



CITY OF BLAINE

DEPARTMENT OF PUBLIC WORKS

1200 YEW AVENUE • BLAINE, WA • 98230
PHONE: (360) 332-8820 • FAX: (360) 332-7124 • WEBSITE: www.ci.blaine.wa.us

MEMORANDUM

DATE: June 24, 2020
FROM: Stacie Pratchner, CDS
TO: Ravyn Whitewolf, Public Works
SUBJECT: Grandis on the 49th Parallel Preliminary Plat Comments
COPY TO: File, Bob Hammond, Greg Burg

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

General

1. There appears to be sufficient area identified to build the infrastructure necessary for this project.
2. Extensive off site and on-site infrastructure is needed to service this development. A complete set of civil engineering plans prepared by a licensed Washington State professional engineer will be required for all phases of the plat and shall be able to meet all applicable standards for each phase independently of one another unless combined. These plans shall be 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, but are not limited to, a comprehensive stormwater management plan and an erosion and sediment control plan for each phase of approval.
3. Access to infrastructure improvements needs to be provided for each phase. As an example, a portion of the Motts Hill Parkway alignment construction planned for phase 4 will need to be constructed in phase 1 so that the water main proposed in Phase 1 can be accessible.
4. Public infrastructure routed through an easement dedicated to the City of Blaine by the Martin family has a restrictive covenant on road construction that will need to be followed. See A.F. 2130900135 for more information.
5. Road names will be reviewed and approved by City in coordination with What-COM (911) group.
6. Motts Hill Parkway shall be dedicated at the time of recording phase 1 improvements.
7. Improvement or upgrade of off-site City streets or rights of way will be required to meet the standards needed to serve the proposed project/ development. These improvements may include but are not limited to increased street width, realignment, repaving, traffic control, sidewalks, and street lighting as per the City of Blaine Development Guidelines. Contact Public Works to specify needed improvements for development of the civil plans as part of development for each phase.
8. Coordination with Customs and Border Patrol may be required.
9. Contact US Post Office to coordinate any clustered mailbox locations, etc.

10. Owner is required to enter into a “No Protest to Local Improvement District” for future infrastructure improvements.
11. Submitted Plans and Reports will require a deposit for 3rd party review as part of the approval process of the Land Disturbance Permit. Please contact Public Works for a Third Party Project Documentation Review Services Reimbursement Agreement.
12. Design shall consider the most efficient way to serve all undeveloped properties abutting the development, including future phases of Grandis Pond. Coordinate with the Public Works Department to determine utility depths, sizes, easements, right-of-ways, and other considerations.
13. Dedicate easements and convey improvements to city for publicly-owned facilities and appurtenances including ingress/egress required by the Public Works Director. **Minimum easements widths shall be in accordance with the approved Planned Unit Development (PUD) Grandis Pond Master Plan Guidebook (2014).** The proponent is solely responsible for ensuring that all facilities are located within legal easements and rights of way. All easements and rights of way shall be dedicated prior to recording Final Plat.
14. Assessments for E. Blaine Infrastructure, Traffic Impact Fees, Regional Capacity Charges and Sewer and Water General Facilities Fees apply to this project. Utility fees will be determined when Utility Request forms are submitted and are only vested for one year unless paid. An east Blaine assessment for city-installed infrastructure will also be required. Traffic impact fees will be determined with building permit application. Unified Fee Schedules that show current fees are available on the City Website.
15. 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.
16. Since project includes proponent-constructed public facility improvements (eg., streets, water supply and distribution, stormwater systems, sewage collection or electric facilities), a Public Facilities Construction Agreement (PFCA) will be required. A deposit will be required for inspection services.
17. 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 by the city, the bond will be transitioned to a maintenance bond for the one-year maintenance period.
18. After construction of improvements, as-built drawings and a deed of conveyance shall be submitted to, and accepted by, the Public Works Department.
19. 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.
20. 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 due to sensitive nature of natural systems.
21. Street trees planted within 10 feet of the curb shall be planted within an appropriately sized tree well with approved root barrier.
22. ~~Parking pockets are not a current City of Blaine street standard and are discouraged on public streets.~~ If included, they shall drain toward gutter in roadway and shall provide minimum 15-foot radius for street sweeper.
23. Secondary access to H Street shall be provided to satisfaction of Fire Marshall until Motts Hill Parkway is constructed for public use.
24. Alleyway plantings shall not obstruct utility access or sight distance.
25. 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.
26. Show trailhead parking areas and where they tie in to the street network as part of civil plans for the construction of those improvements.

