

MEMORANDUM

TO: PORT LUDLOW DRAINAGE DISTRICT
FROM: STACEY CLEAR, P.E.
DATE: FEBRUARY 7, 2026
SUBJECT: 2026 FACILITIES INSPECTION RESULTS

Per the request of the Port Ludlow Drainage District Commissioners, Gray & Osborne personnel inspected 29 of the 35 District maintained drainage areas on February 6, 2026 with the District's landscaping maintenance contractor and Commissioner Dean Cole. Attached is a list of the results along with a photographic depiction of each site. A map is also attached to this memorandum for reference purposes.

Overall, the sites are in excellent condition. There are only a few locations where near-term maintenance is recommended. In addition, it is recommended the beach outfall pipes be inspected during a low tide.

The following provides a summary of the recommended near-term actions the District may want to pursue. Note that these items are also highlighted in bold in the attached table of inspection results.

- **Area 1** (Waterhouse Lane): Fill in incised downstream channel
- **Area 2** (Waterhouse Lane): Remove piled debris in downstream outlet structure
- **Area 4** (Pond north of Oak Bay Rd): Russ to open/inspect downstream control structure manhole outside of the pond gate to ensure there is no blocking debris and that the parts are structurally sound.
- **Area 13** (Outfall to wastewater treatment plant): Ensure sediment buildup behind rip rap check dams is removed and the boards spanning the channel are removed.
- **Area 30** (Rainier Lane): Clear debris approximately 10' downstream of the culvert.
- Beach outfall inspections to occur during low tide:
 - Area 17 (Montgomery Lane)
 - Area 22 (Montgomery Ct.)
 - Area 25 (Condon Lane - North)
 - Area 29 (Condon Lane – South)
 - Area 34 (South of Heron Rd)
 - Area 35 (South of Heron Rd)

2026 PLDD Area Inventory Inspection (February 6, 2026)

(Action items are in bold)

Area #	Parcel Number	Owner	Area Description	Facility Description, Documents, Photos	Maintenance Activities	Inspection Comments	Photos
1	968800100	Jefferson County	LUDLOW COVE DIVISION 1 PHASE 1 OPEN SPACE TRACTS A, B & C ASSESSED W/LOTS-End of Waterhouse Ln	Developer installed swale and outlet structure	Vegetation clearing	Channel just downstream of bridge is incised (Russ (Landscaper Maintenance Contractor) to add fill/rocks); Continue to monitor for sediment buildup in manhole, channel and overgrowth of vegetation.	
2	"	"	"	Outlet structure	Storm pipe/basin inspection/cleaning	Debris in outlet structure to be cleaned out; Continue to monitor debris in manhole and ensure rip rap downstream is in tact.	
3	821171015	PLA	Bioswale Stormwater Facility west of Oak Bay Road across from Port Ludlow Condos	PLDD Project #2. Bioswale Stormwater Facility	Vegetation clearing	Area looked clean; continue to monitor vegetation overgrowth and debris buildup in the channel.	

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(Action items are in bold)

Area #	Parcel Number	Owner	Area Description	Facility Description, Documents, Photos	Maintenance Activities	Inspection Comments	Photos
4	"	"	Detention pond	Detention pond	"	Russ to inspect control structure manhole outside gate to ensure no debris is blocking anything; Pond was clean; Continue to maintain controlled vegetation within the pond and clear sediment over time.	
5	990500081	LMC	PORT LUDLOW NO. 4 RESERVE AREA LESS R/W - East end of Hummingbird Court	Open woodlands	Vegetation clearing	Ditches were adequate, Cul-de-sac not developed much so runoff not much of an issue. Russ checks a few times a year for channel debris.	
6	"	"	PORT LUDLOW NO. 4 RESERVE AREA LESS R/W - East end of Wren Court	Corrugated metal pipe	Vegetation clearing	Small chanelized area monitored downstream to handle runoff from cul-de-sac where numerous d/way culverts are often full.	

