



6/28/2022

Lacey Garner  
Associate Planner  
Thurston Community Planner and Economic Development  
Olympia, WA 98512-1093

Subject: Comment Response for Project #2021106455, Parcel #51300100000

Plans: Deskins Grand Mound Preliminary Plat and SEPA  
Address: 6411 198<sup>th</sup> Avenue SW, Rochester, Thurston County

Lacey,  
Please find attached below the comment's response (in blue italics) for the Deskins Grand Mound Preliminary Plat and SEPA application.

### **Site Plan**

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:

#### **3.b. The height of all existing structures**

*The height of the existing home is approximately 15 ft. The existing wellhouse to be demolished is 10'*

#### **3.d. All proposed and existing building setback lines sufficiently accurate to ensure compliance with setback requirements.** Lot 1 is not showing and does not appear to have the ability to meet the Front Yard 20' right-of-way setback requirement per TCC 20.07.030.

*Setback lines have been shown. A variance application has been submitted requesting variance to the easement setback for lot 1. A reduced setback has been shown on this same lot where needed.*

#### **3.e. The location of all existing and proposed on-site sewage systems, water lines, wells, etc. –** These items were not provided for the existing house.

*Existing onsite well and septic system are now shown on sheet 2, C1.1 and called out for removal. Proposed water/sewer systems are shown on sheets C3.1, 3.2, 4.1, and 4.2*

#### **3.j. Topographic information showing two-foot contours for the entire subject parcels and a minimum of fifty feet into adjacent parcels, based on available county information.**

*Project shows 1' contours and more than 50' of area into adjacent parcels. See Sheet 2 , C1.1. The site is extremely flat and as such contours are minimal.*

#### **3.l. Setback distance measurements from all property lines (or road access easements) to all existing and proposed buildings.**

*Setback measurements are provided on Sheet 2, C1.1. A typical detail has been provided. Lot 1 has a separate variance request.*

#### **3.o. Directions to the site.**

*Directions to the site are provided on Sheet 1, C0.1 via the vicinity map. Also the master application has directions to the site written out.*

**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.**

*A secondary vicinity map at 1"=1250' has been added to Sheet 2, C1.1. at the exact scale. This map has surrounding items listed on it.*

**4. Description of proposed grading, including a written estimate of both cut and fill quantities in cubic yards and a map showing the location of cut and fill areas.**

*Description of proposed grading and grading volume quantities was previously on sheet C0.1 but has also been added to sheet 2, C1.1 with descriptions. Cut and fill areas shown as asphalt pavement and concrete hatching on Sheet 2, C1.1*

**5.w. All proposed landscaping, including location and type.** Per TCC 20.15.060 – Design standards for (R 3-6/1) zoning refer 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.

*A landscaping plan was completed and has been submitted.*

**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.**

*Square footage breakdown is in the drainage and erosion control report. Both basins area breakdown was provided for both pre and post-developed conditions.*

#### **Preliminary Plat**

**Per TCC 20.15.060 Design Standards (2.)(a.)(i.) Minimum lot width for an individual or conventional subdivision interior lot is seventy-five feet.**

All 7 of the interior lots are less than 75' wide and therefore do not meet design standards. A revision is needed to meet design standards.

*The 8<sup>th</sup> lot shown in the original site plan has been removed. Remaining lots have been expanded to meet the design standard. All lots now meet the standard of a minimum lot width of 75 ft. See revised plat and plan set.*

#### **Landscaping Plan**

Per TCC 20.15.060 – Design standards for (R 3-6/1) zoning refer 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.

*A landscaping plan is being completed and will be submitted with civil comments.*

#### **SEPA Checklist**

The SEPA determination will not be issued until an acceptable plan is submitted pursuant to all revision requirements included here.

#### **Thurston County Public Works**

##### **1. Road Section**

- The proposed road does not meet the Thurston County Road Standards. The variance submitted was not the proper form and did not contain all the elements required of

section 2.08 of the Road Standards. Most likely a gravel road will not be allowed and sidewalk will be needed. Please provide a proposed section with the variance request.

