

Legacy Ridge
Review Comments with Responses
Milestone: Preliminary Plat
Reviewed By: Sequim PW & Agency's Consultant
Resolution Code Legend

A = Incorporate B = Open/Under Review C = Evaluated/Not Incorporated

Jan. 25, 2018

Comment No.	Doc.	Page	Section	Reviewer	Comment	Initial Resolution Code	Final Resolution Code	Response	Status	Column
1	Drain. Report	6	MR4		The site has been divided into sub-basins 1 and 2. Wetland N, Tract H, is included in sub-basin 1 and the flow from this area is assumed to be routed to the north treatment/detention facility. Per the Critical Area Study & Buffer Mitigation Plan Wetland, Wetland N discharges to Stream H (Tract P). Wetland N receives flow from off-site as well as local runoff. It is not clear how the hydro period of Wetland N will be protected, the impact on Stream H due to the reduction of flow from Wetland N and how excess flow from Wetland N will be directed to the north treatment/detention facility. Please clarify.			Upon re-evaluation, flow pattern of Wetland N to Stream H has been maintained. Subbasin delineations have been revised.		
2	Drain. Report	7	MR5		The 2014 Ecology Manual requires the use of on-site Stormwater Management BMPs to the maximum extent feasible without causing flooding or erosion impacts. The Drainage Plan assumes all roof runoff will be connection to the piped conveyance system and that perforated stub-outs, an on-site management techniques, will not be used due to poor hydrologically conductive soil. Per the 2014 Ecology Manual, BMP T5.10C, Perforated Stub-out Connections, may be used only when all other higher priority on-site Stormwater management BMP's are not feasible. In addition, the only limitation to the use of perforated stub-out connections listed in the 2014 Ecology Manual is when seasonal water table is less than one foot below the trench bottom. The proponent should explore all possible means of providing on-site Stormwater management BMP's and, at a minimum, should provide perforated stub-out connections for roof drainage.			Lots 32-97 shall have perforated roof drain stub and connections to the tightlined storm system, as noted on Sheet C1.2 of the revised plan set. Lots 1 - 31 shall have tightlined roof drain lines so as not to introduce additional water to soils above slope to west.		
3	Drain. Report	7	MR7		The Drainage Plan states that pre-developed conditions are modeled as forested. The hydraulic model and tables describing the pre-development conditions in Section 4 of the Drainage Plan should be revised with the assumption that all off-site predeveloped conditions are forested rather than pasture and impervious.			This comment is confusing. Offsite conditions are not part of the project limits or proposed development. Offsite properties are outside of the applicant's control and are modeled as current conditions for flow through as they should be. The applicant is not responsible for providing detention for previous development to properties outside the project area on property outside the applicant's control. This would be the responsibility of that other property owner if/when they choose to apply for permit to develop.		
4	Drain. Report	8	MR9		Identify the party who will be responsible for maintenance of the Stormwater facilities in perpetuity.			Will be the responsibility of HOA.		
5	Drain. Report	25	Section 4		A. Hydraulic Analysis. Pre-developed conditions for all areas should be modeled as forested. See comment 3.			This comment is confusing. Offsite conditions are not part of the project limits or proposed development. Offsite properties are outside of the applicant's control and are modeled as current conditions for flow through as they should be. The applicant is not responsible for providing detention for previous development to properties outside the project area on property outside the applicant's control. This would be the responsibility of that other property owner if/when they choose to apply for permit to develop.		
6	Drain. Report	25	Section 4		Table I. Off-site area total should be 213,150 sf not 450,423 sf.			Numbers have been revised.		
7	Drain. Report	29	Section 4		B. Flow Control Calculations, Sub-basin 1. Pre-developed conditions for all areas should be modeled as forested. See comment 3.			This comment is confusing. Offsite conditions are not part of the project limits or proposed development. Offsite properties are outside of the applicant's control and are modeled as current conditions for flow through as they should be. The applicant is not responsible for providing detention for previous development to properties outside the project area on property outside the applicant's control. This would be the responsibility of that other property owner if/when they choose to apply for permit to develop.		
