



NOTICE OF PRELIMINARY DECISION
GILL SHORT PLAT APPLICATION (PL2015-0022)
TO CREATE THREE PARCELS

NOTICE IS HEREBY GIVEN that the City of Mill Creek has given preliminary approval to the above referenced Short Plat to subdivide .89 acres into three lots at 2726 132nd Street SE. A 50-foot landscaped roadway buffer will be provided adjacent to 132nd Street SE. For the three lots, access will be to 27th Drive SE via an existing 30-foot wide strip of the property that will be improved as a private driveway. The proposal will utilize Low Impact Development techniques for stormwater management. The property is zoned Low Density Residential (LDR). In accordance with state law, a copy of this notice is being provided to the Snohomish County Assessor.

After reviewing the application for conformance with the City of Mill Creek subdivision and zoning ordinance, the City has determined that the application complies with the applicable City regulations. In accordance with Section 14.07.020, Mill Creek Municipal Code, a copy of the Conditions of Approval and the preliminary short plat are attached.

This approval shall become final within 15 days on **October 5, 2015**, at 4:30 p.m. unless the preliminary approval is appealed to the Mill Creek Hearing Examiner. Regulations on who may file an appeal and how to file an appeal can be found in Chapter 14.11 of the Mill Creek Municipal Code (MCMC). A fee of two hundred and fifty dollars (\$250.00) must accompany the written appeal, pursuant to MCMC Section 3.42.180.A.14.B.

The application materials are available for review at City Hall. For further information, please call Camille Chriest, Senior Planner, at the Department of Community and Economic Development at (425) 921-5726 or contact her by email at camillec@cityofmillcreek.com.

Approved subject to the attached Conditions of Approval:

A handwritten signature in black ink, appearing to read "Tom Rogers", is written over a horizontal line.

Tom Rogers, AICP
Director of Community and Economic Development
Dated and Signed this 18th Day of September 2015

Pursuant to MCMC 14.07.020, this notice is being mailed to all adjoining property owners and the Snohomish County Assessors Office. In addition, this notice is available on the City's website at www.cityofmillcreek.com.



SHORT PLAT PERMIT PL2015-0022 CONDITIONS OF APPROVAL

DEVELOPER: Raj Gill
4300 144th Street SE
Snohomish, Washington 98296

LOCATION: 2726 132nd Street SE, Mill Creek, Washington 98012

The Gill Short Plat application to subdivide 38,794 square feet (.89 acres) into three lots is preliminarily approved subject to the following conditions:

Preliminary Short Plat:

1. Development shall occur as portrayed on the Preliminary Short Plat Map.
2. All access, utility, stormwater, drainage, maintenance, and landscaping buffers/easements, together with attendant restrictions and conditions, shall be portrayed on the final plat. Building setback lines shall be shown on the final plat.
3. An access easement on Lot 1, as portrayed on the Preliminary Short Plat Map, shall be shown on the final plat. The easement shall benefit Lots 2 and 3 of the Gill Short Plat and Lot 49 of Heatherwood West.
4. Lots 1 and 2 of the Gill Short Plat shall have no direct vehicular access onto 132nd Street SE.
5. In accordance with MCMC Section 16.06.140, the Preliminary Short Plat approval shall expire and become void if the Final Plat is not submitted for approval in accordance with the time frames set forth in RCW 58.17.140.
6. The subdivision shall be incorporated into a homeowners association which will be responsible for the maintenance of all privately owned tracts, which includes the 50-foot wide roadway buffer (Tract A) and 30-foot wide shared access tract (Tract B). Homeowners' association documents in accordance with MCMC Section 16.12.100 shall be submitted with the final plat application and recorded at the time of final plat recording.

7. The Developer may assign its rights and obligations under this development approval upon prior written notice to the City identifying the new entity and evidencing the transfer of obligations to the new entity.

