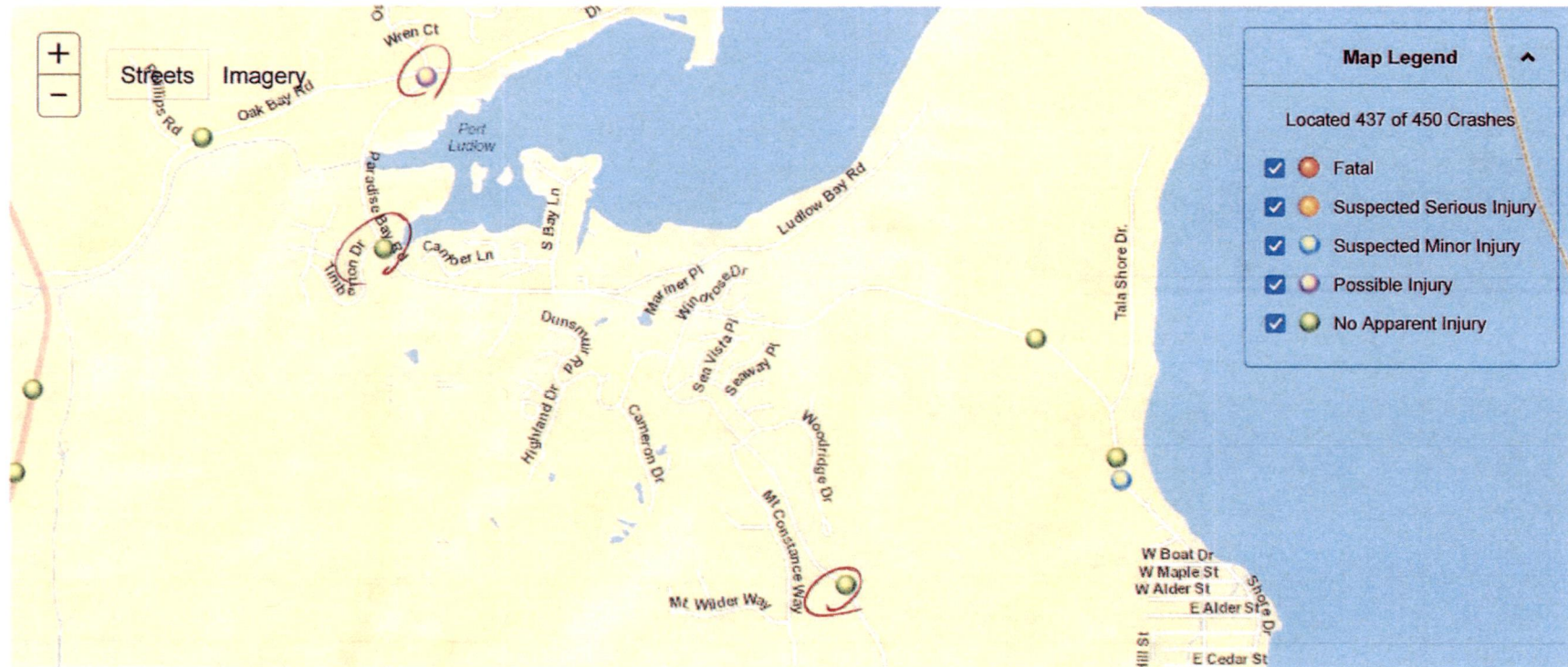
<http://www.wsdot.wa.gov>

Summary Reports - Total Crashes by Year

Report Year: 2017**Report Location:** Jefferson County**Report Jurisdiction:** All Roads

Under 23 U.S. Code 148 and 23 U.S. Code 409, safety data, reports, surveys, schedules, list compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such report, surveys, schedules, lists, or data.

 Data  Charts  Notes  Map Additional crash data available by clicking on map marker.



<http://www.wsdot.wa.gov>

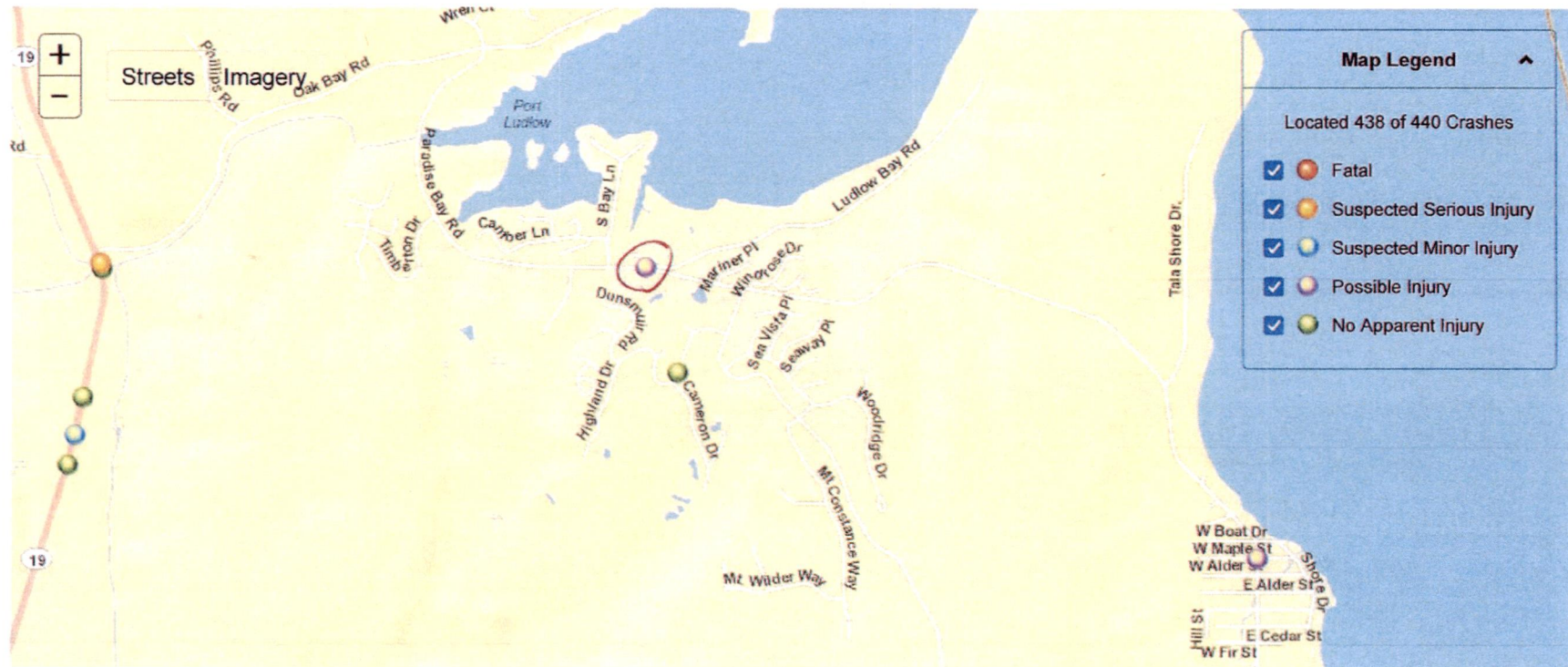
Summary Reports - Total Crashes by Year

Report Year: 2018**Report Location:** Jefferson County**Report Jurisdiction:** All Roads

Under 23 U.S. Code 148 and 23 U.S. Code 409, safety data, reports, surveys, schedules, list compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such report, surveys, schedules, lists, or data.

 Data Charts Notes Map

Additional crash data available by clicking on map marker.



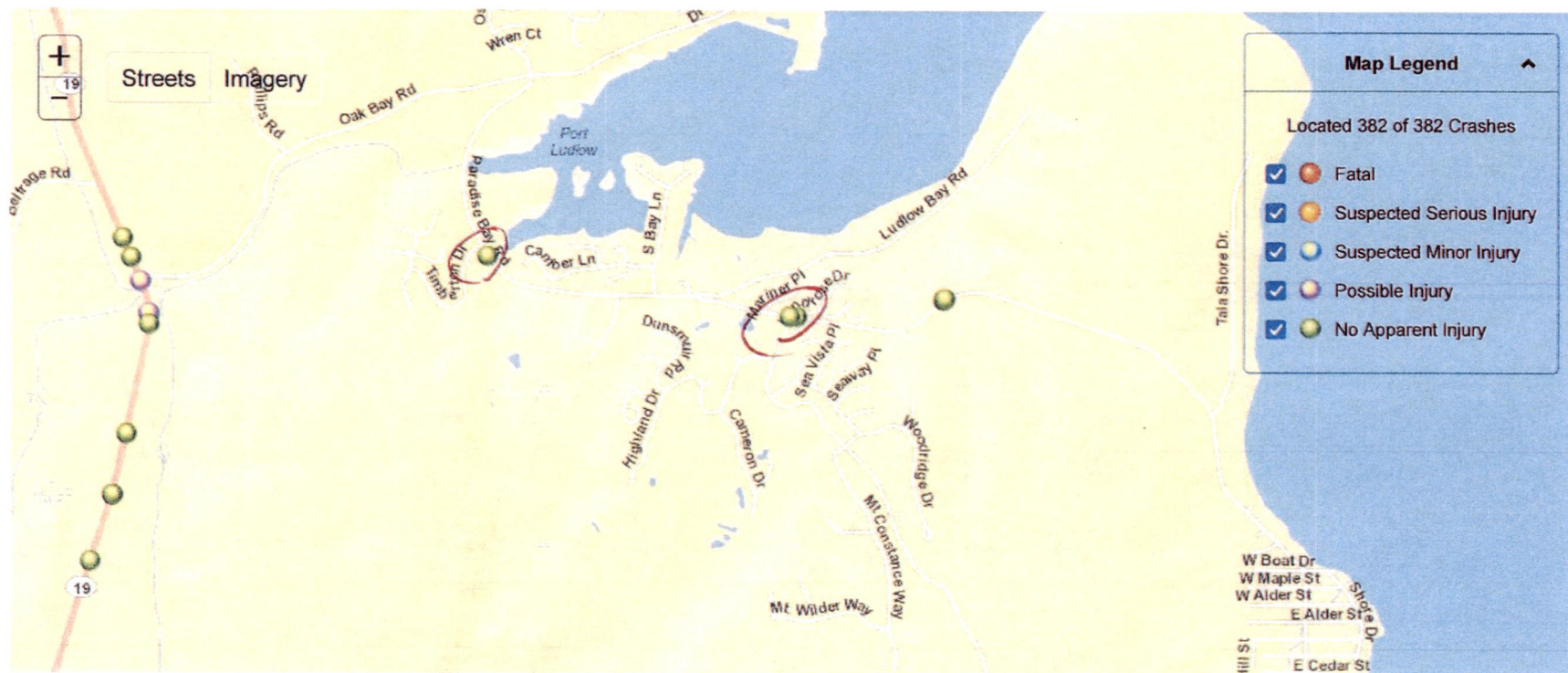
<http://www.wsdot.wa.gov>

Summary Reports - Total Crashes by Year

Report Year: 2019**Report Location:** Jefferson County**Report Jurisdiction:** All Roads

Under 23 U.S. Code 148 and 23 U.S. Code 409, safety data, reports, surveys, schedules, list compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such report, surveys, schedules, lists, or data.

 Data  Charts  Notes  Map Additional crash data available by clicking on map marker.



<http://www.wsdot.wa.gov>

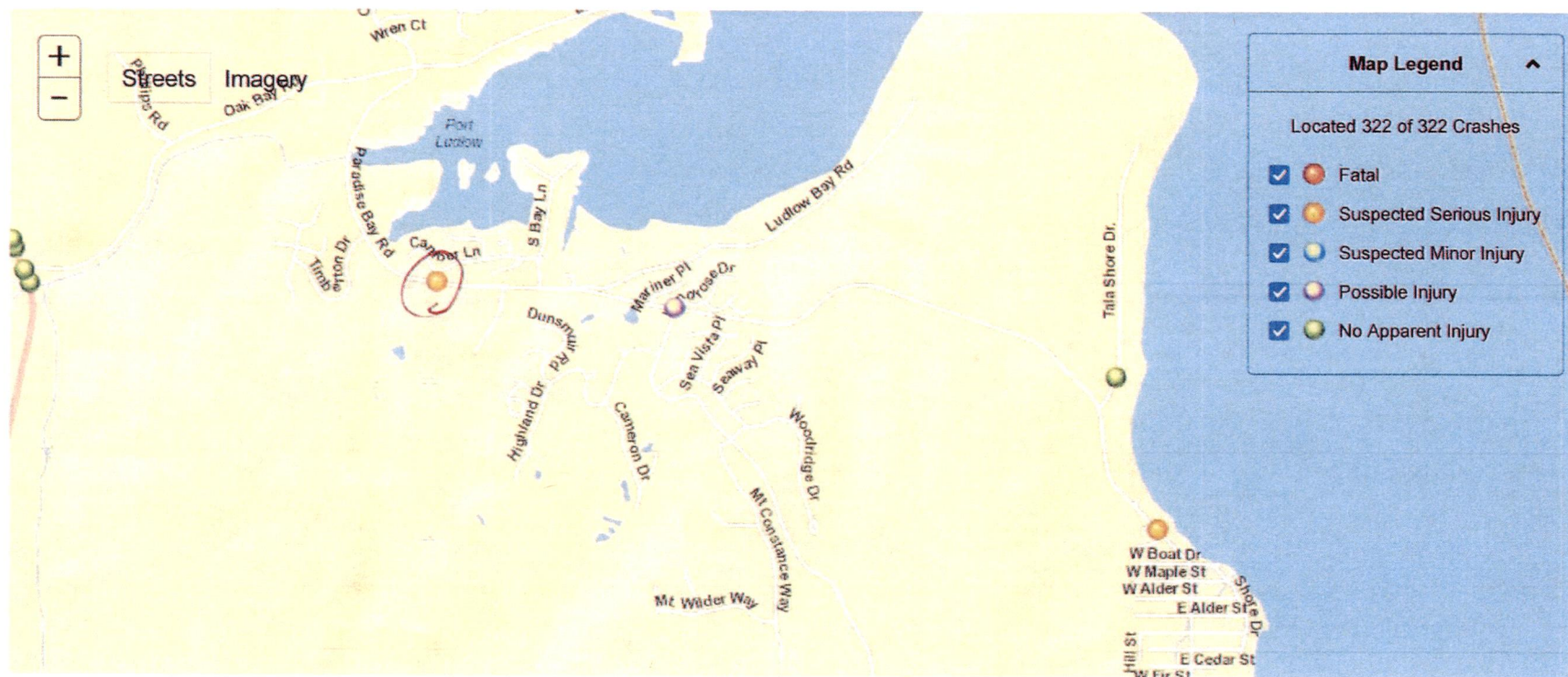
Summary Reports - Total Crashes by Year

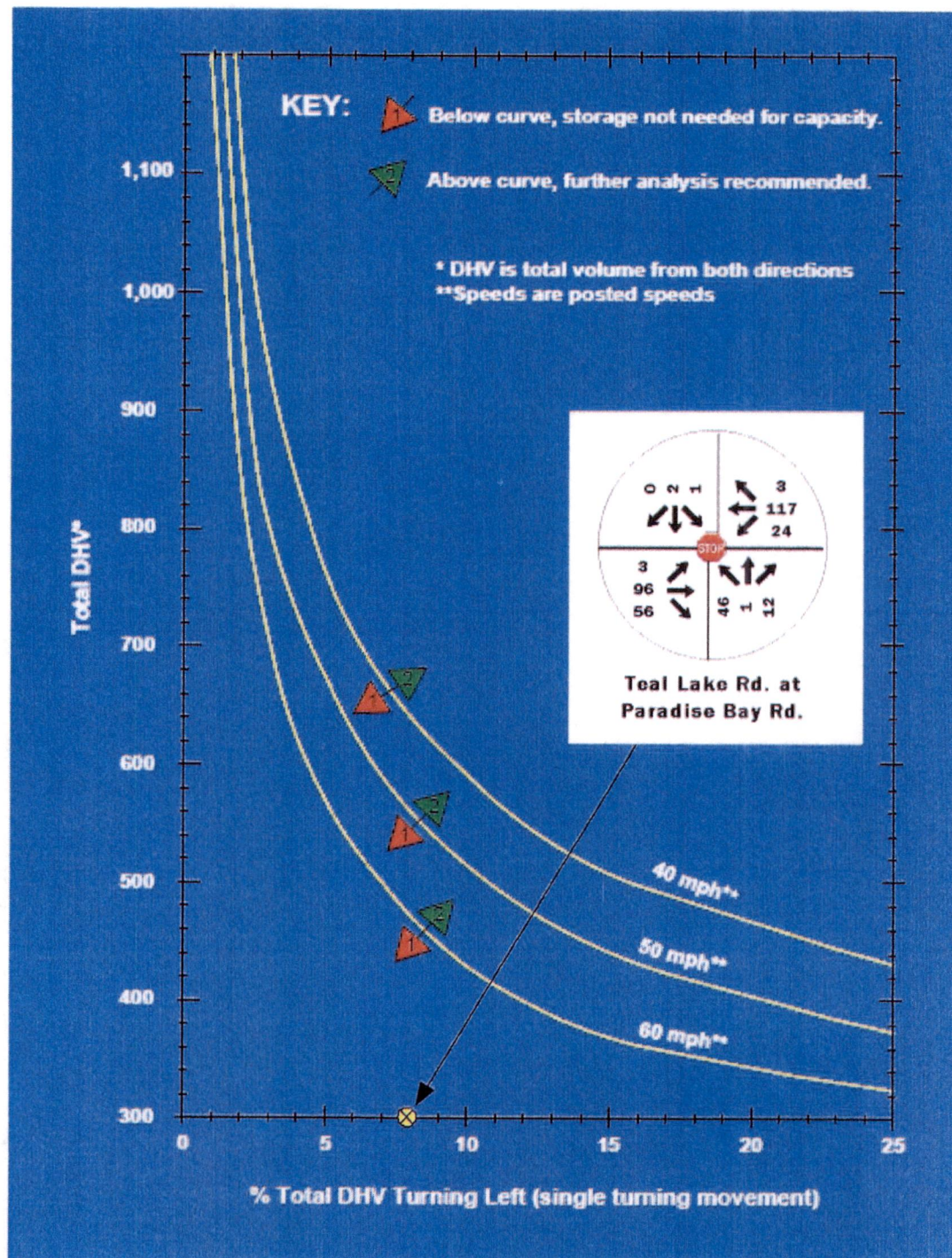
Report Year: 2020**Report Location:** Jefferson County**Report Jurisdiction:** All Roads

Under 23 U.S. Code 148 and 23 U.S. Code 409, safety data, reports, surveys, schedules, list compiled or collected for the purpose of identifying, evaluating, or planning the safety enhancement of potential crash sites, hazardous roadway conditions, or railway-highway crossings are not subject to discovery or admitted into evidence in a Federal or State court proceeding or considered for other purposes in any action for damages arising from any occurrence at a location mentioned or addressed in such report, surveys, schedules, lists, or data.