8	Drain. Report	30	Section 4		Correct description of the total storage volume of the pond to meet the information provided on plan sheet C2.6.			Numbers have been revised.		

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9	Drain. Report	30	Section 4		Provide detail in the report regarding control structure, overflow structure and emergency overflow.			Details provided in revised report and revised plans. Further detail to be provided in Final Plat construction documents.		
10	Drain. Report	31	Section 4		Sub-basin 2: Pre-developed conditions for all areas should be modeled as forested. See comment 3.			This comment is confusing. Offsite conditions are not part of the project limits or proposed development. Offsite properties are outside of the applicant's control and are modeled as current conditions for flow through as they should be. The applicant is not responsible for providing detention for previous development to properties outside the project area on property outside the applicant's control. This would be the responsibility of that other property owner if/when they choose to apply for permit to develop.		
11	Drain. Report	32	Section 4		Provide information in the report regarding estimated infiltration rate, the proximity of groundwater, the depth of fill proposed, overflow structure, etc.			Please see AESI Subsurface Exploration and Groundwater Mounding Assessment dated August 15, 2017.		
12	Drain. Report	33	Water Quality Calculations		Table 5. The model data provided indicate the required on-line facility volume for Sub-basin 2 is 1.274 ac-ft. Table 5 indicates the volume required is 1.2271 ac-ft. Plan sheet C2.6 indicates 53,452 cf (1.2271 ac-ft.) is required. Reconcile with model data.			Numbers have been revised.		
13	Drain. Report	34	Water Quality Calculations		Sub-basin 1 Combined Detention & Wet Pond detail. Provide information regarding the orifice sizing in the control structure, overflow structure and emergency overflow.			Details provided in revised report and revised plans. Further detail to be provided in Final Plat construction documents.		
14	Drain. Report	35	Water Quality Calculations		Sub-basin 2 Pond System detail. Provide information regarding pond overflow structure and emergency overflow (treatment and infiltration ponds).			Details provided in revised report and revised plans. Further detail to be provided in Final Plat construction documents.		
15	Geotechnical Report				The Pilot Infiltration Testing Results and Recommendations for Soil Infiltration Rates Related to Stormwater Management for the Legacy Ridge Plat Development Project Located in Sequim, Washington indicated seasonal groundwater is within 3 feet of the ground surface. 2014 Ecology Manual, SSC-6 Depth to Bedrock, Water Table, or Impermeable Layer (Volume III, page 3-79) states that the base of all infiltration basins shall be ≥5 feet above the seasonal high-water mark. A separation down to 3 feet may be considered if the ground water mounding analysis, volumetric receptor capacity, and the design of the overflow and/or bypass structures are judged by the site professional to be adequate to prevent overtopping and meet the site suitability criteria. The Pilot Infiltration Testing report recommended a mounding analysis given the presence of residential properties down-gradient of the pond site and the shallow seasonal water table. The mounding analysis should be conducted.			Please see AESI Subsurface Exploration and Groundwater Mounding Assessment dated August 15, 2017.		
16	Geotechnical Report				Provide pavement section design recommendation.			Further detail to be provided in Final Plat construction documents.		
17	Plans	C2.0 C2.2	Drainage		Provide detailed design plan and profile for detention/wet pond and wet pond and infiltration basin per the 2014 Ecology Manual, Volume III, Section 3.2.1 that addresses the following: a. Retaining walls such as rockeries, concrete, masonry unit walls, and keystone type wall may be used in detention ponds if the wall is designed by a geotechnical engineer or a civil engineer with structural expertise. Provide stamped plans and structural calculations for the walls proposed in the north detention pond. b. Pond berm embankments should be constructed on native consolidated soil or adequately compacted and stable fill soils analyzes by a geotechnical engineer. c. Pond berm embankments greater than 4 feet must be constructed by excavating a key equal to 50 percent of the berm embankment cross-sectional height and width. d. Berm embankment soils must have the following characteristics: a minimum of 20% silt and clay, a maximum of 60% sand, a maximum of 60% silt, with nominal gravel and cobble content. e. An emergency overflow spillway armored with riprap in conformance with BMP C209: Outlet Protection (Volume II) is required in addition to a primary overflow. . f. Provide access roads to the control structure and other drainage structures associated with the pond. Access must be provided for removal of sediment must be provided to the bottom of the pond if the pond is greater than 1,500 square feet. g. Fencing must be provided if the interior side slope is steeper than 3H:1 V or where the impoundment is a wall greater than 24 inches in height.			a. Further detail to be provided in Final Plat construction documents. b. Further detail to be provided in Final Plat construction documents. c. Further detail to be provided in Final Plat construction documents. d. Further detail to be provided in Final Plat construction documents e. Overflow routing is accomplished via secondary manhole and piping system. f. Pond access has been provided in revised plan set. g. Fencing called out in upper pond detail on sheet C2.7.		