Landscaping:

8. Mature trees shall be preserved where practical and a tree preservation plan shall be prepared for each lot. Said plans shall identify trees to be preserved and must be approved by the Director prior to issuance of a building permit.
9. To protect the roots, barrier fencing shall be placed around the drip lines of the trees to be retained both on and off site.
10. Trees designated for preservation that are damaged or removed shall be replaced at a ratio of 3:1. The replacement trees shall be a coniferous species and have a minimum height at planting of 10 feet. In addition, a penalty of \$1,000.00 per tree may be assessed for any trees that are removed or destroyed by the developer or his agent without the express approval of the City. The City may, at its discretion, issue a stop work order for the construction on the subject lots until the penalty is paid and a tree replacement plan is approved by the City.
11. Landscaping plans for the 50-foot wide roadway buffer (Tract A) shall be submitted to the Design Review Board for review and approval in accordance with MCMC Chapters 4.18 and 17.34. The landscaping plan shall complement the retention of the existing trees. Once approved, the developer shall provide a secured performance bond equal to 125 percent of the cost of labor and materials, in accordance with MCMC Section 16.16.040, posted prior to the issuance of the first building permit.
12. Once the developer has fulfilled the obligations of the landscape performance bond, the applicant shall enter into a two-year maintenance agreement for the approved and installed landscaping in accordance with MCMC Section 16.16.090.

Engineering and Site Work:

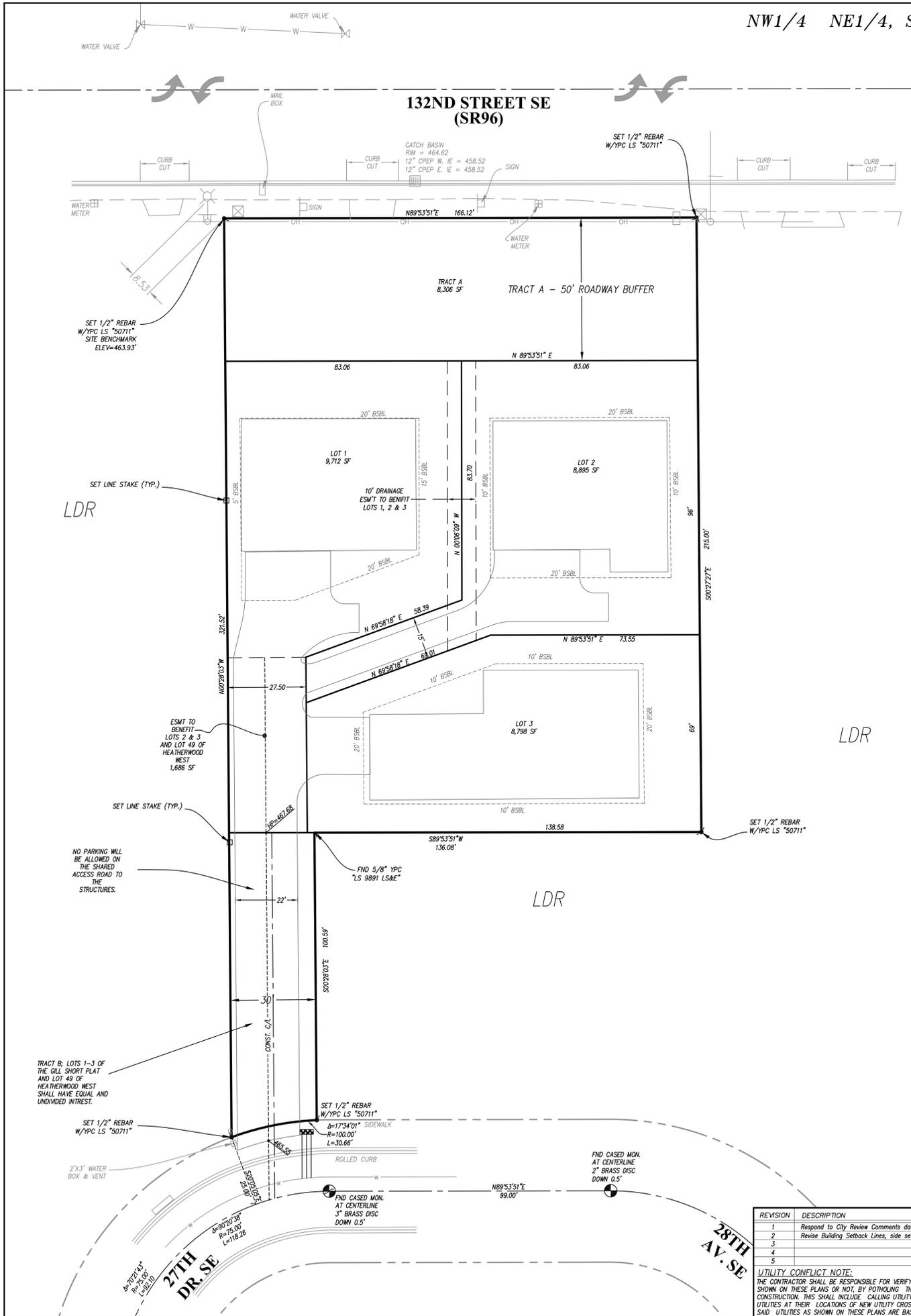
13. Grading, roadway, stormwater, and erosion control plans shall be approved by the City Engineer and Director of Community and Economic Development prior to any clearing or grading work on the site, MCMC Chapter 15.12.
14. Prior to commencing clearing and grading, construction limits shall be established as shown on the Temporary Erosion and Sedimentation Control Plan and maintained until construction is completed or as determined by the City Engineer or Director of Community and Economic Development in accordance with MCMC Section 15.10.045.

