

Conceptual Utilities Plan  
Parcel 222502-3-067-2003  
Mey Subdivision  
12-12-2020

Introduction:

This plan is intended to summarize the salient aspects of a conceptual utility plan associated with the preliminary short plat (2 lot) of the above parcel. As shared elsewhere in this application, the subject parcel is 4.93 acres of undeveloped, unimproved residential land (R0.4), which has been surveyed to create two approximately equal lots each exceeding 100,000 sq. ft. The owner will not be making any civil improvements to the parcel; those will be made by the subsequent owner/developer. No building permit is being sought.

A minor/abbreviated drainage plan has been created for the updated SAR80219B. A similar drainage plan was adopted in conjunction with the approved SAR80219. The only significant difference is the conceptual provision for 4,000 square feet of hard surface for each lot to comply with Washington states 2014 Stormwater Management Plan. These conceptual hard services are in the form of a pervious driveway and a roof structure within the Homesite. This revised minor/abbreviated drainage plan is a Word file attachment to The Preliminary Plat document submittal package.

The project's Utilities Plan schematic is portrayed in the attached Excel file (Project Site Plan @ 10-30-2020.xlsx, Utilities Plan worksheet) as well as Word file: ARC GIS Parcel Map with Sit Map#1 @ 8-5-2020.doc (and as a pdf file of same name). Three diagrams are provided: one of the entire parcel and adjoining properties including topographic contour lines; the second and third are for Lot A and Lot B respectively. These latter two diagrams show:

1. Water well and water line
2. Primary and secondary septic drainfields
3. Underground electric and telecommunication utilities
4. Setback of 20'

Soil logs were performed in 2019 and provided to COBI Engineering. Because no improvements are being undertaken by the owner, no building permit is sought. Consequently, the locations of the wells, septic systems and underground utilities are conceptual and dependent upon actual development planning and activity.

As indicated in the Drainage Plan, there are no surface water or stormwater concerns associated with the parcel. No stormwater facilities are required. A Stormwater Maintenance Plan was filed with SAR80219. Stormwater will be dealt with via full dispersion, sheet dispersion, natural infiltration and tree retention.

There are no existing structures or civil improvements on the parcel except for the approved access road installed and approved in 2019. None will be installed under current ownership. The proposed site plan reflects provisional Homesites of 12,000 sq. ft. each. The areas outside declared Secondary Natural Areas provide flexibility in actual Homesite location. Each of the two hard surface permeable driveways are provisional, but contribute to meeting hard surface requirements. The subsequent owner may elect different actual driveway locations. Parking areas and parking spaces are not designated, because there is no Homesite

design; such work would be premature. The same opinion applies to landscaping, fences, and mechanical equipment. There is no expectation of solid waste facilities for any reason; hence they are ignored.

Both wells and septic systems will be designed and located by a subsequent owner/developer. Both lots exceed the Kitsap County minimum lot size of 100,000 sq. ft. Approval for well and septic facilities is being sought concurrently with the Preliminary/Final plat applications. As noted above, soil logs were performed. Soil conditions are compatible with septic systems and private wells. No formal well head protection action is anticipated. Municipal water and sewer service is not being considered for these lots.

The actual location of water well, water lines, and septic primary/secondary (reserve) drainfields will depend upon future building design and permits. Given the magnitude of the Homesite area as well as the expanses outside the Homesites (including Secondary Natural Areas), there is ample flexibility for location of these facilities. The same flexibility includes appropriate septic system setbacks, which for application purposes are deemed to be 20'. This is consistent with both COBI and Washington SWMP purposes. There are no steep areas on the site.

Power lines and telecommunication facilities should be located underground, consistent with the approach on adjacent properties. Their location would logically be in the private right-of-way of the private road and parallel to future driveways between the access road and the homesites. There should be no need for above-ground utility structures, e.g., power poles, transformers, cable boxes. All of these services will be extensions of existing underground utilities.

The only existing structures within 150 feet of either proposed lot is on the west end of Lot B. This property (Carleton, parcel 222502-3-080-2006) has a water well and septic system plus underground power and telecom service. Location of the Lot B Homesite utility structures (well, septic) should cause no problems for any adjacent property owner.

There are no fire hydrants on or near the subject parcel. Fire flow requirements have been discussed with the COBI Fire Department. Actual structure design will determine the nature and extent of fire flow facilities, which would likely be in the form of residential sprinkler systems. As the current owner is not pursuing any improvements, fire flow is logically an item for the subsequent owner/developer to pursue.

There are no adjacent streets or roads relative to the subject parcel and similarly no adjacent rights-of-way. The nearest municipal street is Sportsman Club Road. The private access road, which was extended in 2019 is a 12 foot wide pervious rock road located within a 30 foot wide private road easement. The easement includes 3' drainage ditches and 6' wide shoulders. There are no non-motorized facilities extant on the parcel.