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18	Plans	C2.0	Drainage		Provide size and invert information about the pipe shown in the 20' easement from Tract D to Tract C.			This pipe removed in the revised plan set		
19	Plans	C2.0	Drainage		Provide internal and external wall stability calculations for the rock cut wall in the detention/wet pond			Further detail to be provided in Final Plat construction documents		
20	Plans	C2.0	Drainage		The aesthetics of the north facing ecology block wall does not fit the neighborhood context. Provide a context sensitive design that results in a pond that is natural in appearance.			Further detail to be provided in Final Plat construction documents		
21	Plans	C2.0	Drainage		Locate the Stormwater conveyance pipe for the detention/wet pond outlet in the 7th Ave roadway prism (offset 17' right from center line) and not the ditch as 7th Ave will be widened in the future to include a 11' lane, 6' bike lane, curb & gutter, and sidewalk.			Pond outlet revised to better match existing drainage patterns.		
22	Plans	C2.3-C2.5	Drainage		Provide profile and invert information for SDMH #17 to #13. Provide detail for steep slope restraint of the above ground pipe			Overland storm pipe profile and proposed pipe anchor system shown in revised plan set. See sheet C2.6.		
23	Stormwater	General			Maintenance and ownership of the Stormwater facilities will be the responsibility of the development. Provide the City for review the Stormwater maintenance agreement as part of the preliminary plat.			A Draft Stormwater Maintenance Agreement is provided with the resubmittal.		
24	Stormwater	General			For each lot the maximum square footage of hard surface and any onsite BMP's shall be recorded in the deed.			Further detail to be provided in Final Plat construction documents		
25	Plans	C1.2	Road		The section for S 7th Ave (Typical Sections B, C, D, E) shall be 6' sidewalk on both sides, 4' planter on both side, vertical curb & gutter on both sides, 6' bike lanes on both sides, 11' travel lanes on both sides. An additional 7' for parking is optional. Widths are measured from the front face of vertical curb.			Road cross-sections have been revised in plan set.		
26	Plans	C1.2	Road		The section for local roads (Typical Section A) shall be 6' sidewalks on both sides, 4' planter on both sides, vertical curb and gutter, and 10' shared lanes. An additional 7' for parking is optional. Widths are measured from the front face of vertical curb.			Road cross-sections have been revised in plan set.		
27	Plans	C1.2	Road		The 6' sidewalks for S 7th Ave shall extend the full length of the development between approx. Sta 81+10 and the Comfort Way intersection.			Road and sidewalk limits have been updated in revised plan set.		
28	Plans	C1.2	Road		Provide vertical curb and gutter, 4' planter and 6' sidewalk along the east (right) edge of S. 7th Ave.			Road and sidewalk limits have been updated in revised plan set.		
29	Plans	C1.2	Road		Provide roadway geometric data for S 7th Ave. The horizontal and vertical alignment shall meet or exceed WSDOT or AASHTO design manuals criteria for a 25 MPH posted/design speed.			Plan set now shows horizontal data as well as vertical data. Maximum slope meets requirements given to applicant on project initiation. Follows City concept drawings for S. 7th Ave. See attached drawings given to applicant by City, on January 30, 2014, for use as expected improvements template.		
30	Plans	C1.2	Road		Provide horizontal stopping sight distance calculations for S 7th Ave for a 25 MPH posted/design speed per WSDOT or AASHTO design manual criteria..			Plan set has been revised to include sight distance data.		