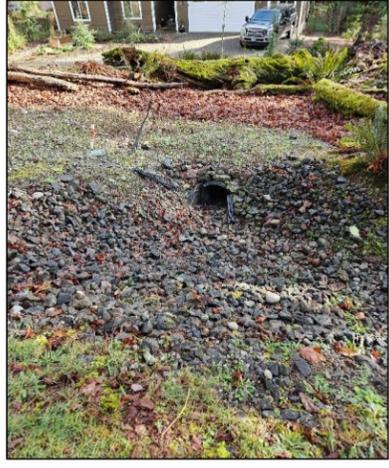
2026 PLDD Area Inventory Inspection (February 6, 2026)

(Action items are in bold)

Area #	Parcel Number	Owner	Area Description	Facility Description, Documents, Photos	Maintenance Activities	Inspection Comments	Photos
7	"	"	PORT LUDLOW NO. 4 RESERVE AREA LESS R/W - East end of Sparrow Lane	Open ditch after driveway culvert	Vegetation clearing	Small chanelized area monitored downstream to handle runoff from cul-de-sac where numerous d/way culverts are often full.	
8	"	"	PORT LUDLOW NO. 4 RESERVE AREA LESS R/W - East end of Goldfinch Lane	Open ditch after driveway culvert	Vegetation clearing	Small chanelized area monitored downstream to handle runoff from cul-de-sac where numerous d/way culverts are often full.	
9	"	"	PORT LUDLOW NO. 4 RESERVE AREA LESS R/W - East end of Falcon Lane	Open ditch after driveway culvert	Vegetation clearing	Small chanelized area monitored downstream to handle runoff from cul-de-sac where numerous d/way culverts are often full.	

2026 PLDD Area Inventory Inspection (February 6, 2026)

(Action items are in bold)

Area #	Parcel Number	Owner	Area Description	Facility Description, Documents, Photos	Maintenance Activities	Inspection Comments	Photos
10	"	"	PORT LUDLOW NO. 4 RESERVE AREA LESS R/W - East end of Warbler Lane	Open ditch after driveway culvert	Vegetation clearing	Small chanelized area monitored downstream to handle runoff from cul-de-sac where numerous d/way culverts are often full.	
11	990400530	LMC	PORT LUDLOW NO. 1 AREA 5, RESERVE AREAS 1-4 TR 3. Parcel Drainage easement east of Machias	Machias Loop Conveyance Improvement	Inlet inspection/cleaning	Area was clean; Continue to ensure culvert area is open with no debris.	
12	990404103 Covers several parcels North and South of Walker Way	LMC	Easement between Olympic Lane and Cascade Lane and Rainier trail on LMC greenbelt	PLDD Projects #7 & 18: French drain in easement. Drain basin off Rainier trail.	Light maintenance, Drain basin: clear leaves/debris 4x/yr	Full area was clean; Continue to keep debris from French drain, culvert/beehive entrances and check sediment buildup near the culverts.	

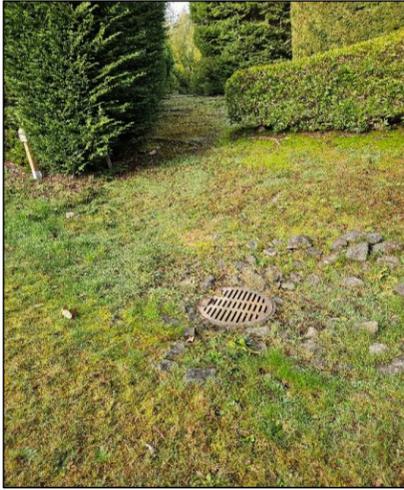
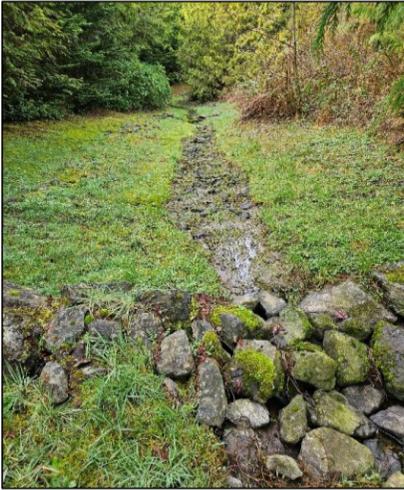
2026 PLDD Area Inventory Inspection (February 6, 2026)

(Action items are in bold)

Area #	Parcel Number	Owner	Area Description	Facility Description, Documents, Photos	Maintenance Activities	Inspection Comments	Photos
13	821093001	PLA	Easement west of Waste Water Treatment Plant	PLDD Project #12. Waste water treatment plant (WWTP) Ditch and Culvert Improvements	Ditch clearing, culvert inlet inspection	Ensure sediment buildup behind rip rap check dams is removed; Remove boards covering the channel at the downstream end; continue to monitor vegetation overgrowth and debris buildup in the channel.	
14	990600164	LMC	Common area South end of Libby Court	<u>Open rock lined ditch with check dams that leads to a 36" pipe to a catchbasin and CMP culvert under Montgomery Lane, then into a new CB and 36" 32" HDPE pipe to the marine outfall.</u>	Vegetation maintenance	Russ indicated roots had to be cleaned out of the 18" pipe due to a nearby large tree. Site looked clean; Continue to cleanout culvert, monitor vegetation overgrowth and debris buildup in the channel.	
15	990603236	LMC	West of Oak Bay Road and Baldwin Lane intersection	PLDD Projects #5 & 15. <u>Upper Baldwin Drainage Improvement.</u> <u>990603236 covers a wide area. Only one recorded easment #589305.</u>	Clean/Inspect	Area was clean; Continue to monitor manholes for debris/sediment buildup.	

