



# Design Review Board Agenda

15728 Main Street, Mill Creek, Washington 98012

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**February 18, 2016**  
**5:15 p.m.**  
**COUNCIL CHAMBERS**

- |  |                  |
|--|------------------|
| <b>I. CALL TO ORDER:</b>   | <b>5:15 p.m.</b> |
| <b>II. ROLL CALL:</b>  | <b>5:15 p.m.</b> |
| <b>III. APPROVAL OF MINUTES:</b>   | <b>5:16 p.m.</b> |
| A. Approval of January 21, 2016 Meeting Minutes <sup>(1)</sup>             |                  |
| <b>IV. NEW BUSINESS:</b>   | <b>5:17 p.m.</b> |
| A. PL2016-0001 Canyon Creek Church – Monument Sign <sup>(2)</sup>          |                  |
| B. PL2016-0002 Gill Short Plat – Roadway Buffer Landscaping <sup>(3)</sup> |                  |
| <b>V. ADJOURNMENT:</b>   | <b>6:00 p.m.</b> |

ATTACHMENTS:

1. January 18, 2016 Meeting Minutes
2. Staff report, with attached plans
3. Staff report, with attached plans

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**CITY OF MILL CREEK  
DESIGN REVIEW BOARD MEETING MINUTES  
January 21, 2016**

Draft

**Members:**

Dave Gunter, Chair  
Beverly Tiedje, Vice Chair (5:17 p.m.)  
D. Wayne Bisom  
David Hambelton  
Tina Hastings

Community Development Staff:  
Christi Amrine, Senior Planner  
Sherrie Ringstad, Planning Specialist

**I. CALL TO ORDER:**

Chair Gunter called the meeting to order at 5:15 p.m.

**II. ROLL CALL:**

All members were present as noted above.

**III. MINUTES:**

A. Minutes of December 17, 2015

**MOTION: Member Bisom moved, seconded by Member Hambelton, to approve the December 17, 2015 minutes as presented. The motion was approved unanimously.**

**IV. NEW BUSINESS:**

PL2015-0028 Mill Park Vista Building Elevations, Landscaping and Monument Sign

Senior Planner Christi Amine stated that application before the Board is building elevations, colors and materials for the Mill Park Vista development. She introduced the owner, architect and landscape architect and noted that they are available to answer questions.

Ms. Amrine explained that the project before the Board is for a Binding Site Plan that was approved in 2004 and the frontage improvements were constructed in 2010. The property has been recently sold and the new owner is requesting approval of building elevations, landscaping, lighting and a monument sign for a three building business and industrial park complex. She presented the staff report and presentation, which included a description of the location, existing site conditions, a description of the overall site plan and a review of the applicable design guidelines. Ms. Amrine also displayed the material sample board.

Senior Planner Amrine described the individual buildings as follows:

Building A, which will contain the commercial day care facility, is consistent with design criteria, providing modulation and a consistent level of detail on all sides of the building. Thus, no Conditions of Approval are recommended.

Building B, which is proposed as an office / warehouse spec building, is located on the south side of the access drive. Ms. Amrine stated that staff is recommending a Condition of Approval that stone veneer be added to the lower three feet of the building on the south elevation.

Vice Chair Tiedje noted that two elevations are labeled as the north elevation.

Mel Maertz, M2 Architects, 1111 Cleveland Avenue, Suite 102, Mt. Vernon, WA 98273  
Mr. Maertz, the project architect, confirmed that the elevation showing the garage doors is the south elevation.

Member Bisom suggested that the pedestrian doors on the south elevation would benefit from weather protection. Mr. Maertz said that they could look at adding a metal canopy over the pedestrian doors.

Member Hastings suggested that bollards be added around the pedestrian doors for safety. Mr. Maertz confirmed that they would be adding bollards.

Building C - Senior Planner Amrine stated that in order to provide a consistent level of detail on Building C, staff is recommending that fir trellis detail similar to other sides of the building be added both above door and window on the south elevation. Staff is also recommending that stone veneer be provided on the east elevation.

Member Hastings suggested that rather than the fir trim, weather protection may be a better option over the door. Mr. Maertz confirmed that they could add a metal awning over the door. Following a brief board discussion regarding using both the awnings and the trellis over the windows on the south elevation of Building C, it was agreed that it may be preferable to require just the weather protection over the doors. Ms. Amrine confirmed that the awning would be sufficient to add a consistent level of detail.

Member Hastings asked what approximate age is the landscaping shown in the renderings.

Patrik Dylin, Echos Design, 505 South 1<sup>st</sup> Street, #B, Mount Vernon, WA

Mr. Dylin stated that the renderings depict ten years full growth. He added that when the firs are planted, they will be in the six foot range and you could expect approximately three feet of growth per year.

Ms. Amrine reviewed the Guidelines regarding screening of outdoor mechanical equipment and dumpsters and stated that staff believes the proposed project meets these requirements; thus, no Conditions of Approval have been proposed. She also described the lighting guidelines and the proposed lighting and stated that no Conditions of Approval are proposed.

Senior Planner Amrine described the landscape design guidelines. She added that staff has one Condition of Approval. In order to protect infrastructure, staff is recommending that the Douglas fir proposed for the landscape island in the parking lot be replaced with another species of evergreen that is more suited to the confined space.

Ms. Amrine described the proposed monument sign and stated that the size proposed is larger than allowed by Code; thus, staff has a Condition of Approval that the sign size be reduced to the maximum size allowed by Code.

Chair Gunter suggested that the Board breakout the final discussion and motion into sections for the building, landscaping and signage.

#### Building Elevations

The Board noted that lighting fixtures are shown on some elevations but not all. Mr. Maertz confirmed that lights will be used on pedestrian pathways but are not proposed in areas where there is no pedestrian access. Member Hastings said that given the proximity to the property line, it is likely that the south elevation of Buildings B and C will be illuminated with pole mounted, high cut off fixtures.

**MOTION:** Member Bisom moved, seconded by Member Hambelton, to approve the building elevations, colors and materials for the proposed Mill Park Vista development as conditioned in the staff report with the following additional condition:

- Condition 5 is modified to require weather protection over the door rather than trellis over the windows and door.
- Weather protection is required over the doors on the south elevation of Buildings B and C.
- Building lighting shall be provided along all pedestrian access ways.

The motion was approved unanimously.

Landscaping

A brief discussion of the proposed fencing ensued with the end result being that the fencing as proposed was acceptable.

Member Bisom suggested that the applicant consider either Serbian spruce or Weeping Alaska yellow cedar as a substitute for the Douglas fir mentioned in staff's recommended Condition of Approval.

**MOTION: Member Bisom moved, seconded by Member Hambelton, to approve the landscaping for the proposed Mill Park Vista development as conditioned in the staff report with the following additional condition:**

- **Replace the proposed Douglas fir in the landscape island with either Serbian spruce or Weeping Alaska yellow cedar.**

**The motion was approved unanimously.**

Monument Sign

**MOTION: Member Hambelton moved, seconded by Vice Chair Tiedje, to approve the monument sign for the proposed Mill Park Vista development as conditioned in the staff report. The motion was approved unanimously.**

**V. ADJOURNMENT:**

**MOTION: Chair Gunter adjourned the meeting with the consensus of the Board Members at 5:50 p.m. The motion was approved unanimously.**

Submitted by:

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Sherrie Ringstad, Planning Specialist

**CITY OF MILL CREEK  
DESIGN REVIEW BOARD  
APPLICATION PL2016-0001**

**PART I - SUMMARY INFORMATION**

**NAME OF PROJECT:** Canyon Creek Church Identification Signage

**OWNER/  
APPLICANT:** Canyon Creek Church  
14616 35<sup>th</sup> Avenue SE  
Mill Creek, Washington 98012

**LOCATION:** 14616 35<sup>th</sup> Avenue SE, Mill Creek, Washington

**PROPOSAL:** Install a freestanding sign.

**ZONING:** Low Density Residential (LDR)

**PART II – STATUTORY REQUIREMENTS**

In accordance with Mill Creek Municipal Code (MCMC) Section 17.26.010, freestanding signs must receive approval from the City of Mill Creek Design Review Board. Signs are reviewed in accordance with the sign standards set forth in MCMC Chapter 17.26 and the design criteria set forth in MCMC Section 17.34.040.

**PART III – PROJECT DESCRIPTION**

The applicant, Canyon Creek Church, is proposing to install a new freestanding sign where the old Faith Fellowship Church freestanding sign was located prior to its recent removal. See attached **Vicinity Map** and **existing site photos**.

As indicated on the attached plans, the sign is proposed to be two-sided and situated perpendicular to 35<sup>th</sup> Avenue SE. The sign is proposed to be in the same location as the previous sign and setback 5 feet from the right-of-way.

The sign face is proposed to be 8 feet in length, 4 ½ feet in height, and have an area of 36 square feet. The aluminum cabinet sign is proposed to be saddle mounted with two metal posts into an aluminum base into concrete footings. The applicant is proposing that approximately half the sign will have a grey background with white acrylic push thru letters that will spell *Canyon Creek Church* and the other half of the sign will be horizontal composite wood blanks with the church logo in red with stainless steel returns. On the end of the sign, which faces 35<sup>th</sup> Avenue SE, the applicant is proposing the site address in grey acrylic lettering. Internal LED illumination for the lettering and 22 inch logo is proposed. See attached **Sign Plans**.

## **PART IV – PROJECT ANALYSIS**

### **Consistency with Sign Regulations:**

In accordance with MCMC Chapter 17.26, institutional uses may have one freestanding sign not exceeding 40 square feet in area and a maximum height of 54 inches. The sign shall be located no closer than five feet to any street right-of-way or access easement. At street intersections, driveways, corner or radius lots, or other potential traffic conflict points, the sign shall not be located in an area that would obstruct the required sight distance as set forth in the current edition of the AASHTO Geometric Design Manual as determined by the city engineer. Ancillary landscaping shall be maintained to prevent vegetation from obscuring sign lettering.

MCMC Section 17.34.040.G requires that freestanding monument signs be designed to be complementary to, and coordinated with, building colors and be in scale and proportion with building design, and further states that the sign should provide only the name and address of the building, building complex and/or building tenants. Please see the Sign Plans for sign location, bulk dimensions and colors and materials. As proposed the sign is consistent with the design criteria.

### **Landscape Bed Surrounding Freestanding Sign**

Landscaping is not currently proposed for the landscape bed at the base of the sign; therefore, staff is recommending a Condition of Approval requiring the applicant to plant seasonal annuals and/or low growing shrubs and groundcover at the base of the monument sign.