15. All public improvement work shall be adequately guaranteed through a security mechanism acceptable to the City Engineer prior to beginning construction in accordance with MCMC Chapters 16.16 and 16.20.
16. In accordance with MCMC Chapter 16.16, the developer shall construct all necessary public and private site improvements in accordance with City standards as part of the development. The required improvements shall include, but are not limited to: (i) Removal of existing driveway on 132nd Street SE and replacement with vertical curb, gutter and sidewalk; (ii) Installation of a new driveway on 27th Drive SE; (iii) Signage and striping as needed.
17. The developer shall submit engineering design plans and documentation to address all required public and private drainage improvements. The approved stormwater system shall include the following elements and conditions per MCMC Chapter 15.14:
 - A. Stormwater facilities that meet the requirements of the City of Mill Creek, the February 2005 edition of the Washington State Department of Ecology Stormwater Management Manual for Western Washington, and Appendix 1 of the City's Phase 2 NPDES Permit (dated as effective September 1, 2012) and the current edition of the Low Impact Development Technical Guidance Manual for Puget Sound.
 - B. If necessary, a geotechnical report shall be submitted to the City Engineer to address the feasibility and design of the proposed rain garden facilities.
 - C. An overflow conveyance system that will adequately function in the event of a failure of the proposed rain garden facilities.
 - D. A final stormwater drainage report signed and stamped by a licensed professional engineer shall be submitted to the City Engineer for review and approval.
 - E. The property owners shall be obligated to own, maintain and operate the stormwater system outside the public right-of-way to the satisfaction of the City Engineer. Specific maintenance measures for rain garden facilities shall be indicated on the approved engineering plans and in the final drainage report.
 - F. Provisions shall be included with the Final Short Plat for maintenance of the stormwater system outside the public right-of-way, including, but not limited to, adequate access to maintenance locations, provisions and easements that allow the City to inspect and maintain the system at its discretion, and adequate provisions to ensure uninterrupted function of the facilities for the proposed development. Specific maintenance measures for rain garden facilities on private lots and in Tract A shall be included on the Final Short Plat.

18. All new utilities within the project shall be placed underground in accordance with MCMC Section 17.22.110. The developer shall be responsible for all costs associated with undergrounding the utilities. Appropriate easements or right-of-way for all utilities shall be provided by the developer and shown on the face of the Final Short Plat.
19. The developer shall install a mailbox structure and covered stand for the proposed development in accordance with City standards. The location of the mailboxes shall be approved in writing by both the City and Post Office prior to installation.

