

**CITY OF MILL CREEK
DESIGN REVIEW BOARD
APPLICATION PL2019-0016**

PART I - SUMMARY INFORMATION

NAME OF PROJECT: Kazziep Short Plat

APPLICANT: Richard Bynum
Maston Properties & Construction LLC
2020 Maltby Road, Suite 7
Bothell, Washington 98021

LOCATION: The project is located at 2726 132nd 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 October 2, 2019, the City of Mill Creek issued the Preliminary Notice of Decision for the Kazziep Short Plat (City Project File Number PL2018-0019), which subdivides 0.82 acres into 3 lots for single-family home development. The development provides a 50-foot wide landscaped roadway buffer adjacent to 132nd 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.

The proposed Landscape Plan is preserving the five Western Red Cedar trees of the 13 existing trees noted within the Roadway Buffer, see photo of existing vegetation. The trees being removed are for the construction of drainage facilities and associated rain garden. The applicant has located the proposed infiltration trench and rain garden within the Roadway Buffer, which is permitted by code. The rain garden will be screened by the existing trees. The proposed rain garden will not compromise the purpose and function of the roadway buffer because it will continue to provide a visual buffer between the roadway and the future development. Along the site's frontage an existing metal railing will remain, see photos of existing conditions. The applicant is proposing to install a split rail fence east of the metal

raining along the frontage to connect and match to the split rail fence located on the Gill Short Plat roadway buffer located to the east.

Existing Conditions and Railing along SR 96 (132nd Street SE):



Existing Stand of 5 Western Red Cedars to be Retained:



Western Portion of Roadway Buffer Where Areas of Grasses and Shrubs are Proposed to be Retained:



See the *Attachment 1 - Landscape Plan, Sheet L-10, Attachment 2 - Enlarged detail and plant schedule for the roadway buffer, Attachment 3 – Clearing, Grading and TESC Plan, and Attachment 4 - Plant Photos.*

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. 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. In addition, the code states landscaped areas shall be irrigated by mechanical sprinkler systems.

Tree Preservation Plan

The applicant has submitted a tree preservation plan and is making an effort to retain five Western Red Cedars (as shown in the above photo) not specifically required for removal by utility installation, the installation of the stormwater facilities (rain gardens) and the new homes. *Attachment 3 - Clearing, Grading and TESC 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. To supplement the preserved

trees, the applicant has selected primarily native plants. *Attachment 1* and *Attachment 4* includes the landscape planting plant listing with photos of the proposed plants.

Roadway Buffer Landscaping

For the required 50-foot wide roadway buffer along 132nd Street SE, the applicant is preserving five Western Red Cedar trees as indicated on *Attachment 3* and will be supplementing with native trees and plantings with irrigation as indicated on *Attachment 1*. There are two areas where existing vegetation consisting of grasses and shrubs has been identified to be retained. Since it is unclear at this time the species and condition of the vegetation proposed for retention, staff is recommending as a Condition of Approval that the applicant schedule a site inspection with staff, once the buffer has been cleared of all vegetation being removed. The purpose of the inspection will be to determine if the quality and health of the plants proposed for retention is acceptable and if not identify plants from the approved plant list to be planted instead.

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 with the following condition: Once the buffer has been cleared of all vegetation being removed, the applicant shall schedule a site inspection with staff to determine if the quality and health of the shrubs and grasses, identified to be retained, are worth retaining and if not identify plants from the approved plant list to be planted instead.
2. 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.
3. 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:

Attachment 1 - Landscape Plan, Sheet L-1.0, L-2.0

Attachment 2 - Enlarged detail and plant schedule for the roadway buffer

Attachment 3 - Clearing, Grading and TESC Plan, Sheet C3

Attachment 4 - Plant Photos

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Vicinity Map



Attachment 1

PLANT SCHEDULE

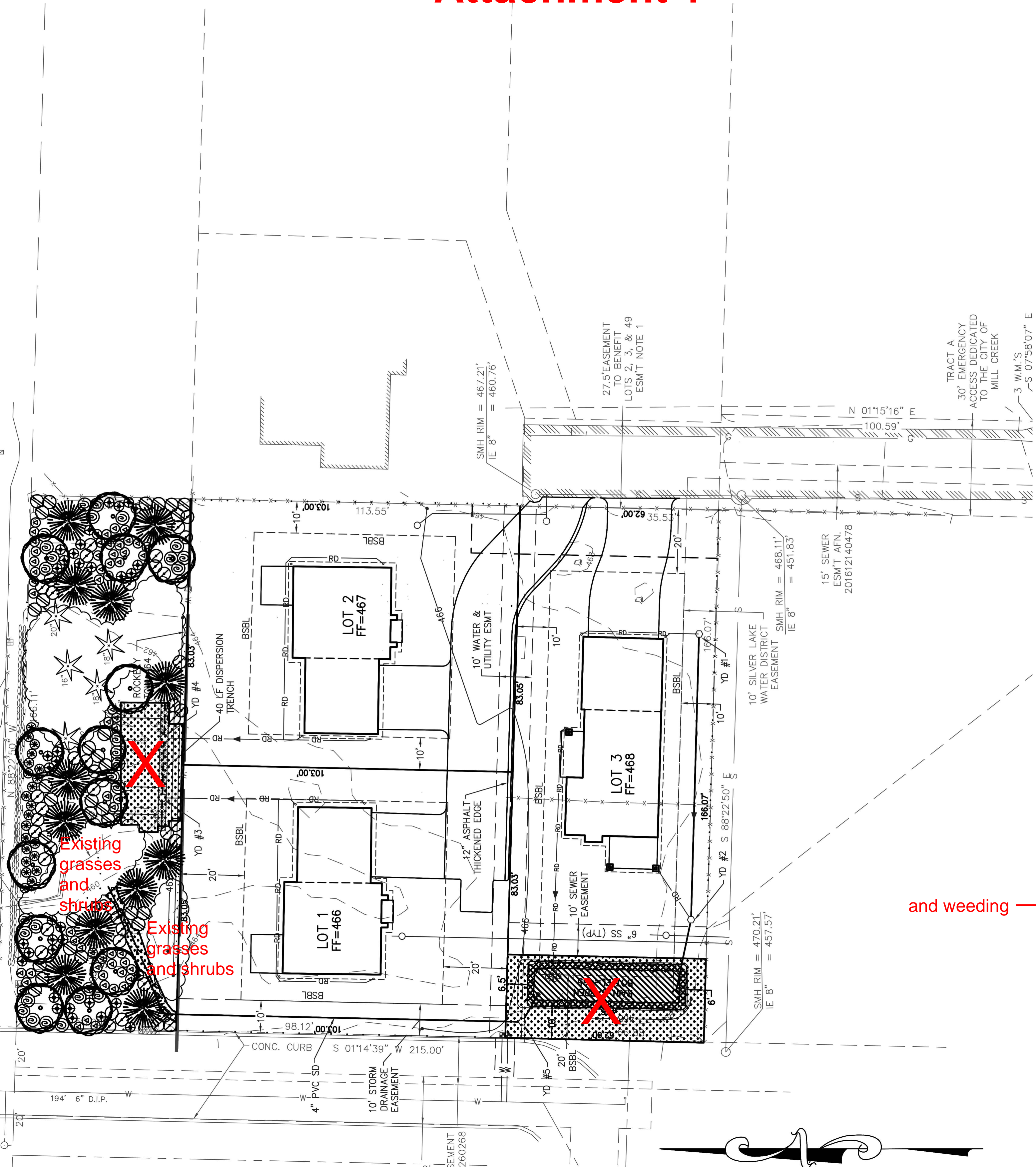
SYMBOL	BOTANICAL/Common Name	SIZE/COMMENTS
TREES		
	CORNUS NUTALLII / PACIFIC DOGWOOD	1 1/2" CAL., SPECIMEN QUALITY
	THUJA PLICATA 'FASTIGIATA' / HOGAN RED CEDAR	8' HT., B&B
	EXISTING CONIFERS TO REMAIN (WESTERN RED CEDAR TREES)	PRESERVE & PROTECT (NOTE CALIPER @ DBH SHOWN)
SHRUBS		
	CISTUS PURUREUS / PURPLE ROCK ROSE	5 GAL. CONT., PLANT @ 3' O.C.
	CORNUS STOLONIFERA / RED OSIER DOGWOOD	2 GAL. CONT., PLANT AS SHOWN
	POLYSTICHUM MUNITUM / SWORDFERN	2 GAL. CONT., PLANT AS SHOWN
	RHODODENDRON 'AMERICA' / 'AMERICA' RHODODENDRON	18"-21" HT., B&B, SPECIMEN QUALITY
	SYMPHORICARPOS ALBUS / SNOWBERRY	5 GAL. CONT., PLANT @ 4' O.C.
	ROSA NUTKANA / NOOTKA ROSE	2 GAL. CONT., PLANT @ 3' O.C.
	EXISTING VEGETATION TO REMAIN	PRESERVE & PROTECT
RAIN GARDEN PLANTS		
	JUNCUS EFFUSUS PACIFICUS / COMMON RUSH	USE 4 PLUGS / S.F. IN BOTTOM OF RAIN GARDEN
	HEMEROCALLIS 'HAPPY RETURNS' / 'HAPPY RETURNS' DAYLILY	1 GAL. CONT., PLANT @ 12" O.C. ON SLOPES OF RAIN GARDEN
	HYDROSEED EROSION CONTROL SEED MIX USE 'SURPREME PLUS MIX' BY SUNMARK COMPANY (888) 214-7333	FOLLOW MANUFACTURER'S RECOMMENDATION FOR APPLICATION RATE

Existing grasses and shrubs

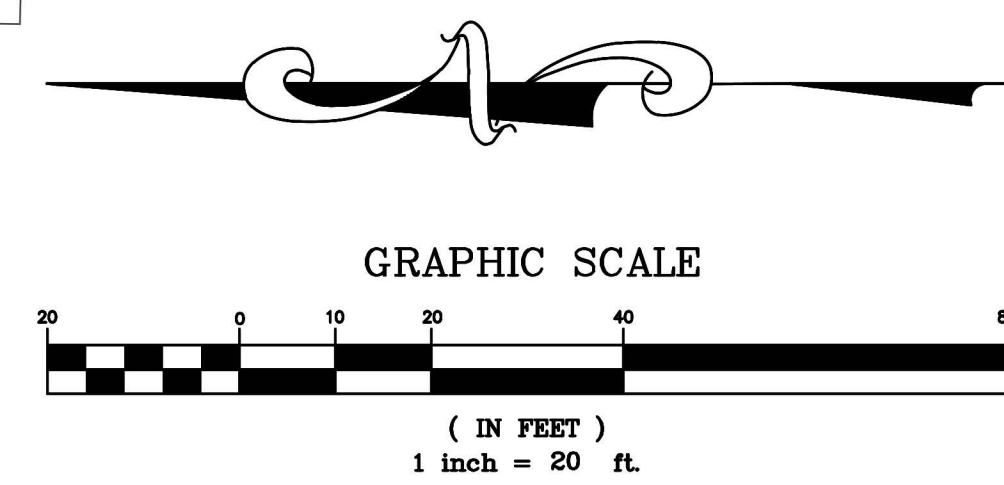
PLANTING NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS MATERIAL, FREE OF PESTS AND DISEASE.
- ALL PLANTS MUST BE CONTAINER GROWN OR BALLED AND BURLAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES MUST BE STRAIGHT TRUNKED AND FULL HEADED AND MEET ALL REQUIREMENTS SPECIFIED.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO (1) VERIFY THE LOCATIONS OF UTILITY LINES IN AND ADJACENT TO THE WORK AREA, (2) PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD, AND (3) REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN VIA SYMBOLS ON THESE PLANS BEFORE PRICING THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, MOWING, ETC.) OF THE PLANTING AND LAWN AREAS FOR THE CONSTRUCTION PERIOD.
- THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A (1) YEAR PERIOD. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
- AFTER BEING DUG AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN, OR DEFOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- ALL SHRUB, GROUND COVER AND SEASONAL COLOR ANNUAL PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH BARK MULCH TO A MINIMUM DEPTH OF THREE INCHES.
- SAFE, CLEARLY MARKED PEDESTRIAN AND VEHICULAR ACCESS TO ALL ADJACENT PROPERTIES MUST BE MAINTAINED THROUGHOUT THE CONSTRUCTION PROCESS.
- DURING THE GROWING SEASON ALL ANNUALS SHALL REMAIN IN A HEALTHY, VITAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.
- ALL PLANT MATERIALS QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN GRAPHICALLY.
- ALL HYDROSEEDED LAWN GRASS AREAS ARE TO RECEIVE 4" OF TOPSOIL. ALL LANDSCAPE BED AREAS ARE TO RECEIVE 6" OF TOPSOIL. TOPSOIL FOR RAIN GARDEN SHALL BE MINIMUM DEPTH OF 12" OF CEDAR GROVE BIORETENTION & RAIN GARDEN SOIL MIX. SEE CIVIL DRAWINGS 'DRAINAGE AND UTILITY PLAN' FOR RAIN GARDEN DETAIL.
- ALL LANDSCAPED AREAS ARE TO BE WATERED VIA TEMPORARY AUTOMATIC IRRIGATION SYSTEM.
- INSTALL A WEED BARRIER IN ALL LANDSCAPE BED AREAS (SEE SPECIFICATIONS).
- THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SODDING IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
- TOPSOIL FOR LANDSCAPE AND HYDROSEEDED GRASS AREAS TO BE CEDAR GROVE'S 3-WAY TOPSOIL MIX OR EQUAL.
- HYDROSEED ALL DISTURBED AREAS FOR EROSION CONTROL DURING AND POST CONSTRUCTION.