## **PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION**

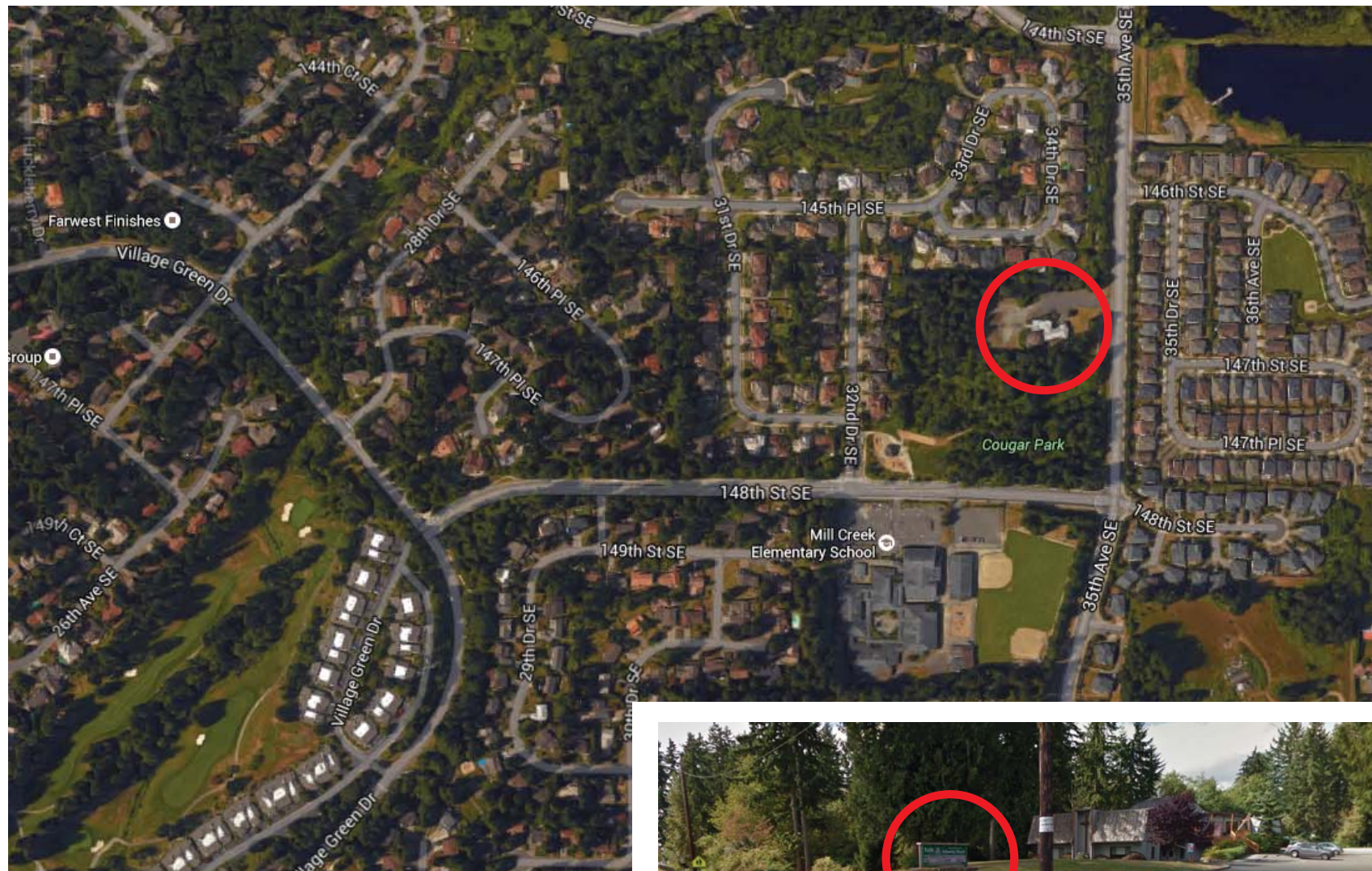
Having viewed the properties and reviewed the application, City staff finds that the signage as proposed is consistent with the sign standards set forth in MCMC Chapter 17.26 and the design guidelines set forth in MCMC Section 17.34.040.

Based on these findings and conclusions, staff recommends approval of the proposed monument sign subject to the following conditions. It should be noted that Design Review Board may adopt additional Conditions of Approval as deemed necessary.

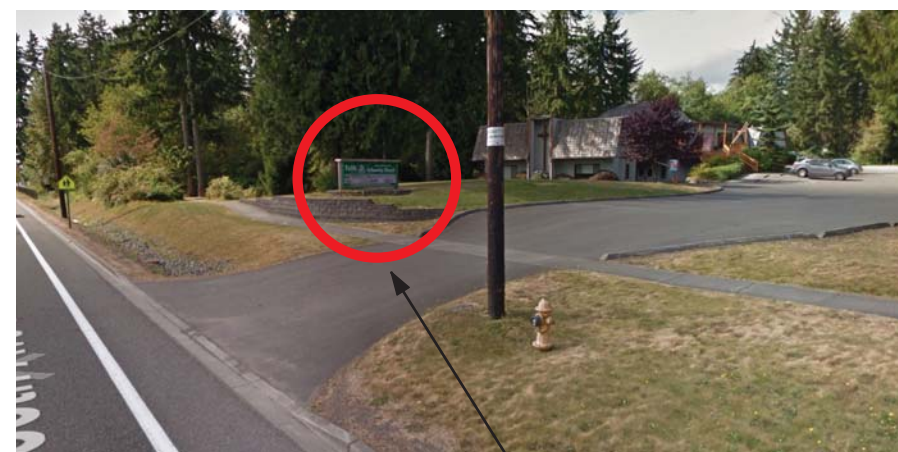
1. The sign design, materials, and colors shall be as portrayed on the materials submitted with the application, except as may be modified by the conditions imposed by the Design Review Board.
2. The sign shall not be installed until a sign permit is issued by the Building Official.
3. Seasonal annuals and/or low growing shrubs and groundcover shall be planted at the base of the monument sign.

### **ATTACHMENTS:**

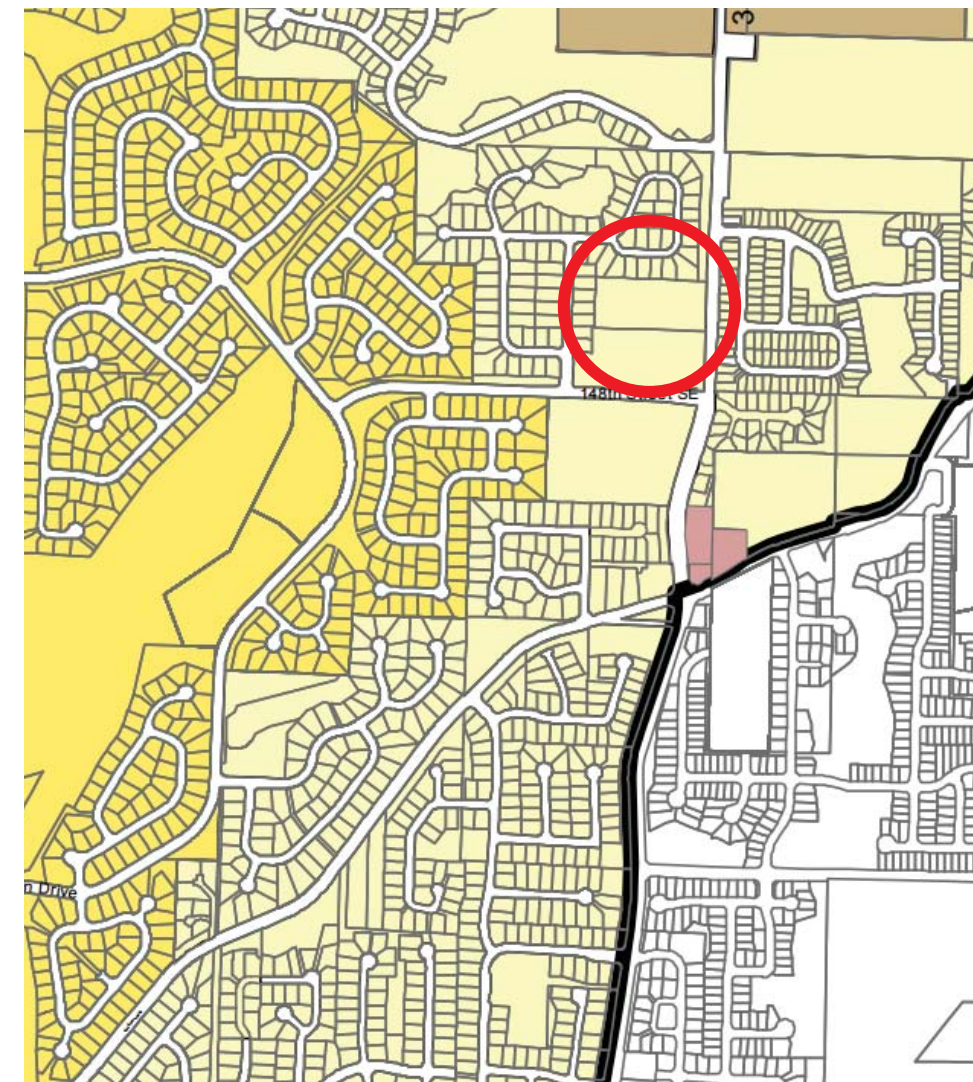
- Vicinity Map and Existing Site Photos
- Site Plans



14616 35th Ave. SE - Mill Creek, WA 98012



Replacement of existing sign monument



MILL CREEK ZONING MAP

ARTWORK AND CONCEPTS ARE THE PROPERTY OF NW SIGNS, PLEASE REFRAIN FROM FORWARDING TO COMPETING SIGN COMPANIES, YEARS OF EXPERIENCE AND MANY HOURS ARE BEHIND OUR CONCEPTS. ARTWORK MAY BE PURCHASED SEPARATELY.



**NW Signs**  
 28400 NE 120th  
 Duvall WA 98019  
 www.NWSigns.com

425 | **844-6415**  
**Contractors Lic#**  
 NWWHOS\*929M9

THE CUSTOM ARTWORK DEPICTED HEREIN IS FOR REPRESENTATIONAL PURPOSES ONLY AND MAY NOT EXACTLY MATCH THE COLORS OF THE MATERIALS PROPOSED FOR USAGE.



ELECTRIC SIGNS PRODUCED AT NW SIGNS CONFORM TO UL 48 STANDARDS AND DISPLAY THE UNDERWRITERS LABORATORIES LABEL.