Comment [SP1]: The approved PUD guidebook anticipates parking pockets.

27. 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.
28. All utility access points and maintenance facilities shall be located so that they are unobstructed by encroachments and freely accessible for maintenance requirements. Access surfacing, location, and gates/bollards must be approved by the city.
29. A utility easement shall be provided over the HOA open space for all adjoining private development parcels as needed to allow for public, franchise, and private utilities to access private parcels across HOA open space tracts.
30. Proposed roadway and utility alignments may need to be modified pending further engineering review of civil drawings.
31. 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.
32. Application includes utilities in wetlands and/or its buffers. Per BMC 17.82.350, utility lines can only be allowed in these sensitive areas if specific criteria are met. Please address these criteria (or relevant criteria at the time) as part of civil plans.
33. Submitted overall utility map shows utility improvements for development area 1 that are outside of the plat boundary to the north and west. Access easements will need to be granted to allow for inspection and maintenance until later phases are constructed.
34. The street vacation for Old Mill Street must be approved by the City Council and conditions, if any, shall be met, in advance of approving civil drawings for Phase 1. Please reference BMC 12.16 for procedure and requirements.
35. All lots must front city utilities to be served.

Comment [SP2]: Consistent with recommendation of approval for BLA.

Traffic Study

1. The traffic impact analysis that was provided in October 2019 will need to be updated with every preliminary plat application or 7 years, whichever is sooner, to address any changes to pipeline projects, trip distribution, accident data and/or capacity analysis that changed during that time period.
2. Transportation impact fees will be determined at time of building permit submittal. There is no vesting of transportation impact fees.
3. Further evaluation to include the location and timing of offsite turn lanes on H Street is needed. ~~In addition, possible contribution to other offsite intersections on D and E Street needs to be part of this evaluation.~~

Stormwater

1. Enlist services of licensed Washington State professional engineer to determine Minimum Requirements as defined by the most recent version of the Department of Ecology Stormwater Manual for Western Washington that apply to subject project and submit a report to City Public Works Department accordingly. A third party review will be undertaken for this report. Updates/changes to the report shall be incorporated into the civil plans. A deposit for this review will be required.
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. Civil drawings submitted for that phase shall include improvements for that phase. In the event that specific soil studies do not allow for infiltration or impact adjacent wetlands, areas for Stormwater detention and treatment will need to be set aside.
3. Since construction activities will disturb more than an acre of land, a separate National Pollution Discharge Elimination System (NPDES) permit from the Department of Ecology will be required.
4. It is noted that all proposed retention ponds have an outfall into adjacent wetlands. Developer will need to model the volume of runoff going to **Category I and II** wetlands to ensure the extra volume

Comment [SP3]: ECY requirement.

does not cause the wetland fill to a point that may impact any roads or private property. The hydroperiod to wetlands must be maintained.

