



June 8, 2018

Matt Cyr
MC Construction Consultants
5219 N Shirley ST STE 100
Ruston WA 98407

**SUBJECT: Request for Additional Information
Fern Street SW Townhomes Short Plat, File 18-1686**

Dear Matt,

Your application for a short subdivision has been reviewed by both City and County Staff. The comments below need to be addressed prior to further permit processing. The application is now "on-hold" until the items have been addressed and resubmitted. Pursuant to OMC 18.72.060, "Any information necessary to complete or to supplement an application must be submitted within six (6) months of the date of the notice describing such deficiency."

Once the review comments have been addressed, please contact me to schedule an in-take appointment. All revisions and revised plans shall be submitted at one time. Please do not submit individual plans or reports that pertain to the comments below. However, feel free to contact any of the reviewers below for assistance with the comments and revisions.

Planning - Comments by Catherine McCoy, (360) 570-3776, cmccoy@ci.olympia.wa.us

1. Townhomes are required to provide two (2) off-street parking spaces per unit, dimensions of 9'x17.5' each (parking spaces may be placed in tandem). Demonstrate compliance with this requirement. OMC 18.38.100, Table 38.01.
2. Place markers on each of the approximate road frontage corners of the property and maintain them until final action for the purpose of permitting field checks of the short plat.

City Survey/Mapping - Comments by Eric Murphy, (360) 753-8358, emurphy@ci.olympia.wa.us

3. Show adjacent property lines for reference.
4. RW and Section line-types are the same in the legend
5. Show adjoining corners of adjoining subdivisions.
6. Add name and recording information for abutting subdivisions.
7. Show all existing easements and their recording information.
8. BLA 0505-1397-OL shows Fern street as a 40 foot Right of Way, with an additional 7.5' dedicated from Parcel B in deed recorded under AFN 4000252. Provide supporting documentation for the location of the Right-of-Way line at Tract A.
9. Parcel shown on Short Subdivision map does not match parcel in legal description on Short Subdivision Map, revise and resubmit.
10. Plat Right-of-way lines on Engineering drawings do not match what is shown on Short Sub map. (32.5 feet on Engineering drawing, 27.5 feet on short sub map.)
11. Boundary on Engineering drawings don't match Short Subdivision map, they should match.
12. Designate the use and ownership of Tract A shown on the plat.
13. Provide Boundary and Lot closure sheets with Final Plat submittal.
14. Provide current title report with Final Plat submittal.

15. Provide copies of any deeds, surveys or any other documents referenced for Final Plat submittal.

Engineering - Comments by Tiffani King, (360) 753-8257, tking@ci.olympia.wa.us

16. Legend, line types, and hatching shall be black or greyscale, not color per EDDS Sections 3.030, 3.040 and 3.045

Water

17. Comply with the City of Olympia EDDS with special emphasis to Chapter 3 and Chapter 6.
18. Size water main based upon demand and criteria in EDDS 6.030 Main Line.
19. Include appropriate City Standard Drawings from Chapter 6 of the EDDS.
20. The water plans are missing from the drawings.
21. A City owned watermain shall be placed to allow 10 feet of easement in each side of the pipe when located on private property.
22. Each until shall have a 1 inch meter and setter for domestic and fire suppression purposes. The size of the water main shall be based upon demand and criteria from EDDS 6.030.

Waste Water

23. Clarify whether the sewer upstream of MH 12 is public or private. The legend says "proposed private utilities and access easement".

Frontage Improvements

24. MH 10 may be unnecessary. The slope and alignment of the pipe are not changing there. This is an optional change, but the utility preference is to minimize the number of manholes.
25. The existing property line is a straight perpendicular line. The proposed property line is shown as a curved line following the curve of the roadway.
 - a. Clearly show and label a required distance of 32.5 feet from the centerline of the right of way, along the entire frontage of the parcel. Currently it is only shown on the northern most section of the parcel.
 - b. Clearly show the required amount of dedication along the frontage to achieve the 32.5 feet from the center line of the right of way. It is anticipated that amount of required dedication will vary along the frontage.
 - c. Tract A dimensions are not consistent with existing ROW configuration. If the intent is to change the shape of the parcel by having the right of way line to change to follow the curve of the roadway, then a right of way vacation may be required.
26. Frontage improvements are not shown on the plan set. Fern Street is a neighborhood collector with bike lanes. The total right of way width would be 65 feet. Refer to EDDS Chapter 4, Tables 2 and 3, Section 4D.020 and Standard Drawing 4-21.
27. Frontage improvements include a 10 foot wide utility easement adjacent to the frontage this easement would apply to lot 1 and Tract A.
28. Provide a lighting analysis to verify if street lighting is required. If analysis shows lighting is required, those details shall be shown on the engineering plans and made part of the frontage improvements.

Storm Drainage

29. The applicant has not yet performed sub-surface explorations. The stormwater approach could change if future soils/groundwater analysis is unfavorable.
 - a. Perform subsurface investigations and soils testing in accordance with Chapters 3.3.5, 3.3.6 and 3.3.7 of Volume 3 of the DDECM, to verify the seasonal high groundwater and infiltration rates.
 - b. Use Hydrologic Group C for sizing roof drain downspout infiltration systems (Chapter 3.1.1, Volume 3) because that is more representative of Alderwood till soils, unless the soils investigation finds outwash soils.

Solid Waste

30. The applicant shall plan for each of the seven households to have a residential garbage and recycle cart pair, which will be set curbside on Fern Street on their respective pick up days. Carts must be located at the curb edge and accessible by the collection vehicle's automated mechanical arm.

Urban Forestry - Comments by Shelley Bentley, (360) 753-8301, mbentley@ci.olympia.wa.us

31. Urban Forestry review comments are attached, with 2 additional attachments

Fire Protection - Comments by Rob Bradley, (360) 688-6662, rbradley@ci.olympia.wa.us

32. The number of parking spaces appears to be insufficient.

33. The applicant shall explore whether access to the back of the site can be made with fire protection apparatus, and supply a fence with a gate for firefighting access.

34. The 20' access lane will be problematic with 2 parking stalls per unit. That means cars will most likely be parked in the lane and block fire department access. At minimum the lane will have to be posted "No Parking" on both sides.

Land Management/Addressing - Comments by Julie Calquhoun, (360) 753-8391,

jcalquho@ci.olympia.wa.us

35. Address the lots as follows:

- a. Lot 1 - 1301 Fern St SW
- b. Lot 2 - 1303 Fern St SW
- c. Lot 3 - 1305 Fern St SW
- d. Lot 4 - 1307 Fern St SW
- e. Lot 5 - 1309 Fern St SW
- f. Lot 6 - 1311 Fern St SW
- g. Lot 7 - 1313 Fern St SW
- h. Tract A - 1315 Fern St SW

Thurston County

TC Assessor Comments

36. Add Situs Addresses, including city and zip code to the map.

37. Taxes are due.

38. SS number needs to be on the map.

Thurston County Environmental Health

39. City of Olympia water and sewer utilities must be extended through the subdivision prior to final approval. Confirmation of water and sewer construction approval from the City of Olympia must be provided. In the event water and sewer utilities will not be extended until future lot development, documentation must be submitted to this office confirming water and sewer availability.

Sincerely,



Catherine McCoy, Associate Planner
Community Planning & Development

