Preliminary 2-lot Short Plat Drainage Report

For

Brandon Rolen

Date: October 04, 2021

Site Address: 3909 188th St SW Lynwood, Wa 98037

Parcel Number(s): 27041500201700

Prepared By Donna L. Breske, P.E.
Table of Contents

Narrative:

Executive Summary ............................................................................................................... Page 1
Vicinity Map .......................................................................................................................... Page 2
Impervious Area Exhibit ........................................................................................................ Page 3
Existing Impervious Area Exhibit ........................................................................................... Page 4
Proposed 2-Lot Short Plat Exhibit ......................................................................................... Page 5
Figure 1.2.4.1 ......................................................................................................................... Page 6
MR#2 ................................................................................................................................ Page 7
SWPPP ................................................................................................................................. Page 9

Appendix:

A: Survey from Acreage Land Survey
B: City of Lynwood Side Sewer Card
Executive Summary

This is an existing lot with existing development. This permit application is for the proposal of a 2-lot short plat in which the existing lot will be divided into two lots. The address and parcel number of the existing lot is as follows; 3909 188th St SW Lynwood, Wa 98037, #27041500201700. The site is zoned R-8,400. The R-8400 zone requires that each lot created in said zone is ATLEAST 8,400 sf. The subject site is .5 acres(21,176sf) in size. Thus, adequate space is available for the creation of a second lot on the existing lot.

The lots proposed under this preliminary 2-lot Short plat will be know as Lot 1 and Lot 2. Lot 1 will be an 8,610 sf area surrounding the existing house and driveway and bordering 188th street frontage. Lot 2 will be a 12,566sf area behind lot 1 to the north. A 20 ft wide ingress, egress, and utility easement is proposed to run from the beginning of lot 1 along 188th st all the way back to the beginning of lot 2. This easement will allow access to lot 2 as well as lot 1.

The existing condition is developed with an existing single-family house, driveway, carport and other concrete areas. All existing impervious area on site will remain except for the carport that is proposed to be removed.

The only proposed development is that of an added portion of gravel driveway(within proposed ingress, egress and utility easement) to extend the existing driveway to the proposed lot 2 property line in order to provide access to proposed lot 2. The proposed impervious area is equal to 1,066sf. Per the 2019 Department of Ecology Stormwater manual, Figure 1-2.4.1; since this project proposes less than 2,000 sf of new impervious surface; only minimum requirement #2 is required for the project. Thus, no drainage design is required for this project. A TESC plan is provided as well as a SWPPP to satisfy the requirement of MR#2.

BMP T5.13 Post-construction Soil Quality and Depth will be ensured throughout the life of this project.
PROPOSED 2–LOT PL EXHIBIT
N.T.S.

PROPOSED 2–LOT PROPERTY LINE EXHIBIT

OWNER: BRANDON ROLEN
ADDRESS: 3909 188TH ST SW LYNNWOOD, WA 98037
PARCEL NO.: 27041500201700
DATE: 10–04–21
EXISTING ROOFTOP TO REMAIN = 1,271 SF
EXISTING CONCRETE TO REMAIN = 1,879 SF
TOTAL EXISTING IMPERVIOUS AREA ON LOT 1 TO REMAIN = 3,150 SF
PROPOSED LOT 1 IMPERVIOUS ACCESS ROAD = 1,066 SF

IMPERVIOUS AREA EXHIBIT
N. T. S.

PREPARED BY:
DONNA BRESKE & ASSOCIATES
PHONE: (206) 715-9582
EMAIL: donnab@donnabreske.com

OWNER: BRANDON ROLEN
ADDRESS: 3909 188TH ST SW LYNWOOD, WA 98037
PARCEL NO.: 27041500201700

DATE: 10-04-21
Figure I-2.4.1 Flow Chart for Determining Requirements for New Development

Start Here

Does the site have 35% or more of existing impervious coverage?

Yes

See Redevelopment Minimum Requirements and Flow Chart (Figure I-2.4.2).