31	Plans	C1.2	Road		Provide vertical sight distance calculations for S 7th Ave for a 25 MPH posted/design speed per WSDOT or AASHTO design manual criterial			Plan set has been revised to include sight distance data.		
32	Plans	C1.2	Road		Provide intersection sight distance calculations for S 7th Ave.			Plan set has been revised to include sight distance data.		
33	Plans	C1.2	Road		Provide alignment and profile for future extension of roads A, C, and D to demonstrate feasibility.			Plan set has been revised to show road extention feasibilities.		
34	Plans	C1.3	Road		Roads D & C should be extended to the development boundary.			Revised plan set shows roads extended to project boundary.		
35	Plans	C1.2	Road		Extend road D and A to the boundary of the development.			Revised plan set shows roads extended to project boundary.		
36	Plans	C2.5	Road		The maximum allowable roadway profile grade for S 7th Ave is 11 to 12 percent for rolling terrain in urban environments per WSDOT Design Manual 1220.02(6).			Maximum slope of 14% meets requirements given to applicant on project initiation. Follows City concept drawings for S. 7th Ave. See attached drawings given to applicant by City, on January 30, 2014, for use as expected improvements template. It seems appropriate that the determination made by the City consultant for these drawings was that the terrain meets a mountainous scenario in this part of the city which leads to a 13% maximum slope. A 1% steeper grade is then allowed when ROW controls are in place which this proposal includes. See WSDOT Design Manual Figure 440-8.		
37	Plans	C1.0	Site		All lots located along 7th Ave shall have shared driveway access. Provide easement dedication and maintenance agreement.			Notes on Sheet C1.2 state shared driveway requirements. Easements will be part of Final Plat approval.		
38	Plans	C1.0	Site		Lot 64 shall access off of Road B.			Noted on revised plan set.		

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39	Plans	C1.0	Site		Access to lot 9 will create a dog-leg in the intersection. How will this be mitigated.? How will access be provided?			Lot line adjusted.		
40	Plans	C1.0	Site		Lots 66 and 67 will not have driveway access due to 30' City water main easement.			Water easement should not restrict access.		
41	Plans	C1.0	Site		Lots 15, 16, and 65 will be encumbered by the 30' City water main easement and remainder appears insufficient for a home site.			Plans revised to show potential building envelope.		
42	Plans	C1.2	Road		Reservoir Road (Typical Section E) requires 6' sidewalks on both sides, 4' planter on both sides, and vertical curb and gutter on each side, and 10' shared lanes.			Shown as typical Section D.		
43	Plans	General			Provide a signing and stripping (channelization) plan.			This will be a condition of Preliminary Plat approval to be shown on Final Plat construction documents.		
44	Plans	General			Pedestrian scale lighting using the City of Sequim standard luminaire is required for local roads and S. 7th Ave. Provide a lighting plan.			This will be a condition of Preliminary Plat approval to be shown on Final Plat construction documents.		
45	Plans	C3	Utility	Water	Confirm that Hydrant spacing doesn't exceed 500' measured along streets and is no more than 300' measured from the back of any proposed lots.			Completed		
46	Plans	C3	Utility	Water	Provide ductile iron resilient seated gate valves; spaced no more than 1000 feet or midblock; 3 valves at T's; 4 valves at crosses, and on 6" service lines to hydrants.			This will be a condition of Preliminary Plat approval to be shown on Final Plat construction documents.		
47	Plans	C3	Utility	Water	Provide air-vacuum assemblies at all isolated high points in the system.			This will be a condition of Preliminary Plat approval to be shown on Final Plat construction documents.		
48	Plans	C3	Utility	Water	Provide blow off assemblies at all isolated low points in the system and on at dead ends.			This will be a condition of Preliminary Plat approval to be shown on Final Plat construction documents.		
49	Plans	C3	Utility	Water	Provide a minimum of 3-6" cover over all 8-inch or less sized water mains except 4'-0" cover in easements.			This will be a condition of Preliminary Plat approval to be shown on Final Plat construction documents.		