and weeding →

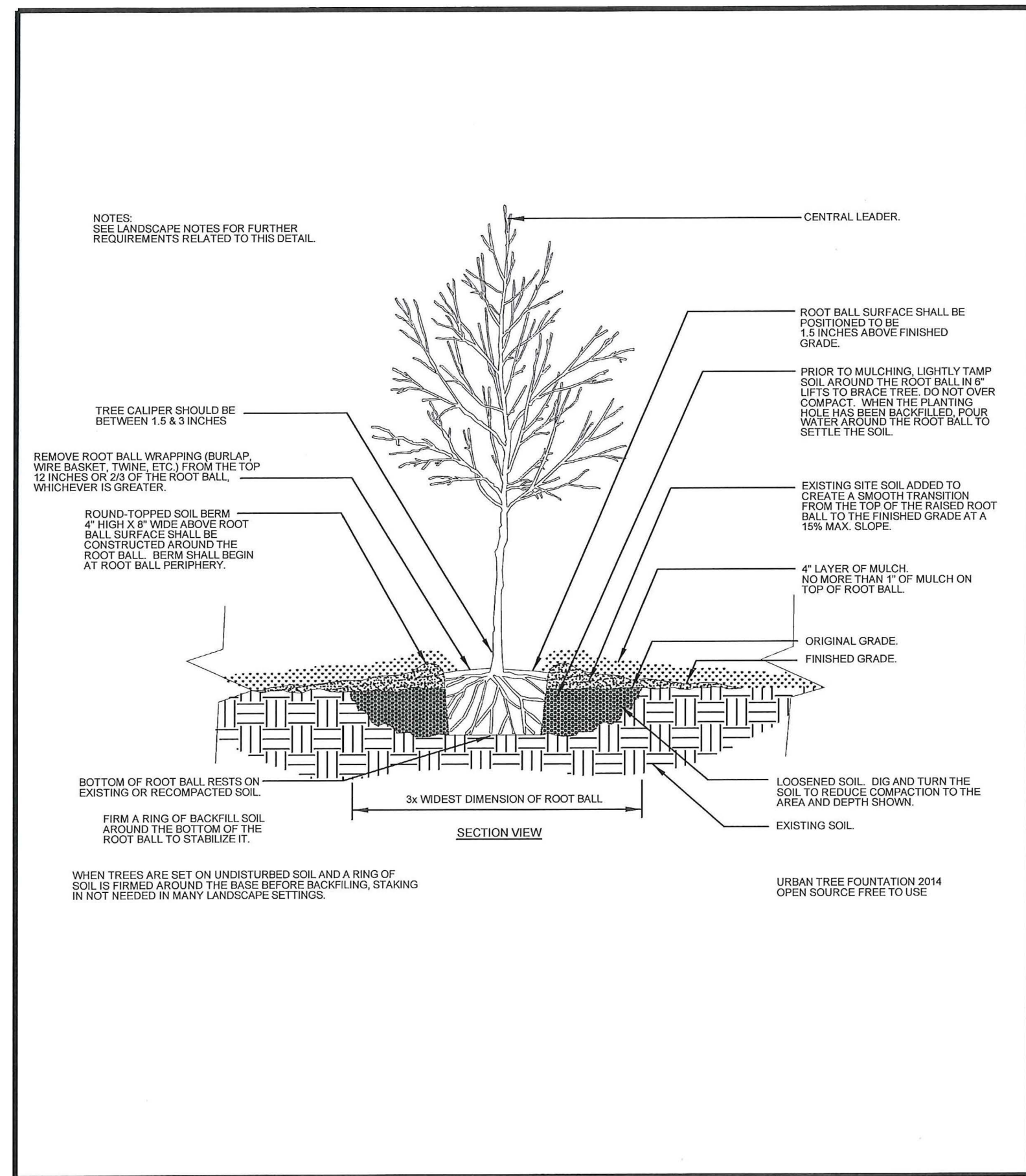


Rain gardens are subject to administrative review and are excluded from this review. So the rain garden are "crossed-out" on all attachments.