No

Does the project result in 5,000 square feet, or greater, of new plus replaced hard surface area?

No

Does the project convert \( \frac{3}{4} \) acres or more of vegetation to lawn or landscaped areas, or convert 2.5 acres or more of native vegetation to pasture?

No

All Minimum Requirements apply to the new and replaced hard surfaces and converted vegetation areas.

Yes

Does the project result in 2,000 square feet, or greater, of new plus replaced hard surface area?

No

Minimum Requirements #1 through #5 apply to the new and replaced hard surfaces and the land disturbed.

Yes

Does the project have land disturbing activities of 7,000 square feet or greater?

No

Minimum Requirement #2 applies.
I-2.5.1 Minimum Requirement #1: Preparation of Stormwater Site Plan

3.1 Site Analysis: Volume 1, Section 3.1

Boundary Survey & Topography Map

- Information about the site's Boundary and Topo were provided in a survey prepared by Acreage Land Surveying.

  Vegetation and Utility Infrastructure

- The site partially developed with an existing house, driveway and other concrete areas that will remain. The rest of the site is covered in native vegetation. There is an existing side sewer stub that services the existing house on proposed lot 1. There is also an existing water meter on site that will continue to serve proposed lot 1.

3.2 Preliminary Development Layout: Vol 1, Section 3.1.2

A Preliminary 2-Lot Short Plat Layout plan has been created and used to prepare the drawings and maps required for the 2-Lot site plan and the TESC plan.

3.3 Off-Site Upstream and Downstream Analysis: Vol 1, Section 3.1.3

- **Upstream Analysis:** There is no anticipated change to the upstream drainage pattern as a result of the proposed development.
- **Downstream Analysis:** There is no anticipated change to the downstream drainage pattern as a result of the proposed development.

3.4 Determination of Applicable Minimum Requirements: Vol 1, Section 3.1.4

Because this project results in less than 2,000 SF of new impervious area this report requires Minimum Requirements #2 be addressed.
3.5 Preparation of Permanent Stormwater Control Plan: Vol 1, Section 3.1.5
Not applicable to this project.

3.6 Preparation of Stormwater Pollution Prevention Plan (SWPPP), Vol 1, Section 3.1.6
A SWPPP narrative is included in this report.

3.7 Completion of Stormwater Site Plan, Vol. 1, Section 3.1.7
Not applicable to this project.

2.5.2 Minimum Requirement #2: Construction Stormwater Pollution Prevention (SWPPP)
A Stormwater Pollution Prevention Plan is included in this report.
Stormwater Pollution Prevention Plan Narrative

A Stormwater Pollution Prevention Plan (SWPPP) has been prepared as part of the construction requirements. This is an existing lot with existing development. This permit application is for the proposal of a 2-lot short plat in which the existing lot will be divided into two lots. The address and parcel number of the existing lot is as follows: 3909 188th St SW, Lynwood, WA 98037, #27041500201700. The site is zoned R-8,400. The R-8400 zone requires that each lot created in said zone is ATLEAST 8,400 sf. The subject site is .5 acres (21,176sf) in size. Thus, adequate space is available for the creation of a second lot on the existing lot. The lots proposed under this preliminary 2-lot Short plat will be know as Lot 1 and Lot 2. Lot 1 will be an 8,610 sf area surrounding the existing house and driveway and bordering 188th street frontage. Lot 2 will be a 12,566sf area behind lot 1 to the north. A 20 ft wide ingress, egress, and utility easement is proposed to run from the beginning of lot 1 along 188th st all the way back to the beginning of lot 2. This easement will allow access to lot 2 as well as lot 1. The purpose of the SWPPP is to describe all temporary and permanent erosion and sediment control (TESC) measures, pollution prevention measures, inspection/monitoring activities, and recordkeeping that will be implemented during the proposed project. This narrative is to be considered a "living document." This project's Certified Erosion and Sediment Control Specialist is to amend this document as needed during construction. Applications of these elements are shown on the TESC Plan Sheet. The specific elements included in the SWPPP are:

Element #1: Preserve Vegetation/Mark Clearing Limits

Prior to the beginning of land disturbing activities, the clearing limits are defined along the disturbed area of the site.

