

Engineering Comments**Provided by: Alan Murley****Date: April 7, 2014**

Engineering has completed the substantive review of the Tanasse Mixed Use Bldg Project# 14-00000025 project. The set of plans date-stamped February 26, 2014 were used to complete the review. The following information must be depicted on one set of plans or submitted for review before Land Use Approval can be granted.

Water main Plan - The applicant shall install water facilities in accordance with the provisions of Chapter 6 of the Development Guidelines and Public Works Standards (2.050.B). The water system shall be designed to provide adequate domestic plus fire flow at the required residual pressure. Please address the following items on the plans and resubmit for review.

1. Install both a domestic and fire suppression service to the project off the existing water main in State Avenue prior to the proposed City of Olympia pavement overlay project. If the existing service and meter to the lot are undersized for the intended development it must be abandoned to the main or may be used for irrigation purposes.

Sewer Main Plan - The applicant shall install sewer facilities in accordance with the provisions of Chapter 7 of the Development Guidelines and Public Works Standards (2.050.A). Please address the following items on the plans and resubmit for review;

2. Install sewer service(s) to the project off the existing sewer main within the alley north of the project.

Site Improvement Plan

3. Install a Major Commercial Collector sidewalk ten feet in width across the State Avenue frontage with street trees in grates.
4. The site plan refers to Pear street to the east of the development and it is actually Quince Street, please correct.

Clearing/Grading/Erosion Control Plan

5. Provide a grading and erosion control plan to meet the City standards.

Stormwater System and Drainage Report (hydra & work map)

This development application is within the City Of Olympia and shall comply with the Drainage Design and Erosion Control Manual for Olympia October 2009 (DDECM)

Comments:

- 1) Task 4 of the stormwater site plan indicates that the project will add more than 5,000 square feet of impervious surface. As such, per DDECM, Volume I, Section 2.4, Minimum Requirements #1 through #10 apply to the project.
- 2) The reference to Section 2.4.1 in Task 4 of the stormwater site plan is erroneous.

- 3) Prior to permitting, standard erosion control notes consistent with DDECM Appendix II-A, must be added to the erosion control plan. Section 2.4.1 refers to “new impervious surface” not new PGIS. Reference DDECM Volume I, Section 2.5.6 when addressing Minimum Requirement #6 Runoff Treatment. That section refers to the threshold for new PGIS.
- 4) Prior to permitting, provide a draft agreement to maintain stormwater facilities and to implement pollution source control plan (corporate version).
- 5) Prior to permitting, provide an operation and maintenance plan.
- 6) Prior to permitting, provide drainage calculations to justify a 6- inch storm main.
- 7) Correct the spelling of Tanasse on the architectural plans.

Traffic Study Report –N/A

Transportation impact fees will be required.

Solid Waste –

6. There is concern that refuse storage and collection has not been fully thought out for this project. The narrative mentions trash service via the alley and a screened area. It is hard to determine how much space is allocated, but it appears too small. The EDDS call for front load and what is shown is not to EDDS specs. If it must be rear load then a solid waste scoping meeting is advised.