*An updated proper variance form has been submitted with this document. A custom detail (page C2.1) has been included which shows an inverted crown roadway with curb gutter and sidewalk 3" of asphalt. Details have been provided in the attached variance application and shown on the attached site plan.*

2. Drainage

- Please see the Drainage Scoping Response which can be found at:  
<https://weblink.co.thurston.wa.us/dspublic/0/doc/15536232/Page1.aspx>

*Comments are addressed in a separate Drainage Scoping Response letter.*

**Thurston County Environmental Health**

1. The DOE responded with a comment letter indicating solid waste management, toxics and water quality measures must be followed. We feel all these items are fairly boiler plate and have been satisfied on the current set of plans.
2. The DOE requested a general permit be procured if the project meets certain criteria. While this project is slightly larger than 1 acre it does not plan to discharge stormwater to surface waters of the state and is exempt from a general permit.

**Addressing**

1) ROW

- 198th AVE SW has 45' of r/w (30' south of centerline- adjacent to project and 15' north of centerline)
- Tamarack DR SW has 40' of r/w (21' on east of centerline & 19' west of centerline)
- 200th AVE SW has 30' of r/w (15' on each side of centerline)

*Noted*

**Thurston County Water Resources Engineer**

1. This project is subject to general facilities charges (GFCs), plan review fees, and inspection fees. All applicable fees must be paid prior to receiving services. See attached fee estimate for itemized costs. Actual fees will be determined at the time the permit application is made.  
*Noted, Appropriate fees will be paid upon request*
2. The GFCs will be assessed based on the scheduled rate for eight single family residences. Each lot will be assessed one equivalent residential unit (ERU).  
*Noted, Proposal has been reduced to 7 total lots.*
3. There is an 8-inch watermain along the northern boundary of the current parcel. There is also a vacuum sewer collection line along the northern boundary of the current parcel. Any existing infrastructure on the property must be brought up to current standards.  
*Noted this has been shown on the plans.*
4. An 8-inch watermain extends south from 198th Avenue SW and down Tamarack Drive SW, before turning to the west along 200th Avenue SW. The proposal to loop this 8-inch watermain



along the private road, before connecting to the watermain along 198th Avenue SW, seems acceptable.

Noted.

5. Applicant must submit an Application for Utilities Service with the building permit application for each of the eight lots. A copy of the Application for Utilities Service is provided as an attachment.

Noted, the necessary applications will be provided during the building application process.

6. Applicant must submit an Application to Establish Utilities Account with their building permit application for each of the single-family residences before service begins. A copy of the Application to Establish Utilities Account is provided as an attachment.

Noted, the necessary applications will be provided during the building application process.

7. Applicant must submit an Engineered Water and Sewer Plan that includes all items listed in the Engineered Plan Standard Items Checklist. A copy of the Engineered Plan Standard Items Checklist is provided as an attachment.

Engineered water and sewer plans have been shown on sheets C3.1, C3.2, C4.1, and C4.2.

8. All proposed plans, construction methods, and construction materials must conform to the Thurston County Water and Sewer Development Standards. A copy of the current Water and Sewer Development Standards can be found on the Public Works' Website (<https://www.co.thurston.wa.us/publicworks/delectus.html>). Please update all water and sewer details in the site plans to be consistent with the current Development Standards.

The website provided could not be accessed. The details provided are from the publication "Thurston County Development Standards for Water and Sewer Systems, Thurston County, Washington" as prepared in January 2007. Please identify if these details need to be updated. If so this can be done during a future revision.

9. A cleanout shall be installed on all side sewers at the property line and near each of the residences.

Detail SS-06 on sheet C3.2 does include a cleanout at the property line. Rather than property line installs we do plan to put the cleanout on the private road easement line.

10. The existing well must be decommissioned following the standards established by the Washington State Department of Ecology.

