



CITY OF SULTAN

November 13, 2017

SkyRidge Estates, LLC
Attn: Rusty Drivstuen
19916 Old Owen Rd
P.O Box 124

PRELIMINARY PLAT PLAN REVIEW COMMENT LETTER #1

PROJECT: SkyRidge Estates

FILE NO: PP2017-001

Dear Mr. Drivstuen,

The City of Sultan is in receipt of the submitted preliminary plat application dated September 21, 2017 for the SkyRidge Estates Preliminary Plat located on the north side of 124th Street and west of Sultan Basin Road.

The following are comments on the proposal which either need to be corrected and/or provided:

PLANNING- Kristi Kyle, Planning Director, 360.793.1311, Kristi.kyle@ci.sultan.wa.us

1. Add File No.: PP2017-001 to all plan sheets and documents.
2. Please shall all building envelopes for corner lots.
3. Show building envelope for lot 156.
4. Per SMC Section 16.58.090(1), one tree shall be planted or preserved for every 5,000 square feet of area or fraction thereof of a single family residential lot.
5. Per SMC 16.58.110, trees shall be a minimum of seven (7) feet in trunk height at time of installation.
6. Please see the Engineering Design and Development Standards (EDDS), Chapter 4-01 (B) Landscaping Planting Types for small, medium and large trees as well as shrubs and groundcover. (Attached)



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7. Per the Engineering Design and Development Standards (EDDS), Chapter 4-01(D), Stormwater detention facilities shall be landscaped with vegetation buffers/screens. Fencing is required for safety in addition to landscaping. Vinyl-coated fencing in a dark, natural color to be installed in addition to the landscaping.
8. Show/label all on-site septic systems and wells to be removed/decommissioned.
9. Show location of all private or community wells within 100 feet of the proposed plat.
10. Please provide a recreation and open space plan that meets SMC Chapter 16.62 which includes the following and any additional requirements of Chapter 16.62.
 - a. Per SMC Section 16.62.40(G), each development shall satisfy its recreation area requirement by installing the types of active recreational facilities that are most likely suited to an used by the age bracket and mobility of persons likely to reside in that development.
 - b. Per SMC Section 16.62.040(I), where recreation facilities are provided, 25% of the facilities shall be ADA accessible pursuant to the IBC.
 - c. Show compliance with SMC Section 16.62.050-Types of Recreation facilities to be provided. See Table 16.62-A of the SMC.
 - d. On Sheet 11, please include the recreation open space square footages in each tract.
11. This site lies within a "High Aquifer Vulnerability" critical aquifer recharge area. Per SMC Chapter 17.12.030(c) please submit a hydrogeologic site evaluation and/or best management practice program which adequately protects the groundwater resource.

Per RCW 36.70A.030 (5) "Critical areas" include the following areas and ecosystems: (a) Wetlands; (b) areas with a critical recharging effect on aquifers used for potable water; (c) fish and wildlife habitat conservation areas; (d) frequently flooded areas; and (e) geologically hazardous areas. "Fish and wildlife habitat conservation areas" does not include such artificial features or constructs as irrigation delivery systems, irrigation infrastructure, irrigation canals, or drainage ditches that lie within the boundaries of and are maintained by a port district or an irrigation district or company.



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*Per WAC 365-190-100(a), In recharge areas that are highly vulnerable, **studies should be initiated to determine if groundwater contamination has occurred.** Classification of these areas should include consideration of the degree to which the aquifer is used as a potable water source, feasibility of protective measures to preclude further degradation, availability of treatment measures to maintain potability, and availability of alternative potable water sources.*

12. Revise the SEPA to include the "High Aquifer Vulnerability" critical aquifer recharge area.

13. Revise SEPA, Transportation 14-C. No on-street parking is permitted.

PUBLIC WORKS- Nate Morgan, Public Works Director, 360.793.2262,
nate.morgan@ci.sultan.wa.us

General

1. The City's consultant RH2 is evaluating concurrency (water and sewer availability), once the review is completed the City will contact you on the findings.
2. The location of the stormwater detention pond is within an existing easement (Bonneville Transmission Line). The applicant shall provide approval from the easement holder that this facility can be installed at this location.
3. We did not review the utilities in great detail for this preliminary plat; however, it should be noted that upstream sewer mains shall be 8-inch diameter with terminal manholes instead of cleanouts.
4. The applicant shall provide a street connection for future development of the property lying to the west to address circulation.

PRELIMINARY STORMWATER SITE PLAN REPORT

1. There is a concern for Lot 1 based upon the MTC Geotechnical Report dated August 2, 2017. The Geotechnical Report indicates that a portion of this lot is within or near the "most critical failure geometry." Any on-site infiltration trench for Lot 1 should be called out specifically on the plans to ensure that stormwater from the trench does not impact the steep slope.



