



CITY OF
SEQUIM

152 West Cedar Street Sequim, WA 98382
City Hall (360) 683-4139 FAX (360) 681-3448
Public Works (360) 683-4908 FAX (360) 681-0552

July 22, 2022

City of Sequim: First Review
Plan Review: Preliminary Subdivision Application SUB22-003
Name: Effie Estates
Address: Hemlock and S 7th Ave

The city of Sequim has completed a first review of the preliminary subdivision application. Please note that comments with “SC” after them are to be addressed no later than the site construction permit application. All other comments are to be addressed prior to preliminary subdivision approval.

Drawings (Electronic):

- a. effe_estates_proposed_cc_and_r_for_subdivison_application_03may2022
- b. effie_estates_preliminary_plat_plans_05-25-2022
- c. effie_estates_preliminary_stormwater_control_plan_05-03-2022
- d. effie_estates_SEPA_Checklist_apr_2022
- e. effie_estates_title_report
- f. effie_estates_property_owners_within_300_feet_of_7th_and_hemlock_project
- g. effie_estates_traffic_analysis_15apr2022
- h. gmbusa_application_for_major_subdivision_effie_estates_may_2022

Please submit an itemized response letter and **complete and revised** documents directly to the city of Sequim Department of Community Development. **Plan review comments follow on the attached list.**

Sincerely,

City of Sequim

Travis Simmons, Assistant Planner
Department of Community Development
Business Hours: 7:30AM – 4:00PM, M-F

(360) 683-4908

Web site: sequimwa.gov

cc: Steve Lachnicht, DCD Director, slachnicht@sequimwa.gov
Sarah VanAusdle, PW Director, svanausdle@sequimwa.gov

GENERAL COMMENTS:

- G1. The following plan review documents are based on the **City of Sequim** Building Regulations. The following comments reference the 2018 International Building Code (IBC) (adopted in SMC 15.04.010), 2018 Washington Department of Transportation Standard Specifications (WSDOT), the Revised Code of Washington (RCW), International Fire Code Section 503 and Appendix D (IFC) (adopted in SMC 15.04.080), the current Stormwater Management Manual for Western Washington (SWMMWW) (adopted in SMC 13.104.100), City of Sequim Engineering Standards, 2010 ADA Standards for Accessible Design including Title II regulations at 28 CFR 35.151 and the 2004 ADAAG at 36 CFR part 1191 appendices B and D (ADA) and City of Sequim Municipal Code (SMC) were used as the basis of this review as amended by the **City of Sequim** unless otherwise noted.
- G2. Please respond in writing to each plan review comment by marking this comment list or creating a response letter. Indicate which detail, specification, or calculation shows the requested information. At minimum, the following should be included with each plan review response:
- Page / sheet number(s), detail / specification number(s), etc., and include all applicable code section(s).
 - Briefly explain in writing how the design is intended to comply with the applicable code sections.
 - Please provide a narrative of revisions made outside the plan review comments.

Complete and clear responses will expedite the re-check of this project.

- G3. Please be sure to include on the re-submittal the architect's and /or engineer's stamp, signature, date of signature, and registration number on all sheets of plans depicting structural designed elements and cover sheets of calculations. RCW 18.43.70 & RCW 18.43.130.

PLAN REVIEW COMMENTS:

PLANNING:

[Travis Simmons, Assistant Planner; tsimmons@sequimwa.gov; (360) 681-3438]

- P1. Please list the subdivision identifier as EFFIE ESTATES SUB22-003
- P2. Provide a lighting plan. Lighting must meet spacing requirements as set forth in the Engineering Standards Figure 4-00 and be consistent with SMC [SMC17.48.020, SMC17.48.030, SMC18.35.130]
- P3. Coordination with Clallam Transit is required for possible new routes and bus stop locations. Please provide communication with Clallam Transit.
- P4. Show location, extent, and type of wooded areas and all trees greater than eight inches in diameter, or identified as species of local significance. Please note every reasonable effort shall be made to preserve existing trees. Show existing trees to be removed and to remain. [SMC 17.12.020(A), SMC17.28.030 (A)]
- P5. Show limits of proposed 10' utility easement on each lot.
- P6. Provide coordination with the concerned Tribes' cultural committees and staff regarding cultural resource issues.
- P7. Provide written approval of proposed street names from Clallam County, public works, fire and police departments to prevent duplication and facilitate efficient emergency response. [SMC17.32.180(C)] (SC)
- P8. In the Draft CC&R's, add a section for Drainage Facility Maintenance. Please make clear who is responsible for the stormwater facilities, each element of this system, and reference the Operation and Maintenance Manual for the stormwater system. Reference the Stormwater Operation and Maintenance Manual. Additional HOA conditions will be provided in Staff Report.
- P9. Submit a Stormwater Operation and Maintenance Manual. (SC)