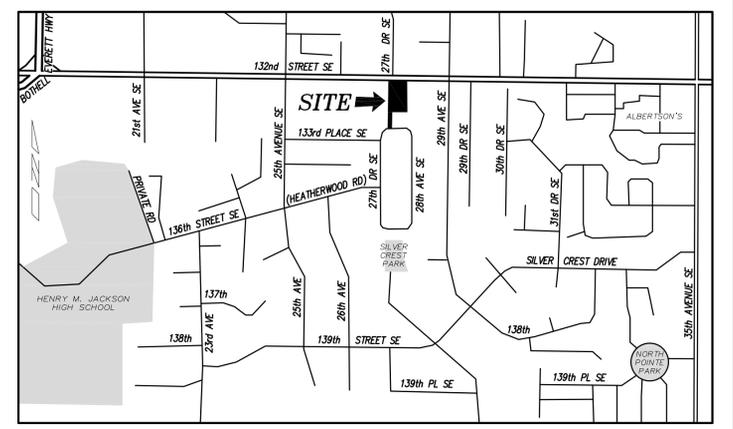
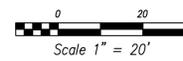
Public Services:

20. The developer shall ensure that proper address signage clearly states house numbers at the driveway access point on 27th Drive SE and on the individual houses.
21. The developer shall post No Parking signs in the shared access driveway (Tract B) to allow emergency vehicle access.
22. If any new fire hydrants are added they are to be equipped with 4” STORTZ adaptors.



LEGEND

- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR W/YELLOW PLASTIC CAP (LS#50711)
- (M) MEASURED DIMENSION
- (P) PLAT DIMENSION
- (C) CALCULATED DIMENSION
- SIGN
- TRAFFIC SIGNAL BOX
- UTILITY POLE WITH LUMINAIRE
- WATER METER
- HYDRANT
- WATER VALVE
- CATCH BASIN
- GAS METER
- GAS LINE
- WATER LINE
- STORM DRAINAGE LINE
- OVERHEAD UTILITY LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND POWER LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- HOUSE FOOTPRINT
- ASPHALT
- CONCRETE
- GRAVEL



VICINITY MAP
NOT TO SCALE

PROPERTY INFORMATION

SITE ADDRESS: 2726 132ND ST. SE, MILL CREEK, WA 98012
TAX PARCEL NO.: 00747900005000
ZONING: LOW DENSITY RESIDENTIAL (LDR 8,400)
AREA: : 38,794 SQ. FT. (0.89 ACRES)

PROJECT CONTACT LIST

DEVELOPER/OWNER: RAJWINDER S GILL
 4122 145TH PL SE
 SNOHOMISH, WA 98296
 PHONE: (425) 387-6322
 rajdeep@comcast.net

CIVIL ENGINEER: DONNA L. BRESKE, P.E.
 6621 FOSTER SLOUGH RD.
 SNOHOMISH, WA 98290
 PHONE: (425) 334-9980
 EMAIL: donnabreske@comcast.net

SURVEYOR: JOE WILLIS, PLS
 ALL LAND SURVEYING
 PHONE: 360-568-4031
 MOBILE: 360-722-1849
 willis4@comcast.net

