

SITE ASSESSMENT REVIEW: COMPLETE

Date: February 7, 2019

SmartGov Case No.: SAR80219

Owner: Ken Mey; 509.430.9608; kdmey@hotmail.com

Mailing Address: 220 E. 47th Place | Kennewick, WA 99337

Applicant/Agent: N/A

Project: Mey Subdivision

Site Location: No Site Address | Bainbridge Island, WA 98110

Tax Identification No.: 222502-3-067-2003

This completed Site Assessment Review (SAR) letter serves as an endorsement from the Department of Public Works of the project with recommendations to achieve Low Impact Development (LID) to the maximum extent practicable based on the Department of Ecology's Storm Water Management Manual for Western Washington (SWMMWW). The following LID recommendations apply to the site as it has been presented in the application to reduce vegetation removal, minimize hard surface installation, and mimic natural hydrology. This assessment is non-binding, unless the recommendations are as required under BIMC 15.20. Application for permits with the City of Bainbridge Island for which a SAR is required shall be in substantial conformance with this proposal, or, else a new SAR shall be required.

Project Surfaces/Thresholds:

Threshold	Proposed Project
Proposed New/Replaced Hard Surface Total	~4712 sf
Proposed Land Clearing/Disturbance	~4712 sf
Existing Site Impervious Coverage	~0 sf
Total Site Area	~214735 sf
Site Previously Developed Under Adopted Stormwater Regulations (after 2/10/1999)	NO
Type of Development (New or Redevelopment)	New

Recommendations:

- This project proposes to construct a gravel extension to an existing easement driveway/turnaround and temp parking pad for the undeveloped, 214735sf rectangular lot located west of Sportsmen's Club road in anticipation of a future 2 lot short plat and subsequent SFR development by future owners. Initial review concurs with the applicant that there are no critical areas on the site to influence Low Impact Development decisions. The proposed work shall be permitted via a Grade and Fill permit issued by COBI Planning and Community Development.
- An application for Grade and Fill permit will require the project demonstrate compliance with applicable minimum requirements (MRs) # 1 through 5 of the City's adopted stormwater manual.
 - MR#1 – Develop a Permanent Stormwater Site Plan (SSP).
 - MR#2 – Develop a Construction Erosion Control Plan: Also known as Stormwater Pollution Prevention Plan (SWPPP).
 - MR#3 – Source Control of Pollution – Generally N/A for projects of this scope (residential).
 - MR#4 – Preservation of Natural Drainage Systems and Outfalls
 - MR#5 – On-Site Stormwater Treatment
- Develop a Permanent Stormwater Site Plan (MR #1):* The SSP is the comprehensive report containing all the technical information and analysis necessary for the City to evaluate a proposed development project for compliance with stormwater requirements. Contents of the SSP will vary with the type and size of the project, and individual site characteristics, and contain site-appropriate development principles, as required, to retain native vegetation and minimize impervious surfaces to the extent feasible.

- Project is less than 5,000sf of new/replaced hard surface so this plan **is** required but does **not** have to be created by (or under the direction of) a professional engineer licensed to practice in Washington State.
- The submitted SSP with the SAR is an acceptable document and will be re-evaluated as part of the drainage review for the Grade and Fill Permit.
- Compliance with MR#2 *Develop a Construction Erosion Control Plan* requires submittal and approval of a Stormwater Pollution Prevention Plan (SWPPP), also called an Erosion Control Plan. The SWPPP applies to all land-disturbing activities and temporary impacts associated with the project. A well followed SWPPP with established clearing and disturbance limits and clearly thought out phasing helps to minimize unnecessary destruction of healthy soils during the construction process.
 - Erosion Control plan included with SAR submittals will be acceptable for the Grade and Fill permit.
 - Erosion control devices shall be installed to prevent sedimentation of any existing drainage system and to retain sediment on-site during site preparation operations, both airborne (dust) and water borne (sediment laden runoff).
- MR#3 *Source Control of Pollution* – Generally N/A for projects of this scope (residential).
- MR#4 *Preservation of Natural Drainage Systems and Outfalls*. Natural drainage patterns are anticipated to continue to occur at the natural location to the max extent practicable as a result of this project. The manner by which any runoff is discharged from the project site shall not cause a significant adverse impact to downstream receiving waters and downgradient properties.
- MR#5 – *On-Site Stormwater Management*. Project shall employ on site BMP's to infiltrate, disperse, and retain stormwater runoff on-site to a feasible extent without causing flooding or erosion impacts. Use list #1 (SWMMWW Vol I, I-2.5.5) for each runoff generating surface (Lawn, Roofs or Other Hard Surfaces) and select the first BMP that is considered feasible.
 - The SAR documents include a drainage plan/report. Initial review indicates that this submittal will satisfy compliance requirements for Development Engineering to approve the Drainage review portion of the upcoming Grade and Fill permit. The following notes are included for applicant information and consideration.
 - BMP T5.12: Sheet Flow Dispersion. This BMP requires a 2-foot-wide transition zone (mulch, cobbles, river rock, etc.) to discourage channeling between the edge of the impervious surface and the vegetated flow path. 10 feet of flow path are required for every 20' of impervious surface width being sheet flowed off that edge.
 - If soils are suitable for infiltration, an alternative option would be to construct this driveway/pad similar to a pervious paver driveway, as seen in BMP T5.15 in the SWMMWW, and specifically in Figure V-5-3-5, except that you would replace the top layer of sand/pavers with a 2" thick layer of clean (no fines), angular crushed gravel 3/4" in size (or slightly less). This creates a gravel driveway designed to infiltrate water through it and into the soils beneath, thus requiring no other stormwater onsite management BMP.

ARPA

- Initial Public Works evaluation is that since the upcoming preliminary short plat application indicates an appropriate amount of open space/forested buffer areas eligible to be designated as an ARPA, and that there is no reduction of native vegetation as a result of this plat road construction (clearing permits have already been obtained), it is possible that no ARPA is required for this project. This information is provided as a courtesy at this stage of the permitting process. COBI Planning and Community Development holds the final determination authority for ARPA designation compliance and will address this requirement during the permit review process

Other Low Impact Development design considerations

- Retaining or planting trees within 20 feet of hard surfaces is recommended to reduce peak stormwater runoff amounts.

Summary

These recommendations are not fully inclusive of all requirements for the site proposal and do not constitute an approval, permit or a planning level review. They represent a site-specific analysis and review of low impact development principles based on the project proposal and define some of the civil site design and documentation requirements going forward in the permitting process for this project. Please don't hesitate to contact COBI Development Engineering with any questions or concerns. This letter will be required as a submittal with the follow-on application for the Grade and Fill Permit Application associated with the driveway/temp parking pad project on this site.



Paul Nylund, M.S., E.I.T.
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Public Works, Engineering