 Data Charts Notes Map

Additional crash data available by clicking on map marker.







JEFFERSON COUNTY
**DEPARTMENT OF COMMUNITY
DEVELOPMENT**

621 Sheridan Street, Port Townsend, WA 98368 | Web: www.co.jefferson.wa.us/communitydevelopment
Tel: 360.379.4450 | Fax: 360.379.4451 | Email: dcd@co.jefferson.wa.us

SquareONE Resource Center | Building Permits & Inspections | Development Review | Long Range Planning

January 28, 2022

Dear Reviewer,

RE: MLA05-00013 - SUB2018-00015

Jefferson County has forwarded the attached application to you for review and comment because your agency is responsible for determining compliance with state and federal requirements or may otherwise be affected by the following proposal:

Plat Alteration for Olympic Terrace Division II Phase II. The Applicant proposes to re-orient areas for future development on the final Olympic Terrace II Phase I Long Plat due to critical area buffer encroachment. A Plat Alteration is required alteration of dedicated Open Space Tract A per Subdivision Ordinance #04-0526-92, Section 14 Alterations. No public hearing is required unless requested by any person within 14 days of receiving this notice. An updated wetland delineation has been submitted as part of the application.

This proposal is subject to environmental review and threshold determination under the State Environmental Policy Act (SEPA).

Location:

Parcel 978802500 in Section 21, Township 28N,
Range 1E, OLYMPIC TERRACE DIV 2 PH 1 TRACT A (OPEN SPACE), located on the end of Mount
Constance Way, Port Ludlow, WA 98365

Comments must be received within fourteen (14) calendar days or by **February 11, 2022**. If no written response has been received within fourteen (14) days, your agency will be presumed to have no comments. If necessary, the UDC administrator may grant an extension of time for comment. Please contact at (360)379-4450 if you desire an extension of time or have additional questions regarding this proposal.

Thank you in advance for your attention to this matter.

Sincerely,

David Wayne Johnson

David Wayne Johnson

January 28, 2022

Date

cc: ,



Department of Public Works Jefferson County, Washington

623 Sheridan Street
Port Townsend, WA 98368
360-385-9160

Date: October 17, 2022
To: David Wayne Johnson, Department of Community Development (DCD)
From: Department of Public Works
Project: Olympic Terrace 2, Phase 2 Plat Alteration (MLA05-00013, SUB2018-00015, Assessor
Parcel # 978802502, -3, -4, Public Works Project #95518015)
Subject: Plat Alteration Stormwater Site Plan and Transportation Review and Recommendations

Jefferson County Unified Development Code Requirements:

The Jefferson County Unified Development Code (UDC), Sections 18.05.060 *Dept. of Public Works-Duties and Responsibilities*, 18.30.060 *Grading and excavation standards*, and 18.30.070 *Stormwater Management Standards* both set standards for erosion and sedimentation control and stormwater management. The code adopts the requirements set forth by the most current version of the Washington State Department of Ecology, *Stormwater Management Manual for Western Washington (SWMMWW)*. The most current version is the 2019 SWMMWW. UDC Section 18.30.080 *Roads* sets standards for any road in a development.

JCPW Findings:

At the request of the Department of Community Development (DCD), Jefferson County Public Works (JCPW) reviewed the following plat alteration documents:

- 1) David Johnson of DCD requested from JCPW an initial review of a Plat Alteration Friday 1/28/2022 consisting of:
 - Stormwater Site Plan Report by ESM Consulting Engineers of Federal Way, WA signed 11/10/2021 by Trevor Stiff PE, that includes a Soils Report by GeoResources of Fife, WA signed 10/7/2021 by Seth Mattos LEG, Neil Ferguson PE, and Davis Carlsen GIT, with soils logged 9/15/2021.
 - Road and Utility Construction Plans by ESM of Federal Way, WA signed on 11/12/2021 by Trevor Stiff PE, 31 sheets.
 - Traffic Memorandum by Jake Traffic Engineering of Seattle, WA signed 10/20/2021 by Mark Jacobs PE, PTOE.
- Additional information was provided:
- Emergency Access Road drawing (sheet EN-07) by ESM Consulting Engineers of Federal Way, dated 12/17/2021, drawn by "CG".
 - "Minor Plan Modification" Permit Application from Port Ludlow Associates, signed 5/9/2018 by Cliff O'Brien and Diana Smeland, assigned to MLA18-00041 and SUB 2018-00015.

-“Wetlands located within the site appeared to have migrated” letter from Port Ludlow Associates, signed by Cliff O’Brien 4/28/2018

-Traffic Impact Assessment signed on 2/24/2005 by Geralyn Reinart PE.

-Hearings Examiner Decision signed 6/28/2005 by Irv Berteig

The Hearings Examiner Decision required an emergency access roadway, closed to the general public, that follows the Olympic Water and Sewer utility easement that comes off of Teal Lake Road and connects to Mount Constance Way at Lot 10 in the southeast corner of the plat. The Hearings Examiner found that the planned transportation volumes were within design parameters. Hearings Examiner Decision found that improvements to Teal Lake Road were needed as a result of increased traffic from Olympic Terrace 2. Those improvements to Teal Lake Road were subsequently constructed. All pending conditions within the Hearings Examiner Findings, Conclusions, and Decision for SUB05-00003 for Olympic Terrace 2 are still valid for Phase 2 Plat Alteration.

New roads and stormwater facilities proposed in Plat Alteration shall not be owned or maintained by County due to lack of sustainable funding for maintenance in County budget. Maintenance shall be by developer or lot owners.

JCPW provided review comments 3/16/2022 to DCD with copy to Cliff O’Brien.

2) David Johnson of DCD was provided the following responses to JCPW comments from 3/16/2022 on 5/9/2022 and were copied to JCPW:

-Memorandum by ESM Consulting Engineers dated 5/4/2022.

-Soil Report Addendum by GeoResources of Fife, WA signed 5/3/2022 by Seth Mattos LEG.

-Road and Utility Construction Plans by ESM of Federal Way, WA signed on 5/5/2022 by Trevor Stiff PE, 31 sheets.

-Stormwater Site Plan Report by ESM Consulting Engineers of Federal Way, WA signed 5/4/2022 by Trevor Stiff PE, that included a Soils Report by GeoResources of Fife, WA signed 10/7/2021 by Seth Mattos LEG, Neil Ferguson PE, and Davis Carlsen GIT, with soils logged 9/15/2021.

JCPW spoke to Trevor Stiff PE of ESM Consulting Engineers, and emailed DCD of that conversation on 5/9/2022.

3) Cliff O’Brien requested a clearing and grading permit application on 5/31/2022, and DCD emailed it to him.

4) Cliff O’Brien forwarded to DCD and JCPW via email on 6/28/2022 the WA State Dept of Ecology Construction Stormwater General Permit he received, permit number WAR311419 for 14 acres of site disturbance.

5) Cliff O’Brien submitted via email 7/1/2022 a clearing and grading permit application.

The Stormwater Pollution Prevention Plan specified implementation of the following BMPs: C101, C102, C103, C105, C120, C121, C123, C130, C140, C150, C153, C160, C162, C200, C202, C207, C209, C220, C233, C234, C235, C236, C240, C241. JCPW replied on the same day to DCD that JCPW took no exceptions to the application.

6) Final Plat Alteration documents received for review by JCPW included:

Olympic Terrace 2, Phase 2, Plat Alteration

10-17-2022

Page 2 of 6

-a second Memorandum by ESM Consulting Engineers dated 8/22/2022 responding to Jefferson County Public Works comments from 3/16/2022.

-Stormwater Site Plan Report by ESM Consulting Engineers of Federal Way, WA signed 8/16/2022 by Trevor Stiff PE, that included a Revised Soils Report by GeoResources of Fife, WA signed 8/17/2022 by Seth Mattos LEG, and Eric Heller PE, LG, with soils logged 7/1/2022.

-Road and Utility Construction Plans by ESM of Federal Way, WA signed on 8/16/2022 by Trevor Stiff PE, 31 sheets.

With 12.3 acres (8.4 acres along Mt. Wilder Way, and 3.8 acres along McCartney Peak Lane) of land area proposed for disturbance, and 5.5 acres of proposed new hard surfaces (of which 2.7 acres are Pollution Generating Impervious Surfaces), this plat alteration must meet all 9 minimum requirements of the 2019 SWMMWW.

The Stormwater Site Plan calls for:

A) Lots 16 to 41 of Phase 1 shall have their on-site stormwater managed on each lot as part of their building permit conditions (everything greater than 2,750 square feet of roof area).

B) All lots in Phase 2 shall have their stormwater from their roof areas, driveway areas in excess of 500 square feet, and their lawns and landscape greater than 2,580 square feet managed on each lot as part of their building permit conditions.

C) Implementation of the following BMPs: T5.13 Post Construction Soil Quality and Depth, soil amendment for all disturbed soils, T7.30 Bioretention Cell ("Rain garden") with underdrain sized at 14,835 square feet bottom surface area, for Basic Treatment of road surfaces, up to 500 square feet of driveway per lot, and up to 2,580 square feet of lawn/ landscape per lot. Conveyance system employing: C209 Outlet Protection.

D) Appendix C of the Plan requires retention of GeoResources for confirmation infiltration testing of all proposed stormwater facilities at the time of construction.

7) JCPW emailed DCD on 9/2/2022 with recommendation to have site's soils under proposed bioretention cell evaluated between December 1 and April 1 to determine site suitability.

JCPW emailed Seth Mattos LEG of GeoResources on 9/8/2022 for clarification on several soil and water characteristics that are documented at the site.

-Seth Mattos LEG of GeoResources emailed a reply on 9/9/2022 to request for clarifications.

Section V-5.6 Site Suitability Criteria on page 742 of the 2019 SWMMWW states: *"When a site investigation reveals that any of the applicable site suitability criteria cannot be met, appropriate mitigation measures must be implemented so that the infiltration BMP will not pose a threat to safety, health, and the environment."* Within GeoResources 9/9/2022 reply to JCPW request for clarifications, Seth Mattos LEG stated *"I observed the explorations personally for this submittal and completed the in-situ infiltration testing. The additional explorations within the bioretention facility allowed for very detailed description of the soil and groundwater conditions and the project civil engineer adjusted their design as a result. Given the level of detail associated with the characterization of the soil and groundwater conditions, the revision of the proposed facility, the incorporation of an overflow, and the proposed development's location adjacent to State forest land, our office feels confident in the proposed*

bioretention facility's design and the associated on and off-site risk profile." The licensed professional design team assessed the site and through their collective professional judgement and discretion determined that there are ample design safe guards in place to mitigate imperfections in the soil characteristics that were recognized and documented in the site suitability investigation.

JCPW Recommendations:

1. At the time of building permit review, individual Lots 16 to 41 of Phase 1 shall have their on-site stormwater managed on each lot as part of their building permit conditions (everything greater than 2,750 square feet of roof area).
2. At the time of building permit review, all individual lots in Phase 2 shall have stormwater from the following managed on each lot as part of their building permit conditions: all of their roof areas, driveway areas in excess of 500 square feet, and their lawns and landscape greater than 2,580 square feet.
3. Section V-5.6 Site Suitability Criteria on page 742 of the 2019 Stormwater Management Manual for Western WA states: *"When a site investigation reveals that any of the applicable site suitability criteria cannot be met, appropriate mitigation measures must be implemented so that the infiltration BMP will not pose a threat to safety, health, and the environment."* Within GeoResources 9/9/2022 reply to JCPW request for clarifications, Seth Mattos LEG stated *"I observed the explorations personally for this submittal and completed the in-situ infiltration testing. The additional explorations within the bioretention facility allowed for very detailed description of the soil and groundwater conditions and the project civil engineer adjusted their design as a result. Given the level of detail associated with the characterization of the soil and groundwater conditions, the revision of the proposed facility, the incorporation of an overflow, and the proposed development's location adjacent to State forest land, our office feels confident in the proposed bioretention facility's design and the associated on and off-site risk profile."* The licensed professional design team assessed the site and through their collective professional judgement and discretion determined that there are ample design safe guards in place to mitigate imperfections in the soil characteristics that were recognized and documented in the site suitability investigation. As such, the proponent shall construct the stormwater management and transportation facilities as specified in:
 - a) Stormwater Site Plan Report by ESM Consulting Engineers of Federal Way, WA signed 8/16/2022 by Trevor Stiff PE, that included a Revised Soils Report by GeoResources of Fife, WA signed 8/17/2022 by Seth Mattos LEG, and Eric Heller PE, LG, soils logged 7/1/2022.
 - b) Road and Utility Construction Plans by ESM of Federal Way, WA signed on 8/16/2022 by Trevor Stiff PE, 31 sheets.
4. The Olympic Terrace 2, Phase 2 plat alteration shall meet all nine Minimum Requirements of the 2019 Stormwater Management Manual for Western WA through the implementation of the following Best Management Practices: T5.13 Post Construction Soil Quality and Depth, soil amendment for all disturbed soils, T7.30 Bioretention Cell ("Raingarden") with underdrain sized at 14,835 square feet bottom surface area, for Basic Treatment of road surfaces, up to 500

square feet of driveway per lot, and up to 2,580 square feet of lawn/ landscape per lot. Conveyance system employing: C209 Outlet Protection. To meet Minimum Requirement 2, a separate Construction Stormwater Pollution Prevention Plan was issued 7/7/2022 by the Department of Community Development for project clearing and grading under ZON2022-00022. The Stormwater Pollution Prevention Plan specified implementation of the following BMPs: C101, C102, C103, C105, C120, C121, C123, C130, C140, C150, C153, C160, C162, C200, C202, C207, C209, C220, C233, C234, C235, C236, C240, C241.

5. Sites with greater than 1 acre of disturbance trigger the requirement to have a developer provided Certified Erosion and Sediment Control Lead (CESCL) inspector and site log book, as per Element #12 *Manage the Project*, of Minimum Requirement #2 *Construction Stormwater Pollution Prevention*. The CESCL inspector must be identified by the time of start of construction, and must be present on-site or on call at all times.
6. The proponent has acquired from WA State Department of Ecology an NPDES Construction Stormwater General Permit (CSWGP), permit number WAR311419.
7. As per Appendix C of ESM Consulting Engineers' Stormwater Site Plan report, project proponent shall retain GeoResources or equal to complete confirmation infiltration testing of all proposed stormwater facilities at time of construction, and provide results with professional interpretation to JCPW for acceptance.
8. Plat Alteration shall be bound to the Hearings Examiner Findings, Conclusions, and Decision for SUB05-00003 for Olympic Terrace 2 of 6/28/2005.
9. New roads proposed within Phase 2 (McCartney Peak Lane and extension of Mt. Wilder Way) shall be privately owned and maintained by the developer or lot owners under a recorded road maintenance agreement.
10. All new stormwater management facilities including collection, conveyance and treatment shall be privately owned and maintained by the developer or lot owners under a recorded stormwater maintenance agreement.
11. In accordance with the Jefferson County Unified Development Code, Section 18.30.080 (1) (f): Clearing, grading, and construction of roads, bridges, utilities, and stormwater management facilities shall be inspected by JCPW. In order to enable the department to conduct inspections in a timely manner, the applicant shall notify the department in a timely manner regarding the project construction schedule.