5. A minimum 12' wide gravel maintenance road, and 15' wide at curve, will be required as necessary to maintain any publicly owned infrastructure. See Ecology stormwater management manual for typical maintenance access needs.
6. Consider adjacent properties when designing storm water management systems.
7. 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.
8. Any required repair or maintenance shall be the responsibility of the Homeowner's Association. If Project Proponent chooses to use median rain gardens or shoulder bioswales along Motts Hill Parkway, homeowners' association shall also maintain same (vs City).
9. 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.
10. The CC&R's shall also include language indemnifying the City against claims by property owners in the event of the HOA's actions or lack thereof resulting in property damage.
11. An easement to the city over all private stormwater facilities to allow access for inspection and maintenance in the event of risk or property damage or emergency situations shall be included on the face of each Final Plat. Easements shown must accommodate future turnarounds where applicable. See Drawing 4-2 in the Public Works Development Guidelines
12. The applicant shall develop a stormwater facility maintenance manual for the privately owned portion of the stormwater facilities. The manual shall be designed as a guide for the HOA for maintenance operations and for future inspections of the facilities. The document shall be provided to the city for review and approval prior to the recordation of any Final Plat for the property affected.
13. Prior to any Land Disturbance Permit approval, Public Works must have an approved Stormwater report.

Sewer and Water

1. Extension of the Blaine Municipal Water System is required. Design shall conform to the City of Blaine Public Works Development Guidelines, City of Blaine Water System Plan, Washington State Department of Health, and the American Water Works Association Standards.
2. Per the East Blaine Infrastructure plan, and the 630 pressure zone report by CHS Engineers, a new 630 pressure zone will be needed to serve the east Blaine subarea including the proposed Grandis Pond Development. Major improvements to provide adequate domestic and fire flow demand will be needed. Major improvements will include a water booster pump station (likely located at the Harvey Reservoir site), a new reservoir, and extension of the water distribution system from the Harvey Road reservoir to Grandis Pond. Note that looping the new system with the main on H Street and the new booster pump station will be required for phase 1 of the improvements.
3. Access easements through the PUD to serve this plat will need to be dedicated so that the water system can be extended to the future reservoir site. In addition, land will need to be dedicated at the high point of the property for a future water storage tank. Additional phasing analysis will need to occur that will identify in which phase this reservoir will be constructed. Developer provided phasing plan will require a 3rd party review.
4. Design shall document that fire flow per current standards will be possible at time of civil plans, including hydrant spacing and any necessary off-site infrastructure. Fire flow requirements shall be

independently provided for each phase before any buildings can be constructed. If project proponent desires or needs site-proximate fire hydrant flow information, contact North Whatcom Fire and Rescue Services.

5. Note that, unless reference BMC 13.20.040 applies, fire hydrants and their supply piping shall be publicly owned and shall exist in a public right-of-way or in a City-benefiting utility easement.
6. Follow reference BMC 13.20.090 or 13.20.100 regarding fire hydrant placement in non-residential or residential areas, respectively.
7. Include cross connection/backflow prevention control into design, particularly on fire sprinkler lines for new commercial center building(s).
8. Per the East Blaine Infrastructure Plan, this project is considered "Zone 2," and shall require the extension of a 12-foot wastewater main from the manhole at the intersection of North Harvey Road via the Motts Hill Parkway alignment to Grandis Pond.
9. Note that directional drilling vs open cut sanitary sewer pipe installation method in selected locations might prove preferable. If it does, City will consider increasing its manhole interval spacing standard.
10. 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.
11. Sewer system capacity is addressed in the 2009 East Blaine Infrastructure Plan and the 2005 General Sewer Plan. Downstream capacity issues were identified in both studies. Further sewer system analysis and planning for the identified improvements are currently underway. It is possible that the developer will need to participate in upsizing downstream conveyance between SR543 and Peace Portal Drive.
12. Sanitary sewer manholes should be located in the center of the road when feasible. Detailed contour information was not provided on the submittal. If a sanitary sewer lift station is required, tract dedication and construction of this facility will be required.
13. This site appears to be saturated and extra precautions may be needed to keep I&I out of the sewer system.
14. All utilities shall extent to the furthest edge of the plat for future extensions.
15. Water and Sewer installed within the right-of-way shall be per Section 4 and Section 5 respectively, of the Development Guidelines.

