

**SECTION 4**  
**BUILDING SITE REQUIREMENTS**

---

**4 - 01 BUILDING SITE DESIGN REQUIREMENTS**

The applicable “General Design Standards” of Section 3 shall be met.

Temporary drainage, erosion control, detention/retention and conveyance systems shall be in accordance with Section 9.

Water quality requirements shall meet the requirements of Section 10.

The following additional requirements shall also apply:

1. The fire sprinkler system shall be in accordance with the Bainbridge Island Fire Department (Kitsap County Fire District #2) requirements. A separate detailed plan of the fire sprinkler system from the main line must be submitted to, and approved by the Fire Marshal, prior to installation.
2. Roof drains shall be directed into the site storm detention/retention systems, in accordance with the SWMMWW as amended by BIMC 15.20. Connection permits are required for discharges to the City’s conveyances. Where connections are made to piped conveyances, they shall be at catch basins or other maintenance access points.
3. Floor drains and drains from other covered areas potentially subject to pollutants shall be connected to the sanitary sewer through an approved spill containment device (oil/water separator) as indicated in Section 9 herein. Indicate on the plans if such drains are not required.
4. A separate and independent side sewer from the public main to the lot line shall be provided for each building. Refer to Standard Drawing 10-085. This side sewer shall be a minimum 6 inches in diameter with a 0.01 foot per foot (1%) minimum slope. Connection of side sewer to the main line shall be with a sweeping tee. A cleanout shall be located at the junction of the building drain and the side sewer. Additional cleanouts will be required:
  - a. Any location where the accumulated direction change exceeds 135 degrees.
  - b. In any case the maximum spacing shall not exceed 100 feet.
  - c. At the property line, cleanouts shall be provided in accordance with the *Uniform Plumbing Code*.

## BUILDING SITE REQUIREMENTS

---

5. The preferable method to design storm drains or sanitary sewers is by a gravity system. Pumping systems shall only be allowed when site conditions warrant as approved by the city engineer.
6. A.D.A. parking stalls or access to the site shall not be located in storm water ponding areas.
7. Two sets of domestic water meter sizing calculations per the *Uniform Plumbing Code* shall be required for multifamily dwelling units.
8. The maximum allowable slope for paved entrances shall be driveway (15%), walkway (12%) or approved by the city engineer. Allowable slope maximums in public areas shall be per WAC 57-20, "Accessibility Design for All".

### 4 - 02 BUILDING SITE PLAN REQUIREMENTS

The applicable "General Plan Requirements" in Section 3 and the following applicable civil site plan requirements shall be shown on the plans.

1. Building setbacks from property lines.
2. Parking requirements per BIMC, Chapter 18.81, identifying each parking space by number, and indicating the handicapped spaces.
3. Finish floor elevations of all buildings.
4. Typical parking lot pavement cross-section design for the proposed development.
5. Site access, including access conflicts such as adjacent driveways, intersections and/or steep grades, and site distance information.
6. Length, width, grade and location of all existing and proposed driveways, sidewalks and wheelchair ramps.
7. Pavement or concrete saw cutting limits.
8. Existing and proposed signs and traffic control devices.
9. Public water mains and water meters and service lines (locations, materials and sizes). Show irrigation meter if applicable.
10. Existing and proposed fire hydrants, and associated valves.

## BUILDING SITE REQUIREMENTS

---

11. Public sewer line and side sewers (location, length, material, slope, depth and size).
12. Identify any possible vertical or horizontal utility conflicts. This includes, but not limited to, sewer, storm, water, gas, power, telephone, and cable television.
13. Street luminaries, conduit for street lights, traffic signals, and traffic loops located within the vicinity of the project.
14. Floor drains and drains from other covered areas potentially subject to pollutants; wash areas within parking lots indicated; and the connection to the sanitary sewer through an approved spill containment device. If aforementioned drains are not required on the project, so indicate on the plans.
15. Extruded or pre-cast curb parking bumper and/or concrete vertical curb locations in parking lot(s).
16. Landscape areas with details to be provided on a separate landscape plan and submitted to the Building Division.
17. Emergency vehicle access.
18. Existing conditions/improvements to a minimum distance of 30 feet beyond the site boundaries.
19. Permanent stormwater control (detention/retention) plan requirements are as follows:
  - a. LID Features
    - i. Project narrative showing how the project will fulfill the requirements for on-site management of stormwater to the extent feasible.
    - ii. Total areas of native vegetation retained.
    - iii. Scale drawings of the lot or lots, and any public right-of-way that displays the location of on-site stormwater Management BMP's and the areas served by them.
    - iv. For projects using the list option for Minimum Requirement #5, an explanation and documentation, including citation of the site conditions identified in a soils report, for determination that an On-site Storm-water Management BMP was considered infeasible for the site.
    - v. Design details, figures, and maintenance instructions for each On-site Stormwater Management BMP.
    - vi. A summary of proposed public or private ownership of On-site Stormwater Management BMP's and areas serving a stormwater function within the project site both during and after construction.
    - vii. Retained trees and newly planted trees for which impervious surface reduction credits are claimed.

## BUILDING SITE REQUIREMENTS

---

### b. Flow Control Facilities

- i. Drawing of the flow control facility and its appurtenances.
- ii. Basic measurements necessary to calculate available storage volume, orifice/ restrictor sizes and head relationships, control structure/ restrictor placement, and placement on the site.
- iii. Locations and approximate size of all permeable pavement surfaces and bio retention facilities to be installed as part of this project, including those that will be installed on individual lots by subsequent contractors.
- iv. Locations and species types of newly planted or retained trees for which impervious surface reduction credits are claimed.
- v. Flow paths for dispersion BMP's
- vi. WWHM or other approved model printouts, calculations, equations, references, and graphs as necessary.
- vii. Confirmation of flow control standard being achieved.

### c. Water Quality Facilities

- i. Drawing of the proposed treatment facilities, and any structural source control BMP's.
- ii. Overall measurements and dimensions, placement on the site, location of inflow, bypass, and discharge systems.
- iii. Locations and approximate size of all permeable pavement surfaces and bio retention facilities to be installed as part of this project including those that will be installed on individual lots by subsequent contractors.
- iv. WWHM or other approved model printouts, calculations, equations, references, and graphs as necessary.
- v. Water quality menus and sizing methodology.
- vi. Confirmation of water quality standard being achieved.

### d. Conveyance System Analysis and Design

- i. Analysis of an on-site hydraulic connectivity to surficial conveyance channels and/or pipes, and points of concentration.
- ii. Off-site analysis results, if required
- iii. Existing and proposed storm pipes, culverts, channels, swales, and other stormwater conveyance appurtenances including locations, lengths, materials, slopes, depths, sizes, and invert elevations.
- iv. Location, number, and types of manholes and catch basins.

20. Off-site drain fields.

## 4 - 03 BUILDING SITE PLAN NOTES

The applicable "General Plan Notes" in Section 3 shall be shown on the plans.