



## COUNTY COMMISSIONERS

John Hutchings  
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**PUBLIC WORKS**

An Accredited Agency of the  
American Public Works Association

Jennifer D. Walker, PMP  
Director

**MEMORANDUM**

TO: Ron Buckholt, Community Planning and Economic Development

FROM: Arthur Saint, PE, Thurston County Public Works *AS*  
Development Review Section

DATE: November 24, 2020

SUBJECT: **4849 JOHNSON POINT Road NE,  
Project# 2020104385, Folder Sequence# 20-111033  
Recommendation for Approval**

REFERENCE: Preliminary Site Plan – Dated 9-16-20  
Drainage Plan & Report – Dated 6-3-20

The intent of this review is to make a determination as to whether or not the proposed project can meet Thurston County's requirements for approval. The information submitted for review is preliminary in nature and is not the final design for construction purposes. The final design (construction drawings) shall remain in compliance with the Thurston County Road Standards and Drainage Design and Erosion Control Manual.

It appears all of the preliminary requirements outlined in the Thurston County Road Standards and the Drainage and Erosion Control Manual have been satisfied. Please note the following recommendation for approval does not relieve the Applicant from compliance with all other local, state and/or federal approvals, permits, and/or laws necessary to conduct the development activity for which this permit is issued. Any additional permits and/or approvals shall be the responsibility of the Applicant. Based on the referenced project documents, Thurston County Public Works – Development Review Section is **recommending approval** of the project subject to the following conditions:

**CONDITIONS OF APPROVAL****ROADS**

1. The proposed roadway in concept and design shall conform to the Road Standards.

2. A construction permit shall be acquired from the Thurston County Public Works – Development Review Section prior to any construction.

#### TRAFFIC CONTROL DEVICES

3. All traffic control devices shall be designed, located, manufactured, and installed in accordance with the Road Standards, Manual of Uniform Traffic Control Devices and applicable WSDOT Standards & Specifications. A sign and striping plan shall be incorporated into the construction drawings for the project. Please contact Thurston County Public Works – Development Review Section Staff to obtain the most current Thurston County guidelines.
4. County forces may remove any traffic control device constructed within the County right-of-way not approved by this division and any liability incurred by the County due to non-conformance by the applicant shall be transferred to the applicant.

#### DRAINAGE

5. The storm water management system shall conform to the Drainage Design & Erosion Control Manual.
6. All drainage facilities outside of the County right-of-way shall remain private and be maintained by the developer, owner and/or the property owners association.
7. Storm water runoff shall be controlled through all phases of the project by facilities designed to control the quality and quantity of discharges and shall not alter nor impact any existing drainage or other properties.

#### UTILITIES

8. The proposed water and sewer system shall be designed in accordance with the standards and specification of the respective utility purveyor. All water and sewer plans are subject to review and acceptance by the respective utility purveyor.
9. Proposed utility work within the Thurston County Right of Way shall conform to the Road Standards and Chapter 13.56 Thurston County Code. These standards do not address specific utility design requirements but rather only items such as restoration of the County right of way and traffic control.
  - a. Placement of utilities within the County right of way will require a Franchise Agreement with Thurston County pursuant to Title 13.56 TCC. This agreement shall be executed with Thurston County prior to final approval.
  - b. Please note all utilities placed parallel to and within the pavement structure are required to rebuild a minimum of half the road, to include grinding and replacement of a minimum of 0.20' of asphalt concrete pavement.

## TRAFFIC

10. Per Thurston County Resolution 14820, traffic impact fees shall be paid prior to issuing any building permits associated with this project.

## GENERAL CONDITIONS

11. No work shall take place until a construction permit has been issued by Thurston County Public Works – Development Review Section.
12. The proposed grading or site work shall conform to Appendix J of the International Building Code, Title 14.37 of the Thurston County Code and Drainage Design & Erosion Control Manual.
13. When all construction/improvements have been completed, contact the Thurston County Public Works – Development Review Section at 360-867-2051 for a final inspection.
14. This approval does not relieve the Applicant from compliance with all other local, state and/or federal approvals, permits, and/or laws necessary to conduct the development activity for which this permit is issued. Any additional permits and/or approvals shall be the responsibility of the Applicant. One permit that may be required is a Construction Stormwater Permit from the Washington State Department of Ecology. Information on when a permit is required and the application can be found at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/permit.html>. Any additional permits and/or approvals shall be the responsibility of the Applicant.

## PROJECT SPECIFIC CONDITIONS

15. Once the planning department has issued the official approval, submit two complete full size sets of construction drawings, the final drainage and erosion control report and all applicable checklists along with an electronic copy to Thurston County Public Works – Development Review Section for review and acceptance. The Final Drainage Report shall address all comment in the Stormwater Scoping Report Response dated 11-24-20 which can be found at: <https://weblink.co.thurston.wa.us/dspublic/0/doc/14040747/Page1.aspx>
16. PRIOR to construction, the applicant shall:
  - a. Pay outstanding construction review and inspection fees\*
  - b. Receive erosion and sediment control permit
  - c. Have the erosion and sediment control inspected and accepted
  - d. Receive a construction permit
  - e. Schedule a pre-construction conference with county staff.

