

**Project Narrative– Raj Gill 3-Lot Short Plat
2726 132nd ST SE, Mill Creek, WA 98012
July 29, 2014**

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CITY OF MILL CREEK

A 3-lot Short Plat is proposed for a 0.89 acre parcel of land located in the City of Mill Creek. A 1-story dilapidated wood house has been recently removed from the site. The site is relatively flat with a very mild slope downward toward the northwest corner. It is peppered with mostly alder trees, a few fir trees, some poplar, maple, and fruit trees. The majority of trees are proposed to be removed with the exception of a few trees that may remain in the required 50-foot native vegetative buffer which is to be located adjacent to the north property line.

The north property line backs-up to the 132nd Street SE right-of-way. It is adjacent to this right-of-way that the City of Mill Creek code requires a 50-foot vegetative buffer is established.

The current access is via a drop curb driveway from 132nd. For the developed project, access will no longer be from 132nd, but instead a panhandle connecting the property to 27th Dr. SE will be paved with an access road and used for ingress and egress to the proposed 3-lots.

This proposed design utilizes Low Impact Development, (LID), for storm water management. The proposed LID techniques include rain gardens, vegetated flow paths for downspout dispersion, and vegetated sheet flow path for driveway dispersion. The design relies upon proper finish grading of the site once the houses are built to ensure the correct sloping of the ground in order to direct storm water flows along the required flow paths.

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