50	Plans	C3	Utility	Water	Dedicate water main easement (15' Min.) to PUD for water main distribution system.			This will be a condition of Preliminary Plat approval to be shown on Final Plat construction documents.		
51	Plans	C3.1	Utility	Water	Dedicate water main easement (15' Min.) across lot 39.			Revised plan set shows proposed/potential utility easements.		
52	Plans	C3	Utility	Water	In addition to standard AWWA acceptance testing, developer to perform hydrant testing following construction of water distribution system to demonstrate available fire flow (1000 GPM, 1Hr, w/ 20psi at services with operation, equalizing, and fire suppression storage volumes depleted) during maximum day demand			This will be a condition of Preliminary Plat approval to be shown on Final Plat construction documents.		
53	Plans	C3	Utility	Water	City Council will ultimately need to approve PUD water service and ownership of the utility. There is no guarantee that they will support PUD service in City limits.			Noted. Staff has advised they support this proposal.		
54	Plans	C3.2	Utility	Sewer	Confirm 18" of vertical separation will exist between the Sewer Truck Line and the Water Main along Road A Stations 10+50 to 14+50, Road D Sta 63+20 and 64+20, 7th Sta 86+ to 86+60, and 7th Sta 95+20 to 96+70.			Revised plan set shows water/sewer crossings confirming a minimum of 18" vertical separation.		
55	Plans	C2 & C3	Utility	General	Sewer truck lines and water mains need to be extended to the boundary of development to accommodate future extensions.			Revised plan set shows water and sewer lines extended to project boundary.		
56	Plans	C2 & C3	Utility	General	Utility castings shall be located outside of bike lanes			This will be a condition of Preliminary Plat approval to be shown on Final Plat construction documents.		
57	Critical Area Report		General		The original geotechnical report (not available in the materials received from the City) and the Follow-up Geologic and Geotechnical Site Assessment and Review of Critical Area Buffer and Building Setback Recommendations for the Proposed Legacy Ridge Plat Development Project Located in Sequim, Washington, Northwestern Territories, Inc., January 26, 2016 should be attached to the Critical Area Study & Buffer Mitigation Plan to provide all the information required to review the plan.			The Geotechnical Report was submitted to the City for distribution on prior submittal. Geotechnical reports are now attached to the Critical Areas report.		
58	Critical Area Report		Section 1		Show the location of Stream D on the Existing Conditions map.			Stream D has been shown on the Existing Conditions map.		
59	Critical Area Report		Section 1		Show the size, in square feet, of the wetlands on the Existing Conditions map.			Wetland size is shown on the Existing Conditions Map.		
60	Critical Area Report		Section 2		The 15-foot building setback from the edge of the wetland buffers, as required per SMC 18.80.070.F.6, should be shown on the Buffer Mitigation Plans.			This has been included on the revised maps within the Critical Areas Study.		
61	Critical Area Report		Section 2.1		Identify if there are impacts to Wetland N from bridge shading and drainage from the bridge.			It is 3-sided box culvert. The revised report includes a discussion of impacts to vegetation in Section 2.1.		
62	Critical Area Report		Section 2.1		The additional buffer (1,768 sf) at the east end of Wetland N is not included in the discussion regarding buffer impacts to Wetland N.			The revised Critical Areas Study includes this additional buffer in the discussion of mitigation for Wetland N.		

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63	Critical Area Report		Section 2.1		The proposed extension of Reservoir Rd. (Road E) is located primarily within the 100 ft. buffer for Wetland O and appears to be within a few feet of the delineated edge of wetland. Wetland O is the highest category wetland in the proposed development. The plan indicates that this impact is unavoidable. The width of the buffer along Road E does not meet the requirement of SMC 18.80.070(G) for minimum width of buffers if buffer averaging is applied. An alternative alignment to Road E should be explored to minimize the permanent impact to the Wetland O buffer.			Road E has been shifted to reduce the impact to the Wetland O buffer. Buffer enhancement will take place between Road E and Wetland O to provide additional protections to the wetland.		