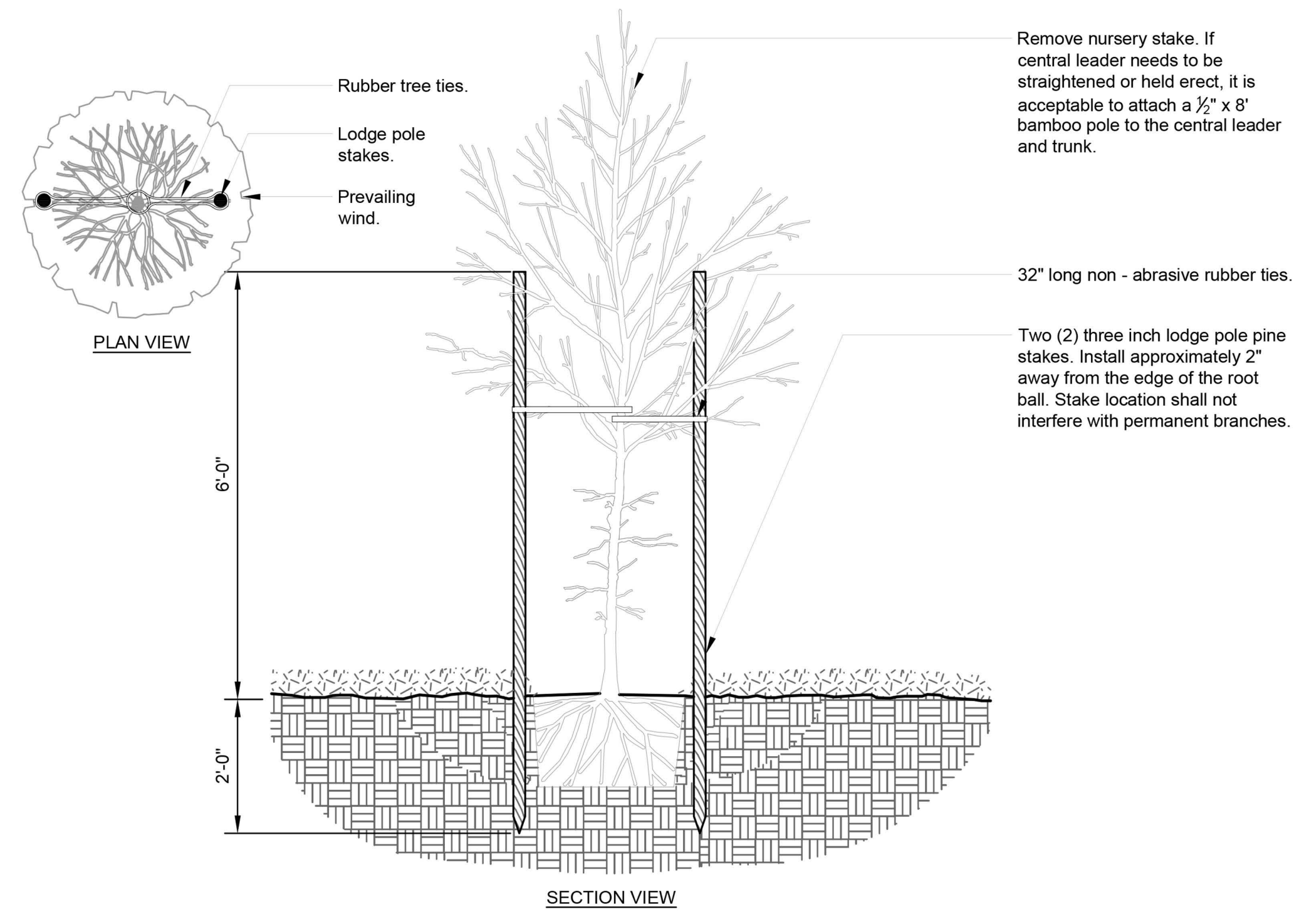


Revision Description	No.	Date
Issue Date	10/11/2019	PERMIT/DRB
Project No.		
Designed By	TSP	Drawn By
Checked By	NFG	Checked By
LAND PLAN T (425) 275-9808 3151 Russet Road Brier, WA 98036		
KAZZIEP SHORT PLAT MILL CREEK, WA LANDSCAPE PLAN		
L-10		