UTILITY CONTACT LIST

SEWER & WATER: SILVER LAKE WATER AND SEWER DISTRICT
 15205 41ST AVE. SE
 BROTHELL, WA 98012
 (425) 337-3647

ELECTRIC: SNOHOMISH COUNTY PUD
 PHONE: (425) 783-1000

TELEPHONE: A T & T
 1215 4TH AVE STE 1500
 SEATTLE, WA 98161
 (206) 505-0000

CABLE: COMCAST
 12645 STONE AVE N
 SEATTLE
 (877) 824-2288

FIRE DEPARTMENT: FIRE DISTRICT #7
 8010 180TH ST. SE
 SNOHOMISH, WA 98296
 (360) 668-5357

SCHOOL: EVERETT SCHOOL DISTRICT #2
 3900 BROADWAY
 EVERETT, WA 98201
 (425) 385-4000

GENERAL NOTES

1. ALL WORK AND MATERIALS SHALL BE ACCORDING TO THE LATEST ADDITION OF "STANDARD SPECIFICATIONS FOR ROAD, BRIDGE, AND MUNICIPAL CONSTRUCTION" PREPARED BY WASHINGTON STATE DEPARTMENT OF TRANSPORTATION (WSDOT), CITY OF MILL CREEK STANDARD PLANS, AND ANY CONDITIONS OF APPROVAL. IT SHALL BE THE SOLE RESPONSIBILITY OF THE APPLICANT AND THE PROFESSIONAL CIVIL ENGINEER TO CORRECT ANY ERROR, OMISSIONS, OR VARIATION FROM THE ABOVE REQUIREMENTS FOUND IN THESE PLANS. ALL CORRECTIONS SHALL BE AT NO ADDITIONAL COST OR LIABILITY TO THE CITY OF MILL CREEK.
2. ALL WORK WITHIN THE SITE SHALL BE SUBJECT TO THE INSPECTION OF THE CITY ENGINEER OR DESIGNATED REPRESENTATIVE.
3. PRIOR TO BEGINNING ROAD CONSTRUCTION, THE APPLICANT, THEIR ENGINEER AND ROAD CONTRACTOR SHALL MEET WITH THE DEPARTMENT OF PUBLIC WORKS FOR A PRE-CONSTRUCTION MEETING.
4. A COPY OF THESE APPROVED PLANS MUST BE ON THE SITE WHENEVER CONSTRUCTION IS IN PROGRESS.
5. PRIOR TO ANY SITE CONSTRUCTION THAT INCLUDES CLEARING/LOGGING OR GRADING THE SITE/LOT CLEARING LIMITS SHALL BE LOCATED AND IDENTIFIED BY THE PROJECT SURVEYOR/ENGINEER AS REQUIRED BY THESE PLANS AND APPROVED BY THE CITY.
6. THE TEMPORARY EROSION/SEDIMENTATION CONTROL BMP'S SHALL BE INSTALLED PRIOR TO ANY GRADING OR EXTENSIVE LAND CLEARING IN ACCORDANCE WITH APPROVED CONSTRUCTION STORMWATER POLLUTION PREVENTION PLAN (SWPPP). THESE BMP'S MUST BE SATISFACTORILY MAINTAINED UNTIL CONSTRUCTION AND LANDSCAPING IS COMPLETED AND THE POTENTIAL FOR ON-SITE EROSION HAS PASSED.
7. PUBLIC STREETS SHALL BE CLEANED ONCE PER DAY OR AS DIRECTED BY THE CITY, FLUSHING OF STREETS WITH WATER WILL NOT BE ALLOWED.
8. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. UTILITIES SHOWN HERE ARE FOR THE PURPOSES OF ASSISTING THE CONTRACTOR IN LOCATING SAID UTILITIES. CONTRACTOR SHALL CONTACT UNDERGROUND UTILITIES LOCATION CENTER (1-800-424-5555) 48 HOURS PRIOR TO BEGINNING OF CONSTRUCTION AND OBTAIN ON-SITE UTILITY LOCATIONS.
9. THE CONTRACTOR SHALL COMPLY WITH ALL OTHER NECESSARY PERMITS AND REQUIREMENTS BY THE CITY OF MILL CREEK GOVERNING AUTHORITY/AGENCY.
10. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER, FROM OCTOBER 1 THROUGH APRIL 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS AND FROM MAY 1 THROUGH SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. ANY UNWORKED SOIL SHALL BE STABILIZED WITH A CITY APPROVED BEST MANAGEMENT PRACTICE (BMP).

LEGAL DESCRIPTION

LOT 50, HEATHERWOOD WEST DIVISION NO. 6, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 47 OF PLATS, PAGES 3 AND 4, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.

SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.

DATUM & BENCHMARK

VERTICAL DATUM IS NAVD88 = 460.85'
 TBM @ MONUMENT IN CASE AT THE CENTERLINE 132ND STREET SE, APPROXIMATELY 166' EAST OF THE NORTHEAST CORNER OF PROPERTY.

SITE BENCHMARK, SET 1/2" REBAR W/YPC LS "50711" AT NORTHWEST PROPERTY CORNER
 ELEV=463.93'

SHEET INDEX:

1. COVER SHEET
2. TESC, CLEARING & SWPP
3. ROAD, DRAINAGE & GRADING

REVISION	DESCRIPTION	DATE
1	Respond to City Review Comments dated 9-2-15	9-9-15
2	Revise Building Setback Lines, side setbacks at show total of 20-feet for side with none less than 5'	9-15-15
3		
4		
5		

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 POT-HOLING 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 POT-HOLING 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.