Typical Inspections:

- Installation of temporary erosion and sediment control measures **(Required)**
- Clearing (and Grading) and road subgrade preparation;
- Placing roadway gravel base;
- Placing roadway crushed surfacing top course;
- Placing improved roadway surface (chip seal or asphalt concrete);
- Construction of stormwater management facilities; **(Required)**
- Final plat review.
- (Additional inspections may be deemed necessary as project progresses.)

12. After construction is complete and prior to final DCD project approval, the proponent shall submit a letter to the Public Works Department, from the Engineer of Record (EOR), certifying that the stormwater management facilities have been constructed per the approved plans &

specifications. If the stormwater management facilities were constructed other than shown on the approved plans, the EOR shall submit record drawings showing the changes. It is the responsibility of the proponent to schedule inspections with the EOR, his designee &/or qualified inspection firm(s), approved by the EOR, to provide for said final certification.

13. To meet MR#9 Operation & Maintenance, and ensure that the approved stormwater management facilities are appropriately maintained for the life of the project, prior to final project approval, the proponent shall enter into a Stormwater Management Facility Maintenance Agreement with Jefferson County. The Public Works Department will send a copy of the Agreement to the proponent which has been signed by the Public Works Director. The proponent shall sign the Agreement before a notary, file it with the Jefferson County Auditor, and provide Public Works with a copy of the recorded document. County Auditor 2022 recording fees are \$203.50 for the first page and \$1 for each additional page.

Public Works Department Fees Requirement:

The Jefferson County Unified Development Code Chapter 18.30.080(1)(u) authorizes the Public Works Department to assess fees in accordance with the Jefferson County Fee Schedule Ordinance for development review activities including application and plan review, inspections, meetings, hearings, and final review.

- Prior to DCD project approval, the proponent shall pay all costs related to the Department's application review, plan review, inspections, and preparation of the Stormwater Management Facility Maintenance Agreement. In accordance with the Jefferson County Public Works Department Fee Schedule, the Department's hourly development review fee is \$95 for 2022 for greater than 8 hours of Department's time. In the event that approval for the proposal is denied by Jefferson County or the proposal is not completed, the proponent shall still be responsible for paying the Department's fee.



Department of Public Works Jefferson County, Washington

623 Sheridan Street
Port Townsend, WA 98368
360-385-9160

Date: February 16, 2023
To: David Wayne Johnson, Department of Community Development (DCD)
From: Department of Public Works
Project: Olympic Terrace 2, Phase 2 Plat Alteration (MLA05-00013, SUB2018-00015, Assessor Parcel # 978802502, -3, -4, Public Works Project #95518015)
Subject: Plat Alteration Comments

Jefferson County Unified Development Code Requirements:

The Jefferson County Unified Development Code (UDC), Section 18.35.690 *Plat Alteration – Review Process and Criteria* states the administrator shall solicit comments from the department of public Works.

JCPW Findings:

At the request of the Department of Community Development (DCD), Jefferson County Public Works (JCPW) reviewed the following plat alteration document:

Fourteen (14) sheet Olympic Terrace 2, Phase 2 (OT2 Ph2) plat alteration prepared by ESM Consulting Engineers of Federal Way, WA dated 1-2-2023 for MLA18-00041 and SUB 2018-00015, stamped but not signed, by Zachary T. Lennon PLS.

On October 17, 2022, JCPW reviewed and made recommendations to DCD regarding the Stormwater Management Site Plan and the transportation elements of the plat alteration. Relevant recommendations from that review were not incorporated into the 1-2-2023 plat alteration document.

On November 11, 2022, project proponent through President Diana Smeland requested through email to Eric Kuzma, Assistant Director of JCPW, to have the two (2) roadways in OT2 Ph2 be accepted as County Roads. JCPW is in process of responding to Diana with the procedures needed to get approval from the Board of County Commissioners.

On February 2, 2023, JCPW submitted twelve (12) recommendations regarding the 1-2-2023 proposed plat alteration to DCD for their consideration.

On February 15, 2023, DCD forwarded to JCPW a revised fourteen (14) sheet Olympic Terrace 2, Phase 2 (OT2 Ph2) plat alteration prepared by ESM Consulting Engineers of Federal Way, WA dated 2-15-2023 for MLA18-00041 and SUB 2018-00015, stamped but not signed, by Zachary T. Lennon PLS.

All twelve (12) recommendations made by JCPW on February 2, 2023 were address in the 2-15-2023 revised plat alteration.

JCPW Recommendations:

Jefferson County Public Works takes no exception to the fourteen (14) sheet Olympic Terrace 2, Phase 2 (OT2 Ph2) plat alteration prepared by ESM Consulting Engineers of Federal Way, WA dated 2-15-2023 for MLA18-00041 and SUB 2018-00015, stamped but not signed, by Zachary T. Lennon PLS.

Public Works Department Fees Requirement:

The Jefferson County Unified Development Code Chapter 18.30.080(1)(u) authorizes the Public Works Department to assess fees in accordance with the Jefferson County Fee Schedule Ordinance for development review activities including application and plan review, inspections, meetings, hearings, and final review.

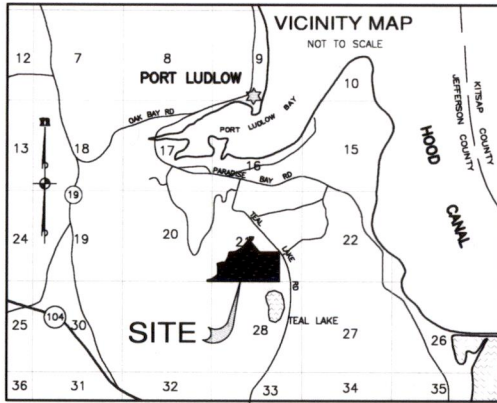
- Prior to DCD project approval, the proponent shall pay all costs related to the Department's plat alteration review. In accordance with the Jefferson County Public Works Department Fee Schedule, the Department's hourly development review fee is \$101 for 2023 for greater than 2 hours of Department's time. In the event that approval for the proposal is denied by Jefferson County or the proposal is not completed, the proponent shall still be responsible for paying the Department's fee.

OLYMPIC TERRACE DIVISION 2 - PHASE 2

A PLAT COMMUNITY

MLA05-00013
SUB18-00015

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1
PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON



SURVEYOR'S NARRATIVE

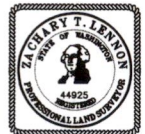
THE PURPOSE OF THIS PLAT ALTERATION IS REVISE TRACTS A, B, C, D AND E OF THE PLAT OF OLYMPIC TERRACE DIVISION 2 - PHASE 1 AS RECORDED IN VOLUME 8 OF PLATS, PAGES 64 THROUGH 75, INCLUSIVE, UNDER AUDITOR'S FILE NO. 523326, RECORDS OF JEFFERSON COUNTY, WASHINGTON. THIS ALTERATION WILL RESULT IN ONE REVISED OPEN SPACE TRACT, ONE ADDITIONAL OPEN SPACE TRACT, ONE UTILITIES TRACT AND 37 RESIDENTIAL LOTS.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF PORT LUDLOW ASSOCIATES, LLC IN DECEMBER OF 2022. I HEREBY CERTIFY THAT THIS MAP FOR STAFFORD MEADOWS IS BASED UPON AN ACTUAL SURVEY AND SUBDIVISION OF SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., THAT THE COURSES AND DISTANCES ARE SHOWN CORRECTLY THEREON; THAT THE MONUMENTS WILL BE SET AND THE LOT AND BLOCK CORNERS WILL BE STAKED CORRECTLY ON THE GROUND AS CONSTRUCTION IS COMPLETED; THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

ZACHARY T. LENNON, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44925

ESM CONSULTING ENGINEERS
33400 8TH AVENUE S, SUITE 205
FEDERAL WAY, WA 98003
PHONE: 253-838-6113



SURVEYOR'S ACKNOWLEDGMENT

STATE OF WASHINGTON)
COUNTY OF KING) SS

ZACHARY T. LENNON, BEING FIRST ON OATH, DULY SWORN, STATES THAT HE IS THE REGISTERED PROFESSIONAL LAND SURVEYOR SIGNING THE ABOVE CERTIFICATE, THAT HE HAS EXAMINED THESE PLANS AND SURVEY MAP, AND BELIEVES THE CERTIFICATE TO BE A TRUE STATEMENT.

ZACHARY T. LENNON
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 44925
SCRIBED AND SWORN TO BEFORE ME ON THIS _____ DAY OF _____, 2023.

(SIGNATURE OF NOTARY)

(LEGIBLY PRINT OR STAMP NAME OF NOTARY)

NOTARY PUBLIC IN AND FOR THE STATE OF
WASHINGTON,
RESIDING AT _____

MY APPOINTMENT EXPIRES _____

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF THE ESM CONSULTING ENGINEERS LLC THIS
DAY OF _____, 2023 A.D., AT _____ MINUTES PAST _____ M.
AND RECORDED IN VOLUME _____ OF PLATS, PAGES _____, RECORDS
OF JEFFERSON COUNTY, WASHINGTON.

JEFFERSON COUNTY AUDITOR

AUDITOR'S FILE NO. _____

**Review by Jefferson
County Public Works
of revisions
2-16-2023**

VOLUME/PAGE

ESM CONSULTING ENGINEERS LLC	
33400 8th Ave S, Suite 205 Federal Way, WA 98003	
www.esmcivil.com	
Civil Engineering Public Works	Land Surveying Project Management
Land Planning Landscape Architecture	
DATE: 2023-02-15	JOB NO. 965-018-021-0005
DRAWN BY: CAF	SHEET 1 OF 14

NOTICE TO PURCHASERS

PW Comment #1 addressed.

- ADDRESSES SHALL BE APPLIED FOR AT TIME OF BUILDING PERMIT APPLICATION.
- ROAD APPROACH PERMITS SHALL BE OBTAINED WHEN APPLYING FOR A BUILDING PERMIT APPLICABLE IF THE BOARD OF COUNTY COMMISSIONERS APPROVES ADOPTION OF ROADS AS COUNTY ROADS.
- ADDRESS PLATES FOR LOTS SHALL BE LOCATED IN ACCORDANCE WITH JEFFERSON COUNTY 911 EMERGENCY LOCATOR SYSTEM ORDINANCE PROVISIONS.
- STORMWATER FROM THE FOLLOWING LIST OF LOCATIONS SHALL BE MANAGED INDIVIDUALLY ON EACH OF LOTS 42-78: ALL ROOF AREAS, DRIVEWAY AREAS IN EXCESS OF 500 SQ. FT.; AND, LAWN AND LANDSCAPE AREAS GREATER THAN 2,580 SQ. FT. ON-SITE STORMWATER MANAGEMENT SHALL BE INCLUDED AS A CONDITION OF APPROVAL ON EACH ASSOCIATED BUILDING PERMIT APPLICATION. PRIOR TO THE COMMENCEMENT OF ANY LAND DISTURBING ACTIVITIES AND PRIOR TO ISSUANCE OF A BUILDING PERMIT, A SMALL PARCEL EROSION AND SEDIMENT CONTROL PLAN SHALL BE DEVELOPED TO THE STANDARDS OF THE JEFFERSON COUNTY STORMWATER MANAGEMENT ORDINANCE AND BE SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT FOR REVIEW AND APPROVAL. TEMPORARY EROSION CONTROL BEST MANAGEMENT PRACTICES SHALL BE APPROVED BY THE DEPARTMENT OF COMMUNITY DEVELOPMENT AND IMPLEMENTED AT ALL TIMES DURING LAND DISTURBING ACTIVITIES.
- A PERMANENT PHYSICAL SEPARATION ALONG THE UPLAND BOUNDARIES OF THE STREAMSIDE AND WETLAND BUFFER AREAS SHALL BE INSTALLED AND PERMANENTLY MAINTAINED AS LONG AS THE BUFFERS ARE REQUIRED BY JEFFERSON COUNTY. SUCH SEPARATION MAY CONSIST OF LOGS, A TREE OR HEDGEROW, OR OTHER PROMINENT PHYSICAL MARKING APPROVED BY JEFFERSON COUNTY.
- THE CUTTING OR DAMAGING OF ANY TREE OR OTHER VEGETATION LOCATED WITHIN A NATIVE GROWTH PROTECTION EASEMENT AREA DESIGNATED ON THIS PLAT IS PROHIBITED EXCEPT FOR THE REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION THAT PRESENTS A HAZARD. THE IMPLEMENTATION OF AN ENHANCEMENT PLAN REQUIRED OR APPROVED BY JEFFERSON COUNTY, THE LIMBING, PRUNING, OR SELECTIVE THINNING OF TREES AND OTHER VEGETATION TO CREATE, ENHANCE, OR PRESERVE SCENIC VIEWS TO THE EXTENT PERMITTED BY JEFFERSON COUNTY WITHIN NATIVE GROWTH PROTECTION EASEMENT AREAS; OR AS MAY OTHERWISE BE PERMITTED BY JEFFERSON COUNTY ANY WORK, INCLUDING REMOVAL OF DEAD, DISEASED, OR DYING VEGETATION, IS SUBJECT TO COMPLIANCE WITH PERMIT AND OTHER REQUIREMENTS OF JEFFERSON COUNTY. JEFFERSON COUNTY SHALL HAVE THE RIGHT BUT NOT THE OBLIGATION TO ENFORCE THE REQUIREMENTS, TERMS, AND CONDITIONS OF THIS RESTRICTION BY ANY METHOD AVAILABLE UNDER THE LAW.
- WETLAND BUFFERS AS DEFINED BY THAT WETLAND DELINEATION UPDATE BY RADEKE ASSOCIATES, INC. DATED MAY 17, 2017, SHALL REMAIN NATURALLY VEGETATED EXCEPT WHERE VEGETATION HAS BEEN DISTURBED, INVADED BY HIGHLY UNDESIRABLE SPECIES (E.G., NODIOUS WEEDS), OR WOULD SUBSTANTIALLY BENEFIT FROM THE INCREASED DIVERSITY OF INTRODUCED SPECIES. WHERE BUFFER DISTURBANCE HAS OCCURRED DURING CONSTRUCTION, REPLANTING WITH NATIVE VEGETATION SHALL BE REQUIRED. MINOR PRUNING OF VEGETATION TO ENHANCE VIEWS AND REMOVAL OF UNDESIRABLE SPECIES (E.G., ALDER) MAY BE PERMITTED ON A CASE-BY-CASE BASIS. A REPORT SHALL BE PREPARED BY A LICENSED ENGINEER IN A REPORT HAS BEEN PLACED IN THE FILE FOR THIS PROJECT IN THE OFFICE OF THE JEFFERSON COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT.
- IN ORDER TO AVOID SIGNIFICANT ADVERSE IMPACTS TO SOILS AND WATER, NATURAL VEGETATION SHALL BE MAINTAINED IN OPEN SPACE AREAS, PROVIDED THAT REMOVAL OF DEAD, DISEASED, OR DANGEROUS TREES AND THE SELECTIVE THINNING OF VEGETATION AND LIMBING OF TREES FOR VIEWS SHALL BE PERMITTED PROVIDED THE HEALTH OF LIMBED TREES IS NOT COMPROMISED AND SUCH ACTIVITIES ARE IN ACCORDANCE WITH THE RECOMMENDATIONS PROVIDED BY A QUALIFIED FORESTER OR SIMILAR PROFESSIONAL. PLACEMENT OF RECREATIONAL AMENITIES (SUCH AS A PICKLE BALL COURT) SHALL BE PERMITTED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A LICENSED ENGINEER IN A GEOTECHNICAL REPORT.
- A QUALIFIED INDIVIDUAL OR FIRM APPOINTED BY DECLARANT SHALL BE RESPONSIBLE FOR ENSURING THAT EROSION AND SEDIMENTATION CONTROL DEVICES ARE CORRECTLY INSTALLED, THAT BEST MANAGEMENT PRACTICES (BMP'S) ARE CORRECTLY IMPLEMENTED, AND THAT BMP METHODS AND MAINTENANCE SCHEDULES ARE FOLLOWED. FOR MONITORING AND EVALUATING THE EFFECTIVENESS OF PRACTICES AND RECOMMENDING MODIFICATIONS TO THE DRAINAGE PLAN AS NECESSARY IF MONITORING REVEALS THAT THE PRACTICES ARE NOT EFFECTIVE; AND FOR ENSURING THAT REPORTS AND INSPECTIONS ARE COORDINATED WITH THE JEFFERSON COUNTY DEPARTMENT OF PUBLIC WORKS.
- TEMPORARY EROSION CONTROL METHODS FOR CONSTRUCTION PURPOSES SHALL BE APPROVED BY THE JEFFERSON COUNTY DEPARTMENT OF PUBLIC WORKS AND EMPLOYED DURING CONSTRUCTION. A SET OF APPROVED PLANS SHALL BE ON SITE AT ALL TIMES DURING CONSTRUCTION.
- A GEOTECHNICAL REPORT (REPORT) DATED 10/28/2004, PREPARED BY GEOTECHNICAL, INC. HAS BEEN PREPARED FOR THIS PLAT. A COPY OF THE REPORT HAS BEEN PLACED IN THE FILE FOR THIS PROJECT IN THE OFFICE OF THE JEFFERSON COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT. THE REPORT CONTAINS INFORMATION AND RECOMMENDATIONS RELATING TO SITE WORK, CONSTRUCTION ACTIVITY AND RELATED MATTERS ASSOCIATED WITH SOILS AND SLOPE STABILITY, ALL CONSTRUCTION AND CLEARING ACTIVITIES ON ANY LOT WITHIN THIS PLAT SHALL EITHER (1) COMPLY WITH THE RECOMMENDATIONS SET FORTH IN THE REPORT; OR (2) COMPLY WITH THE RECOMMENDATIONS OF AN ALTERNATIVE GEOTECHNICAL/ENGINEERING REPORT. IN THE EVENT AN ALTERNATIVE GEOTECHNICAL/ENGINEERING REPORT IS PROPOSED, THEN PRIOR TO COMMENCEMENT OF ANY LAND-DISTURBING OR CONSTRUCTION ACTIVITIES ON ANY LOT, AND PRIOR TO THE ISSUANCE OF A BUILDING PERMIT, THE ALTERNATIVE REPORT SHALL BE PREPARED BY A LICENSED GEOTECHNICAL ENGINEER, A PROFESSIONAL GEOLOGIST, OR A LICENSED PROFESSIONAL ENGINEER KNOWLEDGEABLE IN THE REGIONAL CONDITIONS WITH PROFESSIONAL EXPERIENCE IN LANDSLIDE, EROSION, OR SEISMIC HAZARD EVALUATION AND SUBMITTED TO THE DEPARTMENT OF COMMUNITY DEVELOPMENT - DEVELOPMENT REVIEW DIVISION. THE GEOTECHNICAL/ENGINEERING REPORT SHALL ILLUSTRATE THE EXACT LOCATION OF ALL PROPOSED RESIDENTIAL FOUNDATIONS, REINFORCEMENTS, ROCK WALLS, ETC., BASED ON THE RECOMMENDATIONS OF THE REPORT. AN INSPECTOR WORKING UNDER THE SUPERVISION OF A LICENSED ENGINEER SHALL BE ON THE SITE DURING SUBGRADE PREPARATION.
- ARCHAEOLOGICAL DISCOVERIES - IN THE EVENT ARCHAEOLOGICAL ITEMS ARE DISCOVERED DURING CONSTRUCTION, BUILDERS AND LOT OWNERS SHALL OBSERVE THE FOLLOWING PROTOCOL: STOP WORK. DO NOT FURTHER DISTURB THE AREA OR REMOVE ANY MATERIALS THEREFROM. IMMEDIATELY NOTIFY THE JEFFERSON COUNTY DIRECTOR OF COMMUNITY DEVELOPMENT, (360) 379-4450. THE DIRECTOR OF COMMUNITY DEVELOPMENT WILL IMMEDIATELY NOTIFY THE WASHINGTON STATE OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION ("OAH"), (360) 407-0752. PROTECT THE AREA FROM VANDALS AND COLLECTORS. OBTAIN SERVICES OF A QUALIFIED ARCHAEOLOGIST TO EVALUATE THE SITE AND MAKE RECOMMENDATIONS FOR FURTHER WORK IN THE AREA. IF FURTHER EXCAVATION OR DISTURBANCE OF THE SITE IS NECESSARY, OBTAIN THE APPROPRIATE PERMIT FROM THE OAH. PROCEED ONLY IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF SAID PERMIT.
- TRUCK ROUTE AND WORK HOUR RESTRICTIONS - CONSTRUCTION WITHIN THIS PLAT IS SUBJECT TO TRUCK ROUTE AND WORK HOUR RESTRICTIONS. ALL CONSTRUCTION ACTIVITY SHALL BE CONDUCTED BETWEEN THE HOURS OF 7 AM TO 6 PM MONDAY THROUGH FRIDAY AND 8 AM TO 5 PM ON SATURDAYS UNLESS JEFFERSON COUNTY SHALL APPROVE OTHER TRUCK ROUTE AND WORK HOUR RESTRICTIONS.
- WOOD DEBRIS AND SLASH SHALL BE STOCKPILED AND BURNED AT A REMOTE SITE LOCATED AT LEAST A MILE FROM EXISTING RESIDENTIAL DEVELOPMENT. DEVELOPMENT SHALL BE REVIEWED AND COORDINATED WITH THE OLYMPIC AIR POLLUTION CONTROL AUTHORITY. PRIOR TO BURNING WOOD DEBRIS AND/OR SLASH, THE APPLICANT OR OPERATOR SHALL CONTACT THE OLYMPIC AIR POLLUTION CONTROL AUTHORITY AT 1-800-422-5623 FOR ANY REQUIRED REGISTRATION OR PERMITTING.
- STREAM BUFFERS SHALL BE RETAINED IN THEIR NATURAL CONDITION; HOWEVER, MINOR PRUNING OF VEGETATION TO ENHANCE VIEWS MAY BE PERMITTED ON A CASE-BY-CASE BASIS.