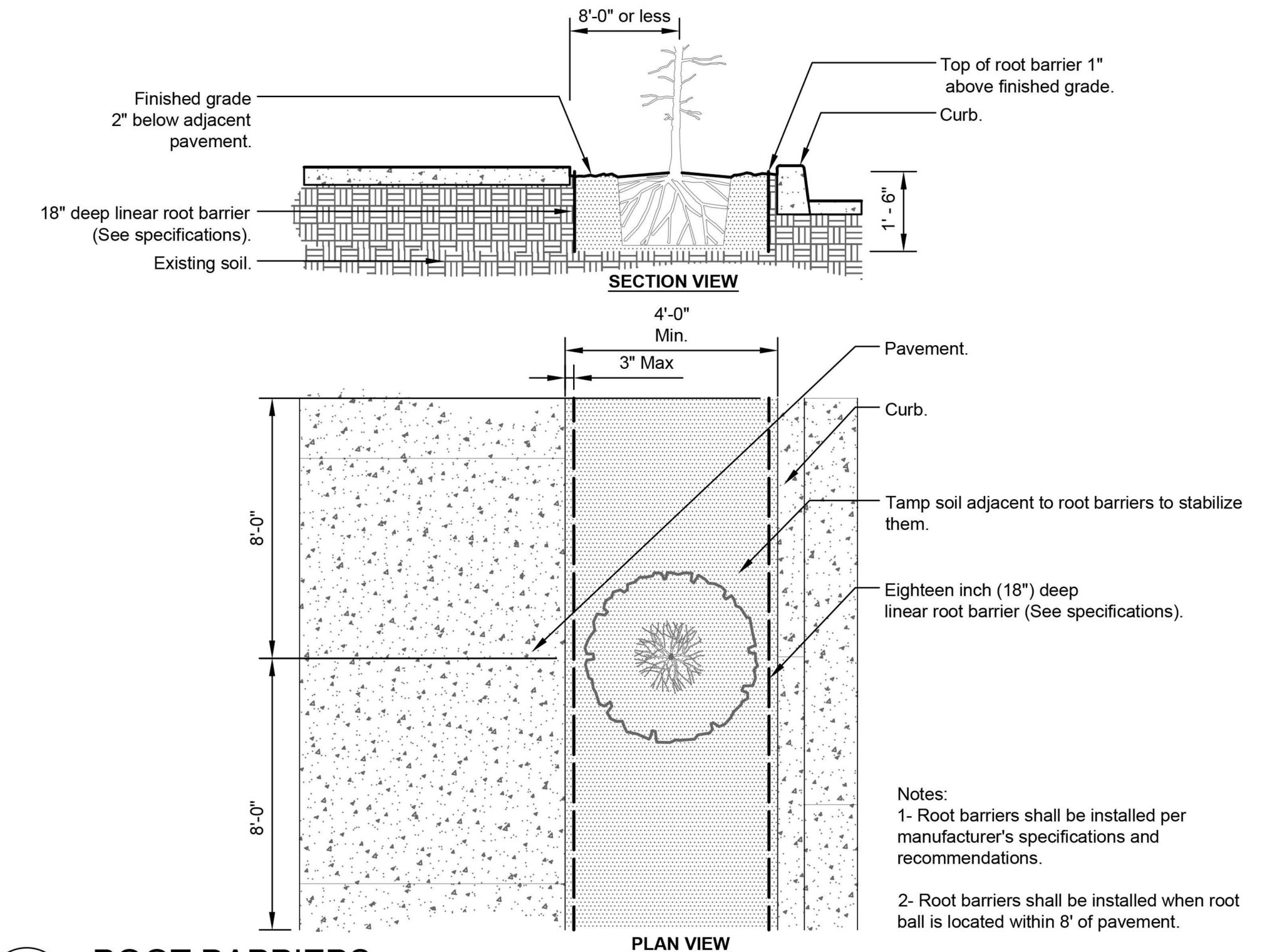




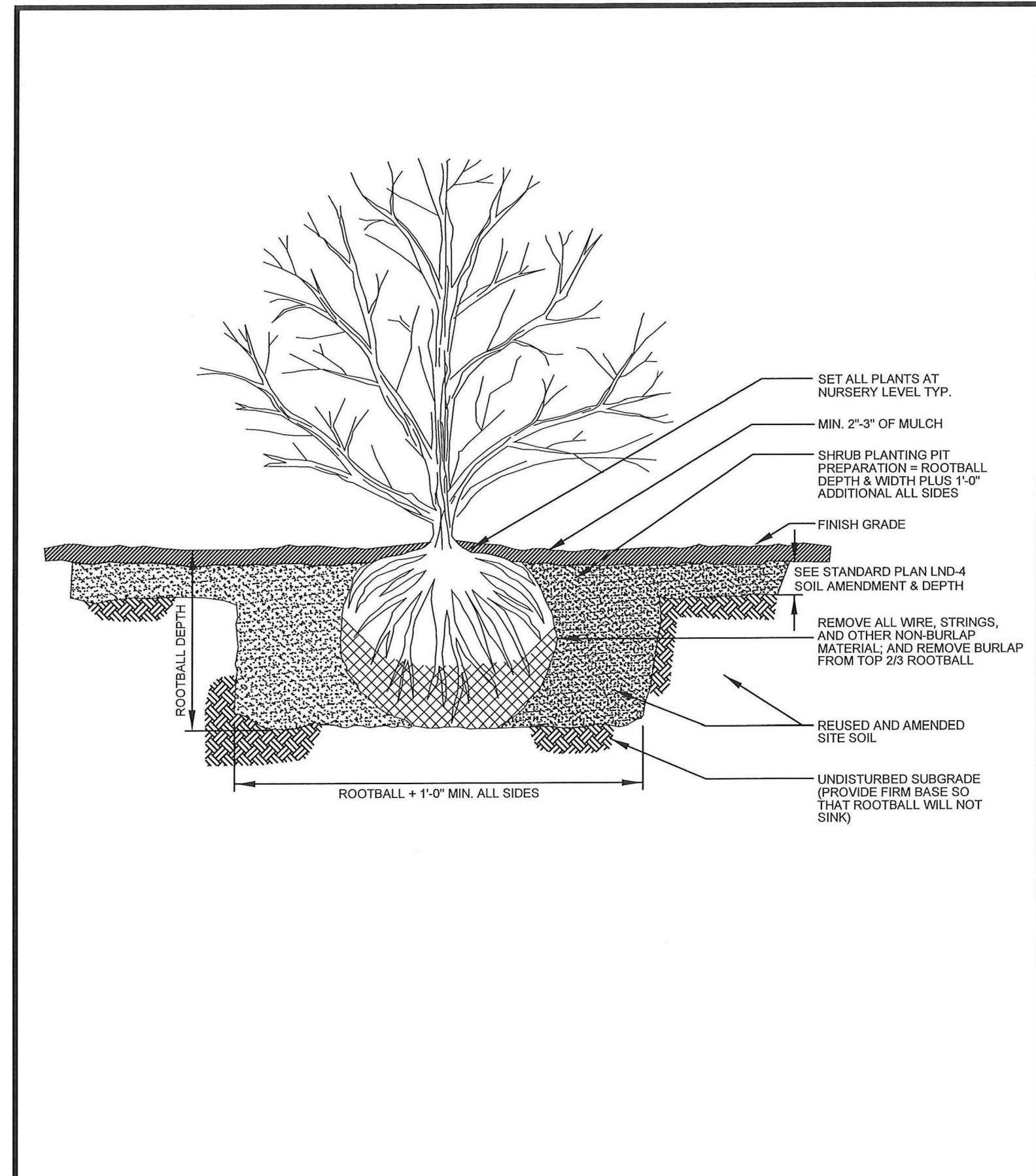
	LANDSCAPE DECIDUOUS TREE PLANTING NOT TO SCALE PUBLIC WORKS DEPARTMENT	PLAN NO. LND-1
		REV. DATE: 9/23/2016



