



15728 Main Street, Mill Creek, WA 98012

Administration 425-745-1891

Police 425-745-6175

All Other Departments 425-551-7254

March 2, 2017

Ms. Cher Anderson
Village Life, Inc.
19020 33rd Avenue West, Suite 450
Lynnwood, Washington 98036

SUBJECT: SECOND RESUBMITTAL FOR CREEKSIDE WEST PRELIMINARY PLAT

Dear Ms. Anderson:

On February 22, 2018, you submitted the items requested in the City's Technical Review Committee (TRC) letter dated October 25, 2017. The City's drainage consultant, Pertee Engineering, has reviewed and provided comments on the drainage reports and plans in the attached memorandum from Brian Caferro, dated February 28, 2018. You will see that there are a few revisions that need to be made to the drainage report and plans.

Next Steps

The City has stopped the 120-day time period for processing the application pending receipt of the requested additional information. Please submit the drainage report and plan revisions on Mybuildingpermit.com.

After the information is submitted to the City, the SEPA Threshold Determination can be issued and a public hearing before the Hearing Examiner scheduled. Please be aware that the applicant is responsible for the cost of the Hearing Examiner, which will be invoiced through Mybuildingpermit.com.

Should you have any questions about the review process, please call me at (425) 921-5738. If you have technical questions regarding the information in the attached memorandum, please contact Brian Caferro directly at (425) 322-0255.

Sincerely,

A handwritten signature in blue ink that reads "Christi Amrine".

Christi Amrine, AICP
Senior Planner

Enclosures: Memorandum from Pertee Engineering, dated February 28, 2018

Copy to: Director of Community and Economic Development

Supervising Engineer
Brian Caferro, Pertect Engineering

TECHNICAL MEMORANDUM

2707 Colby Avenue, Suite 900, Everett, WA 98201 | P 425.252.7700

To: Kamal Mahmoud, PE, Supervising Engineer, City of Mill Creek

From: Brian Caferro, PE, Perteet

Date: February 28, 2018

Re: Drainage Review Comments for Creekside West

This memorandum provides a drainage review of the revised Creekside West drainage report and drainage plans based on this project's compliance with the City of Mill Creek Municipal Code and meeting the minimum requirements of the 2012 Stormwater Management Manual for Western Washington (SWMMWW), as amended in December 2014. The following minimum requirements were reviewed for application to this project based on the revised drainage plans and the revised drainage report. The revised geotechnical report was also reviewed, however it was not reviewed by a geotechnical engineer, rather from a civil engineering standpoint.

Minimum Requirement No. 1 – Preparation of Stormwater Site Plans

This requirement is being met.

Minimum Requirement No. 2 – Construction Stormwater Pollution Prevention Plan (SWPPP)

In addition to the TESC plan included in the plan set, a SWPPP report also needs to be prepared. A SWPPP report template can be found on the Ecology website. This report can be completed at the end of the design phase or just prior to construction. If the designer is not intending to prepare it then the contractor awarded the job will need to prepare it and submit it to the City for approval.

Minimum Requirement No. 3 – Source Control of Pollution

This requirement is being met.

Minimum Requirement No. 4 – Preservation of Natural Drainage Systems and Outfalls

This requirement is being met.

Minimum Requirement No. 5 – On-Site Stormwater Management

This requirement is being met, assuming that Post-Construction Soil Quality and Depth is implemented. See comment #1 below under plans.

Minimum Requirement No. 6 – Runoff Treatment

This requirement is being met.

Minimum Requirement No. 7 – Flow Control

This requirement is being met.

MEMORANDUM

Minimum Requirement No. 8 – Wetlands Protection

This requirement is being met.

Minimum Requirement No. 9 – Operation and Maintenance

This requirement is being met.

Additional Drainage Comments:

Drainage Report:

1. General – Table of contents refers to page numbers, yet there are no page numbers included in the report document. Recommend adding page numbers.
2. General – The applicant has stated that basins tributary to each bioretention cell is included in Figure 3. There was no Figure 3 included in the report. Please include this figure.
3. Section IV, F – The 1' of storage depth in the bioretention cell will produce back water effects. Therefore a backwater analysis is justified. I am sure it will work but I still want to see the analysis. Also the City requires the use of the SBUH method for the 100 year event for conveyance calcs.

Plans:

1. Sheet 4 – All landscaped areas need to meet the Post-Construction Soil Quality and Depth requirement per Minimum Requirement #5. Please include a typical cross section for the landscaped areas which demonstrate that this requirement is being met.
2. Sheet 4 – The geotech report states that a washed rock layer needs to be installed between the bottom of the bioretention soil layer and the peat layer. Please update the bioretention cell cross section so that it is consistent with the geotech's guidance.