ALL ON-SITE PRIMARY ELECTRICAL CONNECTIONS BY OTHERS.

**Designer**

**Dale McLam**  
 dale@nwsigns.com  
 425 | 844-6415

**Project Manager**

**Rebecca van der Linden**  
 rebecca@nwsigns.com  
 425 | 844-6415

**Revisions**

DATE	REVISION DESCRIPTION	DESIGNER
12/22/2015	Concepts	DM
12/30/2015	Revised colors	DM
12/31/2015	Permit Drawings	DM

**Scale**

1/2" = 1'

**Project**

**Canyon Creek Church Monument**

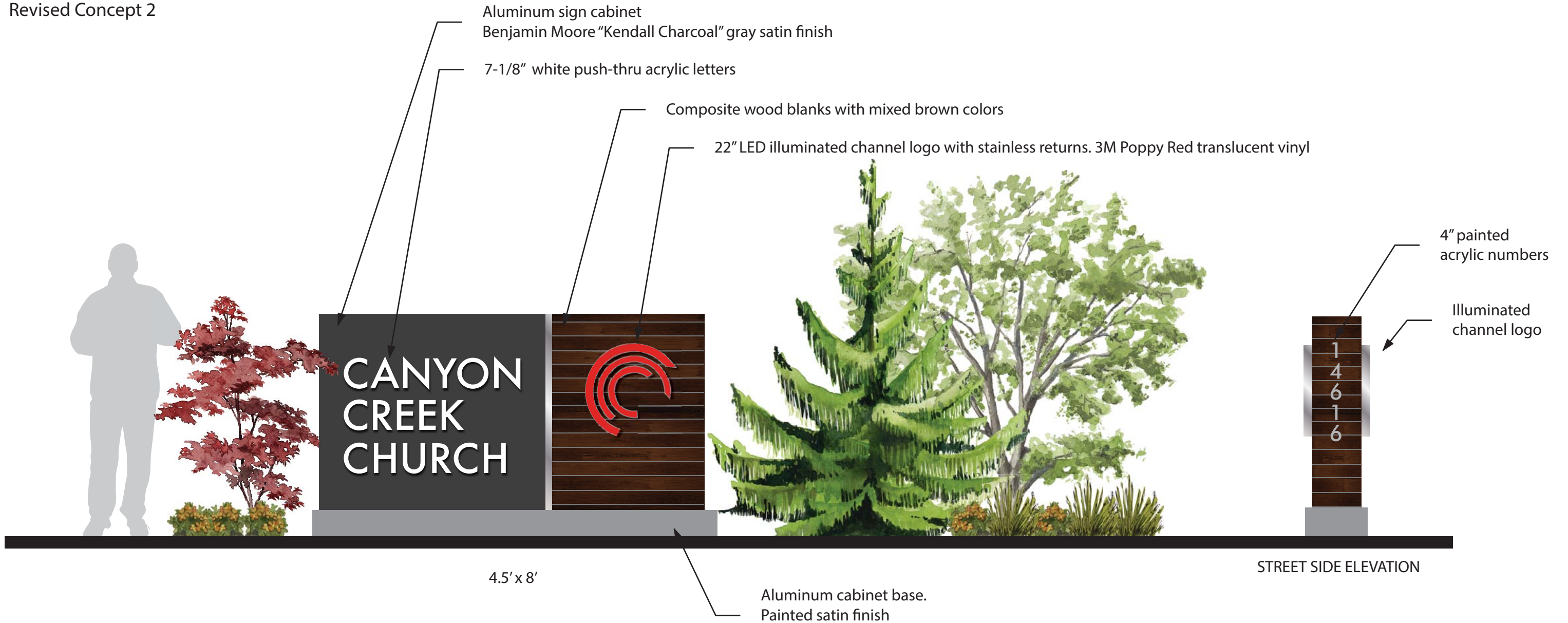
**Approval**

I HAVE CAREFULLY REVIEWED AND HEREBY ACCEPT THE DRAWING(S) AS SHOWN. I REALIZE THAT ANY CHANGES TO THESE DESIGNS MADE BEFORE OR AFTER PRODUCTION MAY ALTER THE CONTRACT PRICE. ALL CHANGES MUST BE IN WRITING AND APPROVED BY BOTH PARTIES PRIOR TO PRODUCTION.

SIGNATURE & DATE



Revised Concept 2



DOUBLE SIDED SIGN MONUMENT WITH INTERNAL LED ILLUMINATION

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Sample Materials Pallet



Proposed look and feel of similiar monument



Walnut composite wood decking



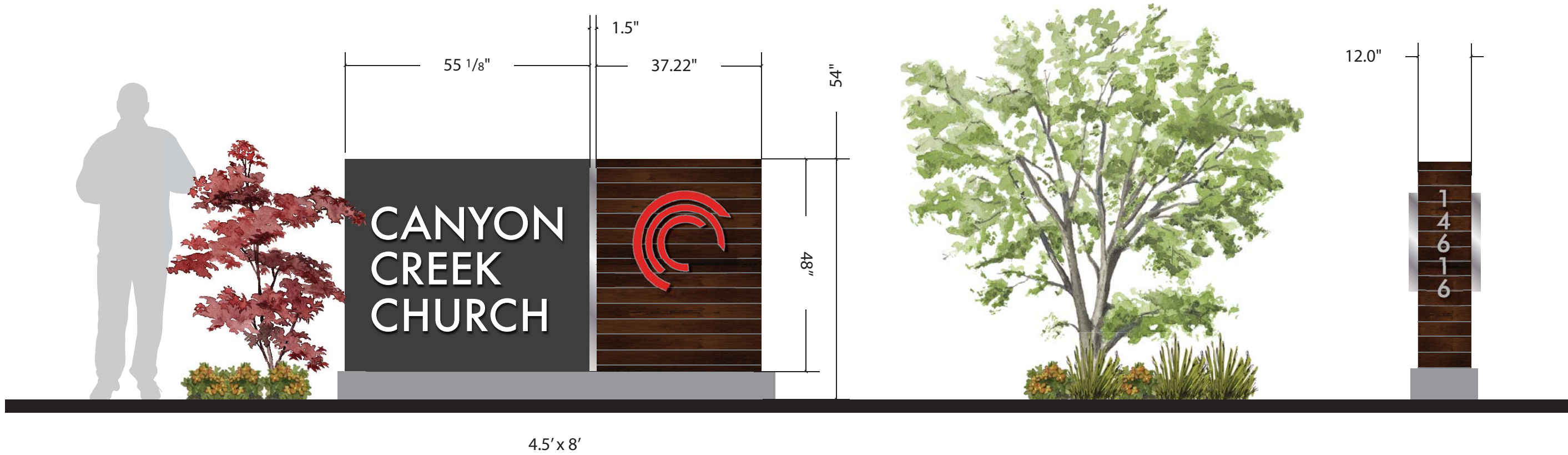
Brushed stainless logo with illuminated face and red translucent vinyl



White acrylic push-thru letters with interial LED illumination. No color



Painted acrylic address numbers



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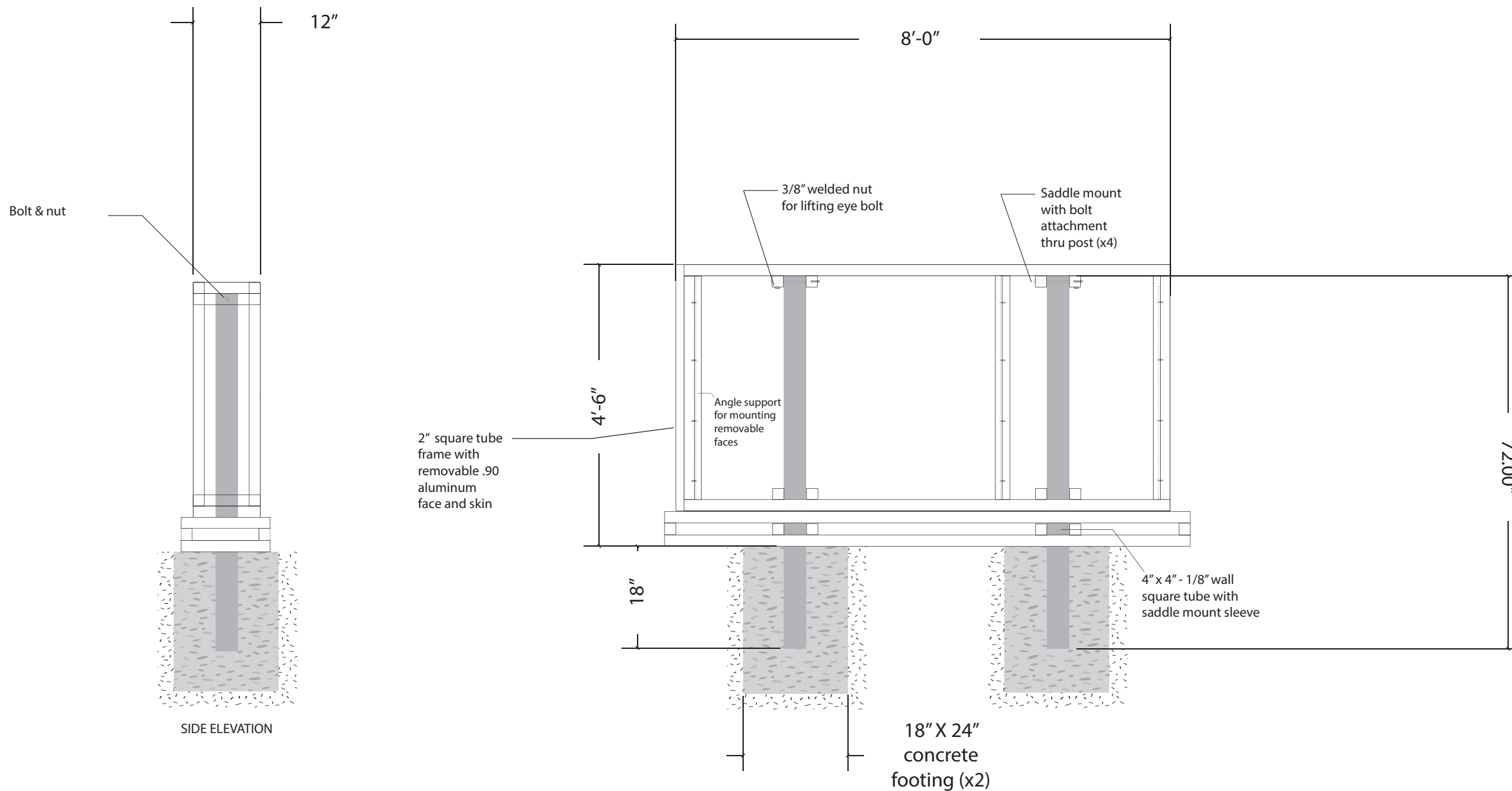
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Canyon Creek Church Monument

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SIGNATURE & DATE

**CITY OF MILL CREEK  
DESIGN REVIEW BOARD  
APPLICATION PL2016-0002**

**PART I - SUMMARY INFORMATION**

**NAME OF PROJECT:** Gill Short Plat

**APPLICANT:** Raj Gill  
4300 144<sup>th</sup> Street SE  
Snohomish, Washington 98296

**LOCATION:** The project is located at 2726 132<sup>nd</sup> Street SE, Mill Creek, Washington.

**PROPOSAL:** Review of roadway buffer landscaping.

**ZONING:** Low Density Residential - LDR

**PART II – DESIGN REVIEW BOARD AUTHORITY**

In accordance with Mill Creek Municipal Code (MCMC) Section 17.34.020, the Design Review Board (DRB) shall review all streetscape landscaping for detached and attached single-family residential, multifamily residential, industrial, and commercial developments and all design of landscaping for City rights-of-way. Design guidelines for landscaping are contained in MCMC Section 17.34.040.H.