DWG NAME: \\ESM\ENGR\ESM-JOBS\965\018\021\SURVEY PLOTS\FP-01.DWG

OLYMPIC TERRACE DIVISION 2 - PHASE 2

MLA05-00013
SUB18-00015

A PLAT COMMUNITY

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1

PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

LEGAL DESCRIPTION

TRACTS A, B, C, D AND E, OLYMPIC TERRACE DIVISION 2 - PHASE 1, AS PER PLAT RECORDED IN VOLUME 8 OF PLATS, PAGES 64 THROUGH 75, UNDER AUDITOR'S FILE NO. 523326, RECORDS OF JEFFERSON COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF JEFFERSON, STATE OF WASHINGTON.

PW Comment #4 addressed.

PW Comment #3 addressed.

Confirm that this is what was intended

DEDICATION, COVENANTS AND RESTRICTIONS

PW Comment #5 addressed.

A. DEDICATION OF ROADWAYS IF APPROVED BY THE BOARD OF COUNTY COMMISSIONERS

KNOW ALL PERSONS BY THESE PRESENTS THAT PORT LUDLOW ASSOCIATES LLC AND OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION, THE UNDERSIGNED OWNER OF THE LAND HEREBY SUBDIVIDED, OF ITS OWN FREE WILL AND CONSENT HEREBY DECLARES THIS PLAT TO BE THE GRAPHIC REPRESENTATION OF THE SUBDIVISION MADE HEREBY AND DOES HEREBY DEDICATE TO JEFFERSON COUNTY FOREVER IN THE SIMPLE, THE PUBLIC ROADWAYS DESIGNATED AND DEPICTED HEREON AS MT. WILDER WAY AND MCCARTNEY PEAK LANE, INCLUDING WITHOUT LIMITATION ALL PAVEMENT, DRAINAGE FACILITIES AND OTHER IMPROVEMENTS LOCATED THEREIN OR TO BE CONSTRUCTED, AND DEDICATES THE USE THEREOF FOR ALL PUBLIC PURPOSES, AND ALSO THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE LOTS SHOWN THEREON IN THE ORIGINAL REASONABLE GRADING OF SAID PUBLIC ROADWAYS AND APPROACHES. ALL OTHER ROADWAYS NOT OTHERWISE DESIGNATED AND DEPICTED AS PUBLIC ARE CONSIDERED PRIVATE. **PW Comment #6 addressed.**

JEFFERSON COUNTY ON BEHALF OF THE PUBLIC, BY ITS APPROVAL OF THIS PLAT DOES HEREBY ACCEPT OWNERSHIP OF ALL SUCH DESIGNATED PUBLIC ROAD RIGHT-OF-WAY AREAS AND IMPROVEMENTS IF ANY. ALL FACILITIES AND IMPROVEMENTS INCLUDING WITHOUT LIMITATION ALL DRAINAGE FACILITIES LOCATED ONLY WITHIN DEDICATED PUBLIC ROAD RIGHT-OF-WAY WITHIN THIS PLAT SHALL BE MAINTAINED BY JEFFERSON COUNTY. JEFFERSON COUNTY IS NOT LIABLE FOR THE IMPACTS OF STORM RUNOFF FROM THE ROADS.

THE UNDERSIGNED OWNER WAIVES FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, ANY AND ALL CLAIMS AND DAMAGES AGAINST JEFFERSON COUNTY THAT MAY BE OCCASIONED BY THE ESTABLISHMENT, CONSTRUCTION, OR MAINTENANCE OF PUBLIC ROADWAYS WITHIN THAT PORTION OF THIS SUBDIVISION DEDICATED TO JEFFERSON COUNTY.

B. DECLARATION OF COVENANTS

PW Comment #7 addressed.

THE LAND WITHIN THIS PLAT IS SUBJECT TO THE ~~PROPERTY~~ **PROPERTY** OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS RECORDED UNDER JEFFERSON COUNTY RECORDING FILE NOS. 324010 AND 325175 AND THE SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR OLYMPIC TERRACE DIVISION 2 RECORDED UNDER JEFFERSON COUNTY AUDITOR'S FILE NO. 523673.

C. DEDICATION, DECLARATION, CONVEYANCE AND RESERVATION OF RIGHTS AND EASEMENTS

1. THAT PORTION OF ANY LOT, PARCEL, OR TRACT WITHIN THIS PLAT LOCATED WITHIN TEN (10) FEET OF ANY PUBLIC STREET SHALL BE SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT (THE "FRONTAGE UTILITIES EASEMENT") HEREBY GRANTED AND CONVEYED BY DECLARANT TO AND FOR THE BENEFIT OF OLYMPIC WATER AND SEWER, INC., JEFFERSON COUNTY PUBLIC UTILITY DISTRICT #1 OF JEFFERSON COUNTY, LUMEN TECHNOLOGIES, ASTOUND BROADBAND, OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION, OTHER UTILITY SERVICE PROVIDERS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE PERMITTED USES OF THE FRONTAGE UTILITIES EASEMENT ARE THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND USE OF STORM WATER CONVEYANCE FACILITIES (INCLUDING CULVERTS, TRENCHES, PIPELINES, AND SWALES) AND UNDERGROUND ELECTRICAL, WATER, SEWER, CABLE TELEVISION, TELEPHONE, AND OTHER UTILITY CONDUITS, CABLES, PIPELINES, AND WIRES; ABOVE-GROUND STREET LIGHT FACILITIES; AND APPURTENANT UNDERGROUND FACILITIES AND ABOVE-GROUND FACILITIES NO MORE THAN FOUR (4) FEET IN HEIGHT ABOVE GRADE (COLLECTIVELY, THE "FRONTAGE UTILITY FACILITIES"). FOR THE PURPOSES OF SERVING THIS PLAT AND OTHER PROPERTY, TOGETHER WITH THE RIGHT TO ENTER UPON THE FRONTAGE UTILITIES EASEMENT AREAS AT ALL TIMES FOR THE PURPOSES STATED HEREIN.

GRANTEES OF THE FRONTAGE UTILITIES EASEMENT SHALL RESTORE THE FRONTAGE UTILITIES EASEMENT AREA FOLLOWING WORK TO ITS PRIOR CONDITION TO THE EXTENT REASONABLE AND PRACTICABLE, EXCEPT THAT REMOVED TREES NEED NOT BE REPLACED. WITHIN FRONTAGE UTILITIES EASEMENT AREAS NO STRUCTURE, PLANTING, OR OTHER MATERIAL, SHALL BE PLACED OR PERMITTED TO REMAIN THAT MAY DAMAGE OR INTERFERE WITH THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND USE OF THE FRONTAGE UTILITY FACILITIES.

2. TRACTS A AND F (OPEN SPACE) SHALL BE SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT (THE "STORM WATER FACILITIES EASEMENT") HEREBY GRANTED AND CONVEYED BY DECLARANT TO AND FOR THE BENEFIT OF JEFFERSON COUNTY, OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION, ALL LOT OWNERS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE PERMITTED USES OF THE STORM WATER FACILITIES EASEMENT ARE THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND USE OF STORM WATER CONVEYANCE AND DETENTION FACILITIES (INCLUDING CULVERTS, PONDS, VAULTS, TRENCHES, PIPELINES, AND SWALES).

3. TRACTS A AND F (OPEN SPACE) SHALL BE SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT (THE "PEDESTRIAN TRAIL EASEMENT") HEREBY GRANTED AND CONVEYED BY DECLARANT TO AND FOR THE BENEFIT OF THE OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION, SOUTH BAY COMMUNITY ASSOCIATION, AND THEIR RESPECTIVE MEMBERS, ACROSS, IN, OVER, AND THROUGH THOSE PORTIONS OF TRACT A LOCATED FIVE (5) FEET ON EITHER SIDE OF THE CENTERLINE OF ANY PEDESTRIAN TRAIL NOW EXISTING OR HEREAFTER CREATED FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, REPAIR, REPLACEMENT, AND USE OF A BICYCLE AND PEDESTRIAN TRAIL OR SIDEWALK, TOGETHER WITH NECESSARY FACILITIES AND APPURTENANCES. THE PEDESTRIAN TRAIL EASEMENT MAY BE AMENDED OR TERMINATED BY THE APPROVAL OF EIGHTY PERCENT (80%) OF THE MEMBERS OF THE OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION, AND SUCH AMENDMENT OR TERMINATION SHALL BE EVIDENCED BY A DOCUMENT EXECUTED AND ACKNOWLEDGED BY THE PRESIDENT AND SECRETARY OF THE ASSOCIATION AND RECORDED IN THE REAL PROPERTY RECORDS OF JEFFERSON COUNTY.

4. TRACT G (UTILITIES) SHALL BE SUBJECT TO A PERPETUAL NON-EXCLUSIVE EASEMENT TO THE UTILITY PROVIDERS NAMED IN PARAGRAPH 1 ABOVE AND SUBJECT TO THE SAME TERMS NOTED THEREIN.

5. ALL AREAS LOCATED WITHIN THE PLAT AND GRAPHICALLY DEPICTED AS NATIVE GROWTH PROTECTION EASEMENT AREAS ON THE FACE OF THIS PLAT SHALL BE DEDICATED NATIVE GROWTH PROTECTION EASEMENT AREAS SUBJECT TO OTHER PROVISIONS OF THIS PLAT AND THE REGULATIONS OF JEFFERSON COUNTY.

D. DEDICATION OF PLAT ALTERATION

WE, THE UNDERSIGNED, OWNERS OF THE LAND HEREBY SURVEYED, DECLARE THIS PLAT ALTERATION TO BE CREATED BY OUR OWN FREE WILL AND CONSENT.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HAND.

PORT LUDLOW ASSOCIATES, LLC

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION

BY: _____ DATE: _____

PRINTED NAME: _____ TITLE: _____

ACKNOWLEDGMENTS

STATE OF WASHINGTON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT, ON OATH STATED THAT _____ WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF PORT LUDLOW ASSOCIATES, LLC, TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS _____ DAY OF _____, 2023.

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME OF NOTARY PUBLIC: _____

NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING AT: _____

MY APPOINTMENT EXPIRES: _____

STATE OF WASHINGTON)
COUNTY OF _____) SS

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ SIGNED THIS INSTRUMENT, ON OATH STATED THAT _____ WAS AUTHORIZED TO EXECUTE THE INSTRUMENT AND ACKNOWLEDGED IT AS THE _____ OF OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION, TO BE THE FREE AND VOLUNTARY ACT OF SUCH ENTITY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED THIS _____ DAY OF _____, 2023.

SIGNATURE OF NOTARY PUBLIC: _____

PRINTED NAME OF NOTARY PUBLIC: _____

NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON, RESIDING AT: _____

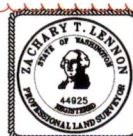
MY APPOINTMENT EXPIRES: _____

LOTS CREATED BY THIS PLAT

SCALE: 1"=500'

Added graphic depicting the lots and tracts created by this plat as requested by the Assessor's Office.