ENGINEERING:

[Shawnie Peters, Development Engineer; speters@sequimwa.gov; (360)582-2473]

- E1. SMC 17.32.020 (C) The minimum distance between intersections shall be 125 feet unless a different distance is approved by the city engineer. Effie Lane is 85' from the Hammond intersection and 65' from the alley intersection to the south. Please address.

- E2. All dead-end streets or alleys shall terminate in a cul-de-sac having a minimum right-of-way diameter of 100 feet with a 90-foot paved portion. [SMC17.32.020] Consider alternatively, a shared driveway which can serve up to 5 residential addresses.
- E3. Provide a geotechnical analysis addressing, but not limited to, pavement design, cut and fill earthwork, slope inclination/stability, stormwater infiltration and pavement design, establishing water tables and any potential geological hazards. Provide an infiltration analysis (percolation test) and existing high water ground table if proposing to infiltrate stormwater. [SMC 18.82.070, SMC18.82.090(E), SMC13.104, IBC1801, IBC1803, IBC1804] (SC)
- E4. Show on-lot grading. (SC)
- E5. Detail C/C003 Alley Section: show gutter, show 8" sewer main. (SC)
- E6. Page C004, Detail B/C003: Show proposed street right-of-way landscaping improvements including to the landscape strip and required trees according to the street standards. Collector streets require street trees at 30'-40' on center and light poles with a maximum spacing of 150'. Local streets require street trees at 40'-50' on center and light poles with a maximum spacing of 150'. [SMC 17.20.040 and RCW 58.17.110(2)].
- E7. Page C004: Add stationing to all roadways. Start stationing at intersections (TYPICAL) (SC)
- E8. Page C005 Show connection to existing manhole in Effie Lane and S 7th Ave. (SC)
- E9. Page C006: Add Local Street section for Hemlock improvements [SMC 17.12.020(A)] (SC)
- E10. Detail G/C006 Light Pole Detail must meet city adopted Engineering Standard Figure 4-28A. (SC)
- E11. Page C006: Add Type 1 catch basin detail for the situations when the catch basin is located in gutter at curb. Meet city adopted Engineering Standard Figure 4-21. (SC)
- E12. Page C006: Details A, B, C: These should have the subscript of the page number they are found on, not the page number they are referenced on (C003). (SC)
- E13. At the northeast corner, at lot 6, the neighboring parcels development included grading on this parcel and a block wall that extends into this parcel. There is an approximate 8' slope, multiple large trees and a block wall in this location. Please show on the grading plan, with appropriate setbacks to the building envelopes shown. (SC)
- E14. Provide on-lot grading in the grading plan. (SC)
- E15. Provide haul route for cut material being exported, and location of dump site. (SC)

- E16. Indicate the Emergency Overflow for infiltration trenches. It appears overflow will be sent to lot 6 if the catch basins are clogged or the infiltration trenches reach capacity. Please address. (SC)
- E17. Stormwater drainage plan for this subdivision should be completed in conjunction with a Geotechnical Report per SMC 17.12.020. (SC)
- E18. Provide detail showing driveway construction over infiltration trench as shown on lot 1 and lot 5. (SC)
- E19. Stormwater Report and plan shall account for all on-lot stormwater drainage by prescribing the method of permanent stormwater management for each lot which shall be recorded on the final plat. (SC)
- E20. A city approved HOA stormwater O&M Manual will be required prior to final plat approval. (SC)
- E21. This project will be required to obtain coverage under the Construction Stormwater General Permit (CSGP) through the Department of Ecology prior to any ground disturbing activities. (SC)

PRELIMINARY STORMWATER CONTROL PLAN: by Zenovic and Associates, Inc. dated 05/03/2022