The existing onsite well has been noted to be abandoned and will be done in line with state standards by a licensed well driller.

11. A Bill of Sale must be submitted and accepted by the Public Works Director for any improvements to be owned and maintained by Thurston County. These improvements include meter boxes, buffer tanks, water mains, and sewer mains.

Noted, the appropriate bill of sale(s) will be drafted prior to commissioning the systems.

12. Utility easements must be granted to Thurston County for the water and sewer mains extending along the proposed private road. Easements shall be granted to Thurston County in accordance with Section 2.130 of the Development Standards for Water and Sewer Systems.

The easement around the roadway is noted as a nonexclusive access and utility easement. Thurston County will be able to utilize this easement.

### **Thurston County Addressing**

The road will need to be a private lane based on our addressing policies. I am attaching a road petition guideline; can you please send it to the developer? They can send a few street name requests.

*An application for street name requests was submitted on 3-21-22 electronically.*

### **Outside Agencies**

#### **Nisqually Tribe**

The Nisqually tribe requested an archaeological study. One was prepared and nothing was found. An inadvertent discovery plan was prepared with this study. This document has been included with the resubmission.

#### **Squaxin Tribe**

*An archeological survey has been completed and the documents are attached. See comment above*

*Please note that this property is not in the Usual and Accustom (U&A) areas for the Nisqually or Squaxin tribes if any artifacts are found the main tribal contact should be the Chehalis Tribal Historic Preservation Office along with other standard notification protocols.*

### **Public Health**

#### **3)Wells**

A revised map must be submitted showing all existing wells located on the project site and within 200 feet of the project site with their associated 100-foot sanitary control radii. Records indicate, at minimum, adjacent parcels 51300400000, 51300400300 and 51301900200 are served by single-family wells. It is the applicant's responsibility to locate all existing off-site wells within 200' of the project site. Conducting field visits and communicating with neighboring property owners is recommended. All permit records can be viewed online through the Building Development Center by entering the tax parcel numbers at <https://weblink.co.thurston.wa.us/dspublic/customsearch.aspx?searchname=search&cr=1>

A special map has been prepared with pictures of all wells within 200' of the site. Site visits indicate there is only one well within 200' of the site. Pictures of all 5 wells evaluated have been included in this exhibit.

#### **4)Existing Development**

A revised map must be submitted showing all existing development on the subject property, including the existing septic system components.

*Sheet 2,C1.1 shows the existing wells and septic tanks within the project vicinity.*

#### **5) Integrated Pest Management Plan (IPMP)**

A revised IMP Plan must be submitted addressing the following items:

- The plan needs to specify how the developer is incorporating IPM into the development process.  
*This is covered in section II of the submitted IPMP report.*
- Will the landscape design include only native plants that are less likely to become diseased and require less water?

*This is covered in Section II. Planning/Prevention Section III. Landscape Design and Maintenance of the submitted IPMP report. Also a landscaping plan has been provided.*

- What cultural controls will be put in place during installation of initial landscape (mulch, soil amending, fertilizing, soil sampling, etc.)?  
*This is covered in Section III. Landscape Design and Maintenance of the submitted IPMP report.*
- Will herbicides be allowed for use in stormwater ponds or retention areas.  
*There are no stormwater ponds. Stormwater will be directed to a treatment device prior to being released to an infiltration trench under the private roadbed.*

Hopefully these responses allow this project to progress. If you need anything further please reach out.

Sincerely,



Aaron Fuller, PE, President  
1101 Kresky Ave  
Centralia, WA 98531  
O: (360) 807 - 4420  
C: (360) 880 - 4927  
afuller@fullerdesigns.org

CC: Ryan Deskins (Project Owner & Representative)

Inc: Revised Site Plan  
Revised Drainage Report  
Landscaping Plan  
Geotechnical Report  
Archeology Report  
Roadway and setback variance request  
Master Application  
Soil Management worksheet  
Surrounding Wells Exhibit  
Stormwater comment response letter