



**MEMORANDUM**

**SUBJECT:** Stormwater Review of Project  
Wellington Heights – Revised Preliminary Design  
CPD# 18-1315

**TO:** Jeff Fant, Engineering Plans Examiner  
Community Planning & Development

**FROM:** Steve Thompson, Water Resources Engineer – Storm & Surface Water  
Public Works – Water Resources

**DATE:** October 2, 2018

We have reviewed the Preliminary Drainage and Erosion Control Report with a revised date of July 23, 2018; and the revised Preliminary Civil Plans, prepared by Olympic Engineering. This project is subject to the requirements of the 2016 City of Olympia Drainage Design and Erosion Control Manual (DDECM) and must address Core Requirements 1 through 9.

We find the overall design concept acceptable but require some changes to meet our code.

**Downstream Conveyance System:**

The most significant comment is the downstream conveyance system at the Bruce Titus auto dealership, and is a continuation of stormwater review comments made in May 2018 (CPD# 17-4004). The City of Olympia is expecting the Wellington Heights project to improve the downstream conveyance, including design, acquisition of drainage and temporary construction easements, and construction.

The downstream conveyance system has insufficient capacity to handle the current flows. Section 10 of the Report estimates the 100-year flow rates at 7.98 cfs for Wellington West, plus 36 cfs for properties north of Wellington West, for a total of 44 cfs.

The proposed project will infiltrate all of the project runoff, but also must provide an emergency overflow in case the proposed infiltration system fails. That would increase the flows even more, and in our opinion, puts the burden of improving the downstream conveyance system back on the developer.

From the DDECM, Core Requirement #4: “The manner by which runoff is discharged from the project site must not cause a significant adverse impact to downstream receiving waters and down-gradient properties. It must have an identified overflow route that is safe and certain”.

**Core Requirement #4 – Preservation of Natural Drainage Systems and Outfalls**

The report states, “There are no known natural drainage systems or outfalls located on the subject parcel.” The channel that conveys the off-site drainage & pass through drainage from Wellington West should be added to the discussion of Core Requirement #4; or briefly describe the conveyance channel in Core Requirement #4 and reference Section 2 – Existing Conditions where it is described in further detail.

SRT

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