- 1. Page 1: Please list the subdivision identifier as EFFIE ESTATES SUB22-003 (SC)
- 2. Page 2: Exiting Conditions. It appears there is currently no residence or shop/garage on this property. (SC)
- 3. Page 2: Exiting Conditions. Add information about stormwater drainage in Hemlock and 7th Ave. (SC)
- 4. Page 4: Minimum Requirements #5 – On-site Stormwater Management: Stormwater Report and plan shall account for all on-lot stormwater drainage by prescribing the method of permanent stormwater management for each lot. (SC)
- 5. Page 25: Landuse Basin Data for ROW areas: how is this stormwater being infiltrated on-site? Which ROW areas is this referring to, please reference it on the basin map on C007. (SC)
- 6. Page 27: Mitigated Land Use, “Driveways flat” are included in the basin data, however, Minimum Requirements 7 on page 4 states driveway stormwater will be infiltrated via raingardens. Please address. (SC)
- 7. Page 36: Mitigated Routing Gravel Trench Bed (TYP) The rise height is listed as 3 feet with a 10” diameter. Assuming this is the rim of the catch basin, this calculation forces discharge at 3 feet. Please demonstrate 100% infiltration. (SC)
- 8. Page 36: Routing Elements all have bottom width of 4’ listed, however on the stormwater site plan detail C/C006 shows the trenches with a 3’ bottom width. Please address. (SC)

9. Page 55: Residence Drywell lists dimensions as 28' in length, 4' in width and a 3' riser height for a total of 336 CF or 12.4 CY for a 1,500sf roof area of a home. The average roof size in the current building climate is much larger than 1500 sf. Use recommendations from the current stormwater manual on impervious surface calculations. (SC)
10. Indicate the type of filter system to be used in the catch basins collecting stormwater from pollution generating surfaces. (SC)
11. National Pollutant Discharge Elimination System (NPDES) construction stormwater permit. Please contact the NPDES permitting authority to find out if this is needed. Provide coordination to the city. (SC)
12. Minimum Requirement #2: Construction Stormwater Pollution Prevention Plan will be submitted with the Site Construction permit. (SC)

TRAFFIC IMPACT ANALYSIS: Heath and Associates, Inc, dated 04/15/2022

1. Page 5. COVID Adjustment. Due to counts collected in 2021, review of historical counts should be included to determine any impacts related to COVID. Existing volumes should be adjusted as needed based on the review.
2. Page 5, 3.3 Existing Peak Hour Volumes states "The study intersection of S 7th Avenue & W Hemlock Street was not analyzed for level of service as no project generated trips were found entering or exiting the intersection." Please explain how a project that has not been completed, could generate trips to the intersection. Please explain why this intersection is not analyzed in this analysis.
3. Page 5: Add Existing Traffic Operations with delay and level of service for a stop controlled intersection based on the worst movement.
4. Page 7: Move 3.4 Roadway Improvements to "4. Future Traffic Conditions".
5. Page 8, 3.5 Transit Service: states "The nearest stops in relation to the subject site are provided at S 7th Avenue & W Hemlock Street." Please indicate the location of this transit stop relative to the site. Provide correspondence with Clallam Transit showing coordination and improvements to this transit stop, if needed.
6. Page 8, 3.6 Sight Distance: The entering/exiting and stopping sight distance triangles need to be included for all proposed accesses in the report. A summary of the sight distance analysis results should be included in the TIA in table format to better understand the available site distance as compared to the required entering and stopping sight distance standards. The sight distance analysis should be moved to the future conditions analysis.
8. Page 9, 4.3 Future Peak Hour Volumes: A 5 year horizon from the time this report was written in April of 2022, would be 2027. Please address.

9. Page 14, 4.4 Forecast Level of Service: The delay and level of service for a stop controlled intersection should be updated to be based on the worst movement rather than approach delay. The results should be updated accordingly.
10. Page 14, 4.4 Forecast Level of Service: Identify increases in delay, queues, and traffic volumes with the project relative to without-project conditions.
11. Page 9. Add Non-motorist Traffic Section and a “Safe Walk to Schools” review/discussion, and/or access to school bus stops. The TIA should note the safe walk routes to school or the closest existing school bus stop for the elementary, middle, and high schools. The existing conditions of the walk route or the route to the bus stop should be described, noting whether there is a safe walk route and if there is a paved area for students to wait that is separated from the adjoining roadway with lighting present. Potential improvements to the walk route and bus stop should be included as part of the recommended mitigation.
12. Required Additions to the TIA: Traffic Safety. Complete a traffic safety review of the most recent 5 years of collision data at all study intersections and along adjoining roadways around the site.