Review by Jefferson
County Public Works
of revisions
2-16-2023



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Federal Way, WA 98003

www.esmcivil.com

FEDERAL WAY (253) 836-8113
LYNNWOOD (425) 287-9900

Civil Engineering | Land Surveying | Land Planning
Public Works | Project Management | Landscape Architecture

DATE: 2023-02-14 JOB NO. 965-018-021-0005

DRAWN BY: CAF SHEET 2 OF 14

OLYMPIC TERRACE DIVISION 2 - PHASE 2

A PLAT COMMUNITY

MLA05-00013
SUB18-00015

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1

PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

EXCEPTIONS TO TITLE

LEGAL DESCRIPTION, EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS ARE FROM JEFFERSON TITLE COMPANY SUBDIVISION CERTIFICATE ORDER NO. 90092 DATED DECEMBER 5, 2022. IN PREPARING THIS PLAT, ESM HAS NOT CONDUCTED AN INDEPENDENT TITLE SEARCH NOR IS ESM AWARE OF ANY TITLE ISSUES AFFECTING THE PROPERTY OTHER THAN THOSE SHOWN ON THIS PLAT. ESM HAS WHOLLY RELIED ON THE ABOVE REFERENCED COMMITMENT FOR TITLE INSURANCE TO PREPARE THIS PLAT AND THEREFORE QUALIFIES THE PLAT'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

- SUBJECT TO GENERAL TAXES FOR TAX ACCOUNT NOS. 978 802 500, 978 802 501, 978 802 502, 978 802 503 AND 978 802 504.
- SUBJECT TO ANY CLAIM TO (A) OWNERSHIP OF OR RIGHTS TO MINERALS AND SIMILAR SUBSTANCES, INCLUDING BUT NOT LIMITED TO ORES, METALS, COAL, LIGNITE, OIL, GAS URANIUM, CLAY, ROCK, SAND, AND GRAVEL LOCATED IN, ON, OR UNDER THE LAND OR PRODUCED FROM THE LAND, WHETHER SUCH OWNERSHIP OR RIGHTS ARISE BY LEASE, GRANT, EXCEPTION, CONVEYANCE, RESERVATION, OR OTHERWISE; AND (B) ANY RIGHTS, PRIVILEGES, IMMUNITIES, RIGHTS OF WAY, AND EASEMENTS ASSOCIATED THEREWITH OR APPURTENANT THERETO, WHETHER OR NOT THE INTERESTS OR RIGHTS EXCEPTED IN (A) OR (B) APPEAR IN THE PUBLIC RECORDS.
- SUBJECT TO THE SOUTH BAY MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, ASSESSMENTS, CHARGES, SERVITUDES, LIENS, RESERVATIONS AND EASEMENTS AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 325175.
- SUBJECT TO JEFFERSON COUNTY RESOLUTION NO. 42-00/PORT LUDLOW DEVELOPMENT AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 435974 AND THOSE AMENDMENTS THERETO RECORDED UNDER AUDITOR'S FILE NOS. 536369, 538648, 576053 AND 576054.
- SUBJECT TO THE PORT LUDLOW MASTER PLANNED RESORT AMENDED AND RESTATEMENT DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 438685. **PW Comment #10 addressed.**
- SUBJECT TO THOSE EASEMENTS OVER ADJOINING LANDS FOR UTILITIES AND TRAILS AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 446491. IF THE 19000 ACCEPTS THESE ROADWAYS, THE EQUIVALENT SHALL NEED BE PROVIDED FOR OT2 - PHASE 2 WITH A NEW AUDITOR'S FILE NUMBER. DOCUMENT WILL NEED TO CLEARLY ASSIGN WHICH MAINTENANCE RESPONSIBILITIES ARE THE COUNTY'S AND WHICH ARE THE HOA'S, OR EQUIVALENT.
- SUBJECT TO THE RESTRICTIONS, CONDITIONS, DEDICATIONS, NOTES, EASEMENTS AND PROVISIONS CONTAINED AND/OR DELINEATED ON THE FACE OF THE PLAT OF "OLYMPIC TERRACE DIVISION 2 - PHASE 1" AS RECORDED UNDER AUDITOR'S FILE NO. 523326.
- SUBJECT TO THAT DECLARATION OF ANNEXATION OLYMPIC TERRACE DIVISION 2 AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 523672.
- SUBJECT TO THAT SUPPLEMENTAL DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS FOR OLYMPIC TERRACE DIVISION 2 AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 523673 AND AMENDMENTS THERETO RECORDED UNDER AUDITOR'S FILE NOS. 606003, 623635 AND 655908.
- SUBJECT TO THE SOUTH BAY ANNEXATION AND CAPITAL CONTRIBUTION AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 523674 AND AMENDMENT THERETO RECORDED UNDER AUDITOR'S FILE NO. 587896.
- SUBJECT TO THAT EASEMENT FOR ELECTRICAL PURPOSES AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND ENERGY AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 528793. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND IS NOT DEPICTED HEREIN.
- SUBJECT TO THAT LANDSCAPE MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 540258.
- SUBJECT TO THAT STORMWATER MANAGEMENT FACILITY MAINTENANCE AGREEMENT AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 540259. IF THE 19000 ACCEPTS THESE ROADWAYS, THE EQUIVALENT SHALL NEED BE PROVIDED FOR OT2 - PHASE 2 WITH A NEW AUDITOR'S FILE NUMBER. DOCUMENT WILL NEED TO CLEARLY ASSIGN WHICH MAINTENANCE RESPONSIBILITIES ARE THE COUNTY'S AND WHICH ARE THE HOA'S, OR EQUIVALENT.
- SUBJECT TO THE PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION. RECORDED UNDER AUDITOR'S FILE NO. 523673.
- SUBJECT TO THE PROVISIONS OF THE ARTICLES OF INCORPORATION AND BY-LAWS OF THE SOUTH BAY MASTER ASSOCIATION HOMEOWNERS ASSOCIATION AND ANY TAX, FEE, ASSESSMENTS OR CHARGES AS MAY BE LEVIED BY SAID ASSOCIATION. RECORDED UNDER AUDITOR'S FILE NOS. 325175 AND 523673.
- SUBJECT TO THAT EASEMENT FOR ELECTRICAL PURPOSES AND THE TERMS AND CONDITIONS THEREOF GRANTED TO OLYMPIC POWER COMPANY AS CONTAINED IN THAT INSTRUMENT RECORDED IN VOLUME 91 OF DEEDS, PAGE 143, UNDER AUDITOR'S FILE NO. 52426 AND THAT PARTIAL RELEASE OF EASEMENT RECORDED UNDER AUDITOR'S FILE NO. 391578. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN.
- SUBJECT TO THAT EASEMENT FOR ELECTRICAL PURPOSES AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND POWER AND LIGHT COMPANY AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 332505. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND IS NOT DEPICTED HEREIN.
- SUBJECT TO THAT EASEMENT FOR ACCESS AND UTILITIES PURPOSES AND THE TERMS AND CONDITIONS THEREOF GRANTED TO OLYMPIC WATER AND SEWER, INC. AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 435176. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND IS NOT DEPICTED HEREIN.
- SUBJECT TO THAT EASEMENT FOR STORM DRAINAGE PURPOSES AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 465417. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN.
- SUBJECT TO THAT EASEMENT FOR STORM DRAINAGE PURPOSES AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 465418. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN.
- SUBJECT TO THAT EASEMENT FOR SANITARY SEWER PURPOSES AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 465419. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN.
- SUBJECT TO THAT WAIVER OF RIGHTS AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 509119.
- SUBJECT TO THAT EASEMENT FOR ACCESS AND UTILITY PURPOSES AND THE TERMS AND CONDITIONS THEREOF AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 511272. THE LOCATION OF SAID EASEMENT IS DEPICTED HEREIN.
- SUBJECT TO THAT EASEMENT FOR ELECTRICAL PURPOSES AND THE TERMS AND CONDITIONS THEREOF GRANTED TO PUGET SOUND ENERGY, INC. AS CONTAINED IN THAT INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 528793. THE LOCATION OF SAID EASEMENT CANNOT BE DETERMINED FROM THE INSTRUMENT OF RECORD AND IS NOT DEPICTED HEREIN.
- SUBJECT TO RIGHT-OF-WAY FOR MT. WILDER WAY AND MT. CONSTANCE WAY, IF ANY, AND ANY EASEMENT RIGHTS OF ADJOINING PROPERTIES OR THE PUBLIC TO THAT PORTION OF THE LAND INCLUDED WITHIN SUCH ROAD, AS DISCLOSED BY JEFFERSON COUNTY ASSESSOR'S MAP.

APPROVALS

HEALTH DEPARTMENT

APPROVED BY THE JEFFERSON COUNTY HEALTH DEPARTMENT.

JEFFERSON COUNTY HEALTH DEPARTMENT

DATE

DEPARTMENT OF COMMUNITY DEVELOPMENT

I HEREBY CERTIFY ON THIS _____ DAY OF _____, 2023, THAT THIS PLAT ALTERATION AND AMENDMENT IS IN COMPLIANCE WITH ALL RELEVANT SUBDIVISION AND PRELIMINARY PLAT CONDITIONS AND REQUIREMENTS AS APPROVED BY JEFFERSON COUNTY ON THE 28TH DAY OF JUNE, 2005, AND AS AMENDED HERE.

ADMINISTRATOR, JEFFERSON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

PUBLIC WORKS DEPARTMENT

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2023.

JEFFERSON COUNTY DIRECTOR OF PUBLIC WORKS

BOARD OF COUNTY COMMISSIONERS

APPROVED BY THE JEFFERSON COUNTY BOARD OF COMMISSIONERS THIS _____ DAY OF _____, 2023.

CHAIRMAN, BOARD OF COMMISSIONERS

ATTEST: CLERK OF THE BOARD

TREASURER'S CERTIFICATE

I, _____, TREASURER OF JEFFERSON COUNTY, WASHINGTON, HEREBY CERTIFY THAT ALL TAXES DUE AND OR DEPOSITS REQUIRED TO COVER ANTICIPATED TAXES ON THE PROPERTY EMBRACED IN THIS PLAT HAVE BEEN PAID, UP TO AND INCLUDING THE YEAR 20____.

JEFFERSON COUNTY TREASURER

DATE

COUNTY ASSESSOR'S APPROVAL

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2023.

JEFFERSON COUNTY ASSESSOR

ATTEST:

DEPUTY JEFFERSON COUNTY ASSESSOR

NOTES

- A REBAR AND PLASTIC CAP MARKED "ESM, LLC 35142 44925" SHALL BE SET AT ALL REAR LOT CORNERS AND LOT ANGLE POINTS, EXCEPT AS NOTED. THERE MAY BE INSTANCES WHERE A PK NAIL AND BRASS TAG MARKED "LS 35142 44925" ARE SET AT REAR CORNERS OR LOT ANGLE POINTS WHEN AN OBSTACLE PREVENTS SETTING A REBAR AND CAP. THE INTERSECTION OF LOT LINES WITH STREET IMPROVEMENTS SHALL BE REFERENCED BY A PK NAIL AND A BRASS TAG MARKED "LS 35142 44925" SET IN THE TOP OF CURB OR THICKENED EDGE OF ASPHALT ON THE EXTENSION OF THE LOT LINE. IN THE EVENT THAT A NON-REMOVABLE OBSTACLE PREVENTS SETTING THE ACTUAL PROPERTY CORNER, THE CORNER WILL BE SET ON THE PROPERTY LINE AS AN OFFSET TO THE ACTUAL CORNER WITH THE DISTANCE TO THE ACTUAL CORNER NOTED ON AN ACCOMPANYING WHITE LOT STAKE. LOT CORNERS OR STREET MONUMENTS NOT SET AT THE TIME OF PLAT RECORDING SHALL BE BONDED FOR AND SHALL BE SET AS CONSTRUCTION IS COMPLETED.
- LOT AND TRACT AREAS REPORTED TO THE NEAREST 5 SQUARE FEET.
- TRACTS A, F AND G ARE GRANTED AND CONVEYED TO THE OLYMPIC TERRACE DIVISION 2 HOMEOWNERS ASSOCIATION UPON THE RECORDING OF THIS PLAT.

**Review by Jefferson
County Public Works
of revisions
2-16-2023**

VOLUME/PAGE



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FEDERAL WAY (206) 838-8113 LYNNWOOD (425) 287-9900		
www.esmcivil.com		
Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE :	2023-02-14	JOB NO. 965-018-021-0005
DRAWN BY:	CAF	SHEET 3 OF 14

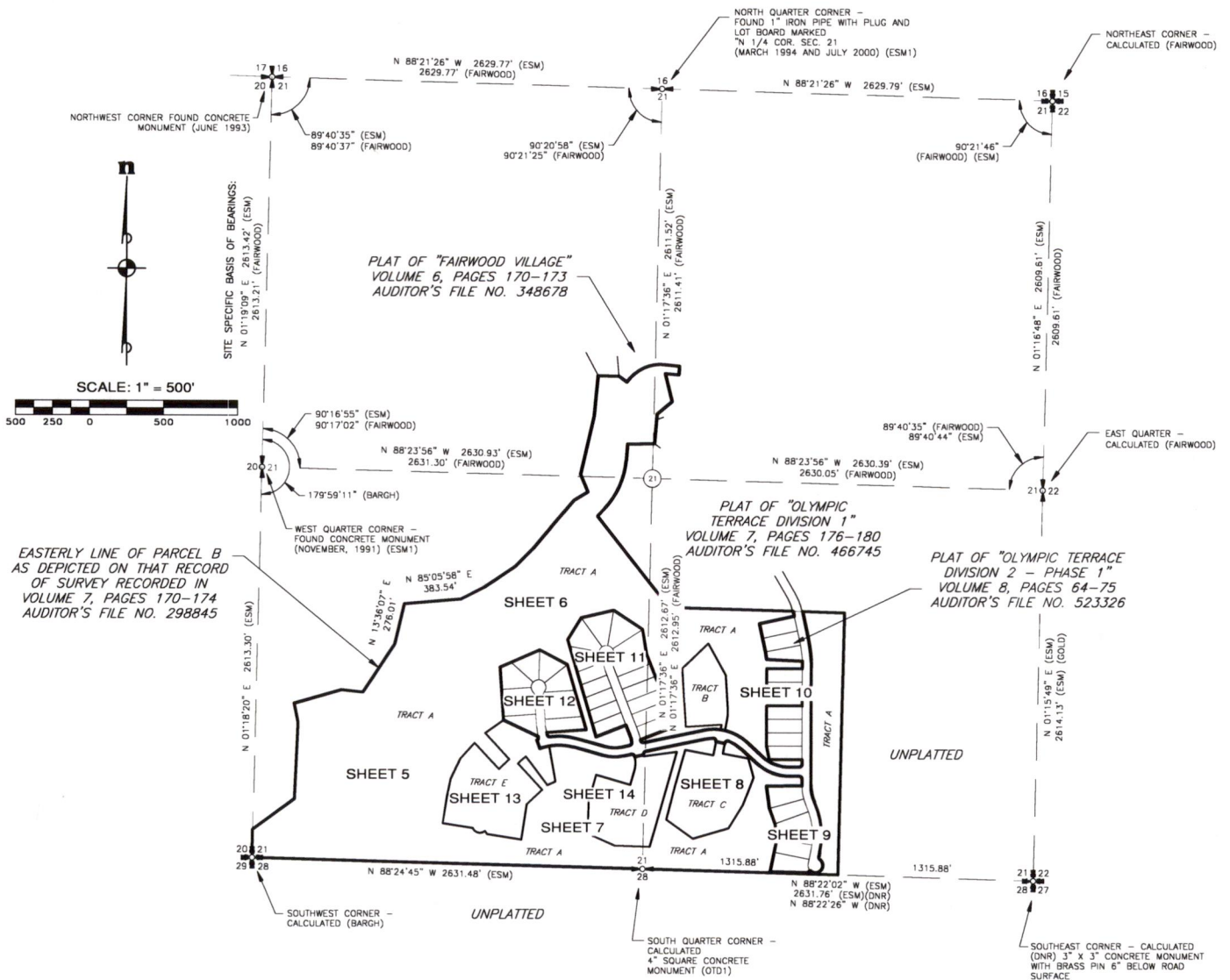
OLYMPIC TERRACE DIVISION 2 - PHASE 2

MLA05-00013
SUB18-00015

A PLAT COMMUNITY

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1
PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

SECTION BREAKDOWN AND KEY TO MAP SHEETS



BASIS OF HORIZONTAL DATUM

WASHINGTON COORDINATE SYSTEM (WCS) - NORTH ZONE (BASED UPON NAD 83/2011) UTILIZING THE WASHINGTON STATE REFERENCE NETWORK (WSRN) IN DECEMBER OF 2022.

SURVEY INSTRUMENTATION

SURVEYING PERFORMED IN CONJUNCTION WITH THIS SURVEY DOCUMENT UTILIZED ALL OR A PORTION OF THE FOLLOWING EQUIPMENT:

FIELD TRAVERSE AND/OR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS)

ELECTRONIC TOTAL STATIONS, INCLUDING TOPCON PS-103A, LEICA TCRA 1105 PLUS, TRIMBLE SS.

TRIMBLE RB, TOPCON GR-5 GNSS EQUIPMENT.

FARO FOCUS S350 LASER SCANNER.

PROCEDURE USED: FIELD TRAVERSE WORK COMPLIES WITH CURRENT STANDARDS AS OUTLINED IN WAC-332-130-070, -080 AND -090. ALL INSTRUMENTS MAINTAINED TO MANUFACTURER'S SPECIFICATIONS AS REQUIRED BY WAC-332-130-100.

