



# CITY OF BLAINE

## DEPARTMENT OF PUBLIC WORKS

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# MEMORANDUM

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DATE: May 21, 2020

FROM: Stacy Clauson, CDS

TO: Ravyn Whitewolf, Public Works

SUBJECT: East Maple Ridge Preliminary Plat Comments

COPY TO: File, Stacie Pratchner, Bob Hammond, Greg Burg

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Public Works has the following comments relating to this preliminary plat application:

### General

1. Water, sewer and power is available and sufficient area identified to build the infrastructure necessary for this project.
2. A complete set of civil engineering plans for the development shall be prepared by a licensed Washington State professional engineer and submitted for all required publically served utilities (i.e. sewer, water, storm water, power), streets and sidewalks, rights of way and easements, and any required analysis and reports for the site, with a Land Disturbance Permit Application and approved prior to start of any construction activity. Submittals shall include a comprehensive stormwater management plan and an erosion and sediment control plan.
3. A build-out schedule with sufficient data to determine the phasing of infrastructure should be a condition of approval.
4. Access to infrastructure improvements needs to be provided for each phase.
5. Updates to site conditions shall incorporate 2019 sewer and electrical improvements.
6. Road names will be finalized after review by county-wide 911 group.
7. Cul-de-sacs and dead-ends of alleys need to meet fire code requirements.
8. Motts Hill Parkway shall be dedicated at the time of recording phase 1 improvements.
9. All easements and rights of way shall be dedicated prior to recording Final Plat.
10. Assessments for E. Blaine Infrastructure, Traffic Impact Fees, Regional Capacity Charges and Sewer General Facilities Fees will be due at time of building permit.
11. All construction access shall be via H Street to the best extent possible. The pavement surface on H Street is not per an all-weather standard east of Terrace Avenue. Resurfacing of H Street may be required depending on the impacts of construction.
12. After construction of improvements, as-built drawings and a deed of conveyance shall be submitted to, and accepted by, the Public Works Department.
13. CC&Rs shall identify responsibilities for maintenance of the water detention, treatment and drainage infrastructure elements of the project. The CC&Rs shall contain specific language ensuring inspection and certification to the city by a registered engineer of the adequacy of the storm water

treatment and conveyance system every three years. Any required repair or maintenance shall be the responsibility of the Homeowner's Association. The CC&Rs shall also include a provision that if the Homeowner's Association fails to act, the City shall have the right to enter the site and inspect facilities, to make repairs and improvements if deemed necessary by the City to prevent significant risk to public and private facilities and to provide the City the right to collect the cost of said repairs or improvements from the property owners.

14. The applicant shall post a performance bond for any work in the City right-of-way and or on City utilities and infrastructure to the satisfaction of the Public Works Director prior to issuance of permit(s) for said work. Once the project is accepted, the bond will be transitioned to a maintenance bond for the one-year maintenance period.
15. After construction of improvements, and prior to final plat, as-built drawings shall be submitted to and accepted by the Public Works Department. Provide both a mylar copy and CAD dwg files of as-builts to the Public Works Department.
16. This site is part of an aquifer recharge area and close to the Blaine well field. Accordingly, the CC&Rs shall include language that prohibits the use of commercial pesticides and minimizes the use of fertilizers on all HOA controlled property and single-family lots.

#### Guidebook

1. Street trees planted within 10 feet of the curb shall be planted within an appropriately sized tree well with approved root barrier.
2. Alleyway plantings shall not obstruct utility access or sight distance.
3. Landscaped utility areas shall not be allowed within 10 feet of the front of electric transformers or switches, or within 3 feet of the front or sides.
4. Front yard or Privacy fences located within the right of way shall require an obstruction permit from Public Works. Particular attention to sight distance and access to utilities should be taken. Locks that bar access to utilities will not be allowed or they may be removed.
5. Sidewalks on street and for neighborhood connections shall meet or exceed all current local, State and Federal guidelines for ADA accessible facilities, including width and slope.
6. Off-site street improvements will require the dedication of a 30-foot half-width right of way along the north property line for future Cedar View Drive access west to Jerome Street.

#### Traffic Study

1. Traffic study needs to address the requirement for secondary egress on Motts Hill Parkway in the initial phase of development.
2. On page 13, the Traffic Impact Analysis indicates that peak-hour capacities were provided by City of Blaine staff. Please confirm the source of this information and revise the report as needed.
3. It does not appear that the traffic study adequately takes into account the development potential of parcels to the east, including, but not limited to, Grandis Pond. The 3-percent compounding growth rate is not adequate.
4. Transportation impact fees will be determined at time of building permit submittal. There is no vesting of transportation impact fees.