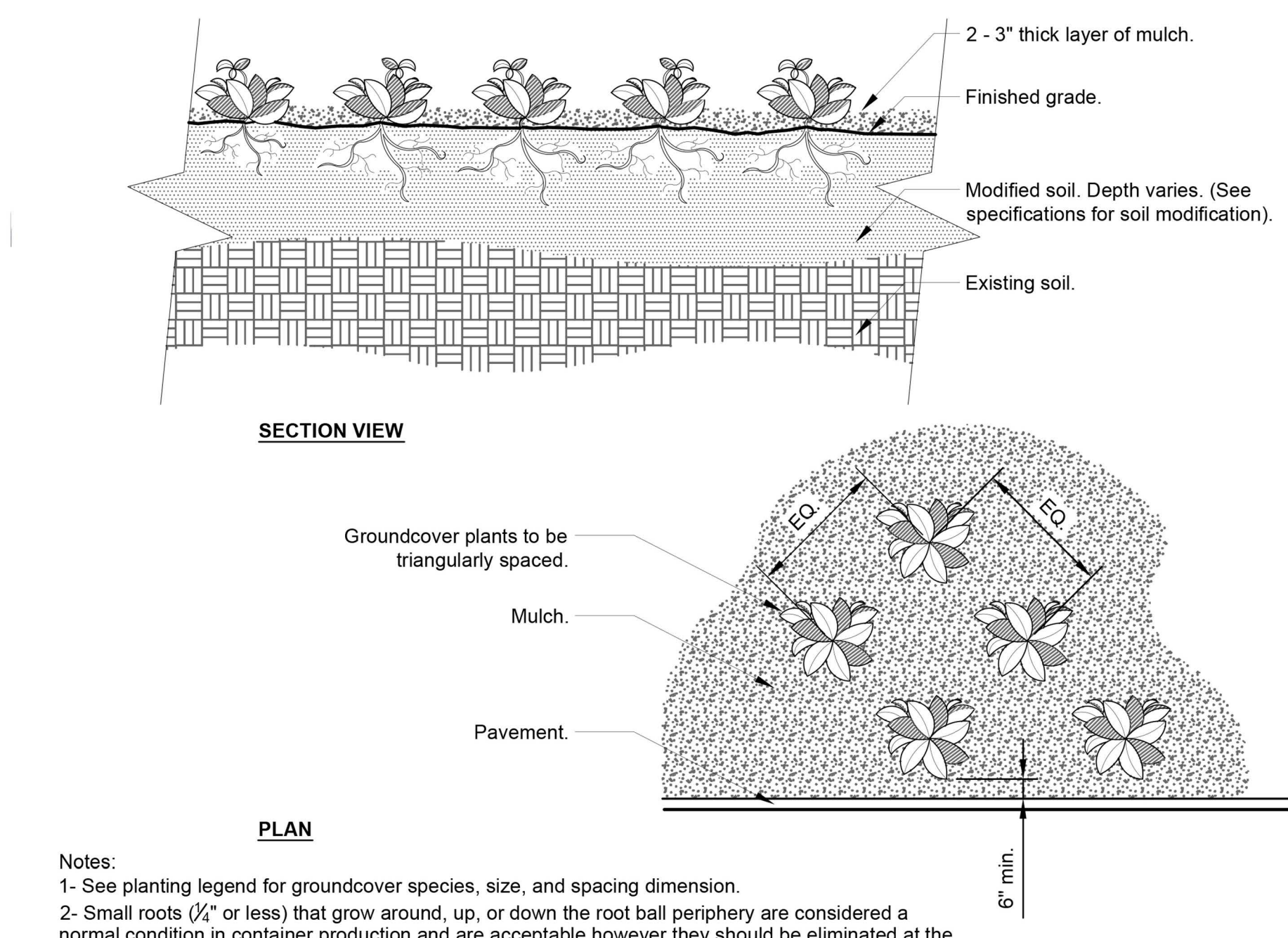
LND-2 TREE STAKING - LODGE POLES (2)



LND-3 ROOT BARRIERS



	LANDSCAPE SHRUB PLANTING NOT TO SCALE PUBLIC WORKS DEPARTMENT	PLAN NO. LND-4
		REV. DATE: 9/23/2016



Notes:
 1- See planting legend for groundcover species, size, and spacing dimension.
 2- Small roots (1/4" or less) that grow around, up, or down the root ball periphery are considered a normal condition in container production and are acceptable however they should be eliminated at the time of planting. Roots on the periphery can be removed at the time of planting. (See root ball shaving container detail).
 3- Settle soil around root ball of each groundcover prior to mulching.

LND-5 GROUNDCOVER

No.	Date	Revision Description

Issue Date: 10/11/2019	Project No.
Designed By: TSP	Drawn By: NFG
Checked By: TSP	PERMIT/DRB

