

Port Ludlow Drainage District – Inventory Listing
November 2017

Facilities Installed by District (shown on attached MAPS in RED)			
	Facility	Location	Maintenance
1	North Bay Condos No. 2 Conveyance System	North Bay Condos No. 2 south of Oak Bay Road	Storm pipe cleaning/inspection
2	Area 7 Detention Pond/Bioswale	Detention pond north of Oak Bay Road	Routine vegetation management
3	Warbler Lane	East of Warbler Lane cul-de-sac	Vegetation maintenance
4	Machias Loop Conveyance Improvement	Parcel Drainage easement east of Machias	Inlet inspection
5	WWTP Ditch and Culvert	Easement PLA west of WWTP	Ditch maintenance, culvert inlet inspection
6	Cascade Lane Flood Abatement	Easement between Olympic Lane and Cascade Lane, LMC greenbelt	Inlet inspection/maintenance, vegetation maintenance
7	Pope Way Outfall	East of Condon Lane at intersection of Pope Way and Condon Lane	Inspect/clean inlet catch basin. Inspect outfall. Potential debris removal at beach outfall.
8	Trader Lane Improvements	South of Trader Lane cul-de-sac	Vegetation maintenance/inlet inspection
9	Fleet Drive French Drain	Greenbelt north side of Fleet Drive between Pathfinder Lane and Adventurer Lane	French drain vegetation maintenance
10	Upper Baldwin Drainage Improvement	West of Oak Bay Road and Baldwin Lane intersection	Vegetation maintenance, Monitor/Clean Catch Basin inlets
11	Oak Bay Road to Montgomery Lane Ditch	Oak Bay Road to Montgomery Lane south of Baldwin	Vegetation maintenance (adjacent property owner). Repair/rehabilitation of rock lining and check dams.
12	Libby Court Outfall	Montgomery Lane north of Libby Ct to beach	Annual inspection of outfall. Potential maintenance – remove sediment from catch basin.
13	Adventurer Lane Cut-off trench	North end Adventurer Lane cul-de-sac	French drain vegetation maintenance
14	McCurdy Lane Cutoff Trench	Easement between Pioneer Drive West and McCurdy Lane	French drain vegetation maintenance
15	Jackson- Foster French Drain	Easement between Jackson Lane and Foster Lane	French drain vegetation maintenance
16	Foster Lane Drainage Improvement	North end Foster Lane cul-de-sac	Pipe inlet cleaning

Other Area Maintenance Activities

(shown on attached MAPS in GREEN)

	Facility	Location	Maintenance
1	Ludlow Cove II	Catch Basins	Clean CBs (District obligation begins after construction of all properties within the development are completed.)
2	Waterhouse Lane - Developer installed detention pond and outlet structure	West end Waterhouse Lane	Vegetation maintenance, storm pipe cleaning/inspection
3	Bird Lane cul-de-sacs	East ends of Hummingbird Court, Wren Court, Sparrow Lane, Goldfinch Lane, Falcon Lane, Mockingbird Lane	Vegetation maintenance
4	Drainage easement 191 and 201 Condon Lane	Plat drainage easement 191 and 201 Condon Lane	Inlet maintenance
5	Libby Court Ditch	South end of Libby Court	Vegetation maintenance
6	Montgomery Court Outfall	Between 70 and 120 Montgomery Court	Outfall inspection
7	North Montgomery Court Outfall	East side of Montgomery Court cul-de-sac	Outfall inspection