**PART III – PROJECT DESCRIPTION**

On September 18, 2015, the City of Mill Creek Department of Community and Economic Development administratively approved the Gill Short Plat (City Project File Number PL2015-0022), which subdivides .89 acres into 3 lots for single-family home development. The development provides a 50-foot wide landscaped roadway buffer adjacent to 132<sup>nd</sup> Street SE. City code requires landscaping in the streetscape, roadway buffers, and other common areas to be reviewed and approved by the DRB. Please note that, although the individual lot landscaping and rain gardens are shown on the landscape plan, they are not subject to DRB review.

See the *Attached Landscape Plan, Sheet L-1 and the enlarged detail and plant schedule for the roadway buffer.*

## PART IV – PROJECT ANALYSIS

Below is an analysis and summary of the consistency of the proposal with the City's Design Guidelines:

### Landscaping Criteria

City code requires that project landscaping provide unity of design through repetition of plants and coordination with adjacent developments. The Code requires landscape materials to be a hardy species adaptable to local conditions, easily maintained, and drought tolerant. Use of native plants and the retention of existing vegetation are strongly encouraged, and street trees should be selected from the City's Approved Street Tree List. In addition, required landscape areas shall be densely landscaped with a combination of trees, shrubs, and groundcover to provide 90 percent coverage within three years of planting.

### Landscaping and Tree Preservation Plan

Per the conditions of the Short Plat approval, the applicant has submitted a tree preservation plan and is making an effort to retain those trees and vegetation not specifically required for removal by utility installation, the installation of the private access road, and the new homes. To supplement the preserved trees and vegetation, the applicant has selected primarily native plants. *Sheet 2 of 3 (T.E.S.C., Clearing and SWPP Plan)* indicates which trees will be removed and shows the allowed clearing limits which will protect the trees to be preserved and other existing vegetation. *Sheet L-1* includes the landscape planting schedule with the complete plant listing.

### Roadway Buffer Landscaping

For the required 50-foot wide roadway buffer along 132<sup>nd</sup> Street SE, the existing trees will be preserved as indicated on *Sheet 2 of 3* and will be supplemented with trees and plantings as indicated on *Sheet L-1*.

As conditioned, the landscape plan is in compliance with the design criteria; however, staff does have one recommendation. Raywood ash is proposed as the street tree along 132<sup>nd</sup> Street SE adjacent to the sidewalk. The City has had recent experience with the Raywood ash being susceptible to disease and the Raywood ash has recently been removed from the City's Approved Street Tree list. Therefore, staff is suggesting the selection of another species of tree for this area. In addition, the applicant should consider the mature height (recommending 20 to 25 feet at a maximum) and placement of the selected tree in respect to the existing overhead power lines along 132<sup>nd</sup> Street SE to avoid conflicts and the need for excessive pruning that could affect the tree health.

## **PART V - FINDINGS, CONCLUSIONS, AND RECOMMENDATION**

Having viewed the property and reviewed the application, City staff finds that the proposed roadway buffer landscaping is consistent with the design guidelines set forth in MCMC Section 17.34.040.H. Based on these findings and conclusions, staff recommends approval subject to the following conditions.

1. The plant materials and design shall be as portrayed in the application.
2. In the roadway buffer underneath the power lines, consider selecting another species of deciduous tree that has a mature height of 20 to 25 feet at a maximum. Also consider changing the placement of the deciduous trees to avoid conflicts with the power lines.
3. A landscape performance bond in the amount of 125 percent of the proposed cost of labor and material, in accordance with MCMC Section 16.16.040, shall be provided to the City prior to the issuance of the first building permit.
4. Irrigation shall be provided for the roadway buffer, per MCMC Section 17.34.040.H.1.d. The irrigation system will require a building permit. The permit is an over-the-counter plumbing permit, no plans required, with an inspection of the system's backflow prevention.

### **ATTACHMENTS:**

***Attachments:        Sheets L-1  
                              Detail of roadway buffer and plant schedule  
                              Sheet 2 of 3***

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**GENERAL NOTES**

THE GENERAL CONTRACTOR IS TO PROVIDE SUBGRADES 4" BELOW HARD SURFACES PLUS/MINUS .1 FOOT.  
 ALL ROUGH GRADING SHALL BE POSITIVE, DRAINING AWAY FROM ALL STRUCTURES.  
 ALL STONES LARGER THAN 1.5" DIAMETER SHALL BE REMOVED FROM THE GROWING MEDIUM.  
 TOPSOIL SHALL BE PLACED AT A MINIMUM DEPTH OF 4" IN ALL LAWN AND BED AREAS.  
 TOPSOIL SHALL BE TILLED INTO THE EXISTING SUBGRADE TO ELIMINATE SOIL INTERFACE PROBLEMS.  
 TOPSOIL SHALL BE RED-E'S WINTER MIX OR APPROVED EQUAL.  
 ALL BED AREAS TO RECEIVE 2" OF FINE GROUND FIR OR HEMLOCK BARK, COMPOSITION MULCHES ARE NOT AN ACCEPTABLE ALTERNATIVE.  
 TREES AND SHRUBS ARE TO BE PLANTED AT A DEPTH 3/4" HIGHER THAN THE LEVEL THAT THEY WERE GROWN IN THE NURSERY.  
 BARK MULCH IS NOT TO BE PLACED ABOVE THE ROOT CROWN.  
 ALL PLANTS SHALL AT LEAST CONFORM TO THE MINIMUM STANDARD ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.  
 LAWN AREAS ARE TO BE HYDROSEEDDED WITH VAN DEN AKKER'S EMERALD VELVET MIX PER MANUFACTURER'S SPECIFICATIONS, OR APPROVED EQUAL. REMOVE ALL STONES LARGER THAN 1" FROM LAWN AREAS.  
 SUBSTITUTIONS ARE STRONGLY DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT THE LANDSCAPE ARCHITECT FOR SOURCES OR ACCEPTABLE ALTERNATIVES.  
 IF THE SITE WORK IS DIFFERENT THAN SHOWN ON THE LANDSCAPE PLAN, OR POOR SOILS AND DEBRIS ARE DISCOVERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION.  
 THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE LANDSCAPE DURING INSTALLATION, UNTIL FINAL ACCEPTANCE BY THE OWNER'S REPRESENTATIVE.  
 THE LANDSCAPE CONTRACTOR SHALL WARRANTY ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE YEAR, FROM THE TIME OF FINAL ACCEPTANCE.  
 DURING THE WARRANTY PERIOD, THE LANDSCAPE CONTRACTOR WILL NOT BE RESPONSIBLE FOR PLANT DEATH CAUSED BY UNUSUAL CLIMATIC CONDITIONS, VANDALISM, THEFT, FIRE, OR POOR MAINTENANCE PRACTICES. THE LANDSCAPE ARCHITECT SHALL HAVE SOLE AUTHORITY TO DETERMINE THE CAUSE OF DEATH.  
 PLANT COUNTS PROVIDED ARE ESTIMATES ONLY. CONTRACTOR IS RESPONSIBLE FOR CALCULATING ALL FINAL AREA AND COUNTS.

**LANDSCAPE PLANTING SCHEDULE**

**TREES**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	3	<i>Carpinus betula</i> 'Fastigiata' / Columnare Hornbeam	1 3/4" CAL.	B&B
	7	<i>Fraxinus oxycarpa</i> 'Raywood' / Raywood Ash	1 3/4" CAL.	B&B
	31	<i>Populus tremuloides</i> / Quaking Aspen	1 1/2" CAL.	B&B
	5	<i>Amelancier alnifolia</i> / Serviceberry	1 1/2" CAL.	B&B
	37	<i>Thuja plicata</i> 'Excelsa' / Excelsa Western Red Cedar	8' MIN. HT.	B&B
	4	<i>Picea omorika</i> / Serbian Spruce	8' MIN. HT.	B&B