PUBLIC WORKS REVIEW:

[Shawnie Peters, Development Engineer; speters@sequimwa.gov; (360)582-2473]

- PW1. Half-width frontage (to the centerline of the road right-of-way) improvements are required for South 7th Ave to “Collector” street standards (includes street lighting and street trees) as set forth in the City Adopted Engineering Standards, Figure 4-03, “Collector Street Section”. [July 2013 Transportation Master Plan, SMC 17.20.040, SMC17.48 and RCW 58.17.110(2)].
- PW2. The Transportation Master Plan shows S 7th Ave as a “Future Bike Lane/Wide Shoulder/Asphalt path”, a “Pedestrian and Mobility Scooter Priority Route” and a “Recommended Shared Use Path”. Demonstrate how a bike path and shared use path are being accommodated along the 7th Avenue frontage. [July 2013 Transportation Master Plan]
- PW3. Half width Frontage Improvements from the centerline of the roadway to the right-of-way are required for Hemlock to Local street standards. The city recognizes the existing paved portion of the roadway in this area is in acceptable condition, however curb, gutter, landscaping, lighting and possible improvements to the sidewalk will be required. If the road surface in Hemlock is deemed to need resurfacing after the utility trenching in the roadway is complete, the applicant will complete this as the city engineer’s discretion. [July 2013 Transportation Master Plan, SMC 17.20.040, SMC17.48 and RCW 58.17.110(2)]
- PW4. The intersection of S 7th Ave and Hemlock must be ADA compliant. Proposed ADA connection to existing ADA curb ramp at S 7th Ave and Hemlock appears to be less than 6’ in width. Please demonstrate improvements in the right-of-way are ADA compliant. Directional curb ramps will be required at the S 7th Ave and Hemlock Intersection.

- PW5. A 5' utility easement is needed on both sides of new roadways (including alley) for power, irrigation and stormwater.
- PW7. All water and sewer mains must be contained within city dedicated public streets, or within a 20' minimum utility maintenance and operation easements dedicated to the city on openspace tracts, not on individual lots. Show the sewer main in the alley within a 20' public utility easement dedicated to the city of Sequim for the sewer main extension.
- PW8. The water main will be extended from the northeast corner of the lot to Effie Lane in order to loop the system. This water main must be contained in a 20' public utility maintenance and operation easement dedicated to the city. Maintenance and operation access shall be provided.
- PW9. Demonstrate the minimum horizontal separation of 10-feet between sewer piping and water piping. Water pipes must be located on the North and East side of streets. Sewer must be constructed on the South and West side of streets. See City Standard Drawing Figure 4-15 for depth and separation requirements, specifically, sewer mains are to be 8' deep at the top of pipe. (SC)
- PW10. Provide utility profiles, stationed from the middle of intersections and showing the existing infrastructure that is being connected to, including pipe size, slope, depth, separation etc. (SC)
- PW11. Add sewer manholes at the terminus of all sewer mains. (SC)
- PW12. All sewer mains will be a minimum of 8" in diameter. (SC)
- PW13. Sewer and water laterals shall extend at least 10' beyond the proposed lot line. (SC)
- PW14. Please provide details for pipe connection and manhole connections. Add detail for water laterals traversing the infiltration trench at lot 1. Add detail for sewer lateral traversing infiltration trench at lot 12. (SC)
- PW15. The city will contract with a third party to conduct a hydraulic analysis of the proposed sewer and water systems (site construction) to verify the adequacy of the design to meet Sequim's service and life requirements. The fee for this analysis will be payable by the applicant. Sewer and water hydraulic modeling results will be given to the applicant along with additional requirements, if any. (SC)
- PW16. Please ensure that thrust blocks are provided at all water system piping fittings and bends.
- PW17. Page C005: Water main shall be sleeved when within 10' of the infiltration trenches. Add sleeving detail and show sleeving in profiles and plans. Detail A/C003: Show infiltration trench and sleeving requirements for water main. (SC)
- PW18. Add water service to lot 6. (SC)
- PW19. Please include details for water system piping on the Plans. (SC)

- a. Burial depth (City Developer Standards II-3.6)
- b. Valve box type
- c. Service line size
- d. Vertical separation from wastewater utility piping and infiltration trenches
- e. Meter box location

PW20. Show irrigation stub out location and meters to each lot. (SC)

Please contact the listed reviewers between 7:30 A.M. and 4:00 P.M., M-F, with any questions.

[END]