

19-3976 BOULEVARD ROAD PLAT PRELIMINARY PLAT SUBSTANTIVE REVIEW				DATE: DECEMBER 3, 2019
Note: Please type your responses into the column titled <i>Applicant Response</i> , and include as much information needed to clearly respond to each comment. Please do not say “comment noted or acknowledged” without providing an explanation; doing so may delay resubmittal. Additionally, please avoid referring to the plans without a sheet number, or explanation of how the plans were revised.				
ITEM	CODE REQUIREMENTS	COMMENT OR REQUESTED REVISION/INFORMATION	DETAILS	APPLICANT RESPONSE
PLANNING				
Townhome Design Review	18.175.040 Building Modulation and Articulation	Review Comment on Townhome Design	The code requires roof modulation and articulation to reduce the appearance of large building masses. No elevation drawings were provided that show this side elevation that would face the public street. Keep in mind that the side elevations that face the public street will need to meet this criteria.	
	18.175.050 Windows	Review Comment on Townhome Design	The side elevations of the homes that face the public street will need to provide relief, detail and visual rhythm on the façade with well-proportioned windows.	
	18.175.060 Garage Design	Review Comment on Townhome Design	Design garages and carports so that they do not dominate the dwelling’s street façade. Street includes private rights of way (private access lanes)	
	18.04.060.EE Garage Placement and Width	Review Comments	This section of code applies to all Single Family lots less than 5,000 square feet in size that face a public street. The garage width cannot exceed 60% on two-story dwellings. The townhomes proposed on lots 5,6,7,8 and lot 17 are subject to this standard. The townhome design will need to be modified for those lots and any lots facing a “public” street (Not private access lane). For townhomes, the garage width is applied to the entirety of each building, and not to each dwelling unit. Revision of such plans is optional at this time but would be required to meet requirement at time of building permit application and detail design review.	
Setback Requirement	18.64.080.F	Review Comment	Townhouse projects within property zoned R4, R 4-8 and R 6-12 the side yard of each building shall be no less than ten (10) feet for buildings with three (3) or four (4) units and five (5) feet for those with two (2) units. Revision of such on the site plan submitted is optional at this time but would be required to meet requirement at time of building permit application and detail design review.	
RCW. 58.17.110	Safe Walking Conditions	Review Comments	In order to provide safe walking conditions for students who only walk to and from school, the city will be recommending to the hearing examiner that the developer provide sidewalks on the west side of Boulevard Road at the 2900 Block extending south to the intersection of Morse Rd SE.	
Critical Areas 18.32	Critical Area	Review Comments	The City of Olympia and the staff from the Department of Ecology visited the site on November 25, 2019 to confirm the wetland report by ACERA dated March 2019 that was submitted to the city. Staff finds the report acceptable with a few minor comments: <ul style="list-style-type: none">Page 5 of the Wetland Rating System Form in section D 3.3, the score should be a two (2) and not a zero (0). Changes the overall score to a two (2). The site is located within a Category II Aquifer Recharge Area. This change does not change the type of wetland category stated within the report.Additional comments will be provided by Zackery Meyer from the Department of Ecology who lead the field work during the site visit. Those comments have not yet been received but will be forwarded on as soon as received.	
		Revision Requested	<ul style="list-style-type: none">The wetland report has a wetland shape that is not the same as the wetland shape on the other documents submitted.	
Landscaping	18.36 Stormwater Drainage Ponds		Stormwater drainage ponds and swales shall be attractively landscaped with native, or well-adapted drought-tolerant plants and integrated into the site design. Existing water bodies and wetlands should be incorporated into the site design as an amenity.	
		Review Comment for Engineering Submittal	The Landscaping Plan will be required to meet 18.36.080.A.2 at time of Engineering Permit Submittal.	
Environmental Checklist		Revision Requested	See attached staff comments on the Environmental Checklist for details.	
ENGINEERING				