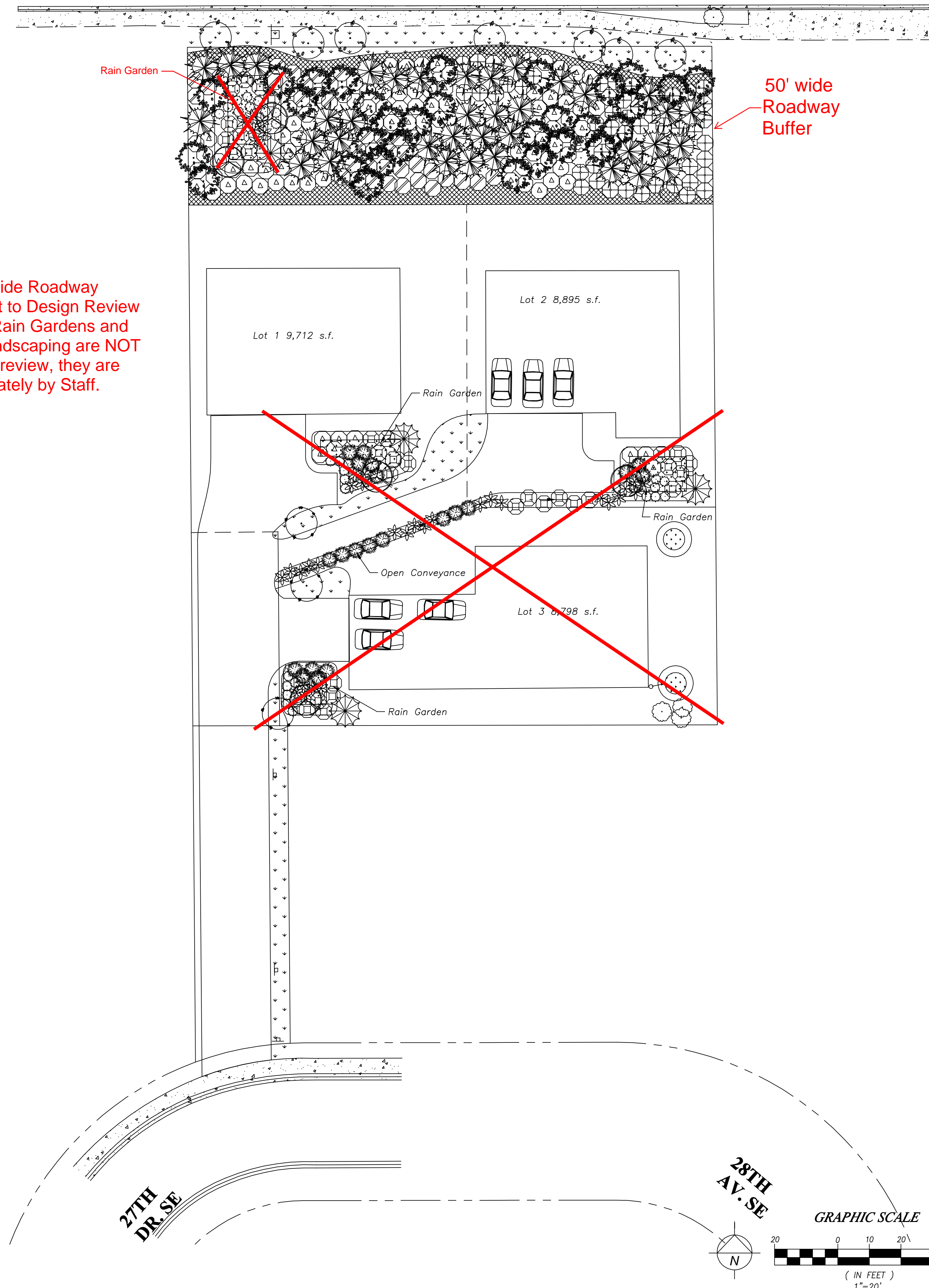
**SHRUBS**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	89	<i>Rhododendron</i> 'Anah Kruschke'	21" Ht.	Container Grown
	37	<i>Prunus laurocerasus</i> 'Otto Luyken' / Otto Luyken Laurel	21" Ht.	Container Grown
	42	<i>Viburnum plicatum</i> 'Mariesii' / Doublefile Viburnum	21" Ht.	Container Grown
	29	<i>Salix purpurea</i> / Arctic Willow	1 gal.	Container Grown
	21	<i>Spiraea bumalda</i> 'Goldflame' / Goldflame Spiraea	1 gal.	Container Grown
	29	<i>Cornus serica</i> 'Kelsey' / Kelsey Dogwood	1 gal.	Container Grown
	35	<i>Iris siberica</i> 'Caesar's Brother' / Caesar's Brother Iris	1 gal.	Container Grown

**GROUND COVER**

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	254	<i>Lonicera pileata</i> / Box Leafed Honeysuckle	4" POTS	36" on center
		Lawn		

**132ND STREET SE (SR96)**



**Important Note:**

**ONLY the 50' wide Roadway Buffer is subject to Design Review Board review. Rain Gardens and individual lot landscaping are NOT subject to DRB review, they are reviewed separately by Staff.**

BY	REVISION	DATE

**Paul Jay Landscape Architect**  
 17028-Lakeview Boulevard  
 Mount Vernon, WA 98274  
 p. 360.659.8169  
 c. 425.210.1986  
 e. pauljaya@gmail.com



**Gill Short Plat  
 Mill Creek WA  
 Landscape and Rain Garden Plan**

APPLICANT:  
Raj Gill

DATE:  
December 10, 2015

PJLA JOB NO.:

DRAWN BY: PJ

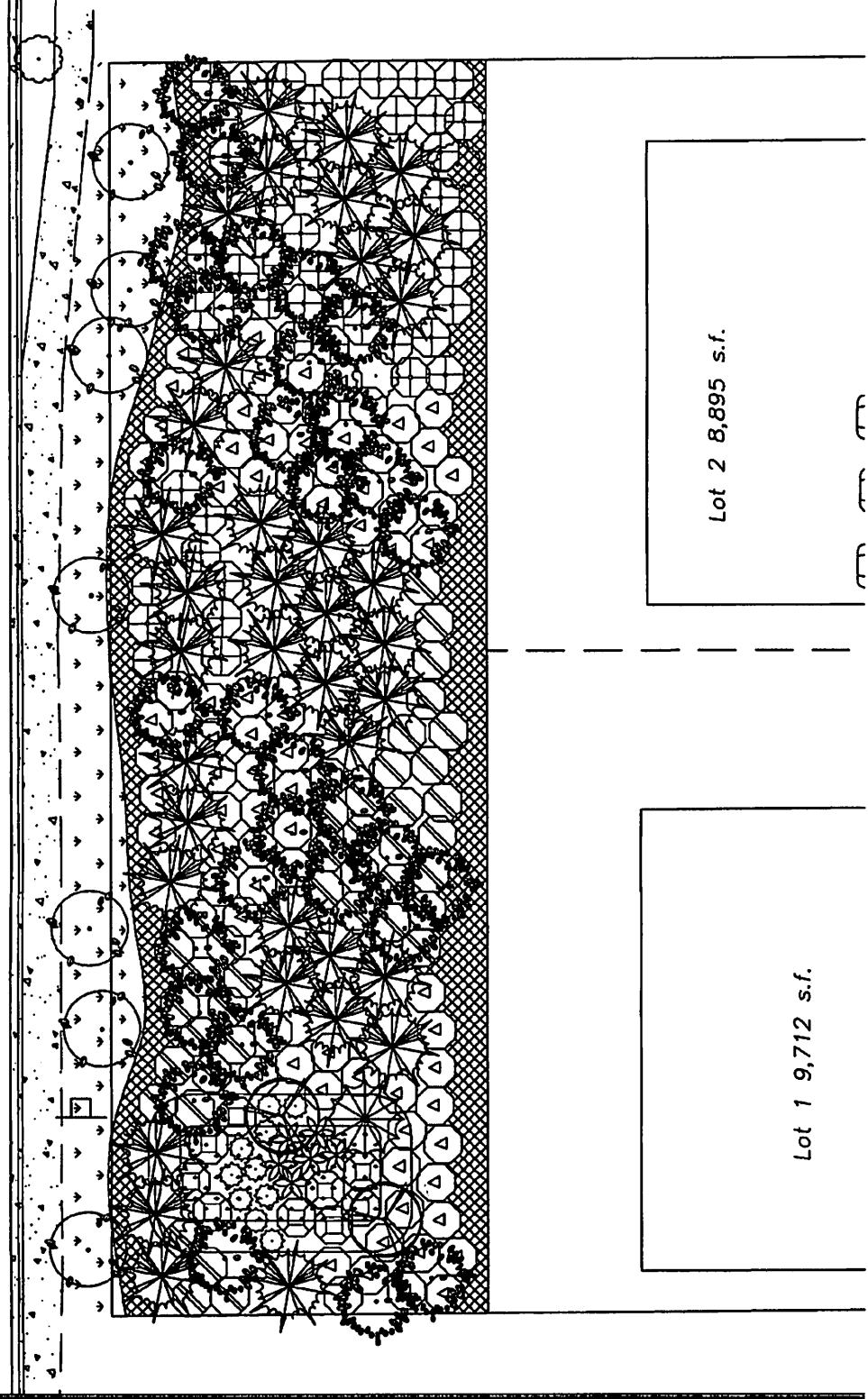
CHECKED BY: PJ

**LANDSCAPE PLAN**

SHEET  
**L-1**  
OF 1



**132ND STREET SE  
(SR96)**









Lot 2 8,895 s.f.








Lot 1 9,712 s.f.

# LANDSCAPE PLANTING SCHEDULE



## TREES

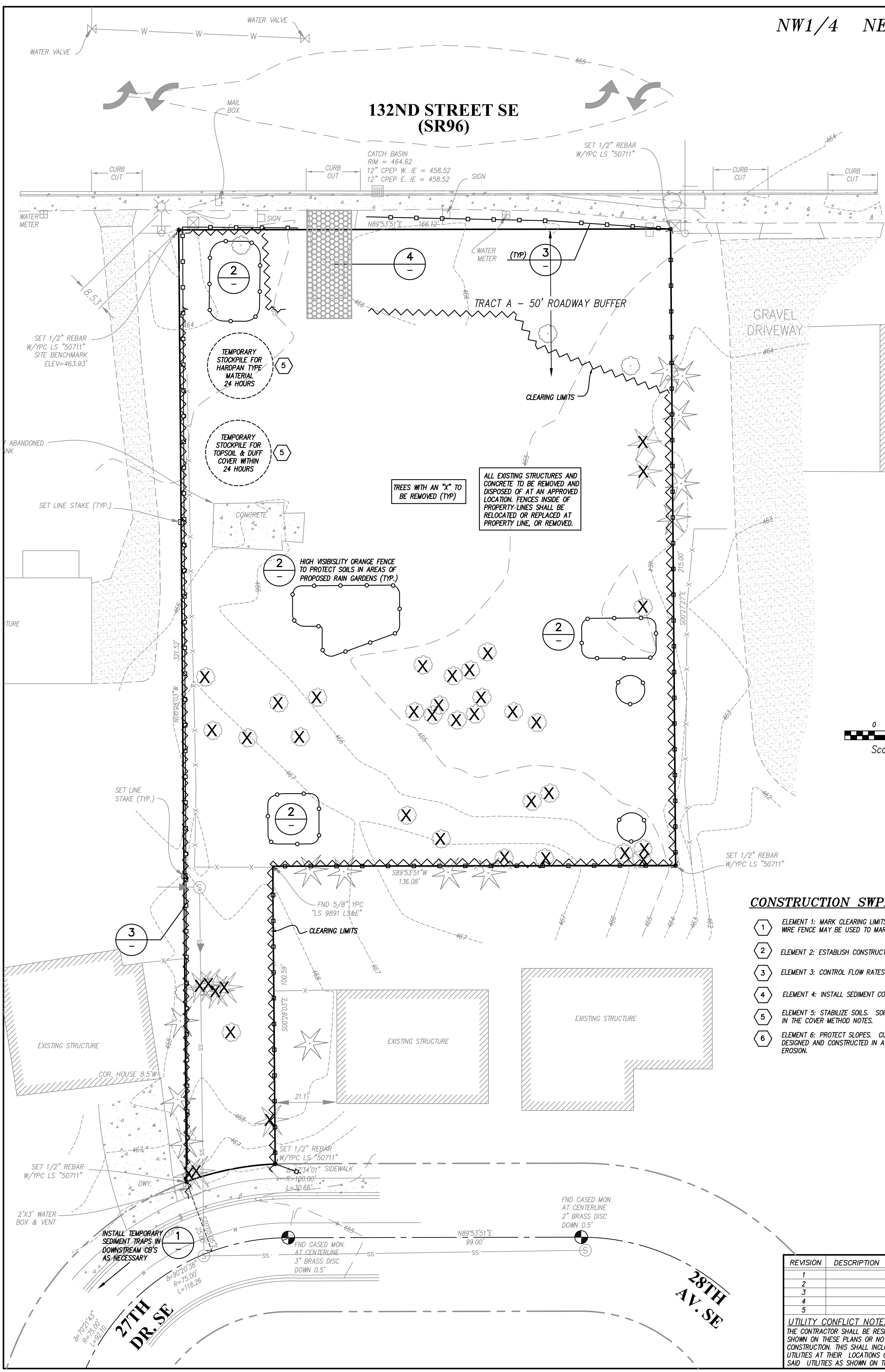
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	3	<i>Carpinus betula</i> 'Fastigiata' / Columnare Hornbeam	1 3/4" CAL.	B&B
	7	<i>Fraxinus oxycarpa</i> 'Raywood' / Raywood Ash	1 3/4" CAL.	B&B
	31	<i>Populus tremuloides</i> / Quaking Aspen	1 1/2" CAL.	B&B
	5	<i>Amelancier alnifolia</i> / Serviceberry	1 1/2" CAL.	B&B
	37	<i>Thuja plicata</i> 'Excelsa' / Excelsa Western Red Cedar	8' MIN. HT.	B&B
	4	<i>Picea omorika</i> / Serbian Spruce	8' MIN. HT.	B&B

