



Department of Public Works - Engineering

Memorandum

Date: March 7th, 2018
To: Kelly Tayara, Associate Planner, Planning and Comm. Development
From: Peter Corelis, P.E., Development Engineer *P.S.C.*
Subject: PLN50667 SUB – Madison Grove Subdivision

Project Description:

The proposal is to subdivide three (3) original parcels into eight (8) resultant parcels and construct a public access road to the resultant lots with utility and stormwater appurtenances.

Preliminary Approval:

I have completed a review of the above-referenced project materials received by the City of Bainbridge Island on November 16th, 2016. The preliminary long subdivision is recommended for **APPROVAL** based on the following findings and subject to the conditions.

1. The preliminary long subdivision conforms to regulations concerning drainage in BIMC 15.20 and 15.21;
2. The preliminary long subdivision will not cause an undue burden on the drainage basin or water quality and will not unreasonably interfere with the use and enjoyment of properties downstream;
3. The streets and pedestrian ways as proposed are adequate to accommodate anticipated traffic;
4. The site will rely on public water and sewer services. There is adequate capacity in the water and sewer system and those services can be made available at the site;
5. The preliminary long subdivision conforms to the City of Bainbridge Island Design and Construction Standards and Specifications, "the Standards", except as noted.

Recommended Conditions of Approval

General

1. Survey monumentation shall be provided consistent with the Standards, Section 8-03.
2. Civil improvement plans ready for construction shall be submitted with an application for a plat utility permit to the City for review and approval to construct all necessary infrastructure serving the divided lots and the offsite improvements proposed.
3. Separate clearing and/or grading permits shall be required concurrently with the plat utility permit issuance to clear and grade the site.
4. As-built civil construction plans stamped by a civil engineer shall be provided by the applicant prior to final plat. The plans shall show constructed curb and gutter lines, sidewalk, paved roadway and entrance aprons, as well as all utilities and surface stormwater facilities.

Facilities Extension

5. The Developer Extension Agreement shall be executed at the plat utilities permitting application phase for the construction of roads and utilities to be inspected and accepted by the City.
6. The plat shall be served by a publicly dedicated road providing a 40-foot right-of-way (ROW) to be dedicated to the City as required by a residential urban local access road. The dedicated ROW may include areas previously dedicated.
7. ROW dedication along the full Madison Avenue North frontage shall be consistent with the City's survey program manager requirements of half the standard ROW for a secondary arterial roadway (30 feet) from the described centerline and may include areas previously dedicated.
8. The plat road shall meet the standards of a residential urban roadway per the City of Bainbridge Island (COBI) standard DWG. 7-050. The applicant may request a deviation to those standards with the civil improvement plan review to incorporate roadside Low Impact Development (LID) facilities, vegetation preservation, traffic calming measures and hard surface reduction, where it is shown to the satisfaction of the Public Works Department that road functionality, safety, and maintainability are not compromised.

Utilities

9. The proposed 8-inch water main extension from Madison Avenue shall be located to allow both a minimum 10 feet of separation of the water main from existing and proposed sewer mains and provide adequate setback from the easement boundary lines to allow for construction, maintenance, and servicing of the new mains. If additional ROW or easement is required, it shall be provided.
10. Utilities not falling within the boundaries of existing or proposed ROW dedication areas will require a separate utility easement on the City's standard easement form to be recorded prior to or concurrently with approval of civil improvement plans.

Stormwater

11. A Stormwater Pollution Prevention Plan (SWPPP) prepared by a civil engineer licensed in the State of Washington is required prior to construction activities including clearing or grading or civil improvements for all phases of the project that complies with BIMC 15.20.
12. Disturbed project area totals approximately 2 acres. A sediment trap(s) per Department of Ecology BMP C240 shall be required where the total of on- and offsite contributing drainage area is less than 3 acres. Due to the constrained downstream storm drain system, a higher level of flow control protection is warranted. The sediment trap shall be designed with a storage capacity based on the 10-year peak flow of the developed site. The on-site permanent detention storage system may double as the sediment trap. Chemical treatment or filtration for purposes of temporary sediment control shall be required downstream of the sediment trap.
13. A final stormwater report shall be submitted detailing compliance with all applicable minimum requirements as required by BIMC 15.20, prepared by a civil engineer licensed in the State of Washington.
14. On-site Best Management Practices for soil management and Low Impact Development shall be employed consistent with the Stormwater Management Manual for Western Washington (SWMMWW) BMP T5.13 for surfaces not converted to hard surfaces after construction.
15. Prior to final plat submittal, the applicant shall submit an operation and maintenance plan for the on-going maintenance of the storm drainage system.
16. Any on-site stormwater facilities shall remain privately owned and maintained. The owner(s) shall be responsible for maintenance of the storm drainage facilities for this development following construction. Annual inspection and maintenance reports shall be provided to the City. A Declaration of Covenant for stormwater system operation and maintenance will be required to be recorded before final plat submittal. The approved language for the Declaration of Covenant is found in BIMC Chapter 15.21, Exhibit A.
17. The project shall mitigate stormwater on-site to match the existing 100-year storm flows leaving the site, or, the applicant shall prepare a hydrologic and hydraulic analysis to demonstrate that the future build-out conditions from the site combined with the existing offsite drainage tributary to the storm drain system will not exceed the capacity of the existing system in Madison Avenue North.

Permitting

18. In addition to a clearing and/or grade and fill permit, a right-of-way (ROW) construction permit will be required prior to any construction activities within the existing right-of-way. The ROW permit will be subject to separate conditions and bonding requirements.
19. Application for a final plat shall require binding water and sewer availability letters from the City.
20. Installation of improvements and creation of as-built engineered plans must be completed prior to approval of final plat. In lieu of completion of those improvements and as-builts consistent with the conditions of a preliminary plat approval, the City engineer may accept an assurance device, in an amount and in a form determined by the City, but not to exceed 125 percent of the established cost of completing the infrastructure that secures and provides for the actual construction and installation of the improvements or the performance of the conditions within one year, or such additional time as the city engineer determines is appropriate after final plat approval.
21. The proposed action(s), phased or concurrent, in their totality would result in more than one (1) acre of earth disturbance on the site and drain to waters of the State. A Construction Stormwater General

Permit shall be obtained from the Washington State Department of Ecology and the site shall be monitored for discharge of pollutants and sediment to the wetlands and stream for the duration of the project. No land clearing or construction permits shall be issued prior to obtaining the State permit.