ITEM	CODE REQUIREMENTS	COMMENT OR REQUESTED REVISION/INFORMATION	DETAILS	APPLICANT RESPONSE
Water				
		Review Comment for Engineering Submittal	Due to the private service lines being longer than normal the engineer shall evaluate the head loss for the pipe and elevation of the second floor. The service line diameter should be adjusted t accommodate for head loss	
		Review Comment for Engineering Submittal	The engineer shall contact the City of Olympia Drinking Water Supervisor Jeff Coleman at 360-753-8257 for information to be included on the plans for the water main sterilization procedures.	
		Review Comment for Engineering Submittal	This area has pressures in excess of 80 psi and requires Pressure Reducing Valves	
		Review Comment for Engineering Submittal	Individual units with individual water meters to not require RBPA installation.	
Sewer				
	EDDS 3.110	Revision Requested	Sewer mains located within the Tract locations shall be public mains with the required 20 foot easement, granted to the City. Clearly show this requirement and how it fits with rest of the utilities in the Tract areas.	
	EDDS 3.045	Comment for Engineering Submittal	Privately owned cleanouts are required on all side sewers at the right-of-way or sewer easement line.	
	EDDS 7B.080	Comment for Engineering Submittal	The sewer in Access Tract D is marked as a force main but has one gravity connection to it (lot 23).	
Transportation				
	EDDS 2.060	Revision Requested	Overhead utilities (less than 55KV) on Boulevard Road are to be placed underground.	
		Revision Requested	Demonstrate compliance with Standard Drawing 4-5 (Cul de Sac or Temporary Intersection “T”) for the purpose of both Solid Waste and Firetrucks ability to turn around.	
	EDDS 4B.090	Revision Requested	Safety Concerns shall be addressed. This section of Boulevard Road shall use Standard Drawing 4-2G8 (2 lane section WITH MEDIAN- 71 feet of right of way) The median shall extend north from the south parcel line, and end to allow approximately a 50 ft gap to allow left turns into the project. A second median will start on the north side of the new local access street, provide a pedestrian refuge island (standard drawing 4-48 and crosswalk 4-32A)), and then continue north until the northern most driveway of the Animal Hospital, therefore allowing left turn access in and out of the driveway.	
			Verify and revise the right of way line on Boulevard Road. The plans suggest 30 feet to the centerline while other documents suggest 36.5 feet to the centerline. This will be critical for the implementation of frontage improvements on Boulevard Road.	
	EDDS 4C.050	Revision Requested	At the intersection of Boulevard Rd provide direction ADA access ramps with full concrete corner without planters.	
	EDDS 4F Illumination	Revision Requested	Street lights are required on both Boulevard Rd frontage and the local access	
		Comment for Engineering Submittal	Cross walks shall not be marked on the local access street.	
Stormwater				
Preliminary Drainage Report		Revision Requested	Core Requirement #5: The geotechnical analysis has determined that infiltration BMPs are not feasible. Therefore, delete the pervious asphalt used for driveways, or if used, do not count the pervious asphalt as pervious area since it is not designed to infiltrate.	
		Revision Requested	Core Requirement #7: CAVFS are not considered a flow control BMP. The flow control criteria that seems to apply in this case is Volume III, Section 2.4, Closed Depression Analysis (page 2-13). Please demonstrate that this project will not adversely impact the adjacent parcel, or show that the project has acquired the rights to increase flooding of the adjacent parcel.	
		Revision Requested	Core Requirement #8 - Wetland Protection Clearly and concisely provide additional information about how Core Requirement #8 and Appendix 1-D are being met.	

Solid Waste				
	EDDS 8.034	Revision Requested	The applicant shows what appear to be a dead end road with a 90 degree corner and no area for the solid waste collection truck to turn around.	
	EDDS 8.031 A	Revision Requested	Show proposed locations for both solid waste and recycle carts to be placed on collection day. Many of the units do not have direct access to a street frontage in which a truck can empty the carts. These locations shall not conflict with street parking or driveway locations.	
LAND MANAGEMENT- CITY OF OLYMPIA				
		Additional Information	All lots and tracts to be addressed off of Public Roadway 'A'. Submit a list of proposed names for this roadway. See attached Excel spreadsheet for lot addresses ('TBD' represents future roadway name to be determined).	
			Please indicate if there will be a community mailbox location and show where these will be located on the map.	
FIRE DEPARTMENT				
		Revision Requested	Access to too many of the residences is not possible and there is no turn around. Turn around and radius' shall adhere to EDDS Chapter 4. Appendix 1; Drawing 4-5. Fire access shall be within 150' of all points of the structures exterior.	
URBAN FORESTRY				
			Corrections have been made by the City Forester to the Level 5 Soil and Vegetation Report, Washington Forestry Consultants to meet City of Olympia Chapter 16.60. The report does not require revision however incorporate the red lined corrections into the plan set.	
PUBLIC WORKS- CITY SURVEYOR				
		Revision Requested	Label/note the full Right of Way width for Boulevard Rd SE adjacent to the preliminary plat property. Show the approximate location of all existing structures within twenty-five (25) feet of the external boundary lines of the preliminary plat. Specifically, look at the parcel lying southerly of proposed Lot 31, Access Tract E, and Lot 35.	
THURSTON COUNTY ENVIRONMENTAL HEALTH (TCEH)				
		Request Additional Information	Based on the scope of the project within a Critical Aquifer Recharge Area, an Integrated Pest Management Plan (IPMP) is required. The goal of the IPMP is to manage landscapes using best management practices that limit the use of pesticides in order to reduce ground and surface water contamination and reduce human exposure to pesticides.	
		Requested Revision/Additional Information	The subdivision map identifies the approximate location of decommissioned wells located on adjacent properties to the north and the northwest corner. Thurston County is unable to locate any records to confirm these previous well site locations. The applicant must confirm how these were identified or remove the approximate locations from the map if there are not sufficient records to confirm their locations.	
THURSTON COUNTY TREASURER				
		Staff Review Comments	Property taxes on all properties involved in plat must be paid prior to recording of the final plat map.	
WA ST DEPARTMENT OF ECOLOGY				
		Review Comments	See attached Letter dated October 23, 2019	
			Additional comments from Zackary Meyer to be forwarded once received regarding the wetland report.	

Attachments-
Environmental Checklist- SEPA Official Comments
Spreadsheet of addresses.
Department of Ecology Letter 102319