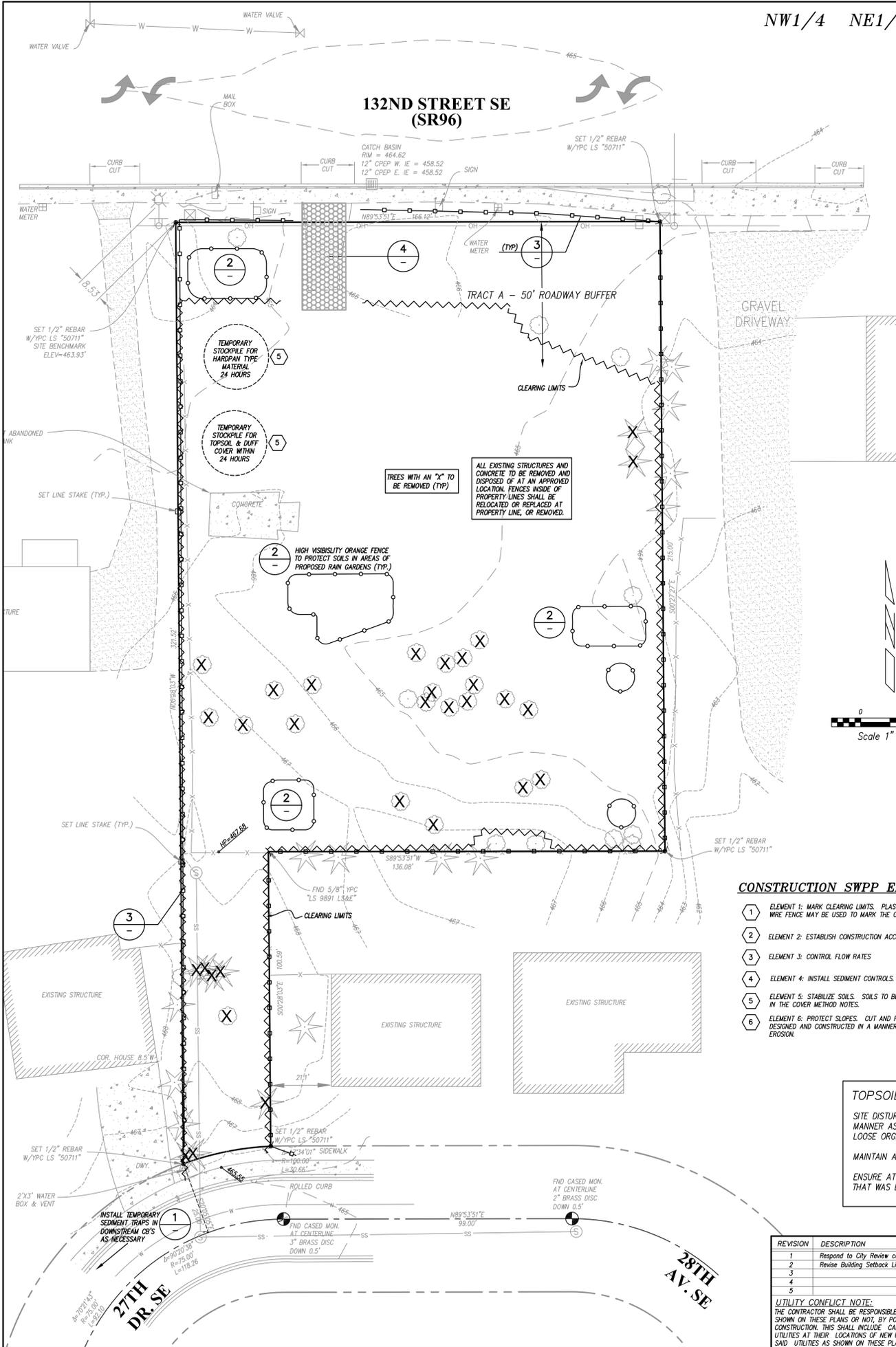


DONNA L. BRESKE, P.E.
 6621 FOSTER SLOUGH RD.
 SNOHOMISH, WA 98290
 PHONE (425) 334-9980
 DonnaBreske@comcast.net