Streets

1. All rights of way Minimum easements widths shall be in accordance with the approved Planned Unit Development (PUD) Grandis Pond Master Plan Guidebook (2014). While the PUD allows for a 40 foot right of way, the city acknowledges that certain improvements may not be possible with those restraints. Project proponent shall work with the PW and CDS, as part of civil plans, to design the required improvements in the 40 foot right of way, and work with the city on alternatives, including dedication of additional rights of way or easements, to achieve the best outcome.
2. Alley and cul-de-sac construction shall comply with current fire code requirements.
3. All roadway design shall meet the WSDOT Design Manual or approved equivalent per Public Works Development Guidelines 1.02.000.
4. The roadway design should accommodate busses, emergency vehicles, garbage trucks, city maintenance vehicles, and other standard vehicles for these neighborhood roadways.
5. Consistent and uniform streets should be utilized when feasible. Coordinate design during civil plans. Proposed roadway standards shall match the approved PUD Master Plan. Motts Hill Parkway shall be designed and built per the 2009 East Blaine Infrastructure Plan.

6. Typical Section shown on sheet PR15 of the PUD Modification does not meet the typical City guidelines. To deviate from the typical asphalt and gravel thicknesses shown in the City's development guidelines, an engineered evaluation is required and a design must be submitted to Public Works for review.
7. Public facilities installed with the project must be ADA compliant. Pedestrian facilities must meet current State and Federal guidelines
8. Frontage improvements on H Street will be required. Frontage improvements should meet City of Blaine Development Guidelines and designed and installed to the satisfaction of the Public Works Department.
9. ~~Public Works has safety concerns about the alleys in the Dogwood Division. Alleys shall conform to the most stringent of the following: BMC 15.08.030 or the City of Blaine Development Guidelines and shall be eliminated whenever possible. Turnarounds at temporary and permanent dead ends are required per Section 2.02.080 and 2.02.090 of the Development Guidelines. The turnarounds must meet city standards per drawing 4-2.~~ A pedestrian amenity that meets the Americans with Disability Act requirements at the time of construction shall be provided. No parking will be allowed in the alley ways with no other access provided. In addition Per BMC 10.12.030 No person shall park a vehicle within an alley in such a manner or under such conditions as to leave available less than eight feet of the width of the roadway for the free movement of vehicular traffic, and no person shall stop, stand or park a vehicle within an alley in such position as to block the driveway entrance to any abutting property.
10. Adequate right of way for the future roundabout shall be dedicated at the time of the phase 3.
11. Frontage improvements will be required on H Street pursuant to the recommendations of the October 2019 Traffic Impact Analysis. A 20 foot dedication will be required along entire H Street frontage prior to final plat.
12. Roadway horizontal curves do not appear to meet WSDOT or AASHTO Design standards for low speed urban roads. Speed limits on local roadways within the City are typically 25 MPH.
13. 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.
14. 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.
15. 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.

Comment [SP4]: Alley ways must meet PUD Guidebook requirements.

Power/Lighting

1. Power Improvements: An electrical system extension along Motts Hill Parkway alignment is required to serve the property development. Design shall be performed by a licensed electrical engineer and meet the approval of the Public Works Director. A template for said improvements may be obtained by reviewing the plans for E. Blaine Infrastructure from 2019, the conduits for which were installed to North Harvey Road. A 600 amp 3-Phase circuit will need to be extended to serve the plat, Booster Pump Station and Reservoir site.
2. Note that reference (a) BMC 13.16.240 states that City Light Department shall designate type, size, and location of metering equipment, and that all meters and load-control devices must be located on outside of buildings without obstruction.

3. Provide illumination plan for Public Right-of-way per Section 2.05 of the Public Works Development Guidelines. Illumination poles must be located outside of the clear zone per State design standards.
4. Provide illumination at all intersections including alleys. Illumination standard includes all LED fixtures.
5. Power will need to be stubbed out in addition to the planned water and sewer stubs during phase 5 for eventual extension to the Dogwood neighborhood to the east.
6. Power lines shall be constructed to the furthest edge of the plat for future extensions.