STATE OF WASHINGTON
 REGISTERED
 LANDSCAPE ARCHITECT

 Certificate No. 307
 Expires 6/29/2020

LAND PLAN
 T (425) 275-9808
 3151 Russet Road
 Brier, WA 98036

KAZIPE SHORT PLAT
 MILL CREEK, WA
LANDSCAPE DETAILS

L-2.0



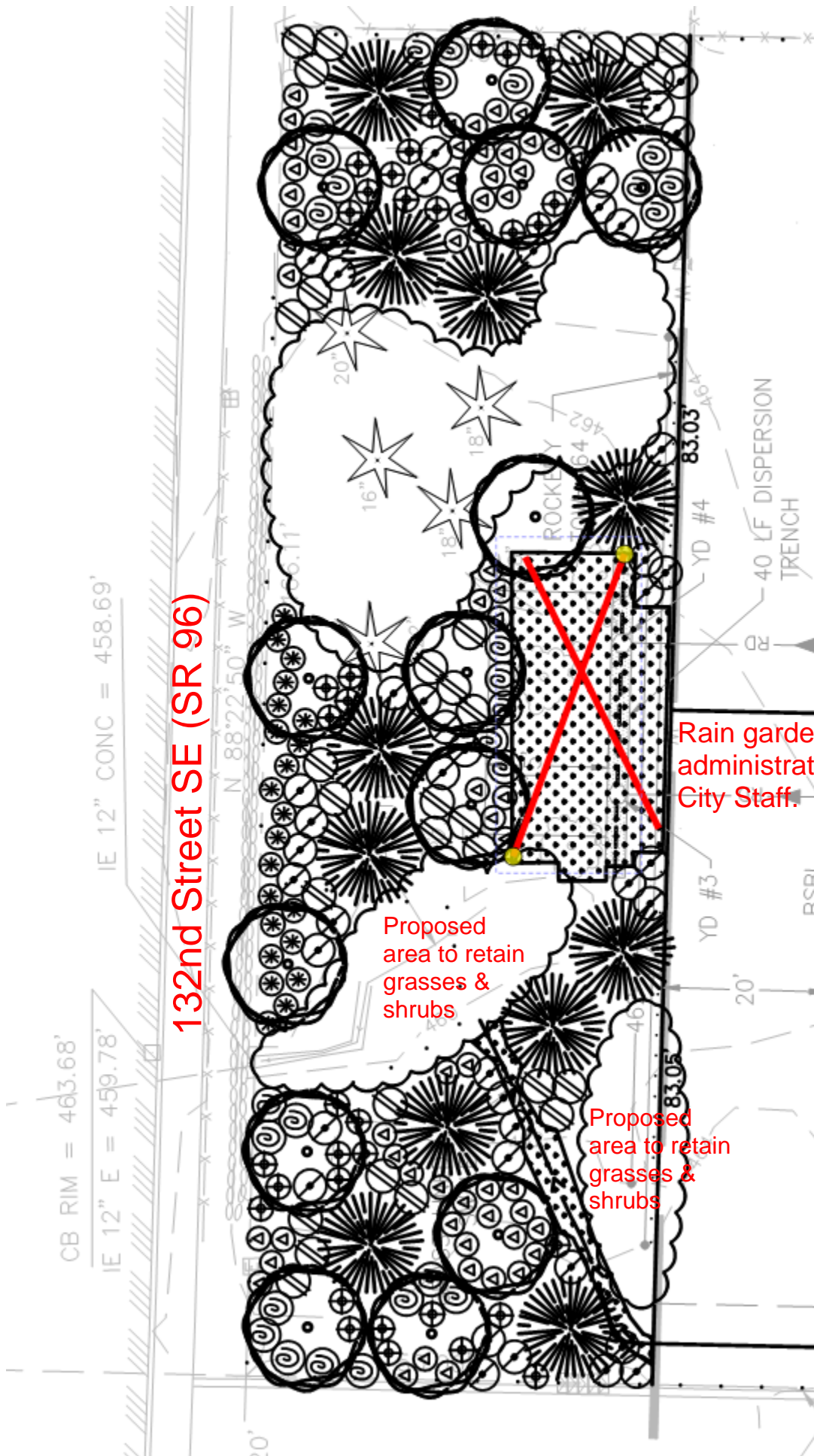
Attachment 2

PLANT SCHEDULE

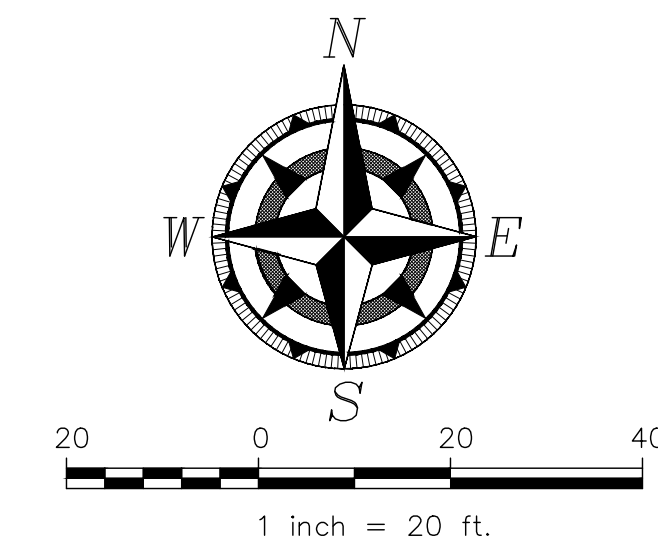
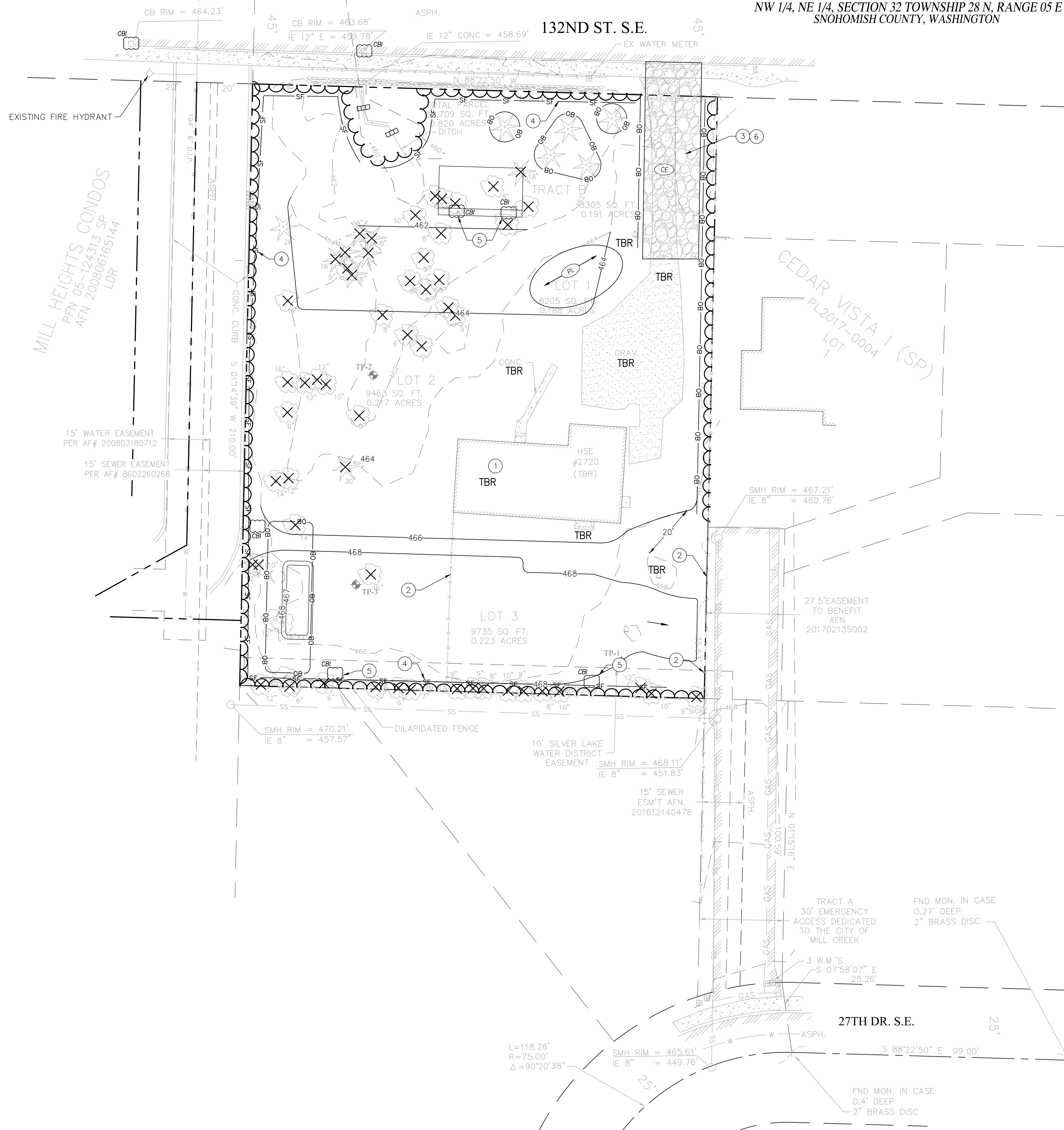
SYMBOL	BOTANICAL/COMMON NAME	SIZE/COMMENTS
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	HYDROSEED EROSION CONTROL SEED MIX USE 'SURPREME PLUS MIX' BY SUNMARK COMPANY (888) 214-7333	FOLLOW MANUFACTURER'S RECOMMENDATION FOR APPLICATION RATE

Existing
grasses and
shrubs

If the plant health is poor plants will be replaced with other specie from plant list



132ND ST. S.E.



