



September 30, 2019

City of Sultan
Attn: Andy Galuska
P.O. Box 1199
Sultan, WA 98294

RE: Response Letter for Plan Review Comment Letter #1 – Wyndham Highlands 1

Dear Staff,

This letter is intended to summarize the changes made to the Engineering Plans and Report in response to Public Works comments received from you dated August 29, 2019. This letter is being resubmitted with the referenced copies of the updated documents, as requested, for your review.

PUBLIC WORKS – Nate Morgan

Stormwater Site Plan Report

1. The report has been revised to match the current layout for the plat with 21.05 acres of site disturbance under this permit application.
2. Sentence has been corrected/completed.
3. Title of calculations corrected.
4. Pre-treatment added to the road CB's for this project in the form of silt socks with oil absorbent media. Since each infiltration system receiving PGIS is small the silt sock, oil absorbing media and the CB can provide the necessary pretreatment per the Vol. V guidelines.
5. This system will be detention only based on the current design.
6. No longer applies to the updated design.

Civil Design and Construction Drawing Set

Cover (Sheet 1)

7. Updated site plan prepared by Surveyor and shown on this sheet.
8. Yes, the DOE makes recommendations regarding the setback at 20-feet but also allows the local government to specify different setbacks that can be more reasonable to the specific situation. Since the current pipe/tank is 4' diameter the area of influence from the structure footing or the roadway will not impact any potential maintenance in the future with a lesser setback than 20-feet. The Geotech for this project will make their setback recommendation at the time of construction plan submittal when we are able to better detail the design.

SWPPP (Sheet 2)

9. A note has been added that all existing septic systems and wells will be removed/abandoned per State and County Health District requirements.
10. Note added.



11. Silt fencing shown on east and west ends of project.
12. Detail for swale/hog fuel berm added to plans.

Frontage Imp/Roads (Sheet 4&5)

13. Sections updated to meet current EDDS.
14. Driveway for Lot 84 adjusted to provide requested 10-foot setback from PT/PC.
15. Plat layout has been revised, this comment is no longer applicable.
16. Curb ramp locations added.
17. The plat layout has been revised including road spacing.

Drainage Overview (Sheet 6)

18. Scale corrected.
19. Coordination with utility companies is ongoing.
20. Trenches revised based on new site layout.
21. The geotechnical engineer for this project has indicated that a slope setback of 100-feet will provide the necessary protections. However, at this time they have not evaluated our design since the site plan has recently changed. We will provide the construction plans to the Geotech for their review and evaluate the final design at that time. Based on the permeable soils beneath this site, if a 200-foot setback for infiltration systems from the top of slope is necessary there are ample areas on-site where those surfaces can be infiltrated to meet that potential requirement.

Sheet 8

22. Profiles updated along with drainage based on new layout.

Sheet 11

23. Separate water and sewer plans are provided at 50-scale.
24. The existing 10" main has been located by the surveyor and shown on the plans. Connections to the existing 10" main are now part of the design.
25. No longer applies due to new plat layout.
26. No longer applies due to new plat layout.
27. Noted.
28. Noted and corrected.
29. Noted and corrected.
30. These will and can be provided on the construction plan set to be submitted in the future. The intent of this plan is to show the layout/distribution and hydrant locations for preliminary approval.
31. To be provided with construction set, as the plans change during the preliminary review process items like an air/vac are not necessary. These will be added to any high point in the water main at the time of construction plan review.



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Thank you for taking the time to review the resubmittal package for this project. Please feel free to contact me with any questions you may have.

Sincerely,

Joseph M. Smeby, P.E.
Project Engineer