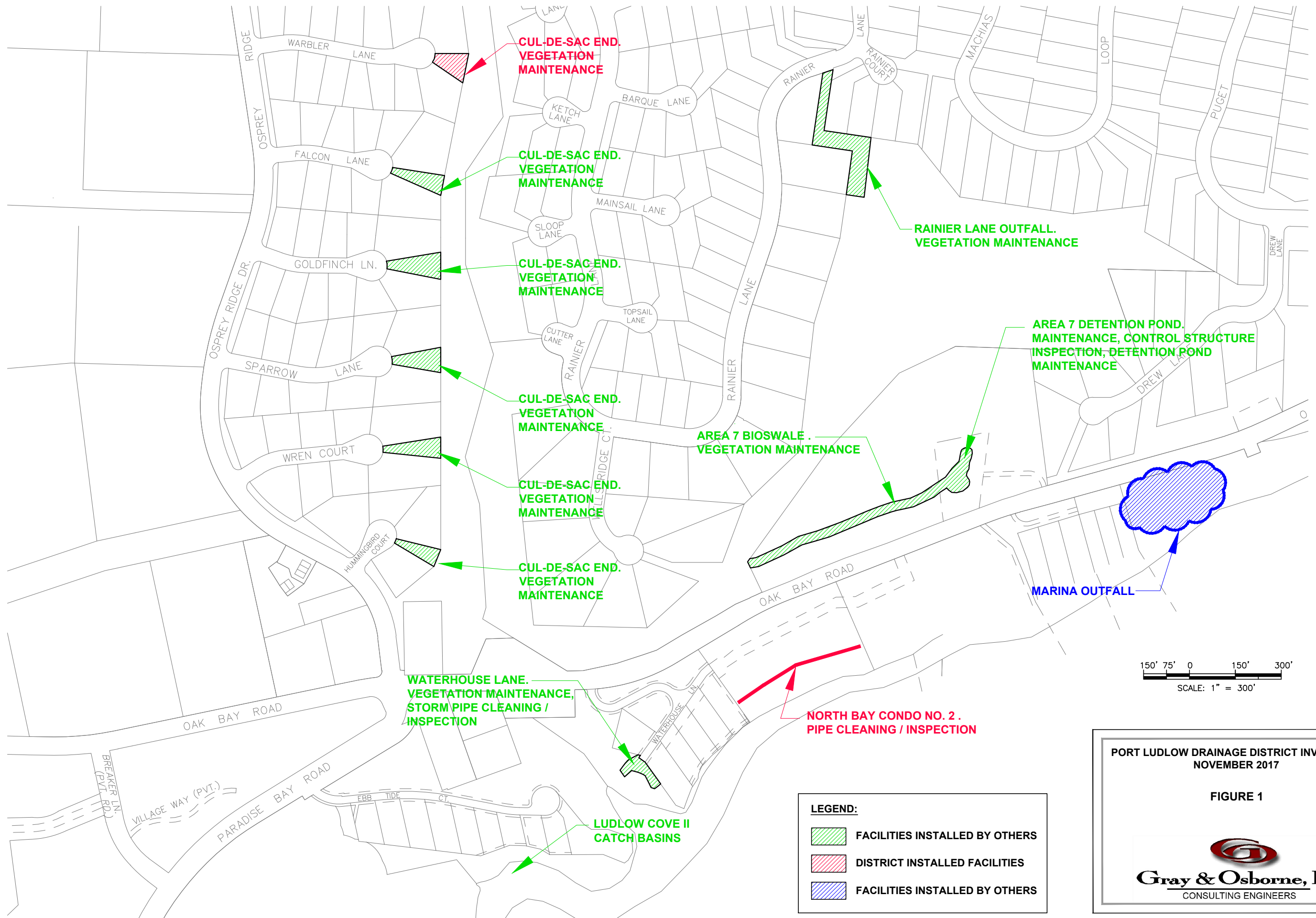
Areas to Watch

(shown on attached MAPS in BLUE)

	Location	Notes
1	Marina Outfall	Culvert #87. 36-inch from Oak Bay Road. Evaluate condition of outfall periodically.
2	South Montgomery Lane	Citizen complaint 2012. Drainage from west side of Montgomery Lane sheet flows into yard (621 Montgomery Lane). Existing ditch on west side of Montgomery Lane intercepts drainage from the west and carries it to a culvert approximately 160 feet north of 621 Montgomery Lane to a dedicated drainage easement. Three alternatives discussed at site meeting. (1) Install a slotted drain across the driveway with discharge to the ditch on the west side of Montgomery Lane (2) Install a ditch within County right-of-way on the east side of Montgomery Lane with a potential point of discharge through the


		<p>Reserve Area to the south end of the cul-de-sac to the WWTP ditch, and</p> <p>(3) Install a slotted drain across the driveway with a piped conveyance system to the WWTP ditch. This issue with runoff from the road entering 621 Montgomery Lane is an issue that affects many properties in the District that are located on the downhill side of the road system. These issues are typically handled by the property owner.</p>
3	South Condon Lane	<p>Citizen complaint 2010 and 2015. Existing drainage easement between 191 and 201 Condon Lane directs the majority of the runoff from Condon Lane, south of Pope Way to Admiralty Bay. The ditch on the west side of Condon Lane from 210 Condon Lane to 192 Condon Lane slopes north to direct runoff to the drainage easement. Jefferson County installed a small berm across Condon Lane at approximately 192 Condon Lane in 2010 in response to the homeowner complaint. Runoff from the east side of Condon Lane (201, 211 and 221) sheet flows to the east to Admiralty Bay. In 2010 Commissioners informed the property owner that there is no viable solution to his problem other than for him to install a curtain to deal with runoff coming onto his property and that the District would not assist with this individual effort. In 2015 the Commissioners expressed interest in directing flow from the cul-de-sac to the South. The undeveloped property at the south end of the cul-de-sac belongs to Olympic Water and Sewer and is not commonly held property. This issue with runoff from the road entering 211 Condon Lane is an issue that affects many properties in the District that are located on the downhill side of the road system. These issues are typically handled by the property owner.</p>

