

Stormwater Facilities:

The NRCS web soil survey identifies the underlying soil unit as “till” variety of soil. This type of soil is often referred to as “hardpan,” and typically does not support infiltration of surface runoff as a stormwater management technique. As a result, the project is proposing a conventional stormwater detention system. The project site is located within a single drainage basin, which generally falls toward the northeast corner of the site. Runoff from the site is currently collected and routed to the public storm drainage system within the 132nd Street SE right-of-way. The project intends to maintain this flow path, providing a storm drainage connection directly to the existing 132nd Street SE storm drainage system. The project is proposing a stormwater conveyance network beneath the interior roadway to collect and convey the roadway runoff. Roof/footing drains will be provided for each individual lot, which will also tie-in to the roadway drainage network. Project drainage will be routed to an underground stormwater vault, located in Tract 998, prior to release from the site. The new drainage system for the proposed development is required to be designed in accordance with the requirements of the 2014 Department of Ecology (DOE) Stormwater Management Manual for Western Washington. See the **Drainage Report**, which is contained in the project file for a detailed analysis.

As a Condition of Approval, the applicant will be required to submit a final Stormwater Management Plan (MCMC Chapter 15.14) during the civil plan review phase. Final system design and drainage details will be addressed at that time. The maintenance of the drainage system will be the responsibility of the property owner. The City’s engineering consultant Perteet has reviewed the project for compliance with the City’s drainage regulations and found the project compliant as proposed and conditioned.

Wetland and Buffer Averaging

Using current wetland delineation methodology, the site investigation identified one wetland (Wetland A) on the subject property. Wetland A is classified as a Category IV depressional wetland with a low habitat score, which requires a standard 50-foot buffer per MCMC Section 18.06.930. The proposed project has been designed to avoid impacts to Wetland A and its associate buffer to the greatest extent feasible; however, in order to provide the required stormwater infrastructure on the narrow site and match the existing access road, a small portion (641 square feet) of the buffer must be reduced and added to the wetland buffer on the west side of the wetland. See the **Wetland Report and Buffer Averaging Plan**, dated October 2019, which is contained in the project file.

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The onsite wetland buffer is currently degraded by non-native, invasive plants, including Himalayan blackberry and reed canary grass. Approximately 9,800 square feet of wetland buffer enhancement will be provided to improve habitat and wetland protection functions onsite. The proposed enhancement actions will remove the non-native, invasive species and plant native species to restore the habitat functions and critical area protection and improve hydrology and quality of water leaving the project site. Overall, the proposed enhancement plan will provide a net gain in function and improved protection to the wetland from the proposed development.

Staff is recommending a black, vinyl coated, chain link fence surrounding Tract 999 to minimize potential future disturbances such as unintended intrusion into the wetland and buffer area.

Transportation:

City Transportation - Traffic Impacts and Mitigation:

Traffic mitigation is required by the City for new PM peak hour trips generated by this

B. The right of the City to enforce the terms of the restrictions.

16. Prior to commencing construction activity, the edge of the wetland buffer shall be clearly staked, flagged and protected with fencing. Site clearing shall not commence until the applicant has submitted written notice to the Public Works and Development Services Department that the buffer requirements of MCMC Sections 18.06.810 and 18.06.930 (E) have been met.
17. Prior to issuance of a Certificate of Occupancy, the edge of the NGPA tract shall be **fenced and** identified with permanent signs or markers every 100 feet to clearly indicate the location of the NGPA buffers, pursuant to MCMC Section 18.06.810.
18. All of the existing significant trees in the NGPA shall be preserved. A restriction shall be shown on the face of the Final Plat preserving all trees in the critical areas Tract 999.
19. In accordance with MCMC Section 15.10.075.B, where trees designated to be retained are damaged, destroyed or removed during the construction of the proposed improvements, a penalty in the amount of \$1,000 may be assessed for each tree, and each tree shall be replaced at a 3:1 ratio.
20. The developer shall provide a secured wetland mitigation bond with the City equal to 125 percent of the cost of installation (labor and materials) for implementation of the Final Wetland Buffer Mitigation Plan. Said bond shall be posted prior to issuance of the first building permit or Final Plat approval, whichever occurs first.

Engineering and Site Work:

21. A Clearing and Grading permit for all clearing, grading, roadway, stormwater, and erosion control work shall be approved by the Director of Public Works and Development Services prior to any clearing or grading work on the site.
22. The developer shall submit stormwater plans and documentation to address all required drainage improvements. The approved stormwater system shall include the following elements and conditions per MCMC Chapter 15.14 and the 2012 Department of Ecology Stormwater Management Manual for Western Washington as amended in 2014.
 - A. Final drainage plans shall be submitted to the Director of Public Works and Development Services for review and approval.
 - B. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared to address the required elements and all Best Management Practices that are expected to be used on site for erosion and sediment control.
 - C. The developer shall apply for an individual Construction Stormwater General Permit from the State Department of Ecology, and provide proof of the issued permit to the City prior to beginning construction. Said plan elements shall be installed and inspected/approved by the City prior to other site work.