

CITY OF ELLENSBURG

Public Works Department
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Memorandum

Date: August 17, 2017
To: Dusty Pilkington, Kittitas County Community Development
From: Craig Jones, Development Coordinator *CJ*
Through: Derek Mayo, City Engineer *DKM*
Re: Commons at Dry Creek formerly Currier Heights

The following are the Public Works comments for the proposed Commons at Dry Creek PUD (PD-16-00001 & LP-17-00004) along Dry Creek Rd. in the UGA.

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:

One of the water mains available to serve this development is the 24" Concrete main that runs in Dry Creek Rd. An 8" Ductile Iron main is also stubbed toward this parcel from the south development. To gain access to this stub an easement from the abutting property owner would be required. An 8" main will need to be extended through the project and may be required to be looped for adequate fire flows. Applicants engineer would need to verify. If looping is not necessary than connection to the 8" stub will be required and extending the 8" interior main towards the 24" main without connecting. Each lot will need a separate water service. See attached utility map.

Fire hydrant placement shall be per Fire Department requirements. Developer's engineer will be required to verify that fire flow capacity will meet the necessary requirements.

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

Sewer:

The potential sewer main available to serve this development is an 8" PVC stub from the development to the south. To gain access to this stub an easement from the abutting property owner would be required. An 8" PVC main will need to be extend through the project, as each lot will need a separate sewer service. See attached utility map.

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

Roadway and access:

The property is outside the City limits but inside the UGA. This project would trigger the requirement of half street improvements along Dry Creek Rd. The frontage improvements may be deferred by the Utility Extension Agreement and Agreement Waiving Right to Protest LID and Annexation. The internal roads will need to be to City standards and the right of way dedicated. Any structures in the proposed right of way will need to be removed. Street improvements include concrete curb/gutter, sidewalks, street lighting, permanent signage, asphalt, asphalt markings, gravel base, storm drainage, and other items associated with minimum public improvements consistent with Public Works Development Standards.

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

Storm water:

There currently is no storm system available for connection.

The current storm design requirements are based on treating 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). Depending upon the storm water control plan proposed by the developer, the City of Ellensburg may require additional right of way or easements for on site storm water treatment, prior to discharge off site. The preliminary plat indicates detention areas for storm water detention and flow control. 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.

The following comments are from the City Stormwater Department;

1. If the site is an acre or greater and they will need to make Notice of Intent (NOI) with Ecology and apply for a Stormwater General Construction Permit months in advance of construction. <http://www.ecy.wa.gov/programs/wq/stormwater/construction/enoi.html>
2. The Ecology permit requires a Stormwater Pollution Prevention Plan (SWPPP) be submitted with the plan set and be reviewed by the City of Ellensburg Stormwater Utility along with a set of temporary sediment erosion control plans (TESC).
3. In addition, Ecology now requires an Operation and Maintenance (O&M) Plan be submitted to the City for review and retainage. The O&M Plan must address the long-term maintenance of the stormwater facilities (swales) that will be constructed onsite to deal with the flow control and

treatment requirements of Core Element 5&6 in the Eastern Washington Stormwater Management Manual.

4. The type of business (SIC Code) may require an Industrial Stormwater Permit with Ecology. It is advised to contact Ecology and find out early, as treatment and Flow control requirements in the design may be more stringent under an Industrial program.

5. In the design phase you will want to pre-treat and treat for oil, metals, nutrients, ammonium sulfate, zinc sulfate and boric acid providing it's used in the process. Chapter 5.10 and 5.11 in the Stormwater Management Manual for Eastern Washington provides several options (sand filters, wet vaults, bio filtration, etc.) to accomplish this.

Other issues:

A Utility Extension Agreement and Agreement Waiving Right to Protest LID and Annexation will need to be processed for the proposed project to be served by City utilities.

During civil plan review, Public Works establishes the preliminary addressing plan, then works with the Post Office to establish the mail delivery routing plan and mailbox locations. The Post Office requires the use of metal Collection Box Unit style mailboxes.

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 plat development.

Irrigation water will need to comply with Irrigation District requirements, and be continued through the site to downstream users.

