

19-3976 BOULEVARD ROAD PLAT PRELIMINARY PLAT SUBSTANTIVE REVIEW 2nd				DATE: MARCH 20, 2020	
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 Building and Impervious Coverages		Revision Requested	Based on stormwater comment (below) of the proposed pervious driveways material that stormwater wouldn’t be able to infiltrate to the ground below results in the driveways as proposed do not qualify as a hard surface but count as impervious. Impervious limits are a maximum of 60%. Revise plan for compliance. If overall building design changes from original submittal, provide a new “Townhome Supplement” with building elevations and typical site plan for review. As proposed, the total amount of impervious and hard surfaces doesn’t include any decks, patio surfaces or sidewalks that are typical in development.		
Environmental Checklist		Revision Requested	See attached checklist for comments in red. Add additional information where needed- if proposing a phasing plan.		
ENGINEERING					
ITEM	CODE REQUIREMENTS	COMMENT OR REQUESTED REVISION/INFORMATION	DETAILS		APPLICANT RESPONSE
Transportation					
		Revision Requested	1. On block faces greater than 350 feet parking bulb-outs required (EDDS 4C.070 & Std. Dwg. 14-13B) <div><div>a. On the east/west section of Hill View Street - no parking on the north side of the street.</div><div>b. No parking both sides of the street through the curve.</div><div>c. On north-south Hill View Street no parking on the eastside of the street.</div><div>d. No Parking in the private access lane.</div><div>e. Need to provide "No Parking This Side" signs.</div><div>f. If OFD or solid waste, needs more parking restricted for a T-turn around please allow.</div></div> 2, Creating an actual “T intersection” rather the curvature with driveway apron and associated perpendicular parking may be a better option. See Solid Waste and Fire Department Comment. 4. Clearly show the width and location of all improvements on Boulevard Road (sidewalk, planting strip, street lighting etc). Note about undergrounding utilities would be sufficient.		
Stormwater					
Preliminary Drainage Report		Revision Requested	The Preliminary Stormwater Report and Civil Plans, dated February 2020, and prepared by Patrick Harron & Associates have been reviewed for stormwater. The 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 are returning the project for revisions because our comments below might result in changing the lot lines. <div>Do not impact the wetland at the bottom of the kettle by removing the organics and topsoil to enhance infiltration. The stormwater BMPs are intended to protect the wetland from the impacts of development. We will not allow digging up the wetland to construct a</div>		

			<p>pond that exists only to protect the wetland from impacts.</p> <p>Compost Amended Biofiltration Swales are used for basic treatment or pre-treatment only, and do not count as enhanced treatment (Volume V, Sections 3.4 and 3.5). The biofiltration swales can be modified to provide enhanced treatment by converting them to bioretention swales with an underdrain. They should be sized to pass at least 91% of the influent runoff through the bioretention soil mix.</p> <p>The civil plans still show the Compost Amended Vegetated Filter Strips from a previous submittal. The plans do not show any details for propose swales.</p> <p>Maintenance access shall be provided to the proposed swales and the inlet and outlet structures. Use the same criteria as detention facilities, found in Design of Access Roads (Volume III, Section 3.2, page 3-22). There appears to be no equipment access available below the proposed retaining wall. Also, the outfall structures for the roof drains cross in front of any potential maintenance access to the swales.</p> <p>The swales are located too close to the retaining walls to allow equipment access to the far outlet structures.</p> <p>Pervious asphalt for private driveways should not be used because the soils do not infiltrate. Pervious asphalt over hard-pan soils is still considered an impervious surface.</p>	
Solid Waste				
		Revision Requested	<p>Applicant responded with inadequate turning movement drawings. Specifically –</p> <ol style="list-style-type: none"> 1. Solid waste needs either a hammer head turn around or a cul-de-sac at the end of the drive lane. The proposed turn around spot forces the collection truck to back across traffic at a blind corner. Collection may often occur during the early dark hours on rainy low visibility times making this maneuver too risky. 2. The applicant shall also use the solid waste truck profile for the side load truck found in chapter 8 of the EDDS. The turning movements shown do not clarify the appropriate truck sizes. 3. Using the comments provided by the Transportation section – clearly show the Truck movements with the inclusion of the parking areas, and where trash pick up would happen in the areas of no parking. 	
FIRE DEPARTMENT				
		Revision Requested	<p>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.</p> <p>FIRE. Comments from deficiency dated 10/16/19 (above) still apply. Cul-de-sac or hammerhead meeting EDDS is still required. Access to lot 36 and 37 appears to be compromised as well as access to the east end of Access Tract D. All point of construction shall be within 150' of fire department access. Recommend scoping meeting with the fire department at 360-709-2719. Kevin Bossard</p>	
URBAN FORESTRY				
		Revision at time of Engineering Permit submittal.	<p>The conceptual civil plans and Washington Forestry Consultants Tree Replacement Plan require revisions at the time of Engineering Permit review to meet OMC 16.60.</p>	

PUBLIC WORKS- CITY SURVEYOR				
		Revision Request- for now or at time of Final Plat.	1) Label/note the full Right of Way width for Boulevard Rd SE adjacent to the preliminary plat property. 2) 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 Revision	<p>A revised Integrated Pest Management Plan (IPMP) must be submitted addressing the following items:</p> <ul style="list-style-type: none">▪ The project description must describe who is responsible for lot development, including if the developer plans to install landscaping or if the project solely consists of subdividing the land for future development.▪ The project description does not match the proposal. It notes a 18-lot subdivision on 5 acres at 2187 Boulevard. The project is for 37 lots on 4.77 acres at 2817 Boulevard.▪ If there is to be land clearing, then the project description needs to detail what exactly is being proposed, such as clearing by mechanical means only, any plantings to be installed, any surface water impoundments, if they will be vegetated, if herbicides can be used in the surface water impoundments, etc.	

Attachments-
Environmental Checklist- City Comments