2026 PLDD Area Inventory Inspection (February 6, 2026)

(Action items are in bold)

Area #	Parcel Number	Owner	Area Description	Facility Description, Documents, Photos	Maintenance Activities	Inspection Comments	Photos
16	990600164	LMC	Oak Bay Road to Montgomery Lane south of Baldwin	PLDD Project #4. Incised Ditch – Oak Bay Road to Montgomery (Oak Bay Road Phase II)	Vegetation maintenance	Channel and culverts looked very clean; Continue to cleanout culverts out, monitor vegetation overgrowth and debris buildup in the channel.	     
17	990600164	LMC	Montgomery Lane north of Libby Ct to beach	PLDD Project #3. Libby Court Outfall	Inspect and remove any sediment from catch basin.	Outfall was not inspected (need low tide) so recommend inspecting this year; Continue to monitor vegetation overgrowth near beehive catch basin at the upstream end.	

2026 PLDD Area Inventory Inspection (February 6, 2026)

(Action items are in bold)

Area #	Parcel Number	Owner	Area Description	Facility Description, Documents, Photos	Maintenance Activities	Inspection Comments	Photos
18	990603236	LMC	Area at the back of lots between Pioneer Drive West and McCurdy Lane	PLDD Project #10. McCurdy Lane Cutoff Trench drain with closed catch basins and a cleanout; Access via concrete driveway at 22 MCCURDY LN. 12-29-22:	Inspect/clear vegetation around drainage area	Area was clean; No water visible; Continue to keep vegetation clear of the area.	
19	990603236	LMC	Northeast end Foster Lane cul-de-sac. G & O Project 06413.05, March 2007.	PLDD Project #8. Foster Lane Drainage Improvement	Pipe inlet cleaning, check rock lined ditch and clear as necessary	Area was clean; County is to maintain upstream cbs; continue to monitor channel for debris/sediment buildup and vegetation overgrowth.	
20	990900019	LMC	East side of Montgomery Court cul-de-sac	North Montgomery Court Outfall	Inlet Inspect/clean	Russ checks cb before it joins sewer (picture is of channel upstream); Area appeared clean; Continue to check catch basin for debris.	

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(Action items are in bold)

Area #	Parcel Number	Owner	Area Description	Facility Description, Documents, Photos	Maintenance Activities	Inspection Comments	Photos		
21	990603236	LMC	North end Adventurer Lane cul-de-sac	PLDD Project #6. Adventurer Lane Cut-off trench	Inspect & clean	Area was clean; Russ indicated County had to be called to cleanout downstream pipe/ditch area (left pic) because it was so full that it flooded property to the south of the trench drain. Continue to monitor this ditch and ensure vegetation clear of the trench drain.			
22	990900019	LMC	Between 70 and 120 Montgomery Court	Montgomery Court Outfall	Inspect & clean	Outfall not inspected; Inspect during low tide from beach.			
23	990603236	LMC	South of Trader Lane cul-de-sac	PLDD Project #17. Forester/Trader Lane Improvements, Upstream homeowner installed originally to alleviate water around their house	Inspect & clean	Channel was clean; Russ noted that in the Fall, comes twice/week to clean debris out of 4" pipe at the upstream end near ponded water (see far right pic.); Continue to monitor this area especially in the fall for debris buildup in front of the 4" upstream pipe, the channel and culvert entrance.			

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(Action items are in bold)

Area #	Parcel Number	Owner	Area Description	Facility Description, Documents, Photos	Maintenance Activities	Inspection Comments	Photos
24	990603236	LMC	Greenbelt north side of Fleet Drive between Pathfinder Lane and Adventurer Lane	French drain but buried and cannot be found now.	None. Included as reference to older inventory	Russ indicated this area was buried and no maintenance is done for the previously installed french drain which discharged to the ditch along Fleet Dr..	
25	990400227	ANITA M & DAVID H WEAKLEY TRUST	East of Condon Lane at intersection of Pope Way and Condon Lane	PLDD Project #9. Pope Way Outfall	Inspect/clean inlet catch basin. Inspect outfall. Potential debris removal at beach outfall.	Outfall not inspected; Inspect during low tide from beach.	
26	968800103	?	Bioswale East of Ebb Tide Ct	Stormwater Drainage Ditch/Swale	Vegetation maintenance/clearing	Adequately clean, continue to monitor sediment in manholes and ensure ditch is clear of overgrown vegetation and excess sediment. Monitor rip rap area at the downstream end.	