## SHRUBS

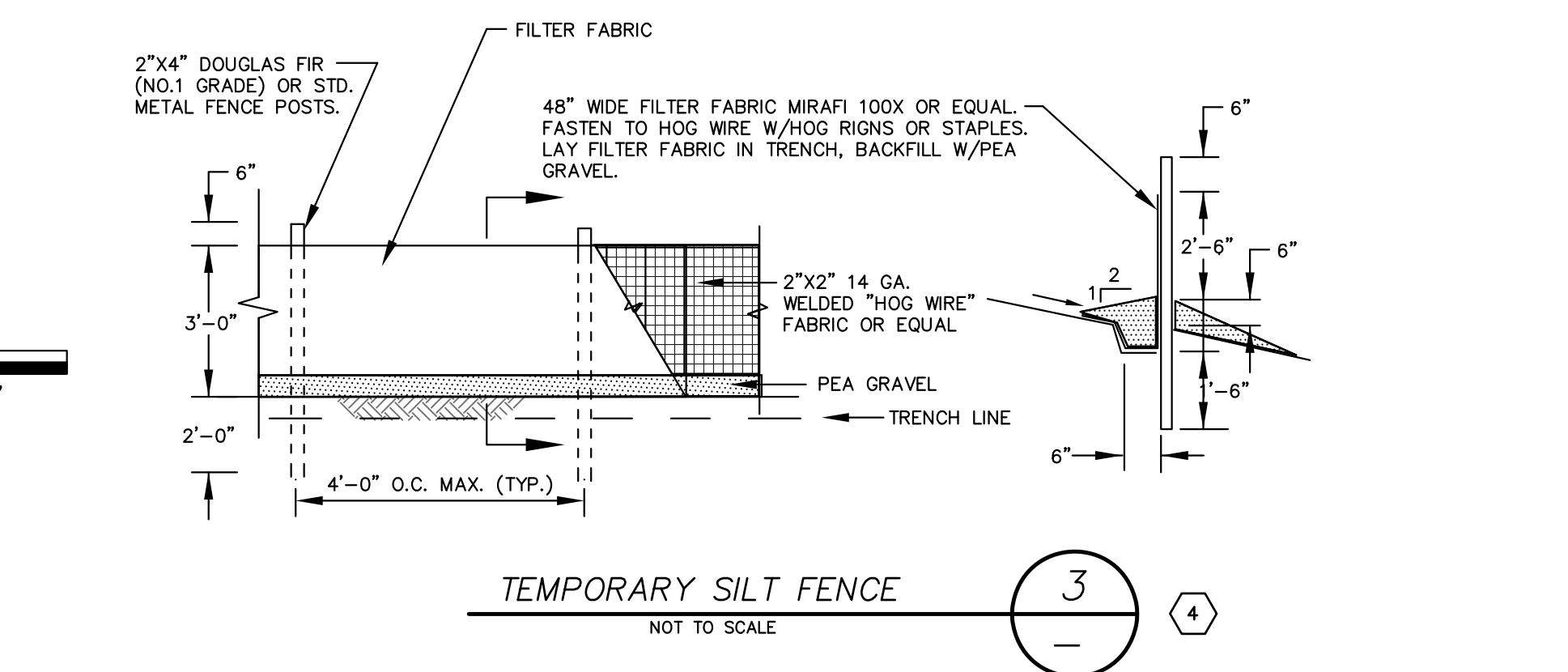
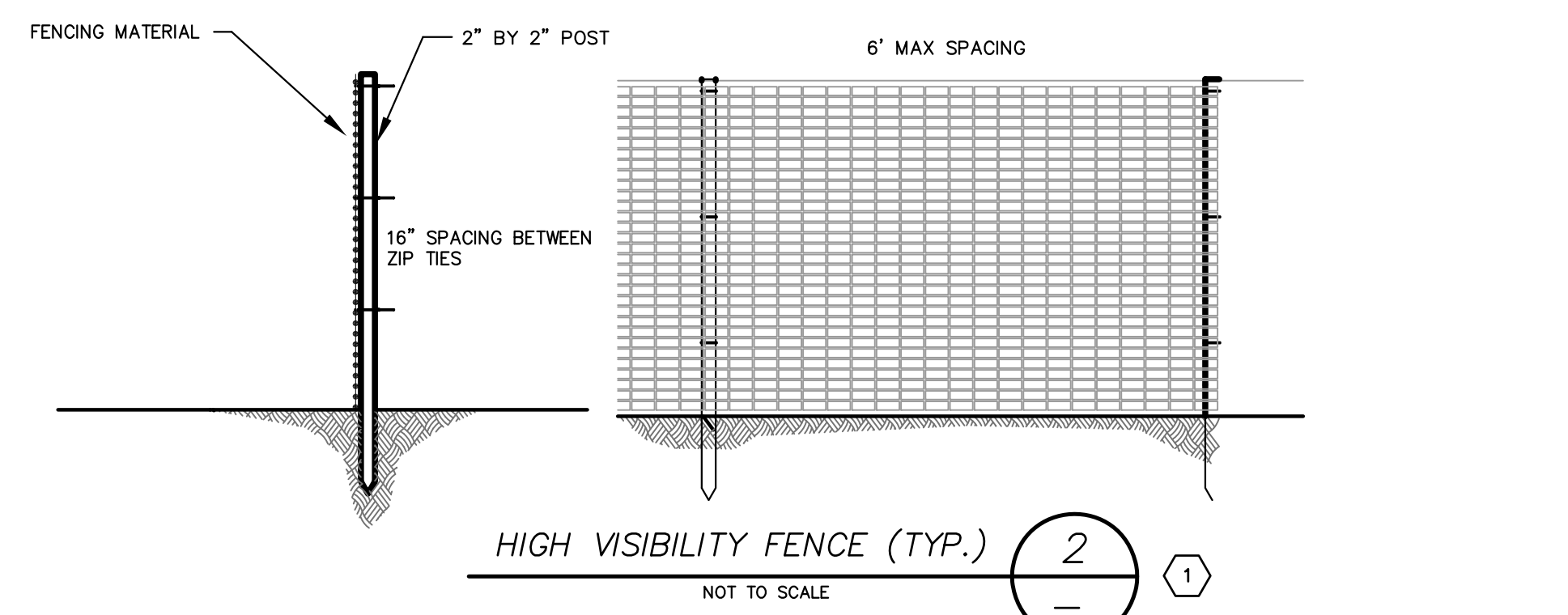
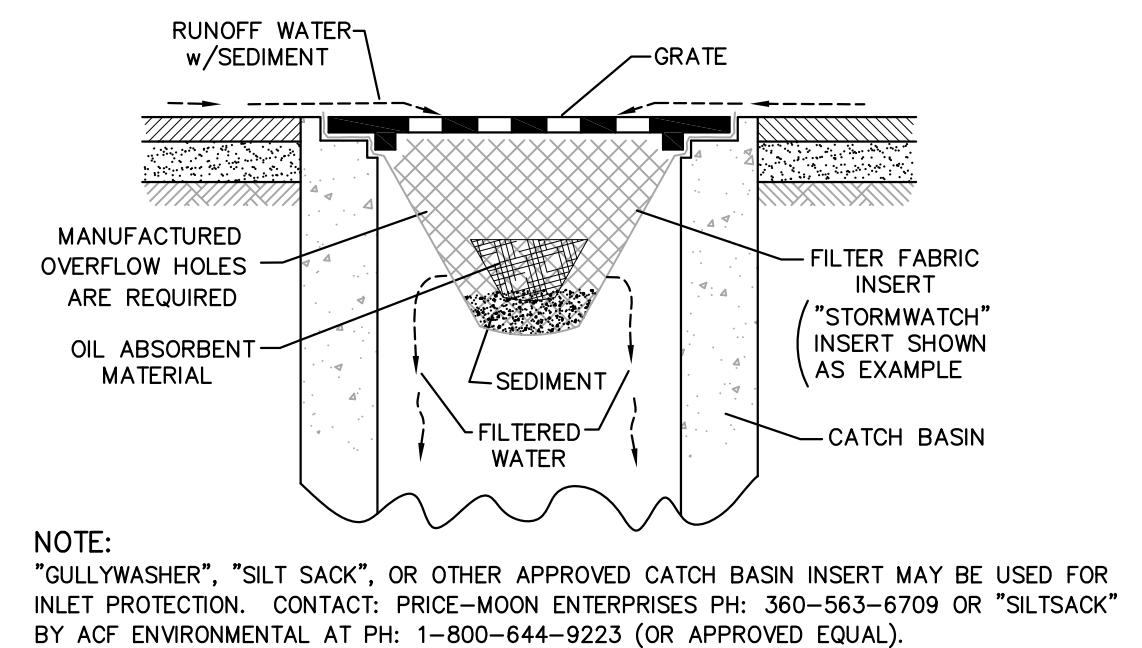
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
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## GROUND COVER

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	CONDITION
	254	<i>Lonicera pileata</i> / Box Leafed Honeysuckle	4" POTS	36" on center
		Lawn		



**TOPSOIL PRESERVATION NOTES:**  
 SITE DISTURBING ACTIVITIES SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE ANY DISTURBANCE OF THE NATIVE LOOSE ORGANIC TOPSOIL LAYER.  
 MAINTAIN A SEPARATE TOPSOIL STOCKPILE.  
 ENSURE AT LEAST EIGHT INCHES OF TOPSOIL OVER ANY AREA THAT WAS DISTURBED DURING CONSTRUCTION ACTIVITIES.



