



August 24, 2015

Project No. 14087

Camille Chriest
Senior Planner
Community Development Department
15728 Main Street
Mill Creek WA 98012

**Re: Harms Estate PRD, Response to Technical Review Committee Comments
City of Mill Creek File No. PP 15-67**

Dear Ms. Chriest:

This letter is in response to the City's comments dated April 6th, 2015 in regards to the permit application for Harms Estate Preliminary Plat. The following is a summary of how each item was addressed. My comments below are italicized for clarity.

CITY OF MILL CREEK COMMUNITY DEVELOPMENT COMMENTS:

- A. A title report was submitted with the application. However, none of the title report attachments were provided. Please provide all of the attachments as referenced in the title report.

Noted. An updated title report is included with this submittal.

- B. The City's wetland consultant, ESA, provided a memo dated April 2, 2015, which is attached. There are a number of significant items that will need to be incorporated into your resubmittal and that will have an impact on your proposed layout. Please address all of the items noted in the letter and revise the project documentation accordingly.

Soundview Consultants has provided a revised wetland delineation which has been incorporated into the revised plat layout. The revised wetlands report is included with this submittal.

- C. Under MCMC Section 16.12.040, several modifications to the code requirements have been requested...

Our requested modifications have been revised per the new layout and City comment. They are as follows:

- 1. Reduction in minimum lot area.***

Required: 8,400 sq-ft.

Requested: 4,492 sq-ft.

- 2. Reduction in front yard building setback for corner lots on non-garage side.***

Required: 20'

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Kirkland, WA 98033-5565
Phone: (425) 827-3063
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Requested: 20' for garage side, 10' on non-garage side for corner lots

3. Reduction in side yard building setback.

Required: 20' total (5' minimum)

Requested: 10' total (5' minimum)

4. Reduction in rear yard building setback.

Required: 20'

Requested: 10' (Lots 1- 2), 15' (Lots 3-28)

An increase in allowable lot coverage has been withdrawn per discussion with City Staff.

- D. Please revise the SEPA Checklist to accurately reflect the proposal. These include both the redlines noted on the attached SEPA checklist as well as changes noted in the City Engineer Scott Smith's memo (referenced below) and ESA's memo.

The SEPA Checklist has been revised and is included with this submittal.

CITY OF MILL CREEK PUBLIC WORKS COMMENTS:

SEPA CHECKLIST

1. In Section 3c/d for water runoff, rather than "see drainage report", the applicant should expand on the drainage system components, requirements and impacts for the public record. For example, include the proposed wet vault for flow control and water quality treatment, meeting 2005 DOE manual requirements, pre-developed site modeled as forest so no adverse impacts, etc.

The SEPA Checklist has been revised and is included with this submittal. Section 3c/d has been updated to include specific discussion of the drainage system and regulatory requirements.

2. In Section 14g, traffic mitigation measures should include payment of fees to the City and Snohomish County.

This has been added to Section 14g.

DRAINAGE

1. In MR 1 under the Existing Site Conditions section, it mentions wetlands B and C are shown in Figure 6. However, Figure 6 only shows developed conditions without the off-site wetlands.

Reference was meant to be Figure 5, Existing Site Conditions. Wetland boundaries have been added.

2. In MR4, further justification is needed to redirect the flow between two TDA's. The proposal is to match the pre-developed flow into the off-site wetlands B and C by routing only three roof drains into Tract 999. This seems inadequate, and no runoff rates for TDA 1 or the roof drains are provided in MR7 as stated.

Site drainage has been significantly revised to preserve pre-existing drainage patterns. A second vault to serve TDA 1 has been added. Developed Site surfaces are distributed between the two vaults proportionally with the predevelopment TDA areas.

3. On a related note, shouldn't there be some roof runoff directed into Wetland A to maintain flow into that isolated system?

The roof area of three lots is proposed to be dispersed into the Wetland A NGPA.

4. In MR7, the LID feasibility analysis states that infiltration is not feasible. However, porous pavement driveways were included in the vault design modeling.

Proposal has been revised to remove porous driveways.

5. The applicant should include any conceptual wet vault layout details, as well as the WWHM input / output in Appendix A, to ensure the preliminary design will meet DOE standards.

Preliminary wetvault layouts shown on Pages C09 and C10 of the revised plans and as Figure 7 in the revised drainage report.

6. Note that the top of the wet vault will need to be grated for access and ventilation in accordance with the 2005 DOE manual, Volume V, BMP T10.20, page 10-23.

Grated access has been added to the proposed wetvaults.

PLANS

1. Per MCMC 16.02.160, a cul-de-sac (CDS) shall not be more than 1,000 feet from an intersection, and there is no official deviation process. The proposed CDS location is close to being acceptable, not 2,200 feet as stated in the narrative. However, the stub road off the end is not a preferred option, either from a maintenance or fire response standpoint.

One option could be to have just a CDS with a private shared driveway to lots 13-17 instead of a public stub road, assuming it would have 20 feet of clearance and be no more than 150 feet long.

The road design has been significantly revised with feedback from City Staff. A CDS is provided that is less than 1,000 feet and a 20' shared driveway serving lots 15-19 has been added.

2. ADA ramps will be required at the intersections to cross from one side to the other. However, a single pair of ramps at each corner will likely be adequate.

ADA ramps have been added at intersections.

3. It may be advisable to just bond for the roadway buffer landscaping along Seattle Hill Road due to the amount of cut and fill grading that will be done as part of the County widening project.

Noted.

4. On a related note, ensure that the vault outfall will be able to tie into the future County drainage system on Seattle Hill Road. The grade in that area will be raised by approximately three feet.

Noted.

5. The landscaping plans show a play structure and swings on top of the stormwater vault. However, the vault will need to be grated on top, so it may not work as a play area.

Revised landscaping plans have been submitted which account for the required grating and other access points.

6. Also on the landscaping plans, the mutt-mitt station and trash can in Tract 998 should be moved away from the public road and sidewalk to avoid the perception that the City would maintain those facilities.

See revised landscaping plans for new locations.

Thank you for your time and consideration in these matters. If you have any questions or concerns regarding the information, please do not hesitate to contact me.

Sincerely yours,
D. R. STRONG Consulting Engineers Inc.


Jonathan S. Murray, P.E.
Project Engineer

JSM/lcs

Enclosure

cc: Jamie Waltier, Harbour Homes
Scott Smith, P.E., City of Mill Creek