Applicable BMP’s for this project are:

- BMP C101: Preserving Natural Vegetation, (includes preserving mature trees and their understory outside of the clearing limits).

Element #2 - Establish Construction Access

The existing driveway will provide construction access to the site.

Element #3 - Control Flow Rates

Not applicable.
Element #4 - Install Sediment Controls
Not applicable.

Element #5 - Stabilize Soils
Areas that are to remain uncovered for more than 7 days, are to be stabilized with BMPs.

- BMP C120: Temporary and Permanent Seeding
- BMP C123: Plastic Covering

Element #6 - Protect Slopes
Cut and fill slopes shall be protected as necessary through use of the following BMPs

- BMP C120: Temporary and Permanent Seeding
- BMP C123: Plastic Covering

Element #7 - Protect Drain Inlets
Not applicable.

Element #8 - Stabilize Channels and Outlets
Not applicable.

Element #9 - Control Pollutants
All pollutants, including waste materials and demolition debris, that occur onsite shall be handled and disposed of in a manner that does not cause contamination of stormwater. Good housekeeping and preventative measures will be taken to ensure that the site will be kept clean, well-organized, and free of debris.

- BMP C 151: Concrete Handling
- BMP C153: Material Delivery, Storage and Containment

Element #10 - Control Dewatering
No de-watering is anticipated for this project.

Element #11 - Maintain BMPs
All temporary and permanent erosion and sediment control BMPs shall be maintained and repaired as needed to assure continued performance of their intended function. Maintenance and repair shall be conducted in accordance with each particular BMP’s specifications. Visual monitoring of the BMPs will be conducted at least once every calendar week and within 24 hours of any rainfall event that causes a discharge from the site. If the site becomes inactive, and is temporarily stabilized, the inspection frequency will be reduced to once every month.

All temporary erosion and sediment control BMPs shall be removed within 30 days after the final site stabilization is achieved or after the temporary BMPs are no longer needed. Trapped sediment shall be removed or stabilized on site. Disturbed soil resulting from removal of BMPs
or vegetation shall be permanently stabilized.

- **BMP C160: Certified Erosion and Sediment Control Lead**

**Element #12 - Manage the Project**

Erosion and sediment control BMPs for this project have been designed based on the following principles:

- Design the project to fit the existing topography, soils, and drainage patterns.
- Emphasize erosion control rather than sediment control.
- Minimize the extent and duration of the area exposed.
- Keep runoff velocities low.
- Retain sediment on site.
- Thoroughly monitor site and maintain all ESC measures.
- Schedule major earthwork during the dry season.

**Relevant BMPs**

- **BMP C160: Certified Erosion and Sediment Control Lead**
- **BMP C162: Scheduling**

**Element #13 - Protection of Lid BMP's**

During the life of the Rolen 2-Lot, all proposed BMP's on-site shall fully comply with the City of Lynwood’s and Department of Ecology's regulations for Element #13. Heavy equipment is not to travel over areas that have applied BMP T5.13: Post Construction Soil Quality and Depth.
Appendix A

Acreage Land Surveying Boundary and Topography Survey
Appendix B

City of Lynwood Side Sewer Card
This mapping was originally prepared for use by the City of Lynnwood for its internal purposes only, and was not designed or intended for general use by members of the public. Independent verification of all data contained in the mapping should be obtained by any user. The City of Lynnwood makes no representation or warranty as to the accuracy or location of any map features thereon.

Pipe Installation Inspected and approved for backfill: Date 10-4-85 By Roy

Final Connection to House Service Inspected and Approved: Date 10-4-85 By Roy

As-Built Sewer Plat Certified Correct: Date 10-4-85 By Roy