CONSTRUCTION SEQUENCE

1. PRIOR TO ANY CONSTRUCTION ACTIVITY, THE CONTRACTOR SHALL SCHEDULE AND ATTEND A PRE-CONSTRUCTION CONFERENCE WITH THE CITY INSPECTION UNIT.
2. INSTALL ROCK CONSTRUCTION ENTRANCE FROM 132ND ST SE.
3. STOCKPILE ALL EROSION MATERIALS ON SITE.
4. FLAG CLEARING LIMITS.
5. ARRANGE FOR CITY TO INSPECT AND APPROVE CLEARING LIMIT FLAGGING PRIOR TO CLEARING.
6. INSTALL FILTER FABRIC FENCE AND ORANGE BARRIER PROTECTION FENCE AS SHOWN.
7. CLEARING, GRUBBING, DEMOLITION, ROUGH GRADING OF SITE.
8. INSTALL ALL BURIED UTILITIES/RAIN GARDEN.
9. INSTALL ALL OTHER UTILITIES & FINE GRADE ROADS AND BUILDING SITES.
10. INSTALL FINAL PERVIOUS PAVING.
12. ON COMPLETION OF BUILDING STABILIZE UNPAVED AREAS WITH LANDSCAPING OR HYDROSEEDING AS PERMANENT COVER.
13. REMOVE REMAINING TESC FACILITIES FOLLOWING SITE STABILIZATION.

REMOVAL/DEMOLITION & TESC NOTES

- ① ON-SITE STRUCTURE TO BE REMOVED
- ② REMOVE EXISTING FENCES
- ③ EXIST. DRIVEWAY TO BE USED AS A TEMPORARY CONSTRUCTION ACCESS. INSTALL STABILIZED CONSTRUCTION ENTRANCE PER COMC STD DETAIL ESC-3. SEE SHEET 4.
- ④ SILT FENCE PER COMC STD DETAIL ESC-2. SEE SHEET 4.
- ⑤ INSTALL INLET PROTECTION AT TIME OF CONSTRUCTION OF YARD DRAINS. PER COMC STD DETAIL ESC-4. SEE SHEET 4.
- ⑥ REMOVE TEMP CONSTRUCTION ENTRANCE WHEN SITE WORK IS COMPLETED AND IMPLEMENT THE APPROVED LANDSCAPE PLAN.

T.E.S.C. LEGEND

- CLEARING LIMITS - BMP C233 & C103
- TEMPORARY CONSTRUCTION ENTRANCE
- SILT FENCE
- HIGH-VISIBILITY ORANGE BARRIER FENCE
- PLASTIC COVER
- PROPOSED CONTOUR
- TO BE REMOVED
- CATCH BASIN INLET PROTECTION
- STRAW BALE

Attachment 3

GRADING QUANTITIES:

CUT: 350 Cu.Yds.
FILL: 825 Cu.Yds.

(GRADING QUANTITIES ARE ROUGH CALCULATIONS WHICH DO NOT ACCOUNT FOR SOIL SWELLING & SHRINKAGE.)

- 1.) EXCESS EXCAVATED MATERIAL SHALL BE REMOVED FROM THE SITE.
- 2.) ANY SOIL REMOVED FROM THE SITE MUST BE HAULED TO A CITY APPROVED SITE.

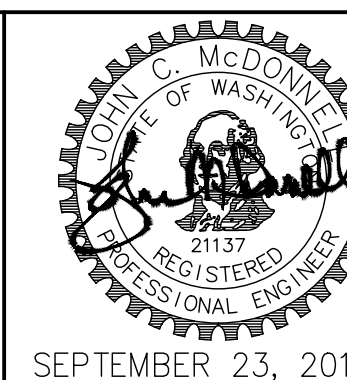
TAX ACCOUNT NO(S): 00747900004900	SITE ADDRESS: 2720 - 132ND ST SE MILL CREEK, WA 98012
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REV. NO.	DESCRIPTION	INITIALS	DATE
2	REVISED PER CITY COMMENTS	JCM	09/23/19
1	REVISED PER CITY COMMENTS	JCM	06/19/19



UTILITY CONFLICT NOTE:

CAUTION:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION, DIMENSION, AND DEPTH OF ALL EXISTING UTILITIES WHETHER SHOWN ON THESE PLANS OR NOT, BY POT-HOLING THE UTILITIES AND SURVEYING THE HORIZONTAL AND VERTICAL LOCATION PRIOR TO CONSTRUCTION. THIS SHALL INCLUDE CALLING UTILITY LOCATE @ 1-800-424-5555 AND THEN POT-HOLING ALL OF THE EXISTING UTILITIES AT LOCATIONS OF NEW UTILITY CROSSINGS TO PHYSICALLY VERIFY WHETHER OR NOT CONFLICTS EXIST. LOCATIONS OF SAID UTILITIES AS SHOWN ON THESE PLANS ARE BASED UPON THE UNVERIFIED PUBLIC INFORMATION AND ARE SUBJECT TO VARIATION. IF CONFLICTS SHOULD OCCUR, THE CONTRACTOR SHALL CONSULT J.C. McDONNELL ENGINEERING, PC TO RESOLVE ALL PROBLEMS PRIOR TO PROCEEDING WITH CONSTRUCTION.



J.C. McDONNELL
ENGINEERING, PC
civil engineers
P.O. BOX 13199, MILL CREEK, WASHINGTON TEL: (425) 697-9676
FAX: (425) 336-7008

CLEARING, GRADING AND TESC PLAN				SCALE	
KAZZIEP SHORT PLAT				AS SHOWN	
NE1/4 SECTION 32 TOWNSHIP 28 N, RANGE 05 E SNOHOMISH COUNTY, WASHINGTON					
DRAWN BY TJW	DATE 10/30/2018	REV. BY TJW	DATE 09/23/2019	PROJECT MANAGER J.C. McDonnell	SCALE AS SHOWN
DRAWING FILE NAME 6082-Kazziep SP.dwg	CHK. BY JCM	F.B. NO.	JOB NO. 6082	SHT. NO. C3 OF 6	

SEPTEMBER 23, 2019

Attachment 4

TREES:

Pacific Dogwood:



Hogan Cedar:



SHRUBS:

Orchid Rockrose:



Sword Fern:



Red Osier Dogwood:



Rhododendron America:



Snowberry:



Nootka Rose:



RAINGARDEN PLANTS:

Common Rush:



Happy Returns Daylily:

