

MEMORANDUM

DATE: July 2, 2018

TO: Kari Parsons, PCD-Project Manager

FROM: Rich Schindler, Core Engineering

SUBJECT: SF-18-008 – Lorson Ranch East Filing No. 1
Third Submittal-response

Final Plat

1. Provide documentation of separate easements and vacation/termination documents removing encumbrances on proposed rights-of-way, when available. **Comment remains; provide when available. RE: noted**

Transportation / Traffic Impact Study

3. Please attach the November 2017/January 2018 PUD/Preliminary Plan TIS as an appendix to this Filing 1 TIS. **Unresolved; please attach on the next submittal. (Staff can attach this for the file.) RE: it is now attached.**

Letter of Intent – Resolved

Final Drainage Report / Drainage Plans

1. **Resolved**
2. Resolved
3. Detention pond narrative and calculations need to address both interim (undeveloped upstream with no ponds) and ultimate future conditions. Include estimated school site pond design in series to ensure proper Pond C5 functions. Partially resolved; see redlines. If the school site detention outflow affects Pond C5, revisions to Pond C5 may be needed.
4. Resolved
5. Resolved
6. See FDR redlines for additional comments and clarification of these comments. Partially resolved; see updated redlines. **Partially resolved; see updated redlines.**
7. Resolved
8. **Note: Special attention will be needed in construction of the grass buffer area west of lots 1-18 to ensure proper configuration/field fit. The grading adjacent to the east may need to be slightly revised to accommodate the required cross-slope (4% max) and width (10' min.) for the buffer. RE: we can look at this in the field.**

Construction Plans

1. Resolved
2. Include all maintenance access roads for ponds and the EFJCC channel on the plans. **Unresolved; reference DCM2 page 4-66 #10. Unresolved. RE: map included in map pocket of drainage report.**
3. Resolved
4. See CD redlines for additional comments and clarification of these comments. Partially resolved; see updated redlines. **Partially resolved; on sheet C5.2 revise inner striping to solid between Skuna and Willapa. RE: linetype changed**

Grading and Erosion Control Plan / SWMP

1. **Resolved**
2. Note: A Floodplain Development Permit issued by the Regional Floodplain Administrator will be required for work in the floodplain for any necessary East Tributary channel improvements, if not already obtained.
3. Note: Permission will be required from XCEL Energy and other utility easement grantee(s) where applicable prior to approval of the grading plans and CDs to allow grading and location of improvements within the existing utility easement(s) east of the site.
4. Note: Ensure that all GEC Plan and SWMP checklist items (attached) are provided. GEC and SWMP checklists will be reviewed in detail with the next submittal. **See SWMP checklist and redlines; the items highlighted need to be addressed further. Specifically address staging areas and temporary seeding and mulching on the GEC plan. Unresolved. RE: staging area added. Temp seeding note added.**

Forms/SIA/FAE

4. Note: Any proposed trees/plantings in proposed county rights-of-way will require written approval from the ECM Administrator, through a license/maintenance agreement. Issues such as mature tree size and height, high maintenance requirements, destructive root systems and potential leaf litter will need to be addressed. The landscaping shall be appropriate for the conditions and easily maintainable. Draft license agreements for landscaping and mailboxes **will be provided** when available. (If applicant has a recent version that can be updated for the proposed improvements, applicant may provide the draft on the next review.) **Comment remains. RE: a copy of what we have is included in this submittal.**
5. Regarding the SIA and FAE, all offsite improvements reviewed separately that are necessary to serve Filing No. 1, including the two EFJCC bridges, Fontaine Blvd., Lorson Blvd., and any utilities need to be accounted for in the SIA. Separate FAEs may be utilized for the various offsite improvements as long as all are referenced and accounted for in the SIA. **Comment remains; a draft will be provided when available. RE: we will need to revisit this before the plat is recorded since construction is ongoing and will affect the surety remaining to be posted.**