

P K E N T E R P R I S E S

City of Mill Creek
Planning & Development Services
15728 Main Street
Mill Creek, WA 98012

July 29, 2019

RE: Project Narrative for Crest View II Single-Family Preliminary Plat, Mill Creek, WA).

Dear Staff:

On behalf of Crestview II, LLC, PK Enterprises is formally submitting an preliminary plat application to subdivide three (3) parcels of land into twenty-five (25) lots. The properties are located at 2316 and 2318 132nd Street SE, Mill Creek, Washington. The Assessor's Parcel Number are 2850320020-0800, --1000, and -2300 and are within the NW Quarter of Section 32, Township 28 North, Range 5 East, W.M., Washington.

The site is approximately 3.20 gross acres (139,351 SF) and is zoned Medium Density Residential (MDR). The maximum density allowed is 12 dwelling units (DU) per acre and is based on net area (gross area less unbuildable land plus up to roads (up to 20% of gross area)):

- Gross Area: 139,351 SF
- Area in Wetland/Buffer: 13,029 SF (Tract)
- Area in Roads: *27,870 SF (This is 20% of gross area. The actual area in proposed roads is 28,932 SF, or 20.6% gross area)
- Total Net Area: 98,452 SF (2.26 Acres)

Using 2.26 acres as the net area, the allowed number of units/lots is:

- 2.26 acres x 12 DU/AC = 27 allowed units/lots

The proposed number of residential lots is twenty-five (25) residential lots; thus, the subdivision meets the density requirements. Lot sizes range from 2,980 to 4,803 square feet.

There are exiting residences and outbuildings that will be removed during construction of the project. The topography is flat (0-5%) and there is both indigenous and ornamental flora throughout the property. Towards the northeasterly corner, there is a Type IV wetland requiring a 50-foot buffer. Buffer averaging (not more than the allowed 50%) is proposed to allow for a storm drainage facility to serve the development. The storm facility is a vault with proposed open space/on-site recreation.

The project will complete the easterly portion of 23rd Lane SE which has direct access to 132nd Street SE. 23rd Lane SE is a standard residential road (48 feet of right-of-way) that will "loop" around (133rd Place SE) to serve the new residences. (Note: The existing temporary turnaround in the adjacent plat will be removed for an additional single-family residence.)

The following is a list of entities involved with this project:

Owners:

APN 28053200200800
Sheehan Irrevocable Trust
2433 134th Place SE
Bothell, WA 98012

APN 28053200201000
Thomas and Debbie Clemans
2318 132nd Street SE
Mill Creek, WA 98012

APN 28053200202300
Willis E. Clemans
2316 132nd Street SE
Mill Creek, WA 98012

Applicant:

Crestview II, LLC
15 Lake Bellevue Drive, Suite 102
Bellevue, WA 98005
425.869.1300
Contact: Kevin O'Brien

Planner/Registered Agent:

PK Enterprises
23035 SE 263rd Street
Maple Valley, WA 98038
206.227.7445
Contact: Phillip Kitzes

Engineering/Survey/Landscape Architect:

Pace Engineers / SDA
1724 West Marine View Drive, Suite 140
Everett, WA 98201
425.486.6533
Contact: Mr. Ken McIntyre, PE

Geotechnical Engineer:

The Riley Group, Inc.
17522 Bothell Way NE
Bothell, WA 98011
425.415.0551
Contact: Kris Weller

Traffic Engineer:

Transportation Engineering NW
11400 SE 8th Street SE, Suite 200
Bellevue, WA 98004
425.889.6747
Contact: Jeff Schramm

Biologist:

Soundview Consultants LLC
2907 Harborview Drive, Suite D
Gig Harbor, WA 98335
253.514.8952
Contact: Jon Pickett

We appreciate all your time and effort to review this material. Included in this request is the required submittal items for a complete application package (via mybuildingpermit.com). If there are any questions, please do not hesitate to contact me at 206.227.7445.

Sincerely,

PK ENTERPRISES



PHILLIP KITZES

Enclosures

CC Kevin O'Brien, Crestview II, LLC
Kevin Taylor, Crestview II, LLC
Robert Fitzmaurice, TDI