LEGEND

- (FAIRWOOD) = PLAT OF "FAIRWOOD VILLAGE" VOLUME 6, PAGE 170 AUDITOR'S FILE NO. 348678
- (DNR) = RECORD OF SURVEY DEPARTMENT OF NATURAL RESOURCES VOLUME 1, PAGE 70
- (OTD1) = PLAT OF "OLYMPIC TERRACE DIVISION 1" VOLUME 7, PAGES 176-180 AUDITOR'S FILE NO. 466745
- (BARGH) = RECORD OF SURVEY BY BARGHAUSEN AUDITOR'S FILE NO. 298845
- (GOLD) = RECORD OF SURVEY BY GOLDSWORTHY AUDITOR'S FILE NO. 491649
- (ESM1) = PLAT OF "EDGEWOOD VILLAGE" VOLUME 7, PAGES 4-7 AUDITOR'S FILE NO. 377273



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OLYMPIC TERRACE DIVISION 2 - PHASE 2

A PLAT COMMUNITY

MLA05-00013
SUB18-00015

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1
PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

SCALE: 1" = 100'



LEGEND

- ⊙ SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 29294" (UNLESS OTHERWISE NOTED)
- ⊕ SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 44925" IN CONJUNCTION WITH THIS PLAT
- R RADIUS
- Δ DELTA
- L ARC LENGTH
- (R) RADIAL BEARING
- < > RADIAL BEARING AT LOT CORNER
- WETLAND
- WETLAND BUFFER
- N.G.P.E. NATIVE GROWTH PROTECTION EASEMENT



SEE SHEET 6

50' WETLAND BUFFER PER PHASE 1 PLAT

WETLAND

WETLAND AS DELINEATED IN 2001

60' ACCESS AND UTILITY EASEMENT PER PHASE 1 PLAT

WETLAND AS DELINEATED IN 2001

WETLAND

50' WETLAND BUFFER PER PHASE 1 PLAT

WETLAND AS DELINEATED IN 2001

WETLAND

50' WETLAND BUFFER PER PHASE 1 PLAT

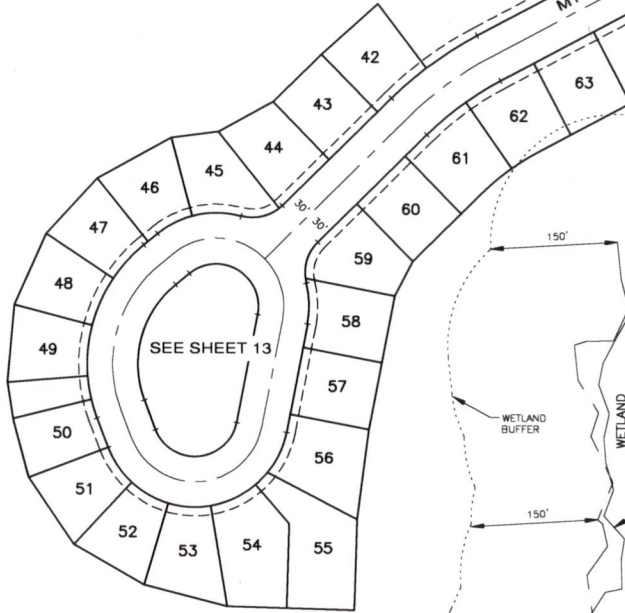
MT. WILDER WAY

STREAM BUFFER

STREAM AS DELINEATED IN MAY 2017

SEE SHEET 7

TRACT A
(OPEN SPACE)
(5,254,020 S.F.)



UNPLATTED

N 88°24'45" W 2631.48'



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DRAWN BY: CAF		SHEET 5 OF 14	

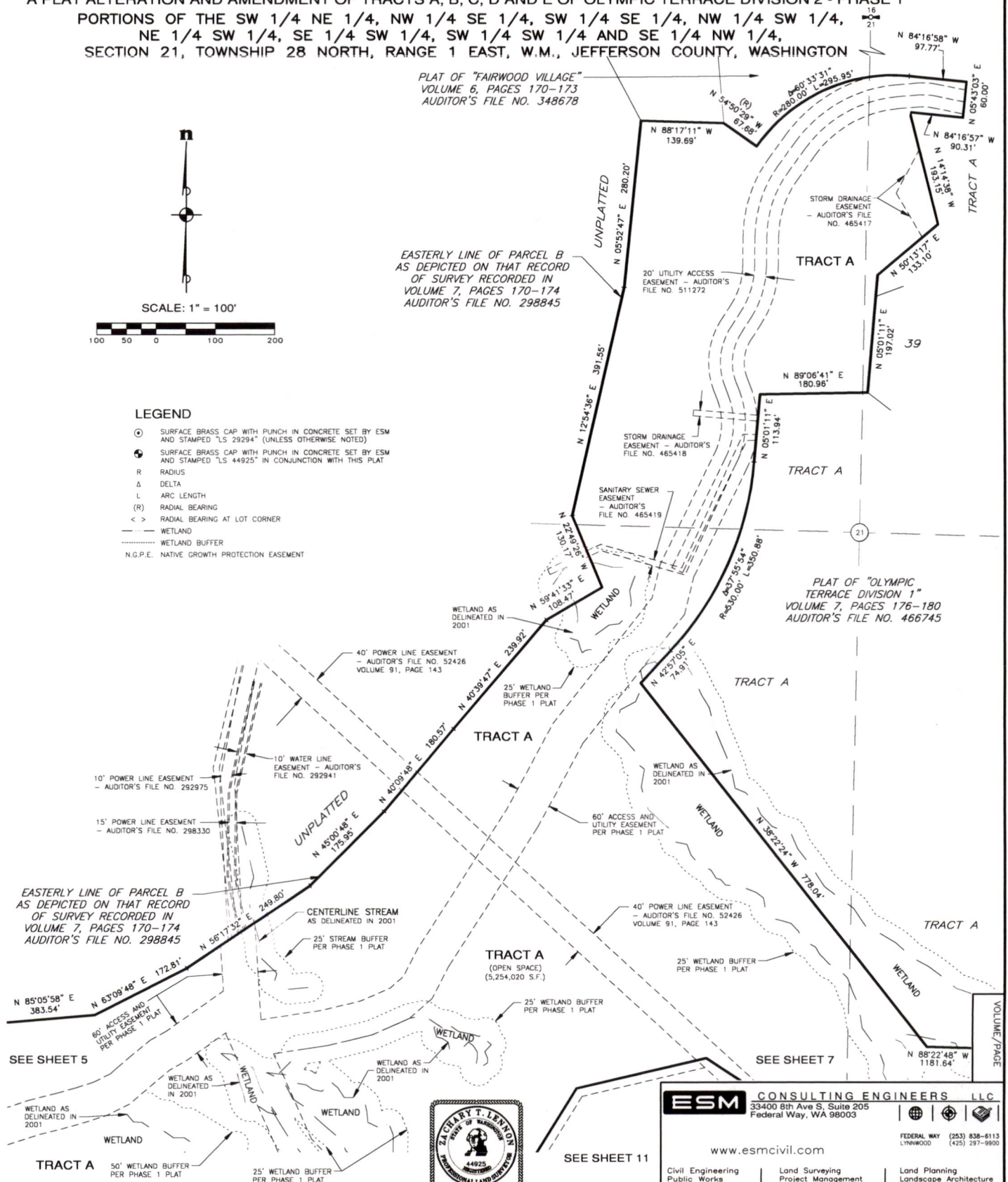
MLA05-00013
SUB18-00015

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1

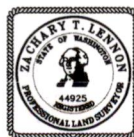
PLAT OF "FAIRWOOD VILLAGE"
VOLUME 6, PAGES 170-173
AUDITOR'S FILE NO. 348678



- (C) SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM
 AND STAMPED "LS 29294" (UNLESS OTHERWISE NOTED)
 (S) SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM
 AND STAMPED "LS 44925" IN CONJUNCTION WITH THIS PLAT
 R RADIUS
 Δ DELTA
 L ARC LENGTH
 (R) RADIAL BEARING
 < > RADIAL BEARING AT LOT CORNER
 ——— WETLAND
 - - - - - WETLAND BUFFER
 N.G.P.E. NATIVE GROWTH PROTECTION EASEMENT



DWG NAME: \\ESM8\ENGR\ESM-JOBS\965\018\021\SURVEY PLOTS\FP-06.DWG



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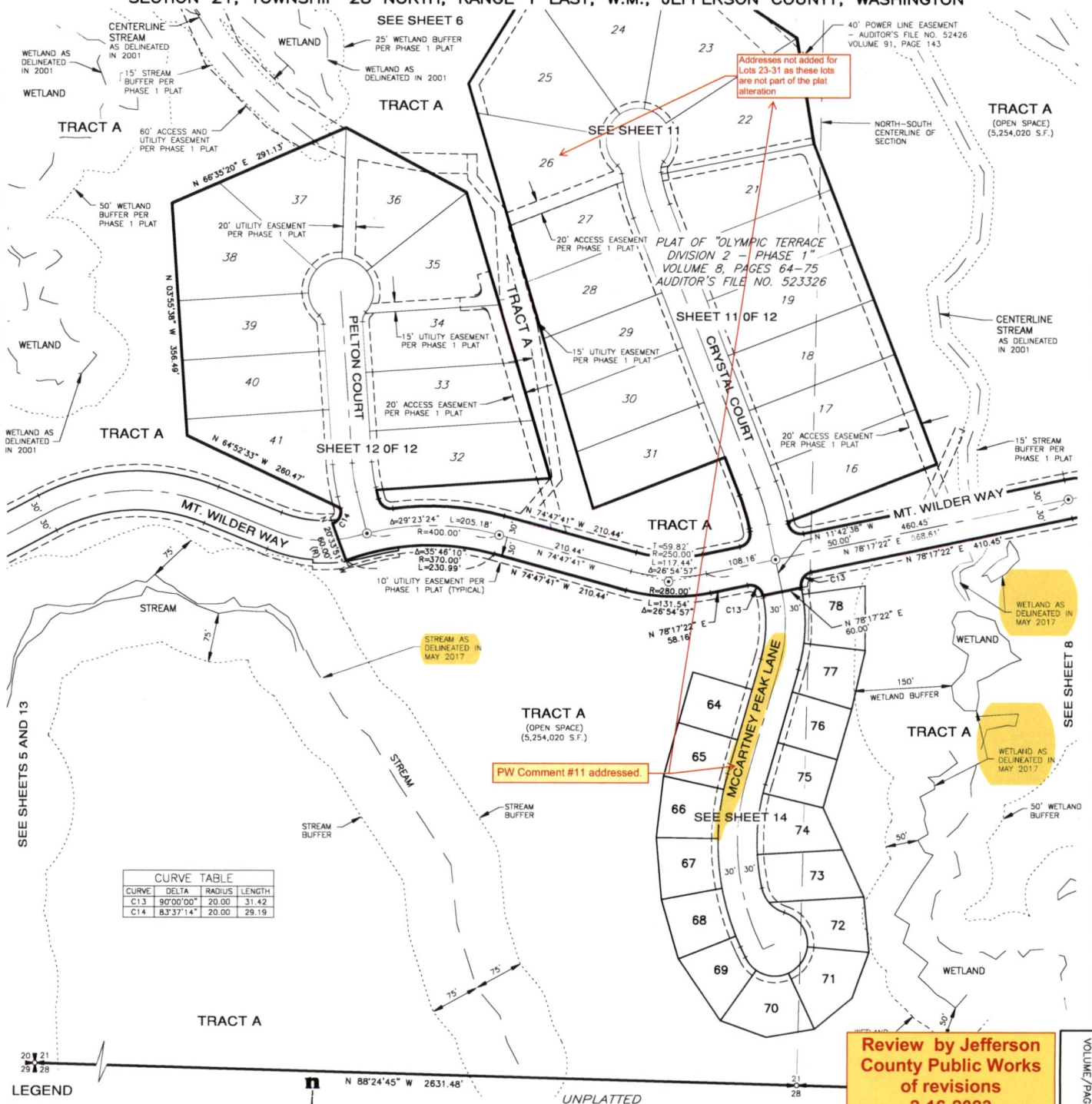
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DATE :	2023-01-02	JOB NO. 965-018-021-0005
DRAWN BY:	CAF	SHEET 6 OF 14

MLA05-00013
SUB18-00015

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1
PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C13	90°00'00"	20.00	31.42
C14	83°37'14"	20.00	29.19

LEGEND

- (S) SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM
 AND STAMPED "LS 29294" (UNLESS OTHERWISE NOTED)
 (S) SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM
 AND STAMPED "LS 44925" IN CONJUNCTION WITH THIS PLAT
 R RADIUS
 Δ DELTA
 L ARC LENGTH
 (R) RADIAL BEARING
 < > RADIAL BEARING AT LOT CORNER
 --- WETLAND
 --- WETLAND BUFFER
 N.G.P.E. NATIVE GROWTH PROTECTION EASEMENT

DWG NAME: \\ESM8\ENGR\ESM-JOBS\965\018\021\SURVEY PLOTS\FP-07.DWG

SCALE: 1" = 100'



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Civil Engineering	Land Surveying	Land Planning
Public Works	Project Management	Landscape Architecture

DATE :	2023-02-15	JOB NO. 965-018-021-0005
DRAWN BY:	CAF	SHEET 7 OF 14

**Review by Jefferson
County Public Works
of revisions
2-16-2023**

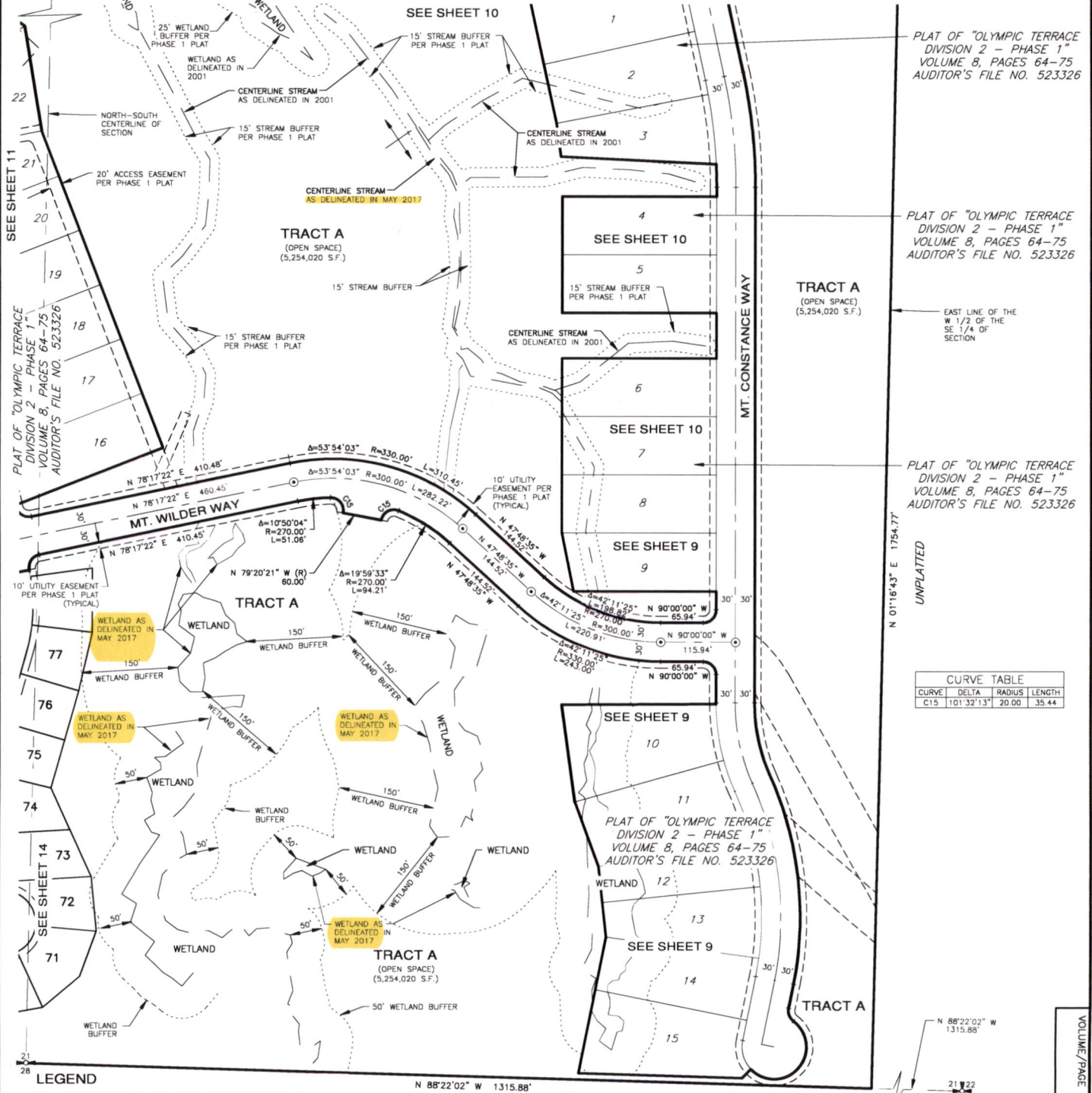
VOLUME / PAGE

OLYMPIC TERRACE DIVISION 2 - PHASE 2

MLA05-00013
SUB18-00015

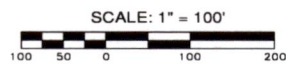
A PLAT COMMUNITY

SEE SHEET 6 A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1
PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON



LEGEND

- ⊙ SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 29294" (UNLESS OTHERWISE NOTED)
- ⊙ SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 44925" IN CONJUNCTION WITH THIS PLAT
- R RADIUS
- Δ DELTA
- L ARC LENGTH
- (R) RADIAL BEARING
- < > RADIAL BEARING AT LOT CORNER
- WETLAND
- WETLAND BUFFER
- N.G.P.E. NATIVE GROWTH PROTECTION EASEMENT



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LYNNWOOD (425) 287-9900

Civil Engineering Public Works	Land Surveying Project Management	Land Planning Landscape Architecture
DATE: 2023-02-15	JOB NO. 965-018-021-0005	
DRAWN BY: CAF	SHEET 8 OF 14	

MLA05-00013
SUB18-00015

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1

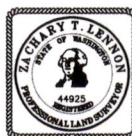
CURVE	DELTA	RADIUS	LENGTH
C13	90°00'00"	20.00	31.42
C16	0°18'28"	330.00	1.77
C17	64°37'23"	20.00	22.56

○ SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM
 AND STAMPED "LS 29294" (UNLESS OTHERWISE NOTED)
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 WETLAND BUFFER
 G.P.E. NATIVE GROWTH PROTECTION EASEMENT



SCALE: 1" = 60'

A graphic scale bar with alternating black and white segments. Below the bar, numerical labels indicate distances in feet: 60, 30, 0, 60, and 120. The segments represent 30-foot intervals.