**CONSTRUCTION SWPP ELEMENTS #1-#12**

- 1 ELEMENT 1: MARK CLEARING LIMITS. PLASTIC, METAL, OR STAKE WIRE FENCE MAY BE USED TO MARK THE CLEARING LIMITS.
- 2 ELEMENT 2: ESTABLISH CONSTRUCTION ACCESS.
- 3 ELEMENT 3: CONTROL FLOW RATES.
- 4 ELEMENT 4: INSTALL SEDIMENT CONTROLS.
- 5 ELEMENT 5: STABILIZE SOILS. SOILS TO BE STABILIZED AS LISTED IN THE COVER METHOD NOTES.
- 6 ELEMENT 6: PROTECT SLOPES. CUT AND FILL SLOPES SHALL BE DESIGNED AND CONSTRUCTED IN A MANNER THAT WILL MINIMIZE EROSION.
- 7 ELEMENT 7: PROTECT DRAIN INLETS.
- 8 ELEMENT 8: STABILIZE CHANNELS AND OUTLETS. N/A
- 9 ELEMENT 9: CONTROL POLLUTANTS. ALL POLLUTANTS, INCLUDING WASTE MATERIALS AND DEMOLITION DEBRIS THAT OCCUR ON-SITE DURING CONSTRUCTION SHALL BE HANDLED AND DISPOSED OF IN A MANNER THAT DOES NOT CAUSE CONTAMINATION OF STORMWATER.
- 10 ELEMENT 10: CONTROL DE-WATERING. DE-WATERING IS NOT ANTICIPATED.
- 11 ELEMENT 11: MAINTAIN BMP'S.
- 12 ELEMENT 12: MANAGE THE PROJECT.

APPROVED FOR CONSTRUCTION  
 CITY OF MILL CREEK  
 \_\_\_\_\_  
 CITY ENGINEERING DIVISION

**SITE GRADING, AND T.E.S.C. NOTES:**

1. ALL GRADING SHALL COMPLY TO CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE.
2. T.E.S.C. MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE WORK (SEE ATTACHED DETAILED T.E.S.C. PLAN).
3. PUBLIC STREETS ARE TO BE KEPT CLEAR OF DIRT AND DEBRIS DURING EXCAVATION AND FILL OPERATIONS.
4. NONCOMPLIANCE WITH THE EROSION CONTROL REQUIREMENTS, WATER QUALITY REQUIREMENTS AND/OR CLEARING LIMITS MAY RESULT IN REVOCATION OF PROJECT PERMITS, PLAN APPROVAL AND BOND FORECLOSURES.
5. CONSTRUCTION ACCEPTANCE WILL BE SUBJECT TO A WELL ESTABLISHED GROUND COVER THAT FULFILLS THE REQUIREMENT OF THE APPROVED CONSTRUCTION PLANS FOR THE CITY OF MILL CREEK.
6. ALL AREAS TO BE SEEDING SHALL BE CULCIVATED TO THE SATISFACTION OF THE CITY INSPECTOR. THIS MAY BE ACCOMPLISHED BY DISING, RAKING, HARKING OR OTHER ACCEPTABLE MEANS. PERFORM ALL CULTURAL OPERATIONS ACROSS OF AT RIGHT ANGLES TO THE SLOPE. IF NECESSARY SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DIKE/SWALES, LEVEL SPREADERS, AND SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO SEEDING.
7. ALL DISTURBED AREAS SUCH AS DETENTION FACILITIES, ROADWAY BACK-SLOPES, ETC. SHALL BE SEEDING WITH A PERENNIAL GROUND COVER GRASS TO MINIMIZE EROSION. GRASS SEEDING WILL BE DONE USING AN APPROVED HYDROSEEDER OR AS OTHERWISE APPROVED BY THE CITY OF MILL CREEK.
8. IMMEDIATELY FOLLOWING FINISH GRADING, PERMANENT VEGETATION (CONSISTING OF RAPID, PERSISTENT AND LEGUME) WILL BE APPLIED. (MINIMUM 80% PER ACRE) THIS IS TO INCLUDE THE FOLLOWING: 20% ANNUAL, PERENNIAL OR HYBRID RYE GRASS, 40% CREEPING RED FESCUE, 40% WHITE CLOVER. HYDROSEED REQUIRED.
9. FERTILIZER SHALL BE APPLIED AT 400# PER ACRE OF 10-20-20 (10 POUNDS PER 1000 SQUARE FEET) OR EQUIVALENT. DEVELOPMENTS ADJACENT TO WATER BODIES SHALL USE NON-PHOSPHOROUS FERTILIZER.
10. ALL CUT AND FILL SLOPES SHALL BE A MAXIMUM OF 2:1.
11. STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED WITHIN 24 HOURS TO PREVENT EROSION. HYDROSEED PREFERRED.
12. DURING PERIODS OF WET WEATHER, THE GRADING CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO LIMIT SURFACE DISTURBANCE AND PROTECT THE SITE GRADING AREA FROM EXCESSIVE RUNOFF EROSION.
13. AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DELETERIOUS MATTER.
14. ALL FILL MATERIALS USED SHALL BE FREE OF VEGETATION AND DELETERIOUS MATTER AND SHALL NOT CONTAIN ROCKS GREATER THAN 6 INCHES IN DIAMETER.
15. STRUCTURAL FILLS SHALL BE PLACED IN 8" TO 10" THICK LAYERS HORIZONTAL LIFTS AND SPREAD UNIFORMY.
16. ALL STRUCTURAL FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM D-1557-70).
17. THE SURFACE OF ALL SLOPES SHALL BE COMPACTED. THIS MAY BE ACCOMPLISHED BY OVER-BUILDING THE SLOPES, THEN CUTTING BACK TO FINAL GRADES, OR BY RUNNING THE COMPACTOR OVER THE SLOPE AS EACH FULL LIFT IS BEING PLACED. ALL SLOPES SHALL BE COMPACTED BY THE END OF EACH WORKING DAY.
18. DISTURBED AREAS TO BE STABILIZED WITH HYDROSEED OR STRAW MULCH WITHIN 24 HOURS OF COMPLETION OF FINAL GRADING DURING WET WEATHER.

**CONSTRUCTION SEQUENCE:**

1. SCHEDULE A PRE-CONSTRUCTION MEETING WITH CITY ENGINEERING DIVISION AT 425-771-0220, EXT. 1326. TWO DAY (48 HR) NOTICE IS REQUIRED.
2. REVIEW TEMPORARY EROSION AND SEDIMENT CONTROL NOTES.
3. CALL FOR UTILITY LOCATES.
4. INSTALL HIGH VISIBILITY ORANGE FENCING AROUND PROPOSED RAIN GARDEN AREAS.
5. INSTALL T.E.S.C. MEASURES AND MAINTAIN DUST CONTROL WHILE PREVENTING DISTURBANCE OF ANY AREAS OF VEGETATION OUTSIDE THE CONSTRUCTION ZONE.
6. HAVE EROSION CONTROL MEASURES INSPECTED BY CITY ENGINEERING INSPECTOR. ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES MUST BE IN PLACE AND INSPECTED PRIOR TO ANY CONSTRUCTION OR SITE CLEARING. EROSION AND SEDIMENTATION CONTROL PRACTICES AND/OR DEVICES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
7. CLEAR AND GRUB WHERE APPLICABLE.
8. ROUGH GRADE SITE AS REQUIRED TO INSTALL SITE DEVELOPMENT FEATURES. TAKE CARE TO PRESERVE RAIN GARDEN AREAS AND KEEP ALL CONSTRUCTION EQUIPMENT FROM THE AREAS.
9. CLEAR, GRUB & ROUGH GRADE SITE. REVEGETATE DISTURBED AREAS NOT SUBJECT TO ADDITIONAL SURFACE DISTURBANCE IMMEDIATELY AFTER ROUGH GRADING. (OTHER EXPOSED AREAS SHALL BE STABILIZED PER EROSION CONTROL NOTES BELOW)
10. INSTALL UTILITIES AND OTHER SITE IMPROVEMENTS.
11. STABILIZE AND COMPOST. AMEND ALL EXPOSED SOILS PRIOR TO REVEGETATION OF ENTIRE SITE.
12. ESTABLISH LANDSCAPING AND PERMANENT VEGETATION. ALL TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED UPON FINAL SITE STABILIZATION AND APPROVAL BY CITY INSPECTOR.

**MAINTENANCE OF SILTATION BARRIERS**

SILTATION BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING NECESSARY REPAIRS TO BARRIERS OR REPLACEMENT SHALL BE ACCOMPLISHED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH RAINFALL. THEY MUST BE REMOVED WHEN THE LEVEL OF DEPOSITION REACHES APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER. SHALL BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE BARRIER IS NO LONGER REQUIRED.

**CLEAR PLASTIC COVERING**  
 PROTECT DISTURBED SLOPES BY COVERING WITH CLEAR PLASTIC. THIS METHOD OF COVER IS GOOD FOR PROTECTING BARE AREAS WHICH NEED IMMEDIATE COVER AND FOR WINTER PLANTINGS. IT IS ALSO QUICK AND EASY TO PLACE. THE SHEETING WILL RESULT IN RAPID, 100% RUNOFF WHICH MAY CAUSE SERIOUS EROSION PROBLEMS AND/OR FLOODING AT THE BASE OF SLOPES UNLESS THE RUNOFF IS PROPERLY INTERCEPTED AND SAFELY CONVEYED BY A COLLECTING DRAIN. THIS IS STRICTLY A TEMPORARY MEASURE, SO PERMANENT STABILIZATION IS STILL REQUIRED. THE PLASTIC MUST BE ANCHORED.