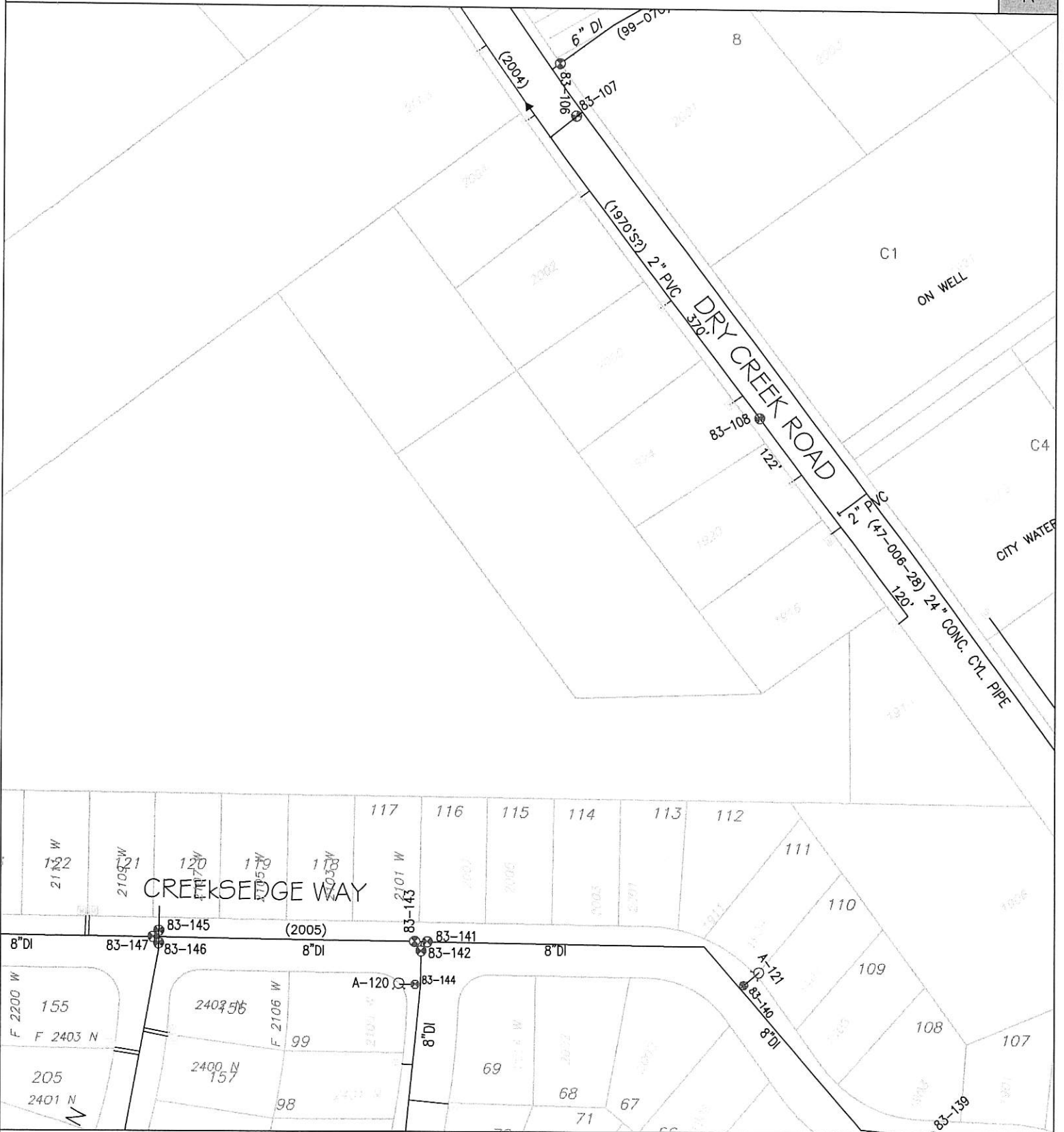
Additional utility easements may be required for any proposed utility outside of the right of way. Specific issues will be addressed at civil plan submittal and final plat submittal.

