



WHATCOM COUNTY
PRELIMINARY STORMWATER PROPOSAL

Return to: ENGINEERING SERVICES
 5280 Northwest Drive
 Bellingham, WA 98226-9013
 Phone: 360.676.6730
 Fax: 360.676.6558

FOR COUNTY USE ONLY	
Project/	_____
Permit No:	_____
Date	_____
Received:	_____

Project Name: A. Short Plat, SSS2009-00000
 Project location/address: 1234 W Name Road, Ferndale, WA
 Tax parcel no(s): 3901111234560000

Owner		Contact Person
Name:	<u>A. Albers</u>	<u>Same</u>
USPO Address:	<u>2345 W. Name Road</u>	_____
	<u>Ferndale, WA 98248</u>	_____
Email Address:	<u>A-Albers2345@yahoo.com</u>	_____
Telephone No:	<u>360-384-0000</u>	_____

All entities proposing a "development" (as defined in *Whatcom County Development Standards* Chapter 2 (WCDSC2) Appendix III), shall submit this form, **plus a Site Plan as noted on page 2**, with the proposed development-related application, unless (1) the project qualifies as a "small development" per *Whatcom County Code* (WCC) 20.80.632, or (2) WCDSC2 Section 203 explicitly exempts the proposed development, or (3) the proposed development fails to meet any of the three WCDSC2 Section 213.C threshold criteria for County review. *Preliminary Stormwater Proposal* packages must clearly indicate the relationship between the proposed development and the local drainage related features.

If the County determines that a submitted *Preliminary Stormwater Proposal* package does not present sufficient detail and clarity, the County will return the package, with comments, to the above named Contact Person.

Project Description: Subdividing a 3.75 acre parcel into 3- 1.25 acre lots through the Short Platting process and build new road to serve the lots.

Total area of parcel(s) involved in project: 163350 square feet (SF)

Impervious* areas summary: *water can't easily penetrate	Already existing on Parcel(s):	<u>900</u> SF
	Net Change (+/-) as result of Project:	<u>6000</u> SF
	Total (once Project complete):	<u>6900</u> SF

Potential upstream and downstream impacts: Seasonal creek located in the northwest corner of the site will not have any work within 100 feet of stream. A silt fence and straw will be used to keep exposed soil on site clearing during any on-site construction activities.

Previous stormwater report or plans approved by County?: Yes No
If yes, attached?: Yes No

SITE PLAN REQUIREMENTS

- A **vicinity map** that marks project parcel/s location relative to nearest city.
- Single or multiple **drawing/s**, fully dimensioned to an appropriate scale/s, that show and/or describe the following:
 - North arrow [all sheets], and
 - Graphical scale/s [all sheets], and
 - Project-related land disturbing activities (location, nature, and extent), including clearing and grading, and where the answer to a question in the following table is "YES":

Item to show and/or describe on drawing/s	Existing?		Any proposed changes to existing?		Any proposed new?	
	YES	NO	YES	NO	YES	NO
• Parcel/s boundaries	<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>	<input type="checkbox"/>		
• Natural drainages	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
• General steepness, e.g., topographic lines	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
• Stormwater flow directional arrows	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
• Vegetative cover	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
• Soils	<input checked="" type="checkbox"/>		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
• Parcel/s access location/s	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Wet or soggy areas, e.g., bogs, swamps	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Fish habitat	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Channels	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• On-parcel impervious surface areas, e.g., roofs, gravel and conventional asphalt and concrete driveways and parking areas (location and footprint area in square feet)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Utilities, above ground	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Utilities, below ground	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Stormwater management facilities, e.g., culverts, catch basins, swales, including those within ¼ mile downstream of project site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Stormwater quality treatment facilities, e.g., rain gardens, bioinfiltration swales, grass filter strips	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
• Stormwater quantity control facilities, e.g., detention, retention, dispersion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
• Off-parcel impervious surface areas (location and footprint area in square feet)			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

- A **list** (may be integrated on drawing above) that identifies and sizes (in square feet):
 - All existing on-parcel(s) impervious areas, together with their respective project-related disposition (e.g., retain as is, decrease, enlarge, remove), plus
 - All new project-related on-parcel(s) and off-parcel(s) impervious areas.

- A **drawing** (may be integrated with drawing above) that shows proposed methods for controlling erosion and sedimentation during and after construction. See *WSDOE Stormwater Management Manual for Western Washington*, Volume II, Chapter 4 (www.ecy.wa.gov/biblio/0510030.html) and WCDSC2 Section 206, Stormwater Management.

The **County Engineer**, or his/her designee, will review all the necessary stormwater information and either accept the initial submission as final, or require the applicant to submit a more detailed *Stormwater Design Report*. Applicant may submit a detailed *Stormwater Design Report* in lieu of a *Preliminary Stormwater Proposal*.

