

CITY OF KIRKLAND

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DEPARTMENT OF PUBLIC WORKS PRE-APPROVED PLANS POLICY

Policy D-5: REQUIRED STORM SYSTEM EXTENSION PRIOR TO CONNECTION

Prior to the connection or reconnection of any property, new development, and redevelopment projects to the public storm system, the storm main system must be extended to the subject property's farthest property line by way of public right-of-way or easement. The purpose of the storm system extension is to serve the property/development and provide for future extensions and connections as development and building projects occur upstream/upslope of the subject property. The Public Works Department requires storm system extensions as follows:

- If there is a need to collect and convey storm water from properties and rights-of-way upstream/upslope from the subject property, the Public Works Department shall determine the length and number of storm drain extensions required of the subject property. Depending on the characteristics of the upstream/upslope properties and right-of-way, more than one storm line extension may be necessary.
- The storm system must traverse along or through the subject property within a right-of-way or a recorded public storm drainage easement.
- If the property proposed for connection or reconnection has a public storm system fronting the property and the storm system extends to the farthest property line, and no other storm drain extensions are required either along another right-of-way frontage or through an easement, then the applicant may connect with an approved method as outlined in the current edition of the Public Works Department Pre-Approved Plans.
- If ground water is present on the property and it will be collected and directed to the ROW, it must be connected to the city storm system. Curb discharge will not be allowed. A storm extension will be required if no storm connection is available.

Exemptions for single family infill projects only.

If the property is over 330 feet from any approved storm system connection point, the property may be exempted from this policy if approved by the Public Works Department. The single-family home must manage storm water on site if feasible. If managing storm water on site is not feasible, contact Public Works to evaluate possible alternatives.