Cc File 15-047



CITY OF ELLENSBURG PUBLIC WORKS DEPARTMENT UTILITY MAP REQUEST INFORMATION

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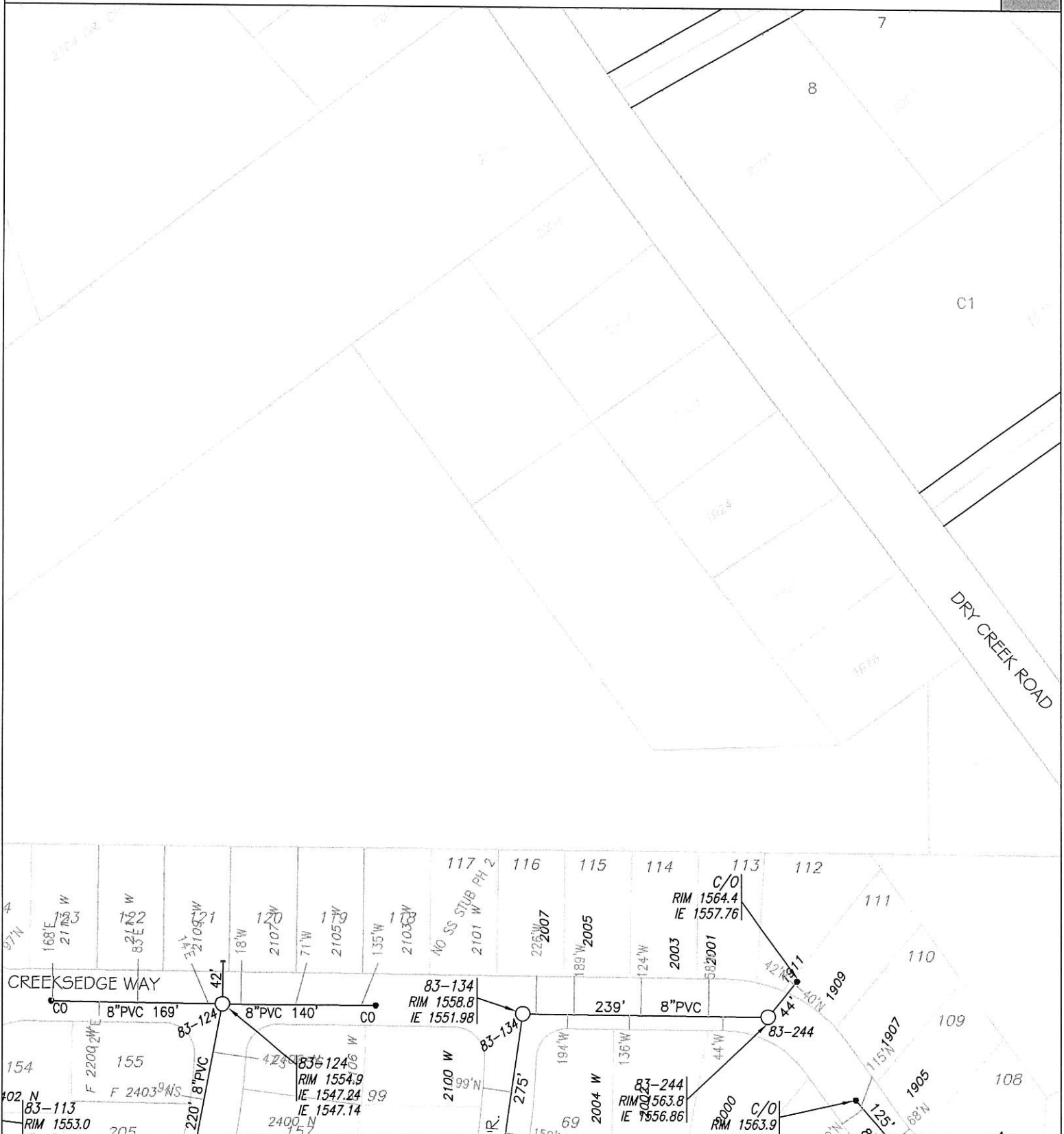
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CITY OF ELLENSBURG
PUBLIC WORKS DEPARTMENT
 UTILITY MAP REQUEST INFORMATION

SEWER



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