

Chapter 17.28

MISCELLANEOUS REQUIREMENTS

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17.28.010 **Comprehensive plan and zoning regulations.**

All subdivisions and developments shall conform to the design standards of this title in addition to the city comprehensive plan and all zoning regulations in effect at the time any preliminary plat of a subdivision is submitted for approval. Lots shall be of sufficient area, width and length to satisfy zoning requirements. Further, all standards established in this division shall apply to all streets to be constructed and subsequently dedicated to the city as a right-of-way, to all development projects that require a development permit (planned development, conditional use permits, but not a building permit) and propose to utilize an existing city street, a private road, or otherwise on all proposed improvements to existing city streets and to all extensions to existing water, sewer and storm drain systems. (Ord. 398 S1 (part), 1981.)

17.28.020 **Drainage.**

- A. Maximum length of surface drainage shall not exceed three hundred feet, unless otherwise approved by the city council. Maximum spacing between catch basins shall not exceed three hundred feet. Suggested catch basin spacing and percent grade shall be as follows:

<u>Length (in feet)</u>	<u>Grade (percent)</u>
150	0.5 to 1.5 12 or greater
200	1.5 to 3.0 8.0 to 12
300	3.0 to 8.0

- B. Drainage design shall be in conformance with Washington State Department of Transportation "Highway Hydraulic Manual" and shall take into consideration drainage above the subdivision as well as drainage within the subdivision. All drainage shall be dissipated or retained within the limits of the subdivision. The total drainage plan of all affected drainage shall be provided, including out-fall.
- C. Storm sewer designs shall generally conform to sanitary sewer design requirements.
- D. Corrugated metal pipe, concrete pipe, or any other type approved by the administrator may be used for drainage pipe. All concrete culvert pipe, except when used for individual driveways on ditched roads shall be grouted. Twelve inch minimum culvert pipe is to be used between inlets and catch basins. Catch basins shall be to APWA 1979 Ed. standards and may be poured in place, concrete block or precast, in accordance with approved plans. For depths over five feet to flowline, standard manholes, or type II catch basins will be required. All drainage must be shown on the roadway plan and shall be submitted to the administrator and engineer prior to construction. Lined ditches may be required on grades over eight percent. Drainage easements should be indicated, both on final tracing for recording and the plan and profile sheet. (Ord. 398 S1 (part), 1981.)

17.28.030 **Additional requirements.** Where a subdivision is in or adjacent to forest, brush or grass-covered lands, or where it is served by distribution mains being installed as a part of the plat, the council, upon recommendation of the planning commission may require additional fire safety precautions including, but not limited to, annexation to existing fire protection district, the clearing and maintaining of permanent fire breaks, the provisions for easements for access to adjacent lands, and the installation of larger than minimum distribution mains. (Ord. 398 S1 (part), 1981.)

- 17.28.040** **Flood protection -- Increased flood flows.** No subdivision or part thereof shall be approved in which related improvements such as levees, fills, or other features will individually or collectively increase flood flows, heights, velocities, or damages. (Ord. 398 S1 (part), 1981).
- 17.28.050** **Flood protection -- Hundred-year floodplain.** If a determination is made that part of a proposed plat lies within the one-hundred-year floodplain, development is prohibited in the floodway and permitted in the floodway fringe when consistent with the requirements of the Benton City zoning ordinance and flood ordinance. (Ord. 398 S1 (part), 1981.)
- 17.28.060** **Flood protection -- Sewer and water systems.** Public and private sewer and water systems proposed for location in the floodplain shall be flood proofed to the satisfaction of the Benton-Franklin health district or vulnerable portions thereof shall not be located in the floodplain. (Ord. 395 S1 (part), 1981.)
- 17.28.070** **Irrigation provisions.** Irrigation lines hooked to an irrigation source shall be provided to every lot within any proposed subdivision. This requirement may be waived by the city at the time of any preliminary plat approval, upon written verification from the appropriate irrigation district of what is involved in hooking to an irrigation source. Any determination of whether or not the proposed development is to be connected to an irrigation source shall reside with the city council. (Ord. 398 S1 (part), 1981.)
- 17.28.080** **Fencing.** For any residential plat which proposes lots that abut any state highway, parkway, major or secondary street, as shown on the adopted comprehensive plan or when the lots are to be developed with rear yards abutting the streets, or highways, the developer shall be required to construct a tight-board fence, concrete block wall or some comparably visually obscuring fence or wall along the rear property lines. The fence or wall shall be constructed prior to the acceptance of any work contained within the street construction permit. (Ord. 398 S1 (part), 1981.)
- 17.28.090** **Dust control.** Prior to the issuance of any construction permit, a dust control plan which has been reviewed and approved by the Benton-Franklin air pollution control authority, shall be submitted to the city. (Ord. 398 S1 (part), 1981.)
- 17.28.100** **Debris control.** Developers of any subdivision, including building contractors shall take all necessary precautions to prohibit the movement of construction debris to adjacent properties. (Ord. 398 S1 (part), 1981.)
- 17.28.110** **Fire protection -- When required.** All subdivisions or developments where lots may be one acre or less shall be required to provide sufficient

water storage for fire protection which shall be in addition to those water supplies required for domestic purposes. (Ord. 398 S1 (part), 1981.)

17.28.120 **Fire protection -- Ingress-egress.** A subdivision containing forty lots or more shall contain at least two ingress-egress routes. (Ord. 398 S1 (part), 1981.)

17.28.130 **Fire protection -- Water distribution.** Water distribution mains on which fire hydrants are located shall be a minimum of six inches in diameter, and shall be well grid-ironed for the elimination of dead-end mains. Minimum fire flows shall be five hundred gallons per minute for a two-hour duration and may be greater upon the recommendation of the agency responsible for fire protection in the area concerned. (Ord. 398 S1 (part), 1981.)

17.28.140 **Fire protection -- Hydrants.** In a subdivision where lot size is larger than one acre, fire hydrants shall be spaced no greater distance apart than one thousand feet and in subdivisions where lot size is less than one acre, fire hydrants shall be spaced no greater distance apart than six hundred feet. Where multiple-housing developments are developed within a subdivision, fire hydrant spacing shall be no greater distance than five hundred feet apart with additional fire hydrants located as may be necessary to permit all sides of a building to be reached by hose lays of no greater than three hundred feet. The size, type and location of fire hydrants shall meet the approval of the agency responsible for fire protection in the area. (Ord. 398 S1 (part), 1981.)