

SAFEbuilt Inc.

PLAN REVIEW COMMENTS

TO: Owner: Keith Larkin

Representative:

EMAIL:

PHONE #: 2067159495

REVIEW # 1

NUMBER OF PAGES: 3

FROM: Mark Westover

DATE: 11/11/2021

PERMIT #: SHP 21-005

PROJECT: Short Plat

OWNERS NAME: Keith Larkin

ADDRESS: 41 Talon Ct Sequim, WA 98382

The design documents submitted for this project have been reviewed for compliance with the locally adopted codes and amendments. The **following comments must be addressed before a building permit is issued.**

For processing:

- Please submit **revised site plan/drainage documents** containing the requested information or plan revisions with ***all revisions clouded or otherwise identified.***

- **Please respond in writing to each comment by marking the attached list or creating a response letter.** Indicate which plan sheet, detail, specification, or calculation shows the requested information. Please send revisions to the attention of the plan reviewer with the building permit application number noted.

Responses such as “will comply with code” are not adequate. Revised drawings must clearly show code compliance.

A RESPONSE LETTER MUST BE INCLUDED WITH THE REVISED PLAN SUBMITTAL.

- Please be sure to include on the resubmittal the engineer’s “wet” stamp, signature, registration number and date of any grading/drainage/stormwater calculations, all grading/drainage/stormwater details and grading/drainage/stormwater design sheets of the plans if such items were created using an engineer.

SEE NEXT SHEET

STORM WATER SITE ENGINEERING REVIEW:

Project must prepare SWPPP per MR 2

Project is required to meet Minimum Requirement #5 by choosing BMP list #2 or LID performance Standard Per 2019 WWSWDM Vol 1 Chp 3 Page 119.

Project must meet MR 6 Water Quality requirement because it creates more than 5000 sf of pollution generating surface.

Per the December 26, 2016 Washington State Supreme Court Decision, stormwater regulations supersede vesting rights so this short plat cannot rely on the previous subdivision's bmp's to meet current stormwater requirements. However, the project can meet MR 6 Water Quality requirement per 2019 WWSWDM Vol I Chp 3 page 125 (1st paragraph) since Regional Runoff Treatment BMPs can be considered an acceptable substitute for on-site Runoff Treatment BMPs if they can meet the Runoff Treatment requirements and performance standards identified in the Basin Plan.

Project must meet MR #7 "Flow Control" because the project has more than 10,000 sf of impervious surface.

Per the December 26, 2016 Washington State Supreme Court Decision, stormwater regulations supersede vesting rights so this short plat cannot rely on the previous subdivision's bmp's to meet current stormwater requirements. However, the project can meet MR #7 Per 2019 WWSWDM Vol 1 Chp 3 page 94 (paragraph 6) by city discretion. "Local governments may use regional facilities as an alternative method to meet Minimum Requirements #5, #6, #7, and/or #8. The local government must retain an engineering report that details how the regional facility meets the Minimum Requirements for the sites that drain to it. This determination of potential alternative method approval is at the sole discretion of the local authority having jurisdiction and not determined or approved by Safebuilt LLC or its employees.

The existing regional facility should be recalculated based on current threshold requirement as follows: "The 1992 Ecology manual (Ecology, 1992) focused primarily on controlling the peak flow release rates for recurrence intervals of concern – the 2, 10, and 100-year rates. This level of control did not adequately address the increased duration at which those high flows occur because of the increased volume of water from the developed condition as compared to the pre-developed conditions. (2019 WWSWDM Vol I Chp 3 page 129 "Supplemental Guidelines)". The current threshold requirement is stated in 2019 WWSWDM Chp 3 page 127.

Regional Facility Definition:

A regional facility is a stormwater BMP that provides Runoff Treatment and/or Flow Control to more than one property, resulting in the requirement for onsite controls to be either eliminated or reduced.

Applicant must provide an Operation and Maintenance Manual per 2019 WWSWDM I-3.4.9

Plans

Provide survey data to show lots close

Provide grading and drainage plans for lots

Sheet 2 of 6 What does centerline show as shown on plans?

Sheet 2 of 6 Identify line

Sheet 4 of 6 Water meters (typical) must be located on Talon Court per Public Works Comments REF: Larken Short Plat-PRE21-012 October 23, 2020.

Sheet 5 of 6 Show slope of surface

Sheet 5 of 6 2.0% Max not in standards

Sheet 5 of 6 Proposed swale bio retention BMP not in drainage report.

Sheet 5 of 6 Per City of Sequim Pavement Section for Collector Street
5.4" AC pavement
12" Crushed surfacing top course
12" Gravel Ballast

Sheet 5 of 6 Per figure 4-19 of City of Sequim Standard drawings sidewalk Concrete section is 4" thick and underneath shall have a 4" thick base course.

Sheet 5 of 6 Per figure 4-19 of City of Sequim Standard drawings sidewalk shall have 4.0' joint spacing and a broom surface finish. Add contraction joint(s).

Sheet 5 of 6 Show street x-section for standard utility location per Sequim Engineering Standards Figure 4-15 regarding applicable utilities in street.

Sheet 5 of 6 Miller Road Street Section must conform to Public Works Comments REF: Larken Short Plat-PRE21-012 October 23, 2020

"Miller Road Frontage Improvements -Miller Road must be provided with frontage improvements to include, but not be limited to, road widening, concrete curb and gutter, sidewalk, extension of piped storm drainage for the roadway and landscaping. Miller Road is a collector street, with 11' travel lanes each way, 8' parking lanes both sides, 6' sidewalks both sides, 4' landscaping on both sides, and 1' back of walk both sides for a total 60' wide right of way. This project will be responsible for one half of these improvements along the frontage, from the center-line. An alternative frontage improvement section would be to construct a 10' shared use path in lieu of 8' parking and 4' sidewalk."

Contact Person:

Storm Water Reviewer

Mark Westover, PE
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