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2. Per Section III-3.3.9 of the Ecology Manual, an inverted tee is not listed as an acceptable pretreatment system for infiltration facilities. Any facility listed on the Basic Treatment Menu or in Section V-6 may be utilized. Please revise.
3. From the WWHM output, it appears that Basin 2 needs a total of 370 linear feet of infiltration trench to infiltrate all non-roof-related runoff. For the engineering plan set, please show each infiltration trench and provide a list of these trenches within the final Stormwater Site Plan so as to ensure all runoff is accounted for within this basin.
4. Section 6.4 refers to a bioswale intended for Basin 1; however, it appears this is yet to be included in the plan set. Please provide calculations on the sizing of this bioswale and locate the facility on the plan set as appropriate.
5. Section 6.5 indicates that the conveyance system will adequately address runoff from the 25-year storm. Please provide calculations in the final Stormwater Site Plan. Likewise, please provide a full downstream analysis as indicated in Section 6.6 and a TESC Plan as indicated in Section 6.7.
6. Please revise Note 3 under "Roof Infiltration Notes" on Figure 4 to allow for a 6-foot minimum spacing between trench centerlines as noted in the Ecology Manual (Section III-3.1.1).
7. For the profile view on Figure 4, the perforated PVC pipe for the infiltration trench shall be 6-inch diameter per Section III-3.1.1 of the Ecology Manual. Additionally, the distance from the far side of the catch basin to the beginning of the infiltration trench shall be 10 feet (refer to Figure III-3.1.2 in the Ecology Manual).
8. On Figure 5, the minimum diameter rock allowed in the infiltration facility per the Manual is 1.5 inches. Currently the figure shows 3/4- to 1.5-inch-diameter rock. Please revise as necessary.

TRAFFIC IMPACT ANALYSIS (TIA)

1. The TIA identifies 237 new single-family homes while the plans show 207. Please submit an addendum to the traffic study that reflects the correct number of lots and trips.

PRELIMINARY PLANS

Cover

1. When available, provide a file number in the title block at the top of the plan sheet.



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Sheet 2

2. Per the City's Preliminary Plat checklist, please show buffers on the steep slope area located adjacent to the site (i.e., for all areas within 150 feet of the site).
3. Label existing structures to be removed.

Sheet 3

4. Include perimeter dimensions for Open Space A and Park Tract A.

Sheet 4

5. We note a proposed sewer main (and easement) across Lot 156. Please indicate the purpose of this sewer extension, i.e., accommodate future expansion to the west.
6. A preliminary roadway plan and profile shall be provided for 124th Street. The plan and profile should, at a minimum, identify where stormwater from the new pond will discharge, how stormwater will bypass beneath Road F, etc.

Sheet 6

7. Both typical cross sections, On-Site Roads and 124th Street, show a 4.5-foot-wide planter. Per Snohomish County EDDS Standard Detail 3-050, the minimum width of the planter shall be 5 feet. The plans shall be revised accordingly.
8. The buildout pavement width shown for 124th Street is 30 feet. Per Snohomish County EDDS Standard Detail 3-065, the pavement width for a Collector is 36 feet. The plans shall be revised accordingly.
9. To ensure pedestrian facilities (sidewalks) are constructed to meet current ADA design standards, we recommend the applicant revise using a 1.5 percent (maximum) cross slope.

Sheet 9

10. The profile for Road F does not appear to provide a landing or safe stopping area before entering the intersection. Per Snohomish County EDDS Standards Section 3-09, Intersections, landings shall have no more than 1 foot of elevation change for a distance of 20 feet (non-arterial road) measured from the ultimate right-of-way line for the road being intersected (124th Street). The plans shall be revised accordingly.



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Sheet 11

11. It appears that new street trees may be placed within the sight triangles at each intersection. Section 3-08 of the Snohomish County EDDS Standards shall be reviewed and the locations of the proposed street trees revised to comply.

Prompt response to these review comments will ensure continued timely review of this project. To facilitate continued efficient processing of your application, please resubmit your materials, as a single package, to Cyd Donk in the City of Sultan Planning Department. Cyd may be contacted at 360.793.1099 or Cyd.donk@ci.sultan.wa.us. Incremental resubmittal of materials is not allowed. The resubmittal needs to include a response letter addressing each of the specific items identified in this letter. The review of re-submitted plans and documents may produce additional comments that were not made during this initial review. An electronic version of these review comments can be provided to you upon request should that make it easier for you to prepare a response letter that will enable you to respond to each item. After review of your additional information/corrections, city staff will notify you as to the status of your application.

For specific questions please contact each individual department contact listed above. For all other questions please contact, Kristi Kyle, Planning Director, via email at kristi.kyle@ci.sultan.wa.us or via phone at 360.793.1311.

Sincerely,

A handwritten signature in blue ink that reads "Kristi Kyle".

Kristi Kyle
Planning Director
425.793.1311

Cc. File

Latta Engineering, PLLC, Attn: Neil Latta, P.E., 5970 Birch Point Rd, Blaine, WA 98230