4	Drainage easement 191 and 201 Condon Lane	Evaluate outfall location and condition.
5	Oak Bay Road Culverts (north and south of Baldwin Lane)	Several County owned culverts from the road-side ditch on the west side of Oak Bay Road north and south of Baldwin Lane discharge across the road to the east side of the road. The east road embankment does not contain a ditch. The stormwater discharge sheet flows across private property. The District has asked the County to block the culverts to ensure that the flow in the ditch reaches the Libby Court outfall system as intended. The County has indicated that they want to leave the culverts in place to prevent overflow from the ditch and water onto the roadway. Private property owners are impacted by the culvert discharge.
6	North Montgomery Court Inlet	The inlet to the North Montgomery Court Outfall system should be evaluated periodically.

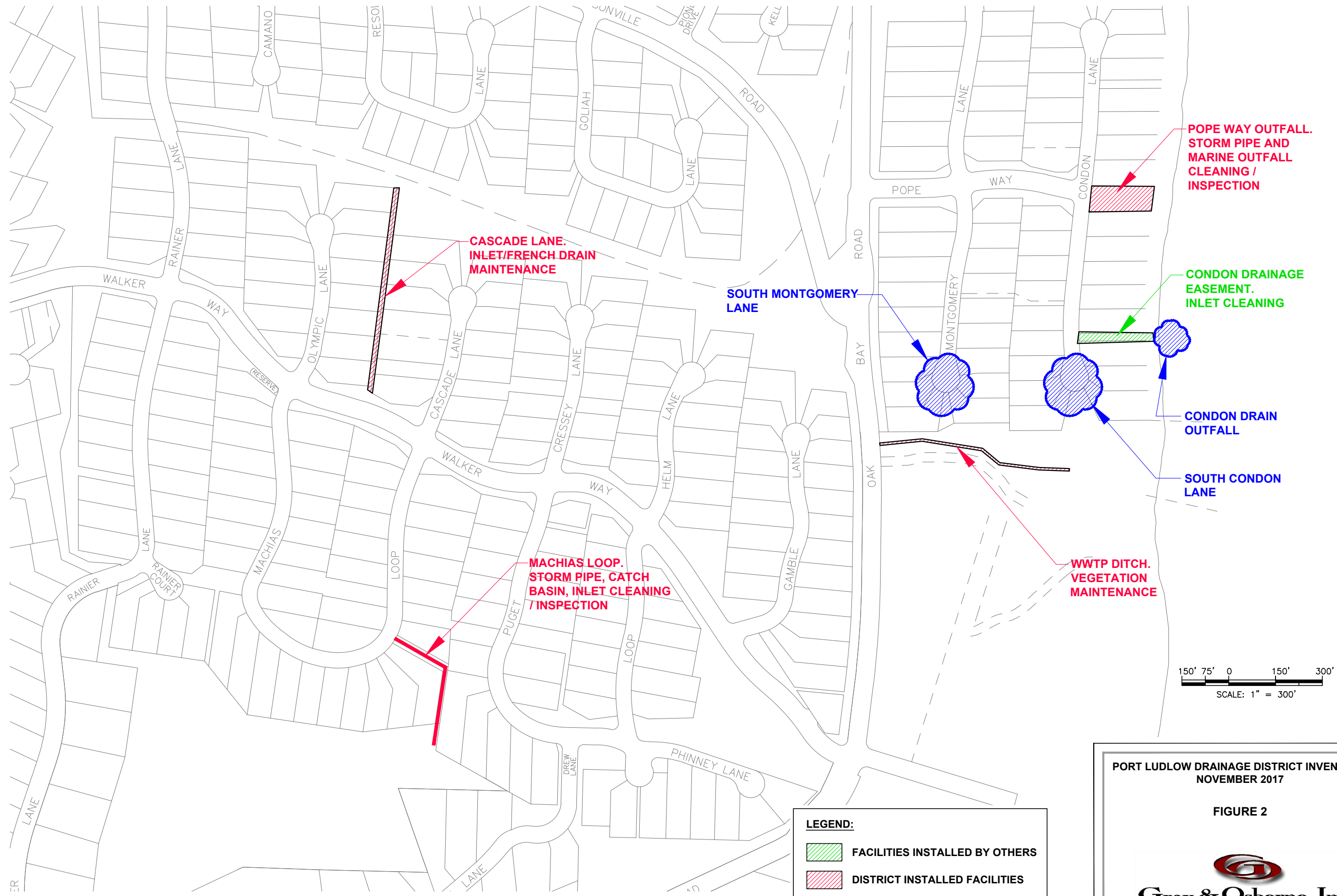


PORT LUDLOW DRAINAGE DISTRICT INVENTORY
NOVEMBER 2017

FIGURE 1




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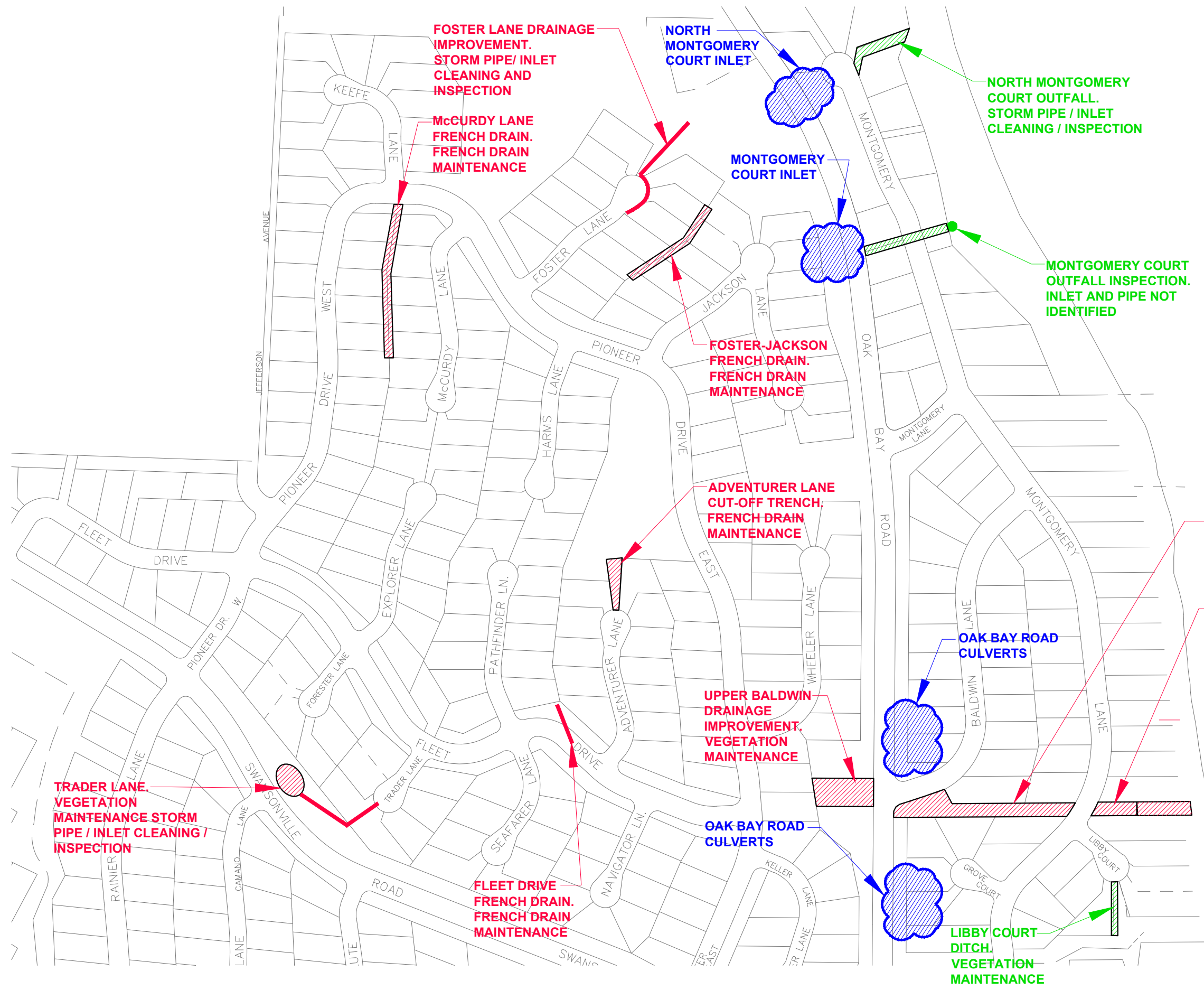


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FIGURE 2

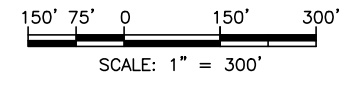


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LEGEND:

- FACILITIES INSTALLED BY OTHERS
- DISTRICT INSTALLED FACILITIES
- FACILITIES INSTALLED BY OTHERS



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FIGURE 3



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