**CLEAR PLASTIC SHEETING** SHALL HAVE A MINIMUM THICKNESS OF 6 MIL AND MEET THE REQUIREMENTS OF WSDOT/APWA SECTION 9-14.5. COVERING SHALL BE INSTALLED AND MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIRES ON ROPES WITH A MAXIMUM 10 FOOT GRID SPACING IN ALL DIRECTIONS. ALL SEAMS SHALL BE TAPED OR WEIGHTED DOWN FULL LENGTH AND THERE SHALL BE AT LEAST A 1 TO 2 FOOT OVERLAP OF ALL SEAMS. SEAMS SHOULD THEN BE ROLLED AND STAKED OR TIED. COVERING SHALL BE INSTALLED IMMEDIATELY ON AREAS SEEDING BETWEEN NOV 1 TO MAR 1, AND REMAIN UNTIL VEGETATION IS FIRMLY ESTABLISHED. WHEN THE COVERING IS USED ON UNSEEDING SLOPES, IT SHALL BE LEFT IN PLACE UNTIL THE NEXT SEEDING PERIOD. SHEETING SHOULD BE TIED IN AT THE TOP OF THE SLOPE TO PREVENT SURFACE FLOW BENEATH THE PLASTIC. SHEETING SHOULD BE REMOVED AS SOON AS IS POSSIBLE ONCE VEGETATION IS WELL GROWN TO PREVENT BURNING THE VEGETATION THROUGH THE PLASTIC SHEETING.

**COVER METHODS**

PROTECT DISTURBED SLOPES BY MULCHING (2"-4" THICKNESS). THIS CAN BE DONE BEFORE OR AFTER PERMANENT SEEDING. THE TYPES OF MULCHES AVAILABLE ARE DESCRIBED BELOW (TAKEN FROM THE D.O.E. MANUAL):

**STRAW** - MOST COMMONLY USED IN CONJUNCTION WITH SEEDING. ITS USE IS RECOMMENDED WHERE IMMEDIATE PROTECTION IS REQUIRED AND PREFERABLY WHERE THE NEED FOR PROTECTION WILL BE LESS THAN 3 MONTHS. THE STRAW SHOULD COME FROM WHEAT OR OATS, AND MAY BE SPREAD BY HAND OR MACHINE. STRAW CAN BE WINDBLOWN AND MUST BE ANCHORED DOWN (ROLLING OR PUNCHING INTO SOIL, COVERING WITH NETTING, SPRAYING TACKIFIER).

**CORN STALKS** - THESE SHOULD BE SHREDDED INTO 4 TO 6-INCH LENGTHS. STALKS DECOMPOSE SLOWLY AND ARE RESISTANT TO WINDBLOW.

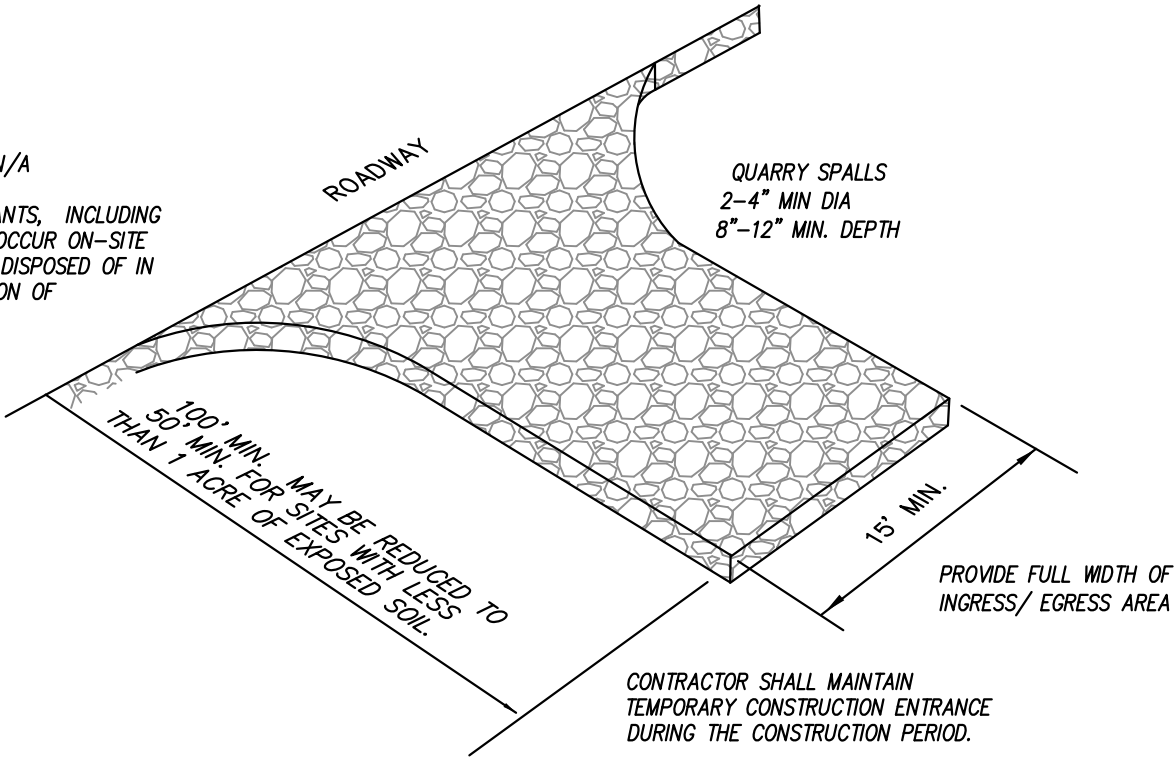
**WOOD CHIPS/BARK CHIPS** - SUITABLE FOR AREAS THAT WILL NOT BE CLOSELY MOWED, AND AROUND ORNAMENTAL PLANTINGS. CHIPS DECOMPOSE SLOWLY AND DO NOT REQUIRE TACKING. WOOD CHIPS MUST BE TREATED WITH 12 POUNDS NITROGEN PER TON TO PREVENT NUTRIENT DEFICIENCY IN PLANTS (NOT NECESSARY FOR BARK). WOOD AND BARK CHIPS DO NOT WORK ON SLOPES OF MORE THAN 6 PERCENT AND CREATE PROBLEMS BY BLOCKING INLET GRATES, ETC. AND ARE THEREFORE NOT RECOMMENDED FOR USE IN THOSE AREAS.

**WOOD FIBER** - USED IN HYDRO-SEEDING OPERATIONS, APPLIED AS PART OF THE SLURRY. THIS FORM OF MULCH DOES NOT PROVIDE SUFFICIENT PROTECTION TO ERODIBLE SOILS TO BE USED ALONE DURING THE HEAT OF SUMMER OR FOR LATE FALL SEEDINGS. WOOD FIBER HYDRO-SEED SLURRIES MAY BE USED TO TACK STRAW MULCH. THIS COMBINATION TREATMENT IS WELL SUITED FOR STEEP SLOPES AND CRITICAL AREAS.

**NETS AND MATS** - USED ALONE, NETTING DOES NOT RETAIN SOIL MOISTURE OR MODIFY SOIL TEMPERATURE. IT STABILIZES THE SOIL SURFACE WHILE GRASSES ARE BEING ESTABLISHED, AND IS USEFUL IN GRASSED WATERWAYS AND ON SLOPES. LIGHT NETTING MAY ALSO BE USED TO HOLD OTHER MULCHES IN PLACE. ITS RELATIVELY HIGH COST MAKES IT MOST SUITABLE FOR SMALL SITES.

**TEMPORARY COVER:**

TEMPORARY SEED TO PROVIDE SOIL STABILIZATION BY PLANTING GRASSES AND LEGUMES TO AREAS WHICH WOULD REMAIN BARE FOR MORE THAN 7 DAYS (FROM MAY 1 TO SEPT. 30) OR 2 DAYS (FROM OCT. 1 TO APRIL 30) WHERE PERMANENT COVER IS NOT NECESSARY OR APPROPRIATE. A MINIMUM OF 2-4 INCHES OF FILLED TOPSOIL IS REQUIRED FOR THE SEEDING. PLANTING SHOULD PREFERABLY BE DONE BETWEEN APRIL 1 AND JUNE 30, AND SEPT 1 THROUGH OCT 31. IF PLANTING IS DONE IN THE MONTHS OF JULY AND AUGUST, IRRIGATION MAY BE REQUIRED. IF PLANTING IS DONE BETWEEN NOV 1 AND MARCH 31, MULCHING SHALL BE REQUIRED IMMEDIATELY AFTER PLANTING. THE SEED MIX OF REDTOP(10%), ANNUAL RYE(40%), CHERMINGS FESCUE(40%), AND WHITE DUTCH CLOVER(10%) SHALL BE USED AS A QUOTE (CITY OF MILL CREEK TO APPROVE SEED MIX). "HYDRO-SEEDING" APPLICATIONS WITH APPROVED SEED-MULCH-FERTILIZER MIXTURES MAY ALSO BE USED. THE SOIL COVER METHODS LISTED UNDER "COVER DURING WINTER CONDITIONS" MAY ALSO BE USED AS TEMPORARY COVER AT ANY TIME.



REVISION	DESCRIPTION	DATE
1		
2		
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**UTILITY CONFLICT NOTE:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POTHOLES THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATIONS PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE AT 1-800-424-5555 AND THEN POTHOLES ALL OF THE EXISTING UTILITIES AT THEIR LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATION OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION.

Professional Engineer Seal for Donna L. Breske, P.E., No. 27367, State of Washington. The seal is circular with the text 'DONNA L. BRESKE, P.E.', '27367', 'REGISTERED PROFESSIONAL ENGINEER', and 'STATE OF WASHINGTON'.

**DONNA L. BRESKE, P.E.**  
 6621 FOSTER SLOUGH RD.  
 SNOHOMISH, WA 98290  
 PHONE (425) 334-9980  
 DonnaBreske@comcast.net

**T.E.S.C., CLEARING & SWPP PLAN**  
 FOR  
**RAJ GILL 3 LOT SHORT PLAT**

TAX ID: 0074790005000 PFN:  
 DEVELOPER: RAJ GILL, 4122 145TH PL SE SNOHOMISH, WA 98296, PH: (425) 387-6322, EMAIL: rajdeep@comcast.net

SCALE: 1" = 20' ISSUE DATE: 12-18-15 SHT NO. 2 OF 3