64	Critical Area Report		Section 2.1		The impact to the wetland buffer for Wetland O near the intersection of S 7th Avenue and Road B is not quantified or identified on the Buffer Mitigation Plan – Inset 1.			This impact is shown on Sheet 3 of Appendix C of the revised Critical Area Study.		
65	Critical Area Report		Section 2.1		The information provided in the table at the top of page 4 does not match the information provided on the Buffer Mitigation Plan – Inset 1. The totaled amounts are not correct.			The revised Critical Area Study contains updated impact and mitigation numbers. Impacts and mitigation areas are shown on both Sheet 3 and Sheet 4 of the Critical Areas Study.		
66	Critical Area Report		Section 5		Provide the size of the delineated wetland in the description of each of the wetlands.			This has been added to the revised Critical Areas Study.		
67	Critical Area Report		Section 5		Identify how wetland M will maintain connectivity with Stream G in the developed condition.			There are no impacts to Wetland M or buffer proposed. The pipe that will cross Stream G and associated buffer will be anchored on the ground surface and will be elevated across the stream channel to avoid any impacts to Stream G. This will allow the wetland and stream complex to continue to function in its current state.		
68	Critical Area Report		Section 5		Identify how wetland N will maintain connectivity with Stream H in the developed condition.			Wetland N does not have a surface connection to Stream H.		
69	Critical Area Report		Section 5		It appears from the Preliminary Storm Drainage Report for Preliminary Plat, Legacy Ridge, PACE Engineers, Inc., Revised July 19, 2016 and Legacy Ridge 1 Preliminary Plat plan set (4/22/2016) that there will be an outlet from Wetland P to the drainage ditch on the north side of the S. 7th Street right-of-way. If this is the case discuss how this wetland will maintain the existing hydro period.			Wetland P is a depressional wetland located on a gradual slope (approx. 3%). The emergency overflow pipe is located 72 feet downslope of Wetland P. This pipe will only capture water that has already moved through the wetland and was not retained, and any overland flow that would not have naturally reached the wetland. The hydrology of Wetland P will not be altered by the emergency overflow pipe.		
70	Critical Area Report		Section 6.0		Include discussion of the Northern Spotted owl Management Buffer located on or near the southeast portion of the site.			Refer to WRI Response Letter dated 1/8/2018.		
71	Critical Area Report		Section 7.3		7.3.4 Wetland O. Revise the identification of Wetland A to Wetland O (3rd sentence).			This change has been made in the revised report.		
72	Follow-up Geologic and Geotechnical Site Assessment				The Geotechnical Site Assessment recommends Geological Hazard Buffers of 25 feet for a "Very Low Hazard" steep slope area and 35-foot buffers for "Low Hazard Slopes" and requires these areas to remain undeveloped. We do not have any comments regarding the Geotechnical Site Assessment and review of the Critical Area Buffer and Building Setback Recommendations.			Agreed		
73	Traffic Impact Analysis				The S 7th Ave and E Silberhorn Rd intersection was analyzed as an Idealized T-Intersection. However, there are existing geometric deficiencies at this intersection that should be identified and addressed in the impact analysis. There may be additional mitigation required at this intersection.			It is not clear what the "geometric deficiencies" are referenced in the comment, but it is assumed this is in reference to the fact that the intersection does not have standard control since the eastbound-to-northbound and southbound-to-westbound movements are free and the northbound approach has stop-control. Due to the unique configuration, the analyzed with the northbound approach having stop-control (the current configuration) and as all-way stop-control. This was discussed in paragraph 2 of Section 7.1 of the February 2016 report. The intersection was shown to operate at LOS A (the best level) under both configurations. The analysis does not show that the intersection should be converted to all-way stop-control and would operate acceptably under the current configuration.		

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74	General				Please note that approval of the preliminary plat by the city, consistent with the provisions of SMC Title 20, shall constitute authorization for the subdivider to develop the subdivision's facilities and improvements in strict accordance with final design and/or construction drawings which have been reviewed and approved by the public works director, with state laws, this title and all applicable conditions of the preliminary plat approval. Additional design and construction drawing detail will be necessary prior to issuing a Right-of-Way/Site Construction Permit.			Agreed		