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(Action items are in bold)

Area #	Parcel Number	Owner	Area Description	Facility Description, Documents, Photos	Maintenance Activities	Inspection Comments	Photos
27	?	?	Easement between Jackson Lane and Foster Lane	PLDD Project #13. Jackson-Foster/Machias Loop/Warbler Drainage Improvements. Cutoff trench and discharge to a reserve area also to the ravine south of the fire station.	Inspect & possibly clean	Not inspected (Home owner maintains)	
28	990200060	PORT LUDLOW CONDO #2 ASSOC	North Bay Condos No. 2 south of Oak Bay Road	PLDD Projects #1 & 14. Under ground Conveyance System(12 in. pipe) from Oak Bay Rd. toward bay running between bldgs 7 & 8.	Inspect 2 open drain basins. Other drain basins have a solid top.	Not inspected; Previous notes indicated these basins are connected to 12 in. pipe so no cleaning should be required. Russ verified no cleaning needed in this area.	
29	990400264	LMC	Part of APN 990400264 reserve between 191 and 201 Condon Lane	Catch basin on Condon Lane with a 12 inch PVC pipe underground to an outfall at the beach.	Inspect & document outfall condition	Outfall not inspected; Inspect during low tide from beach.	

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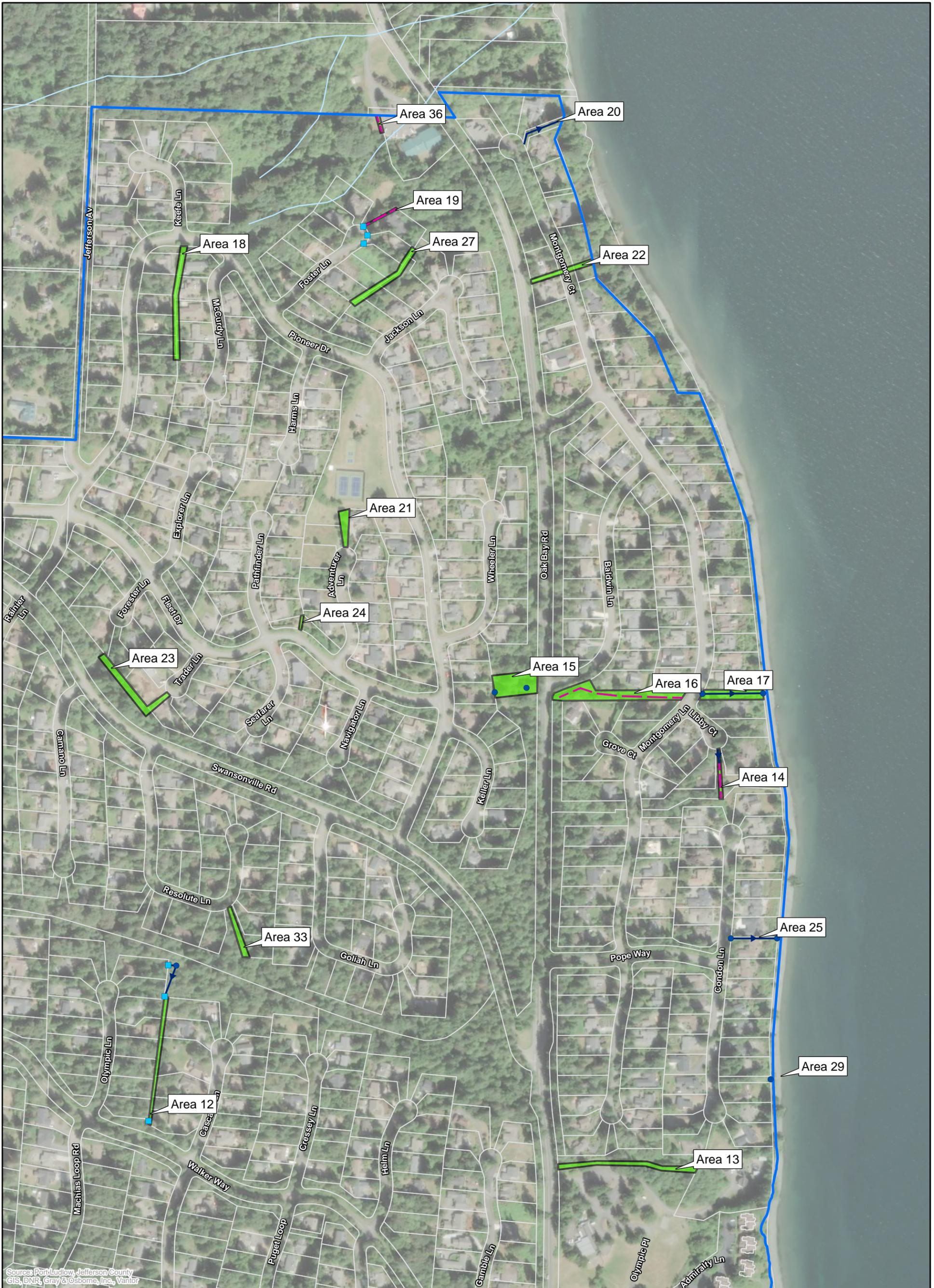
(Action items are in bold)