\* The current fee schedule can be found online at <http://www.co.thurston.wa.us/permitting/fees/fees-home.html> or contact Ruthie Padilla with the Thurston County Public Works – Development Review Section by phone at

360-867-2050, or by e-mail at [ruthie.moyer@co.thurston.wa.us](mailto:ruthie.moyer@co.thurston.wa.us).

## **GENERAL INFORMATION**

### **FINAL REVIEW**

17. Prior to receiving final approval from this department, the following items shall be required:
- a. Completion of all roads and drainage facilities.
  - b. Final inspection and completion of all punch list items.
  - c. Record drawings submitted for review and acceptance. The record drawings shall include street names and block numbers approved by Addressing Official.
  - d. Receive and accept Engineer's Construction Inspection Report Form (Appendix I-C, Volume I of the Drainage Design and Erosion Control Manual).
  - e. Receive and accept Maintenance Agreement Form (Appendix I-E, Volume I of the Drainage Design and Erosion Control Manual).
  - f. Execute an agreement with financial security for the maintenance and operation of the drainage facilities in accordance with Thurston County Code 15.05.040 if required.
  - g. Completion of required signing and striping.
  - h. Payment of any required permitting fees.

**Please note that this recommendation is not an approval. Contact your Thurston County Planner for current status of the review process.**

If you have any questions or comments, please call me at (360) 867- 2043.

cc: Capitol Land Trust  
Bob Droll  
Project File



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Jennifer D. Walker, Director

**MEMORANDUM**

**TO:** Arthur Saint, Development Review

**FROM:** Shannon Peterson, Water Resources Program

**DATE:** November 24, 2020

**SUBJECT:** Stormwater Scoping Report – Response  
Parcel No. 11929110500, 11928220800, 11928230100, 11929140000, 11928230200,  
11929440200, 11928320500, and 11928320000.  
4849 Johnson Point Rd NE, Olympia WA, 98516  
T.C. Project #: 2020104385

I have reviewed the scoping report submitted September 18, 2020 by T. Pat Allen, P.E. of KPFF Consulting Engineers, for the above referenced project. The plan of action outlined in the scoping report is generally acceptable subject to addressing the following comments; however, please be aware that additional issues may need to be addressed if changes are made to the plans or if other information is discovered during the review of the Drainage Report.

**FINDINGS**

Submittal Requirements

1. This project is subject to Core Requirements #1-11. Core requirements #1-11 apply to the new and replaced hard surfaces and converted vegetation surfaces.
2. A complete Drainage and Erosion Control Plan (DECP) addressing Core Requirements #'s 1-11 prepared by a civil engineer licensed in the state of Washington.
3. Applicant shall submit an electronic copy of the WWHM2012 Model with their DECP.
4. Proposed project site has two threshold discharge areas (TDAs). TDAs are based on pre-project conditions and rerouting a portion of the TDA does not eliminate the applicability of Core Requirements #5 and #7 to the segment portion of TDA.

16. Slopes within the dispersal area should be no steeper than 15 percent. Slopes up to 33 percent are allowed where level spreaders are located upstream of the dispersion area and at sites where vegetation can be established.
17. Applicant shall show the full width and length of the dispersion path to demonstrate the dispersion areas do not overlap within the required 100 foot flow path.

Core Requirement #6: Runoff Treatment

18. If pollution generating hard surfaces exceeds 5,000 square feet for a single TDAs runoff treatment is required. If runoff is managed in accordance with BMP LID.11 Full Dispersion, then Core Requirement #6 is satisfied.

Core Requirement #7: Flow Control

19. Hard surfaces exceed 10,000 square feet in a single TDA, flow control is required. If impervious surface is managed in accordance with BMP LID.11 Full Dispersion, then Core Requirement #7 is satisfied.
20. Impervious surfaces that are "fully dispersed" in accordance with BMP's LID.11 (Full Dispersion) are not considered effective impervious surfaces. Impervious surfaces that are only "dispersed" in accordance with BMPs LID.05 (Downspout Dispersion Systems), LID.06 (Sheet Flow Dispersion) or LID.07 (Concentrated Flow Dispersion) are still considered effective surfaces though they may be modeled as pervious surfaces if flow path lengths meet the specified minima

Core Requirement #8: Wetland Protection

21. Discharges to wetlands (directly or indirectly through conveyance systems) shall maintain the hydrologic conditions, hydrophytic vegetation, and substrate characteristics necessary to support existing and designated uses.

Core Requirement #9: Operations and Maintenance

22. Applicant must develop and record with the Thurston County Auditor an agreement to maintain stormwater facilities and implement a pollution source control plan for the lot.
23. The native vegetation area must be protected from future development through legal documents recorded with the Thurston County Auditor's Office. Acceptable protection measures include conservation easement, or deed restriction.

Core Requirement #10: Financial Liability

24. If BMPs other than dispersion is proposed, a financial guarantee to the Administrator to ensure satisfactory maintenance of drainage facilities for a minimum of 2 years from the final acceptance of the project is not required.

Core Requirement #11: Off Site Analysis and Mitigation

25. Applicant must perform a qualitative analysis downstream from the site to the receiving water or up to one mile, whichever is less, even if 100 percent infiltration is proposed.