Allen Albers
Printed Name*

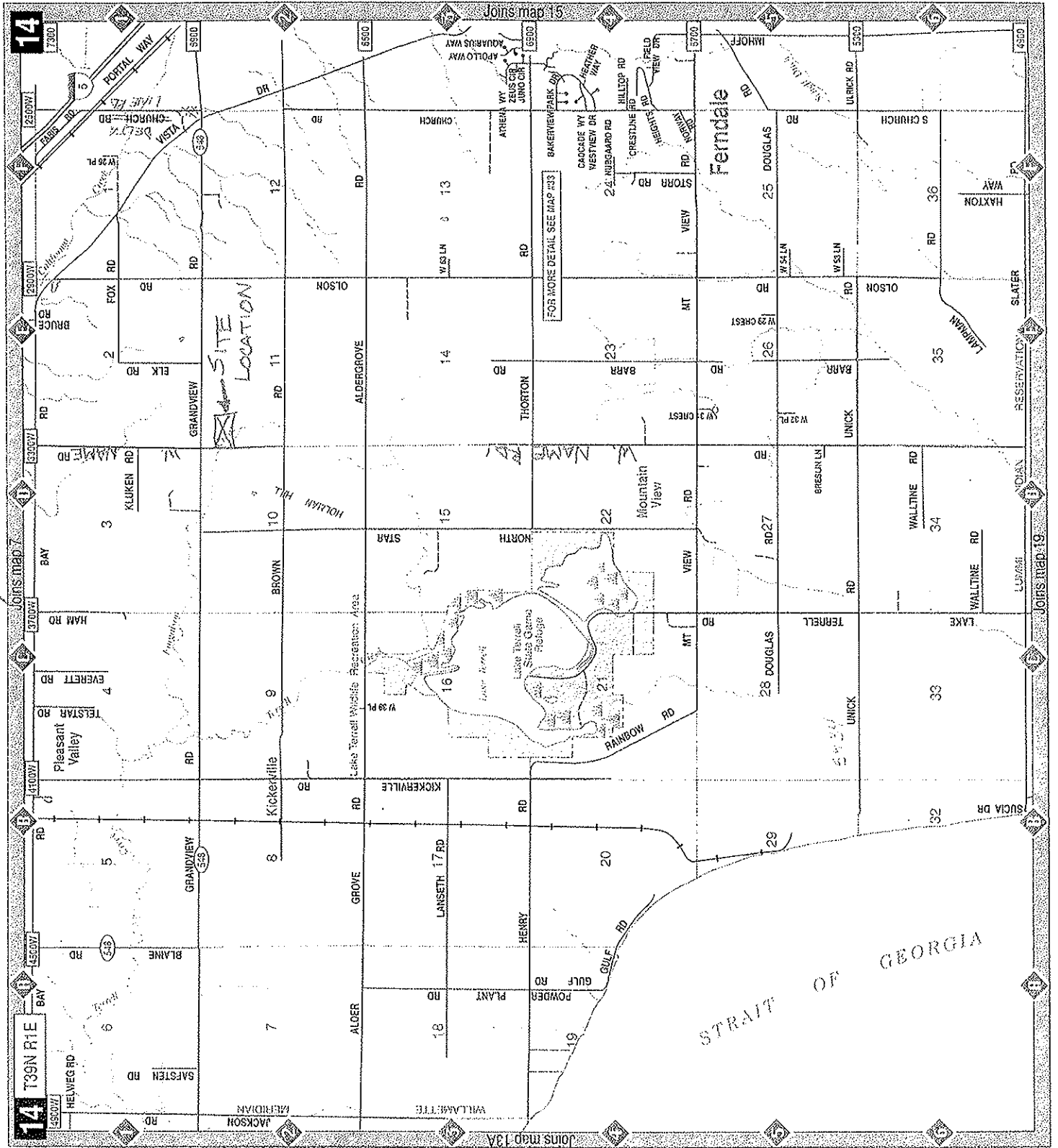
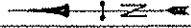