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DATE :	2023-02-15	JOB NO. 965-018-021-0005
DRAWN BY:	CAF	SHEET 9 OF 14

OLYMPIC TERRACE DIVISION 2 - PHASE 2

MLA05-00013
SUB18-00015

A PLAT COMMUNITY

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1
PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

PLAT OF "OLYMPIC
TERRACE DIVISION 1"
VOLUME 7, PAGES 176-180
AUDITOR'S FILE NO. 466745

TRACT A

TRACT A
(OPEN SPACE)
(5,254,020 S.F.)

PLAT OF "OLYMPIC TERRACE
DIVISION 2 - PHASE 1"
VOLUME 8, PAGES 64-75
AUDITOR'S FILE NO. 523326

WITHIN LOTS 2 AND 3,
NATIVE GROWTH
PROTECTION EASEMENT
PER PHASE 1 PLAT

WITHIN LOTS 2 AND 3,
STREAM AS DELINEATED
IN 2001

PLAT OF "OLYMPIC TERRACE
DIVISION 2 - PHASE 1"
VOLUME 8, PAGES 64-75
AUDITOR'S FILE NO. 523326

PLAT OF "OLYMPIC TERRACE
DIVISION 2 - PHASE 1"
VOLUME 8, PAGES 64-75
AUDITOR'S FILE NO. 523326

WITHIN LOTS 6 AND 7,
NATIVE GROWTH
PROTECTION EASEMENT
PER PHASE 1 PLAT

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C18	2°39'25"	770.00	35.71
C19	1°19'54"	270.00	6.28

EAST LINE OF THE
W 1/2 OF THE
SE 1/4 OF
SECTION

TRACT A
(OPEN SPACE)
(5,254,020 S.F.)

UNPLATTED

VOLUME/PAGE

- LEGEND**
- SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM AND STAMPED "LS 29294" (UNLESS OTHERWISE NOTED)
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SCALE: 1" = 60'



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DATE: 2023-02-15 JOB NO. 965-018-021-0005
DRAWN BY: CAF SHEET 10 OF 14

OLYMPIC TERRACE DIVISION 2 - PHASE 2

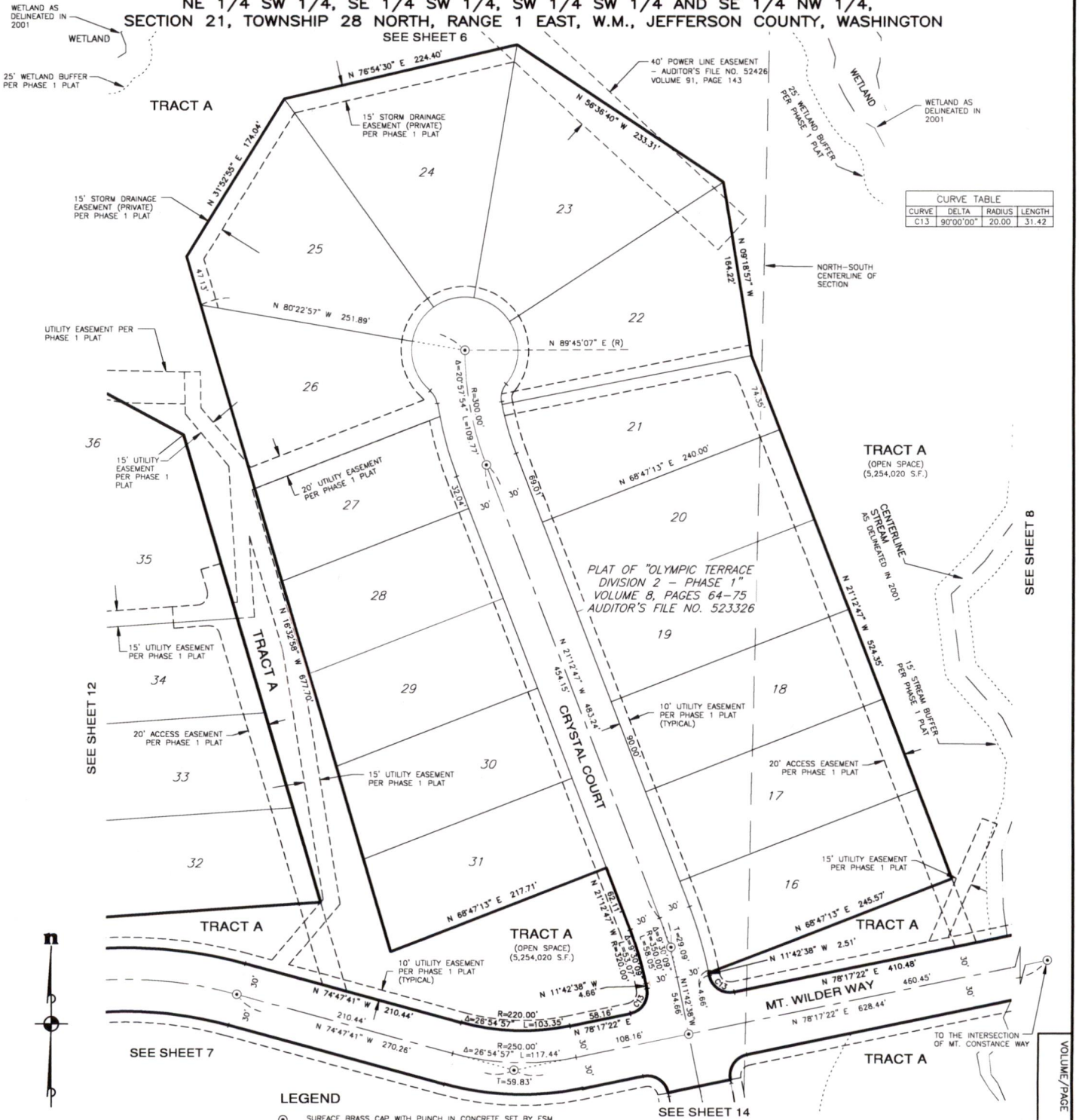
A PLAT COMMUNITY

MLA05-00013
SUB18-00015

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1

PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4, NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4, SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON

SEE SHEET 6



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C13	90°00'00"	20.00	31.42



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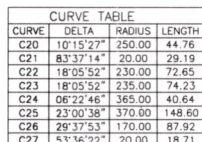
DATE: 2023-01-02
 DRAWN BY: CAF

JOB NO.: 965-018-021-0005
 SHEET 11 OF 14

MLA05-00013
SUB18-00015

SUB18-00015

PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON



(O) SURFACE BRASS CAP WITH PUNCH IN CONCRETE SET BY ESM
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 (R) RADIAL BEARING
 < > RADIAL BEARING AT LOT CORNER
 ——— WETLAND
 WETLAND BUFFER
 N.G.P.E. NATIVE GROWTH PROTECTION EASEMENT



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Public Works	Project Management	Landscape Architecture

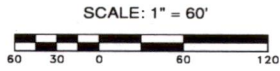
DATE :	2023-02-15	JOB NO. 965-018-021-0005
DRAWN BY:	CAF	SHEET 12 OF 14

OLYMPIC TERRACE DIVISION 2 - PHASE 2

A PLAT COMMUNITY

MLA05-00013
SUB18-00015

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1
PORTIONS OF THE SW 1/4 NE 1/4, NW 1/4 SE 1/4, SW 1/4 SE 1/4, NW 1/4 SW 1/4,
NE 1/4 SW 1/4, SE 1/4 SW 1/4, SW 1/4 SW 1/4 AND SE 1/4 NW 1/4,
SECTION 21, TOWNSHIP 28 NORTH, RANGE 1 EAST, W.M., JEFFERSON COUNTY, WASHINGTON



LEGEND

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SEE SHEET 5

TRACT A
(OPEN SPACE)
(5,254,020 S.F.)

TRACT F
(OPEN SPACE)
(24,130 S.F.)

TRACT A
(OPEN SPACE)
(5,254,020 S.F.)

For Assessor:

TRACT G
(UTILITIES)
(3,355 S.F.)

TRACT A

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	5°42'34"	50.00	4.98
C2	23°59'21"	110.00	46.06
C3	8°57'46"	180.00	28.16
C4	7°16'19"	180.00	22.85
C5	10°28'12"	110.00	20.10
C6	6°25'51"	50.00	5.61

DWG NAME: \\ESM\ENGR\ESM-JOB\965\018\021\SURVEY PLOTS\FP-13.DWG



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DATE: 2023-02-15
 DRAWN BY: CAF

JOB NO. 965-018-021-0005
 SHEET 13 OF 14

VOLUME/PAGE

MLA05-00013
SUB18-00015

A PLAT ALTERATION AND AMENDMENT OF TRACTS A, B, C, D AND E OF OLYMPIC TERRACE DIVISION 2 - PHASE 1

[illegible]

CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C7	2°46'06"	380.00	18.36
C8	3°01'05"	50.00	26.20
C9	32°51'16"	50.00	28.67
C10	27°58'13"	50.00	24.41
C11	2°23'36"	320.00	13.37
C12	1°30'27"	255.00	6.71
C13	90°00'00"	20.00	31.42
C28	12°46'36"	150.00	78.67
C29	07°36'58"	150.00	19.94

**Review by Jefferson
County Public Works
of revisions
2-16-2023**



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DATE :	2023-02-15	JOB NO. 965-018-021-0005
DRAWN BY:	CAF	SHEET 14 OF 14

Jefferson County
THE HEART OF THE

www.co.jefferson.wa.us



Assessor's Office
OLYMPIC PENINSULA

Jeff Chapman, Assessor

M E M O
from the
Office of
JEFFERSON COUNTY ASSESSOR

TO: David W. Johnson, Associate Planner, DCD
FROM: Sherrie Shold, Chief Deputy Assessor
DATE: February 9, 2023 *Sherrie*
RE: MLA2005-00013 - Olympic Terrace 2 Phase II

MESSAGE:

Hi David;

Thank you for the review extension. The following are my comments for the above project.

It appears the majority of Lots 42 -63 are within the Open Space Tract-right?

Are Tracts B,C and E being absorbed into a redefined Open Space Tract A?

I think it would be beneficial to have an additional page similar to page 4 of 14 but showing only the resultant lots and tracts included within the survey.

Under Notes on Page 3 of 14, there is a reference to Tract G. I was unable to locate Tract G, which page number it is on?

This concludes my review for this round?



JEFFERSON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
621 Sheridan Street | Port Townsend, WA 98368
360-379-4450 | email: dcd@co.jefferson.wa.us
www.co.jefferson.wa.us/commdevelopment

January 18, 2022

Dear Reviewer,

RE: SUB2018-00015/MLA2005-00013 Olympic Terrace 2 Phase II

Jefferson County has forwarded the attached application to you for review and comment because your agency is responsible for determining compliance with state and federal requirements or may otherwise be affected by the following proposal:

Plat Alteration for Olympic Terrace Division II Phase 2. The Applicant proposes to re-orient areas for future development on the final Olympic Terrace II Phase I Long Plat due to wetland critical area buffer encroachment. A Plat Alteration is required if dedicated Open Space Tract A is proposed to be modified.

Location:

Parcel 978802500 in Section 21, Township 28N,
Range 1E, OLYMPIC TERRACE DIV 2 PH 1 TRACT A (OPEN SPACE), located on the
end of Mount Constance Way, Port Ludlow, WA 98365

Comments must be received within fourteen (14) calendar days or by **February 1, 2023**. If no written response has been received within fourteen (14) days, your agency will be presumed to have no comments. If necessary, the UDC administrator may grant an extension of time for comment. Please contact at (360)379-4465 if you desire an extension of time or have additional questions regarding this proposal.

Thank you in advance for your attention to this matter.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Wayne Johnson", is written over a horizontal line.

David Wayne Johnson

January 18, 2023

Date

JAN 20 2023



JEFFERSON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
UNIFIED DEVELOPMENT CODE
TYPE I LAND USE PERMIT

APPLICANT: PORT LUDLOW ASSOCIATES LLC

70 BREAKER LN
PORT LUDLOW WA 98365

DATE ISSUED: July 07, 2022

DATE EXPIRES: July 07, 2023

MLA NUMBER: MLA05-00013

PROJECT PLANNER: David Wayne Johnson

PROJECT DESCRIPTION:

ZON2022-00022 - Phase I Stormwater Management Permit for Clearing and Grading for Olympic Terrace 2 Phase II

PROJECT LOCATION:

Parcels Number 978802500, 503 & 504 in Section 20-23, Township 28N, Range 1E, OLYMPIC TERRACE DIV 2 PH 1 TRACT A (OPEN SPACE), OLYMPIC TERRACE DIV 2 PH 1 TRACT D & E - FUTURE DEVELOPMENT PHASE

CONDITIONS:

- 1.) The applicant shall comply with statements made on the submitted Stormwater Management Permit Supplemental Application dated June 24, 2022.
- 2.) The applicant shall comply with the submitted Stormwater Pollution Prevention Plan prepared and signed by Chad Smith with Seton Construction dated July 1, 2022, including all listed BMP to control stormwater runoff, such as silt fencing installed before grading takes place.
- 3.) Erosion & Sediment control measures per the approved plans are to be functional before land disturbing activities take place. In order to ensure that stormwater management facilities are constructed per the approved plans the proponent shall request inspections by the Public Works Department (John Fleming 360-385-9217) during construction.

FINDINGS:

- 1.) The Administrator finds that this application complies with applicable provisions of the Unified Development Code, all other applicable ordinances and regulations, and is consistent with the Jefferson County Comprehensive Plan and Land Use map.
- 2.) The application was reviewed by the Public Works Department for commercial stormwater management consistent with the Stormwater Management Manual of Western Washington and JCC 18.30.060 & 070 on July 1, 2022.
- 3.) The applicant received coverage under the State Department of Ecology's Construction Stormwater General Permit (CSWGP) on June 7, 2022 Permit number: WAR311419.
- 4.) The applicant proposes Phase I clearing and grading for 92,500 square feet of land disturbing activity in preparation for development. Final Stormwater Phase II infrastructure and roads will be completed per submitted plans after the Phase 2 development is approved under Plat Alteration SUB2018-00015.
- 5.) Critical Area Review conducted under SUB2018-00015 Plat Alteration for Phase II development. Final SEPA determination to be issue prior to BoCC approval of the Plat Alteration.
- 6.) The site plan as submitted with the Stormwater Management application on July 1, 2022 has been reviewed for consistency under the UDC, and has been approved by Jefferson County Department of Community Development. Any modifications, changes, and/or additions to the stamped, approved site plan dated July 5, 2022 shall be resubmitted for review and approval by Jefferson County Department of Community Development.
- 7.) This approval is for Phase I Stormwater Clearing and Grading only. Any future permits on this site are subject to review for consistency with applicable codes and ordinances and does not preclude review and conditions which may be placed on future permits.

APPEALS:

Pursuant to RCW 36.70C, the applicant or any aggrieved party may appeal this final decision to Jefferson County Superior Court within twenty-one (21) calendar days of the date of issuance of this land use decision. For more information related to judicial appeals see JCC 18.40.340.



UDC Administrator
MLA05-00013

July 07, 2022
Date

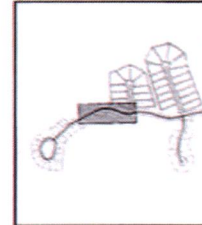
DEPARTMENT OF COMMUNITY DEVELOPMENT
621 Sheridan Street | Port Townsend, WA 98368
360-379-4450 | email: dcd@co.jefferson.wa.us
www.co.jefferson.wa.us/commdevelopment

A PORTION OF SEC 21, T 28 N, R 1 E, WM

N

SCALE: 1" = 40'
CONTOUR INTERVAL = 2'

BENCHMARK
1302.0 (BENCH MARK A) (PRE-1991 ADJUSTMENT)
VERTICAL DATUM: IGC & US FGM BENCH #1
A BRASS DISK ON TOP OF THE EAST SIDE OF
THE OLD MALL HONOLULU FOUNDATION ON THE
WEST SIDE OF PORT LUDLOW POINT NORTH SHORE



KEY MAP

LEGEND

- CLEARING LIMITS
- FILTER LANDING FENCE
- NOPE FENCE
- 30"X4" CUTOFF DRAIN
- 30"X4" CUTOFF DRAIN
- ROCK CHECK DAM
- SEDIMENT BARRIER
- SEDIMENT FILTER

Silt Fence (Typ.) - To Be Installed At Clearing Limits

Catch Basin Sediment Filter (Typ.)

