

Lindsey Ozbolt

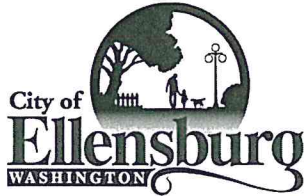
From: Craig Jones <jonesc@ci.ellensburg.wa.us>
Sent: Friday, October 18, 2013 10:04 AM
To: Lindsey Ozbolt
Subject: Valley Vet
Attachments: 13-074 SEPA.docx

Follow Up Flag: Follow up
Flag Status: Completed

Lindsey, please find attached some comments from the City Public Works for the Valley Vet Conditional Use and SEPA. These comments are just the boiler plate comments that we gave for the pre-app. We have been working with the owner to extend the required utilities for connection. Please let me know if you have any questions.

Thank you and have a great day,

Craig Jones
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CITY OF ELLENSBURG

Public Works Department
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Memorandum

Date: October 18, 2013
To: Lindsey Ozbolt, Kittitas County, Staff Planner
From: Craig Jones, Engineering Tech. II
Through: Ryan Lyyski, City Engineer
Re: Valley Vet Conditional Use and SEPA

The following are the Public Works comments for the public right of way and the municipal utilities. These are the same comment sent for the Pre-App meeting for this project.

The applicant can view the City of Ellensburg's Development Standards on the City's website for more information. <http://www.ci.ellensburg.wa.us/index.aspx?NID=339>

At time of civil plan review, Staff will work with the developer's engineer regarding the specific issues related to roadway and utility improvements.

Water:

There is a 12" Ductile Iron water main available in Vantage Highway for future connection. The water main will need to be extended to the far east of the property.

Specific issues related to water meter locations and construction will be addressed at project civil plan submittal.

Fire hydrants shall be placed in the proposed development per the City and County Fire Marshal's requirements.

Sewer:

There is a 12" PVC sewer main available for potential future use in Vantage Highway. The sewer main will need to be extended to the far east of the property.

Specific issues related to sewer main and side sewer stub construction will be addressed at project civil plan submittal.

Roadway and access:

Half street improvements, including sidewalk, curb and gutter, asphalt, street lighting, storm drainage improvements and associated roadway improvements will be required along the Vantage Highway frontage of the proposed project site. Applicant may submit request for deferral of these improvements until such time as the Council orders them in.

Specific issues related to roadway and access construction will be addressed at project civil submittal.

Storm water:

There currently is no storm structure available to connect to.

The applicant shall use the current Stormwater Management Manual for Eastern Washington, or approved equivalent for reference in design of stormwater treatment and flow control for post construction requirements for new development and redevelopment. The design shall at a minimum use the following design storms, or as recommended for the proposed BMP, whichever is greater. Treatment shall be designed for the first ½” of rainfall on the property, and storm drainage detention on a 10 year storm event (1.2” of precipitation/24 hours) and retention facilities based on a 25 year storm event (1.6” of precipitation/24 hours). Specific issues related to storm water will be reviewed at time of civil plan submittal.

The applicant’s design engineer should determine groundwater elevations in the vicinity of proposed storm water treatment and flow control facilities. The water surface elevation needs to be utilized in the facility designs and should be verified when groundwater is at its highest. Typically the groundwater in the Ellensburg area is elevated from April 15th through October 15th. However, groundwater on the subject site may not be associated with seasonal irrigation and could crest at another time during the year.

Storm water and irrigation conveyance systems shall be kept separate.

Other items:

An Outside Utilities Agreement, Pre-Annexation Agreement and a Frontage Improvement Deferral have been executed for this property.

Also, as pointed out in the meeting, the water and sewer mainline extensions would qualify for latecomer’s agreements. These agreements would allow you to recapture a proportionate share of your original investment from properties that are adjacent to the mains constructed, who later benefit from them. Also, applicant may request payment from City for the cost increase for installation of water/sewer mains larger than the standard 8” diameter.

The developer is required to obtain all other permits (HPA if required, DOE construction site grading permit, etc.) that may be required as a result of development.

Cc File 13-074