#### Geotechnical, Aquifer Recharge and Drainage Report

1. A third party review will be undertaken for these reports. Updates/changes shall be part of the civil plans. A deposit for this review has already been received and the review is in progress.
2. Accordingly, per city code, each phase of work shall be in compliance with the most recent version of the DOE Stormwater Guidelines for Western Washington.
3. Prior to Land Disturbance Permit approval, Public Works must have an approved Stormwater report.

Sewer and Water

1. Per the East Blaine Infrastructure Plan, this project is considered "Zone 1," and requires the off-site extension of a 15-inch wastewater main from Route B through Lincoln Park to Mott's Hill Parkway on the western boundary of Jerome Street. The city has completed, in two phases, this work from Lincoln Park to N. Harvey. Accordingly, the only off-site portion remaining is to upsize the existing 8-inch main from the manhole at SR543 to the south end of Lincoln Park.
2. Sanitary sewer manholes and water valves and appurtenances shall remain unobstructed by encroachments and freely accessible during construction and accessible for maintenance as approved by public works; this includes areas outside of improved rights of way to include surface improvements that allow for all-season access. No utility alignment shall allow encroachments which potentially interfere with the necessary construction or maintenance of the utility.
3. Prior to development of civil drawings for that phase, all alternatives to convey sewer without the necessity of a sewer lift station should be evaluated. Previous studies indicated that a limited number of phases could be served by the 8-inch line on H Street. This may alter the design of the pond in the SE corner of the project.
4. All proposed water mains shall be Ductile Iron Pipe according to Section 4.03.020 of the Development Guidelines.
5. All utilities shall extent to the furthest edge of the plat for future extensions.
6. Sewer and Water installed within the right-of-way shall be per Section 5 of the Development Guidelines.

Streets

1. All rights of way shall be 60 feet minimum per "Table of Minimum Street Design Standards" 4-C in Public Works Development Guidelines with easements on both sides for utilities.
2. Alley construction shall comply with fire code requirements.
3. Adequate right of way for the future roundabout shall be dedicated at the time of the first phase.
4. The new access point onto H Street shall be a minimum of 24 feet (two 12-foot lanes). Sidewalk will not be required provided that a separated paved trail is constructed through the open space adjacent to the road.
5. Prior to connection to Motts Hill Parkway to the West, install all facilities for an all-way stop at the E/Allan Street intersection and provide edge line and centerline striping on E Street.
6. Frontage improvements will be required on North Harvey Road. The issue with the encroaching driveway at 9852 North Harvey Road will need to be resolved in a way that doesn't reduce the size or functionality of the city park site.
7. A left turn pocket on H Street into the development shall be installed at any point during the project phases, as determined by public works, but no later than when a permanent access between Motts Hill Parkway and H Street is fully constructed and dedicated to the city. Two way left turn lanes are the design standard for H Street on sections to the west.
8. The street interconnection between Mott's Hill Parkway and H Street shall be developed through the site prior to recording the phase that includes the commercial center.
9. The plat survey shall be tied to the City of Blaine "Survey Monument Network" established in June 2001. If no suitable monuments exist from the aforementioned network then coordinates from the City of Blaine "Existing Monument Location Survey" shall be utilized. If no monumentation from either of the aforementioned surveys can be reasonably utilized, the surveyor may use the best available information as approved by the city. The applicant's engineer/surveyor shall contact Public Works to determine which monuments shall be utilized based on the location of the project.
10. The city-approved monumentation information shall be noted on the revised preliminary plat, and if necessary, the preliminary plat shall be revised to reflect the ties to the appropriate monument network.

Power/Lighting

1. Power Improvements: An electrical system improvement is required to serve the property development. Design shall be performed by a licensed professional engineer and meet the approval of the Public Works Director. A template for said improvements may be obtained by reviewing the plans E. Blaine Infrastructure from 2019, the conduits for which were installed.
2. Provide illumination plan for Public Right-of-way per Section 2.05 of the Public Works Development Guidelines.
3. Provide illumination at the intersection of E and Allan Street intersection and the intersection of N. Harvey and Motts Hill Parkway at a timing determined by the public works department.
4. Power lines shall be constructed to the furthest edge of the plat for future extensions.