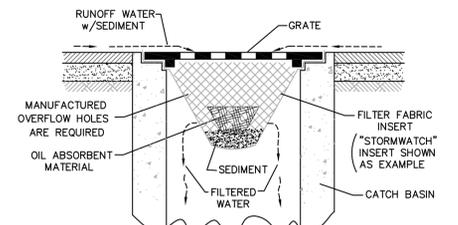
PRELIMINARY COVER SHEET
 FOR
RAJ GILL 3 LOT SHORT PLAT

TAX ID: 00747900005000 PFN:
 DEVELOPER: RAJ GILL, 4122 145TH PL SE SNOHOMISH, WA 98296, PH: (425) 387-6322, EMAIL: rajdeep@comcast.net

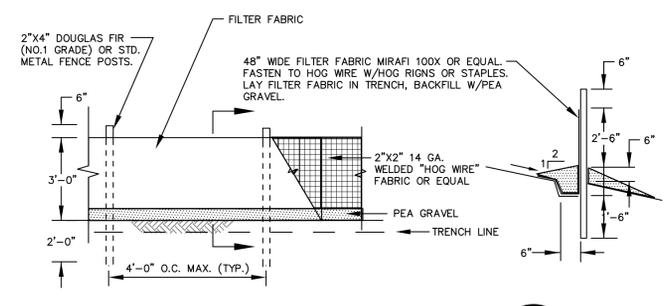
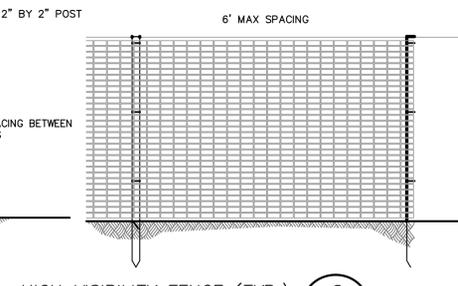
SCALE: 1" = 20' ISSUE DATE: 7-30-14 SHT NO. 1 OF 3



Know what's below.
Call 811 two business days before you dig.



NOTE: "GULLYWASHER", "SILT SACK", OR OTHER APPROVED CATCH BASIN INSERT MAY BE USED FOR INLET PROTECTION. CONTACT: PRICE-MOON ENTERPRISES PH: 360-563-6709 OR "SILTSACK" BY ACF ENVIRONMENTAL AT PH: 1-800-644-9223 (OR APPROVED EQUAL).



CONSTRUCTION SWPP ELEMENTS #1-#12

- 1 ELEMENT 1: MARK CLEARING LIMITS. PLASTIC, METAL, OR STAKE W/ FENCE WIRE 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.

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.

REVISION	DESCRIPTION	DATE
1	Respond to City Review comments dated 9-2-15	9-9-15
2	Revise Building Setback Lines, side setbacks at show total of 20-feet for side with none less than 5'	9-15-15
3		
4		
5		

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 POT-HOLING 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 POT-HOLING 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.

