

## PROJECT REVIEW COMMENT MATRIX

- REVIEWER: Include as much information needed to indicate what is required. Include code reference when applicable.
- APPLICANT: Include as much information needed to clearly respond to each comment. Please include sheet number or reference to where item can be found along with explanation of how the plans were revised. Please do not say "comment noted or acknowledged" without providing an explanation; doing so may delay resubmittal
- All information requested must be submitted within 180 days from the date of this letter or the application will lapse. An extension of time can be requested prior to expiration. When the information requested is received, review of your proposal will continue. Additional information may be requested through further review of the project.

| <b>PROJECT NAME:</b> Deskins Grand Mount Preliminary Plat & SEPA<br><b>PROJECT NUMBER:</b> 2021106455<br><b>SITE ADDRESS:</b> 6411 198 <sup>th</sup> Ave SW<br><b>TAX PARCEL #:</b> 51300100000<br><b>COMMUNITY PLANNING AND ECONOMIC DEVELOPMENT</b> CONTACT: Lacy Garner, <a href="mailto:lacy.garner@co.thurston.wa.us">lacy.garner@co.thurston.wa.us</a> |                           |   |  |
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| <b>PROJECT REVIEW STATUS:</b> Review of the above referenced application is paused, pending resubmittal of all required items as listed below.<br><b>DATE ISSUED:</b> 10/27/22   |                           |   |  |
| ITEM   | REVISION / NOTE / COMMENT | DETAILS<br>Provide Code Reference – Item(s) that need to be corrected.  | APPLICANT RESPONSE:  |
| 1) Site Plans  | Revisions needed          | <p>The following information is required per the Division of Land Supplemental and Site Plan Checklist in the Division of Land Application. The following items were checked by the applicant as provided but could not be found and/or were not complete on the provided Site Plan:</p> <p><b>3.b. The height of all existing structures</b><br/>           This is still not shown on the preliminary map, as required per the application checklist.</p> <p>(10/27/22) This is fine to be handwritten for Preliminary Approval, but it cannot be handwritten on the Final map.</p> <p><b>3.e. The location of all existing and proposed on-site sewage systems, water lines, wells, etc.</b> – These items were not provided for the existing house.</p> <p>The only existing septic system component that I see called out on the map is the drain field. Where is the tank to be removed?</p> <p>There is no well closer to the house than the one shown to be abandoned? Where is the associated waterline to be abandoned?</p> | <p>3b. This can be provided on the plans. FYI the existing building is approximately 14' tall. Is this something you can just mark on the plans instead of requiring another full resubmittal prior to hearings examiner?</p> <p>3e. The tank was not located on the survey and records research did not reveal where the tank is. We searched for it onsite but was unable to locate it. The intent is to remove it. I suspect we will find it during construction. We can show an approximate location onsite if that will</p> |

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|  |  | <p>(10/27/22) Yes, please draw in and note on plans that existing septic tank and water line locations are estimated and to be removed.</p> <p><b>3.o Directions to the site.</b><br/>This is still not shown on the preliminary map, as required per the checklist.</p> <p>(10/27/22) This means provide turn by turn directions to the site from a major starting point such as I-5. A map does not necessarily provide clear turn by turn directions and street names to get to a location. This will be required to be typed out on the Final map.</p> <p><b>3. p. Vicinity sketch, at a scale of not less than three inches to the mile, indicating the boundary lines and names of adjacent developments, streets and boundary lines of adjacent parcels, and the relationship of the proposed development to major roads and highways, schools, parks, shopping centers and similar facilities.</b></p> <p>No boundary lines of adjacent parcels or adjacent developments with names are shown.</p> <p>(10/27/22) Please draw in the approximate boundary lines of the adjacent parcels. This is fine to be handwritten for Preliminary Approval, but it will be required and cannot be handdrawn on the Final map.</p> <p><b>5.w. All proposed landscaping, including location and type.</b> Per TCC 20.15.080 – Additional regulations for (R 3-6/1) zoning refers to TCC 20.45 for Landscaping and Screening regulations, which requires a Landscaping Plan be submitted and reviewed per those regulations. A Landscaping Plan was not submitted by this project.</p> <p>The Landscape Plan provided does not follow all of the cited TCC 20.45.020 General requirements: TCC 20.45.020:</p> <p>(1.b.) The existing and proposed parking spaces, or other vehicular use area, access aisles, and driveways;</p> <p>(1.c.) A narrative description and timeline detailing the site preparation, installation, and maintenance measures necessary for the long-term survival and health of the plants.</p> <p>Please ensure and show that the Vision Clearance Triangle is being adhered to per TCC 20.07.070.</p> <p>(10/27/22) The Landscaping Plan is not optional and is required per Thurston County Code as noted. We cannot move forward without all items as required.</p> | <p>work? Is this something that can just be marked on the plans instead of a full resubmittal?</p> <p>Yes, the onsite water well is at the far west side of the property is the only well onsite. The onsite water line was not located however the intent is to be removed or abandoned. I can fake in a line and call it out for abandonment if that will work? Is this something that can just be hand marked on the current plans?</p> <p>3.o. The directions are shown in map form in 2 places on the civil plans. There seems to be no requirement to write out the full directions to the site in the checklist.</p> <p>3.p The development names of the surrounding areas were shown on the vicinity map. Great wolf lodge, Talking Cedar, Maple Lane, etc.. Also many of the adjacent parcels were shown on all the plan sheets. I'm not sure how much more information you need here.</p> |
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|  | <p><b>7. The number of square feet covered by each existing and proposed building, total square feet in graveled, paved or covered surfaces, whether covered by buildings, driveways, parking lots or any other structure, and the total number of square feet in the entire subject parcel or parcels.</b></p> <p>All of this information is required to be shown on the preliminary map.</p> <p>Note all Design standards per TCC 20.15.060 must be adhered to, including 60% maximum coverage by hard surfaces per lot.</p> <p>(10/27/22) All of this information needs to be shown on the drawings, as noted, in part to ensure that each lot can achieve the 60% maximum impervious surface coverage prior to approval.</p> | <p>See page 2 of the plans. All surrounding properties were shown with parcel numbers and owner information.</p> <p>5.w So there are no buildings being proposed and no requirement for open space. Previously we were required to provide a landscaping plan but I'm unsure why. I think we should reduce the landscaping to only the front lot with the existing building and the east property boundary. Future single-family homes should provide their own LS plans. The vision triangle and other changes can be addressed as a condition of approval in your recommendation letter to the hearings examiner.</p> <p>7. This was provided in the basin map on page 73 of the drainage report. I can transfer this information to the cover sheet of the civil plans if you wish. Could we just mark this on the plans?</p> |
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