Signature*

Oct 1, 2009
Date

*of person who prepared form



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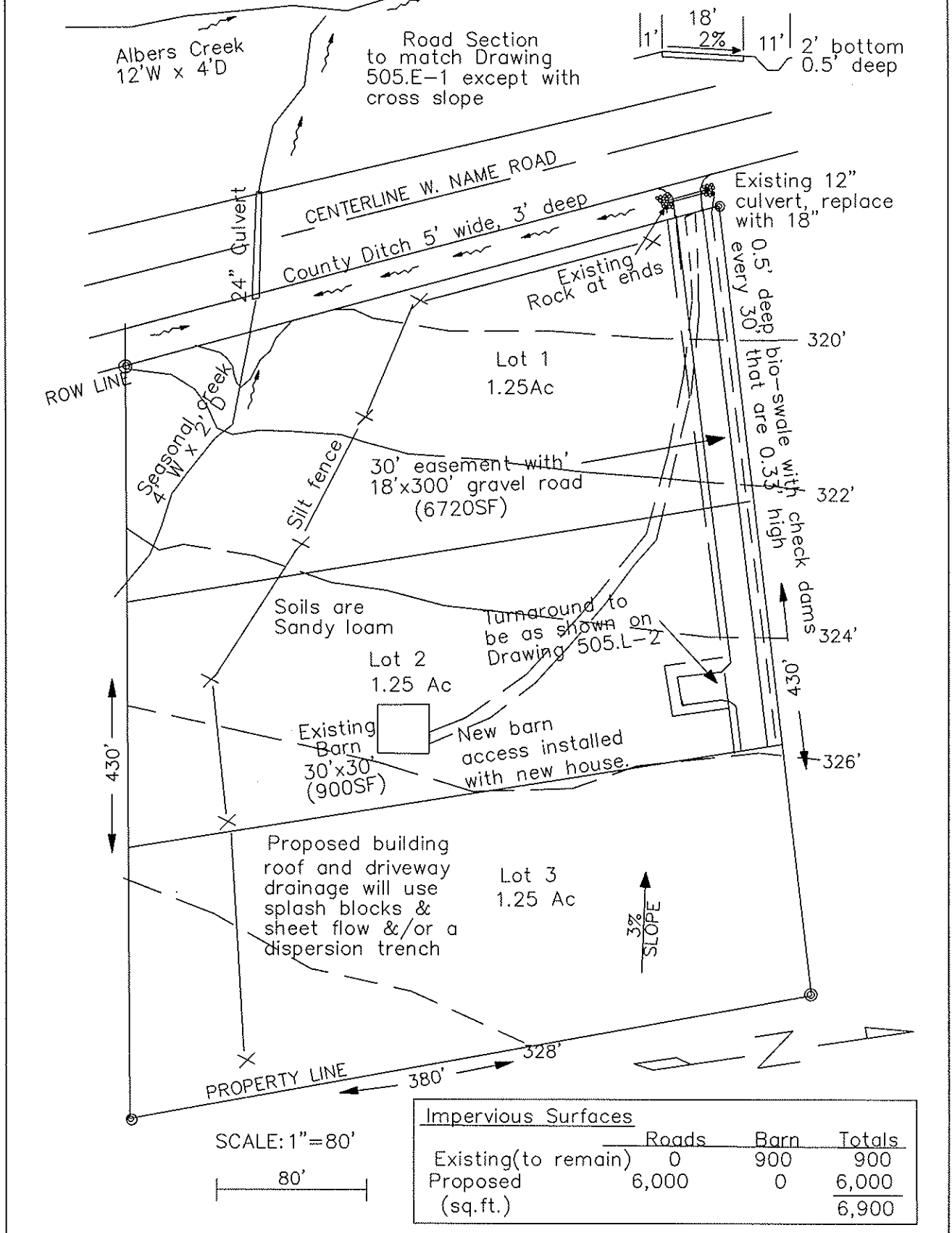


SHORT PLAT SUBDIVISION SITE PLAN EXAMPLE

APPLICANT:

NAME A. Albers - A. Short Plat

ASSESSOR PARCEL# 390111 123456 0000



SUBDIVISION EXAMPLE

Preliminary Stormwater Proposal

Applicant: A. Short Plat

Parcel #: 390111 123456 0000

Existing Conditions

The slope of the land is slight toward the roadway or to the west. The site is covered with field grass that has been hayed for the last 20 years. There is a creek that runs through the southwest corner of the property that is dry during the summer months. There is also about an 8' wide gravel road to the existing barn (30'x30'). There is a 20' wide gravel access at property line with a 12" culvert under it.

Proposed Conditions

The property is being short platted into 3 lots of 1.25 acres each. An 18' wide gravel road will be constructed per Drawing 505.E-1 with a turnaround at the end as shown on Drawing 505.L-2 and a paved apron at the County road end. The road is 300' in length from W. Name Road and is at a 3% slope toward W. Name Road. The road will be cross-sloped at 2% to the north and a grass bio-infiltration swale will run along its side to the County ditch. The bio-swale will have rock check dams every 30' that are 0.33' high in the center to slow the water down and allow for possible contaminants to settle out. Future residential construction will use dispersion and/or infiltration of stormwater from roof and driveway areas per Chapter 2 and will be shown on the building plan layout at the time of building permit application. There will be a minimum of 100' between the creek and the closest structure.

No known problems up or downstream of the site.

Erosion Control

Any area being cleared will have silt fencing along the south and west sides installed per BMP C233, WSDOE 2005 Stormwater Manual and all open areas after construction will be seeded or sod laid.