Area #	Parcel Number	Owner	Area Description	Facility Description, Documents, Photos	Maintenance Activities	Inspection Comments	Photos
30	990100200	LMC	South of Rainier Lane and Rainier Court	Rainier Lane Outfall	Inspect & clean	Debris approximately 10' of downstream culvert to be cleared; remaining area looked clean and culvert was clear; Continue to monitor debris buildup in the channel downstream.	 
31	968900100	LUDLOW COVE DIVISION 2 HOMEOWNERS ASSOCIATION	Anchor Lane Cottages - CCRs Doc # 487620	Road Catch Basins	Inspect & clean	Appears clean, Russ checks 1-2/yr	
32	990100200	LMC	Greebelt at the end of Wells Ridge Court. See also AFN 406381, Declaration of Covenants and 655233 Updates	18 inch CPEP from the end of the road exiting in the Bioswale at the bottom of the hill.	Inspect, clean as necessary	Area looked clean; continue to cleanout culvert end, monitor vegetation overgrowth and debris buildup in the channel.	

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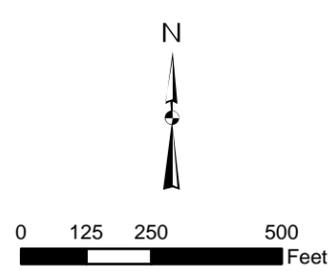
(Action items are in bold)

Area #	Parcel Number	Owner	Area Description	Facility Description, Documents, Photos	Maintenance Activities	Inspection Comments	Photos
33	990602105	LMC	Subdivision: 9906 - PORT LUDLOW NO. 2 Assessor's Land Use Code: 7600 - Community Areas - Green Blts - Parks Neighborhood Description: 3333 - PORT LUDLOW #2 AREA 2	Drainage ditch from road, Recently lined (2025?); Russ indicated that property owner to the SE thought the ditch was flooding their house but after lining the ditch, the house appears to continue flooding.	Inspect, clean as necessary	Liner looked in tact and ditch clean; Continue to monitor the integrity of the liner and ensure debris is clear within the channel.	
34	9686000071	?	South of Heron Rd	Outfall Pipe	Ensure outfall exist is clear of debris and pipe integrity is sound	Only viewed from Marina but appears to be in fairly adequate shape; Russ to view from beach	
35	9686000071	?	South of Heron Rd	Outfall Pipe	Ensure outfall exist is clear of debris and pipe integrity is sound	Was not visible from Marina; Russ to inspect from beach	



Source: Port Ludlow, Jefferson County GIS, DNR, Gray & Osborne, Inc., Vanior

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|-------------------------------|---------------------|
| Catch Basin | Reference |
| ■ Type 1 | — Stream |
| ● Type 2 | ▭ District Boundary |
| ➔ Storm Pipe | ▭ Parcel |
| — Ditch | |
| ■ Vegetation Maintenance Area | |



PORT LUDLOW
DRAINAGE DISTRICT
DISTRICT MAP (NORTH)
MAY 2025





- Catch Basin**
- Type 1
 - Type 2
 - Ditch
 - ➔ Storm Pipe
 - Vegetation Maintenance Area
- Reference**
- Stream
 - ▭ District Boundary
 - ▭ Parcel



**PORT LUDLOW
DRAINAGE DISTRICT**
DISTRICT MAP (SOUTH)
MAY 2025

Gray & Osborne, Inc.
 CONSULTING ENGINEERS