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

- ALL GRADING SHALL COMPLY TO CHAPTER 18 OF THE INTERNATIONAL BUILDING CODE
- T.E.S.C. MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE WORK (SEE ATTACHED DETAILED T.E.S.C. PLAN).
- PUBLIC STREETS ARE TO BE KEPT CLEAR OF DIRT AND DEBRIS DURING EXCAVATION AND FILL OPERATIONS.
- NONCOMPLIANCE WITH THE EROSION CONTROL REQUIREMENTS, WATER QUALITY REQUIREMENTS AND/OR CLEARING LIMITS MAY RESULT IN REVOCATION OF PERMITS, PLAN APPROVAL AND BOND FORECLOSURES.
- 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.
- ALL AREAS TO BE SEED SHALL BE CULTIVATED TO THE SATISFACTION OF THE CITY INSPECTOR. THIS MAY BE ACCOMPLISHED BY DISCING, RAKING, HARROWING OR OTHER ACCEPTABLE MEANS. PERFORM ALL CULTURAL OPERATIONS ACROSS OR AT RIGHT ANGLES TO THE SLOPE. IF NECESSARY, SURFACE RUNOFF CONTROL MEASURES SUCH AS GRADIENT TERRACES, INTERCEPTOR DMS/SWALES, LEVEL SPREADERS, AND SEDIMENT BASINS SHALL BE INSTALLED PRIOR TO SEEDING.
- ALL DISTURBED AREAS SUCH AS DETENTION FACILITIES, ROADWAY BACK-SLOPES, ETC. SHALL BE SEED 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.
- 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.
- FERTILIZER SHALL BE APPLIED AT 400# PER ACRE OF 10-20-20 (10 POUNDS PER 100 SQUARE FEET) OR EQUIVALENT. DEVELOPMENTS ADJACENT TO WATER BODIES SHALL USE NON-PHOSPHOROUS FERTILIZER.
- ALL CUT AND FILL SLOPES SHALL BE A MAXIMUM OF 2:1.
- STOCKPILES ARE TO BE LOCATED IN SAFE AREAS AND ADEQUATELY PROTECTED WITHIN 24 HOURS TO PREVENT EROSION. HYDROSEED PREFERRED.
- 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.
- AREAS TO RECEIVE FILL SHALL BE CLEARED OF ALL VEGETATION AND DELETERIOUS MATTER.
- ALL FILL MATERIALS USED SHALL BE FREE OF VEGETATION AND DELETERIOUS MATTER AND SHALL NOT CONTAIN ROCKS GREATER THAN 6 INCHES IN DIAMETER.
- STRUCTURAL FILLS SHALL BE PLACED IN 8" TO 10" THICK LOOSE HORIZONTAL LIFTS AND SPREAD UNIFORMLY.
- ALL STRUCTURAL FILLS SHALL BE COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DENSITY AS DETERMINED BY MODIFIED PROCTOR TEST (ASTM D-1557-70).
- 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 LIFT IS BEING PLACED. ALL SLOPES SHALL BE COMPACTED BY THE END OF EACH WORKING DAY.
- DISTURBED AREAS TO BE STABILIZED WITH HYDROSEED OR STRAW MULCH WITHIN 24 HOURS OF COMPLETION OF FINAL GRADING DURING WET WEATHER.

CONSTRUCTION SEQUENCE:

- SCHEDULE A PRE-CONSTRUCTION MEETING WITH CITY ENGINEERING DIVISION AT 425-771-0220, EXT. 1326. TWO DAY (48 HR) NOTICE IS REQUIRED.
- REVIEW TEMPORARY EROSION AND SEDIMENT CONTROL NOTES.
- CALL FOR UTILITY LOCATES.
- INSTALL HIGH VISIBILITY ORANGE FENCING AROUND PROPOSED RAIN GARDEN AREAS.
- INSTALL T.E.S.C. MEASURES AND MAINTAIN DUST CONTROL WHILE PREVENTING DISTURBANCE OF ANY AREAS OF VEGETATION OUTSIDE THE CONSTRUCTION ZONE.
- 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.
- CLEAR AND GRUB WHERE APPLICABLE.
- 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.
- CLEAR, CRUB & 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)
- INSTALL UTILITIES AND OTHER SITE IMPROVEMENTS.
- STABILIZE AND COMPOST. AMEND ALL EXPOSED SOILS PRIOR TO REVEGETATION OF ENTIRE SITE.
- 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 SEED. 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 MSDOT/APWA SECTION 9-14.5. COVERING SHALL BE INSTALLED AND MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIES ON SLOPES WITH A MAXIMUM TO 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 SEED BETWEEN NOV. 1 TO MAR 1, AND REMAIN UNTIL VEGETATION IS FIRMLY ESTABLISHED. WHEN THE COVERING IS USED ON UNSEED 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 MAINTAINED TIGHTLY IN PLACE BY USING SANDBAGS OR TIES ON SLOPES WITH A MAXIMUM TO 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 SEED BETWEEN NOV. 1 TO MAR 1, AND REMAIN UNTIL VEGETATION IS FIRMLY ESTABLISHED. WHEN THE COVERING IS USED ON UNSEED 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.
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 TEND TO WASH DOWN SLOPES OF MORE THAN 6 PERCENT AND CREATE PROBLEMS BY CLOGGING 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 WOODY 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 TILLED 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%), CHEWINGS FESCUE(40%), AND WHITE DUTCH CLOVER(10%) SHALL BE USED AS A GUIDE (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.



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

PRELIMINARY 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: 7-30-14 SHEET NO. 2 OF 3