Construction Entrance

Interceptor Stormwater Conveyance Ditch W/ Check Dams as Necessary to control flow velocity

APPROVED SITE PLAN

Jul 05 2022

JEFFERSON COUNTY
DEPT. OF COMMUNITY DEVELOPMENT
SIGNATURE: David Wayne Johnson

WARNING:
THE UTILITY LOCATIONS SHOWN
ARE APPROXIMATE ONLY. DEPTH
UNKNOWN. CALL 1-800-424-5555.

APPROVED:
JEFFERSON COUNTY
DATE

PORT LUDLOW ASSOCIATES

OLYMPIC TERRACE 2 - PHASE 2
CLEARING, GRADING & T.E.S.C.

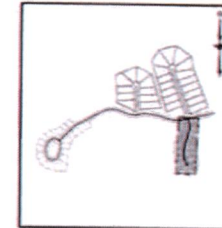
GR-02
5 of 31 SHEETS

A PORTION OF SEC 21, T 28 N, R 1 E, WM



SCALE: 1" = 40'
CONTOUR INTERVAL = 2'

BENCHMARK:
NORTH DAWSON ROAD IS (PREVIOUS MEASUREMENT)
VERTICAL DRAINAGE, A 20' HIGH BENCH, P1,
A BRASS DOWEL ON TOP OF THE WEST SIDE OF
THE OLD HILL INCINERATOR FOUNDATION ON THE
WEST SIDE OF PORT LUDLOW POINT NORTH SHORE



KEY MAP

LEGEND

- CLEARING LIMITS
- 15' WETLAND BUFFER
- NOPE FENCE
- CUTOFF SHALE
- ROCK CHECK DAM
- SEDIMENT BARRIER
- SEDIMENT FILTER

Construction Entrance

Sediment Pond Temporary

Silt Fence (Typ.) - To Be Installed At Clearing Limits

Interceptor Stormwater Conveyance Ditch With Check Dams as Necessary to control flow velocity

Catch Basin Sediment Filter (Typ.)

APPROVED SITE PLAN
Jul 05 2022
JEFFERSON COUNTY
DEPT. OF COMMUNITY DEVELOPMENT
SIGNATURE: David Wayne Johnson

WARNING:
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APPROVED:
JEFFERSON COUNTY DATE

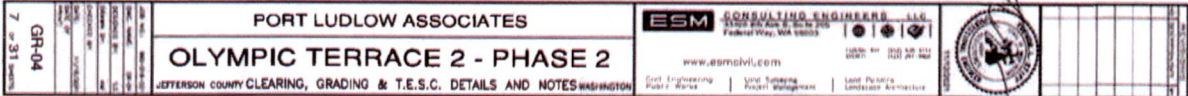
PORT LUDLOW ASSOCIATES

OLYMPIC TERRACE 2 - PHASE 2

CLEARING, GRADING & T.E.S.C.

GR-03

8 of 31 sheets





JEFFERSON COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
621 Sheridan Street | Port Townsend, WA 98368
360-379-4450 | email: dcd@co.jefferson.wa.us
www.co.jefferson.wa.us/commdevelopment

April 15, 2021

PORT LUDLOW ASSOCIATES LLC
70 BREAKER LN
PORT LUDLOW WA 98365-9766

RE: SITE ADDRESS:

MLA #: MLA05-00013

Dear PORT LUDLOW ASSOCIATES LLC:

Jefferson County Department of Community Development staff has reviewed the application materials for the above project proposal and has determined that the application is substantially complete.

Additional information needed for project review may be requested in writing by the Director or Project Planner. Please call the Department of Community Development if you have any questions.

Sincerely,

David Wayne Johnson

Department of Community Development Staff

c: File

OYLMPIC TERRACE 2 PHASE II PLAT ALTERATION CHECKLIST AND FINAL PLAT COMPLIANCE MATRIX
MLA05-00013 – SUB18-00015

#	ACTION ITEM/CONDITION	COMPLETION - DATE	EXPLAIN HOW ACTION ITEM OR CONDITION WAS MET
1	Type II Plat Alteration Fees paid	12/21/2020	
2	Application forms completed and received with signatures of all property owners within Plat. Names and addresses of all property owners within Plat shall be provided by the applicant (14.301#1) for noticing purposes.	Rec'd 3/11/2021 Reviewed 4/9/2021	
3	Application deemed substantially complete	April 8, 2021	
3.1	Review Covenants. If violation, new agreement signed by all property owners		Dave can review
4	Wetland/Biological delineations or evaluation submitted		Dave can review
5	Any additional information requested and received – SEPA Determination/Addendum	June 14, 2021 1.5 hrs	Request SEPA Checklist 4/22/21 DWJ review checklist
6	Notice of application to property owners within Plat. Includes notice that a public hearing may be requested within 14 days by any one receiving notice (14.203#2). Notice per 17.05.070 Public notice roster.	June 23, 2021 3.5 hrs	Comment period ends July 7, 2021
7	Final action within 90 days of filing unless extension requested by applicant (14.203)	4/15/21	PLA will grant extensions per Cliff
8	Public Works and other agency notice and review	4/15/21 1 hr	Cliff will contact Eric Kuzma And contact ESM
9	Public hearing if requested. Requires 10-day prior notice, additional notice per RCW 58.17.	N/A	
10	Notice of Application and pending SEPA	6/23/2021 2 hrs	Code requirement
11	Request for additional information – TIA	8/9/2021 .25 hrs	Response to comments on access
12	Received TIA & Review	10/20/2021	Complies with Add Info Request

Prepared by Project Planner, David Wayne Johnson

OYLYMPIC TERRACE 2 PHASE II PLAT ALTERATION CHECKLIST AND FINAL PLAT COMPLIANCE MATRIX
MLA05-00013 – SUB18-00015

#	ACTION ITEM/CONDITION	COMPLETION - DATE	EXPLAIN HOW ACTION ITEM OR CONDITION WAS MET
		.75 hrs	
13	Received Roadway and Stormwater Plans	11/22/2021 .5 hrs	Code & HE Decision requirement
13a	Revised Roadway & Stormwater Plans for emergency access	12/20/2021	SEPA comments and HE Decision page 15 #7
13 b	Public Works and EH review fee invoice	1/13/2022 1.0 hrs	Section 14.302
14	SEPA Determination Addendum of MDNS		
	Public Works Stormwater and Roadway Review	10/17/2022	
	Phase I Stormwater Clearing & Grading Permit	7/7/2022	
	Draft Plat Alteration submitted	1/3/2023	
	Public Works draft plat review	2/16/2023	
	Assessor draft plat review	2/9/2023	
	Public Health Review	N/A	
17	Preliminary Plat Conditions (each condition listed below)		
#1	The applicant shall comply with all mitigation measures of the Final Modified Mitigated Determination of Non- Significance issued by the Jefferson County SEPA Responsible Official on May 6, 2005 for the proposed plat of Olympic Terrace 2		
#2	The conditions recommended by the Jefferson County Department of Public Works on pages 7, 8, and 9 of their memo dated February 17, 2005 (Log item 43) are incorporated into the recommended conditions of approval (see attached Log item 43)		
#3	Based on the requirements of Chapter 17.30.180, all		

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	easements of record shall be graphically portrayed on the final plat with the Auditor's File Number (AFN) of the easements also referenced on the face of the plat. Required easements for utility installation and maintenance shall conform to the standards of Subsection 6. 303 of the Subdivision Ordinance. All utility easements shall be made by a separate recorded easement, declaration of easements, or dedication of easements, and by graphic portrayal on the final long plat Mylar.		
#4	Based on the requirements of Chapter 17.30.180 (Subdivision Ordinance 6.303.2), a seven (7) foot wide utility easement adjacent to any private road easement may be required.		
#5	Based on the requirements of Chapter 17.30.190 (Subdivision Ordinance 6.309. 2 & 3), design and construction of any vehicle turnarounds shall accommodate school buses. Prior to final plat approval, the applicant shall obtain written certification from the Chimacum School District regarding adequacy of provisions for any school bus turnaround.		
#6	Based on the requirements of Subdivision Ordinance 6.309.4, 60-foot wide public road rights-of-way shall be dedicated in fee simple for any public roads. The dedication shall specify that Jefferson County is not liable for impacts of stormwater runoff from the roads.		

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#7	In order to provide adequate emergency vehicle access a secondary emergency access road shall be constructed to meet International Fire Code standards in the general configuration shown on Sheet three of three of the preliminary plat application plans revised as of April 27, 2005.		
#8	Based on the requirements of Chapter 17.30 (Subdivision Ordinance 6.3 and 6.4) no reduction, modification, waiver or exception to standard road widths and design shall be allowed unless approved by the Director of Public Works.		
#9	The subdivision roads shall be constructed in substantial conformance with the design shown on the revised site plans submitted April 27, 2005. The construction plans for any stream crossing culvert shall include hydraulic analysis and shall specify the size, centerline station and depth, length, grade, skew angle and material for any proposed culvert. An HPA from the Washington Department of Fish and Wildlife may be required.		
#10	Prior to commencing construction of roads on the site, the applicant shall submit road and drainage plans to the Public Works Department for review and approval. The roads shall be designed and constructed in conformance with Public		

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	Works Department standards including the guidelines of the American Association of State Highway and Transportation Officials (AASHTO) and the standards of the Washington State Department of Transportation (WSDOT) Highway Design and Hydraulics Manuals.		
#11	Prior to final plat approval the applicant shall reconstruct Teal Lake Road from Mile Post 0. 00 to MP 0. 14 to a total paved width of 38 feet and from MP 0. 14 to MP. 0. 31 to a total paved width of 34 feet. The construction shall be subject to an agreement between the applicant and Jefferson County. The work shall be performed in conformance with Jefferson County' s adopted standards for design, construction methods, and materials. The applicant shall be responsible for funding the total cost of construction, including the development of roadway and drainage plans, environmental review, permitting, project management, and construction engineering and inspections. The applicant shall reimburse Jefferson County for its reasonable costs related to project oversight, plan review, and approval, inspections, and administration.		
#12	Roadway monuments shall be placed in monument cases that comply with WSDOT standard plan H-7 and meet the requirements of WSDOT Standards Specifications Section 8-13 and 9-22. The monuments shall be placed on the roadway centerline at all intersections and points of curvature and tangency and at the radius point of all cul-de-sacs.		

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#13	An agreement for the continued maintenance of Road D shall be established either by recording a separate instrument and referencing said instrument on the plat or by declaring the agreement on the plat.		
#14	Based on the requirements of the Subdivision Ordinance (Section 6.404) and RCW 58.17.280, addresses shall be assigned to all lots. Addresses may be shown on the final plat or may be applied for at the time of building permit application.		
#15	Based on the requirements of Chapter 17.30.250, Road Approach Permits shall be obtained from the Jefferson County Department of Public Works for access to individual lots. The permit numbers shall be referenced on the final plat or there shall be a notice on the plat that road approach permits shall be obtained when applying for building permits.		Not applicable if roads maintained by HOA If not, Prior to Final Plat Approval
#16	Based on the requirements of Chapter 17.30.280, the roads serving the subdivision shall be named, and the name of the road shall be shown on the final plat. It is required that the applicant consult the Department of Public Works in reference to signing and when selecting a name to avoid duplication of an existing road name.		
#17	Address plates for the lots shall be located in accordance with Jefferson County 911 Emergency Locator System Ordinance provisions.		At time of building permit issuance
#18	Based on the requirements of Chapter 17.30.240 all street		

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	signs, traffic signs, and traffic striping shall be installed prior to final plat approval.		
#19	A Storm Water Site Plan that includes a Large Parcel Erosion Control Plan and a Permanent Stormwater Quality Control Plan shall be submitted to the Jefferson County Department of Public Works for review and approval prior to commencing land disturbing activity. The Stormwater Site Plan shall apply Minimum Requirements # 1 through 11 from the Washington Department of Ecology Stormwater Management Manual for the Puget Sound Basin.		
#20	The applicant shall provide documentation from the designing engineer that erosion control practices including storm water quality control were fully implemented during the construction phase, in accordance with the Department of Public Works approved plans. The documentation shall be submitted prior to final plat approval and will include copies of reports from all monitoring during construction.		
#21	The proponent shall enter into a Stormwater Management Facility Maintenance Agreement with the County. After construction has been completed, the Department will send the proponent a copy of the Agreement that has been signed by the Public Works Director. The Department cannot give final approval for the project until the Agreement has been signed and filed with the Jefferson County Auditor.		
#22	After construction is complete, the proponent shall submit a letter from the project engineer certifying that the stormwater management facilities have been constructed as		

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	per the approved plans. The Department cannot give final approval for the project until this certification has been received.		
#23	Based on the requirements of Chapter 17.30.290, if no development of the lots is proposed at this time, the applicant shall state on the face of the plat under " Notice to Potential Purchasers": Prior to the commencement of any land disturbing activities and prior to issuance of a building permit, a Small Parcel Erosion and Sediment Control Plan shall be developed to the standards of the Jefferson County Stormwater Management Ordinance and be submitted to the Department of Community Development for review and approval. Temporary erosion control Best Management Practices shall be approved by the Department of Community Development and implemented at all times during land disturbing activities."		
#24	Based on the requirements of Chapter 17.30.350, construction of roads and storm water facilities and/ or site disturbing activities requires that the applicant submit plans in accordance with the Department of Public Work's plan review schedule, and, the applicant shall notify the Department of Public Works during various phases of construction in accordance with the department's inspection schedule. Typically, the following inspections are required: Installation of temporary erosion and sediment control measures; Clearing and road subgrade preparation; Application of gravel base; Application of compacted crushed		

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	surfacing top course; Construction of storm water management facilities; Final plat review. Additional inspections may be necessary based on site-specific conditions or the nature of the project.		
#25	Temporary erosion control methods for construction purposes roads, facilities shall be approved by the Department of Public Works and employed during construction. A set of approved plans shall be on site at all times during construction.		
#26	Based on the requirements of Chapter 17.30.300, water main extensions and water system improvements that may be required to service the development shall be installed prior to final plat approval. Extensions and improvements shall be in conformance with the Ludlow Water System Plan, The Jefferson County Coordinated Water System Plan and shall include acknowledgment from Olympic Water and Sewer that water main extension have been certified in accordance with the provisions of Chapter 246-290-110 (2) WAC.		
#27	Based on the requirements of Chapter 17.30.300, prior to final plat approval, documentation shall be submitted from Olympic Water and Sewer confirming and sewer systems have been constructed in accordance with applicable state and local standards.		
#28	Based on the requirements of Chapter 17.30.350, performance surety may be posted in lieu of completion of construction as provided by 6. 60, Jefferson County Subdivision Ordinance. The applicant may enter into a surety		

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	agreement with the Department of Public Works as an alternative to complete installation of required improvements prior to final plat approval. The surety may not exceed one (1) year, and must be in a form acceptable to the County Prosecutor. Acceptable examples of sureties are available from the Department of Public Works. All sureties must be accompanied by an estimate of the cost of all improvements, and the estimate must be approved by the Department of Public Works prior to acceptance of surety.		
#29	Based on the requirements of Chapter 17.30.320 and prior to final plat approval, the applicant shall provide written evidence from Fire Protection District # 3 that the final design and construction of the long plat will comply with the applicable provisions of the International Fire Code, and the recommendations of the Fire District which are consistent with State law.		
#30	Based on the requirements of Chapter 17.30.350, the applicant shall arrange for the inspection of all required improvements with the Department of Public Works, the Planning Department, or Health Department, whichever is responsible. Inspections shall be requested by the applicant at such stages as indicated by the appropriate department.		
#31	In accordance with the applicable fee ordinance, the applicant shall pay all costs of work incidental to approval of the 10 subdivision before final approval is granted.		
#32	Prior to final approval by the Department of Public Works, the applicant shall submit lot closures of the survey at least one		

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	week in advance of approval. If lot closures are incomplete or inaccurate, the Applicant shall make any corrections or additions prior to final approval. After lot closures are approved by the Department final fees will be calculated and submitted to the applicant for payment.		
#33	Upon certification that all conditions have been met, the applicant shall submit a final Mylar of the plat to the Department of Public Works at least three days in advance of approval by the Director of Public Works.		
#34	Prior to final plat approval, the applicant shall document that the proposal meets the requirements of Appendix D, Final Long Plat Checklist.		
	SEPA Mitigation Mearsures		
	See MDNS dated April 13, 2005		