GENERAL
STORMWATER REVIEW WORKSHEET

This worksheet will help you determine what on-site stormwater management and/or erosion control measures are required for your project.

Applicant Name: _____ **Site Address:** _____

Applicant Phone: _____ **Parcel #:** _____

Applicant E-mail: _____ **Engineer of Record:** _____

Section 1: General Site Information

1. Total Disturbed Area: _____ sq. ft. (show on site plan)
   Total disturbed area includes areas disturbed for installation of utlities, structures, lawn, landscaping, walkways, driveways, clearing, grading, etc.
2. Total Impervious Surface Area (new and/or replaced): _____ sq. ft.
   Impervious surface area includes all structures, walkways, patios, driveways, covered decks
3. Zoning Designation: _____
   Call Community Development at (360) 330-7662 if you don't know your zoning designation.
4. Does your property have any of the following (check all that apply):
   - ☐ Waterfront Lot:
     - ☐ Low Bank (gentle slope, less than 8-foot drop to water)
     - ☐ Moderate or High Bank (gentle or steep slope, 8-foot drop to water or more)
   - ☐ Slopes greater than 15% (about a 5-foot drop across 33 feet of ground horizontally)
   - ☐ Slopes greater than 30% (about a 10-foot drop across 33 feet of ground horizontally)
   - ☐ Wet areas or depressions, ponding water, wetlands or seasonal standing water
   - ☐ Stream, creek or ravine with running water at least part of the year
5. Will construction or land-disturbing activity include cutting trees within 200 feet of any of the features noted in question 4?
   ☐ YES ☐ NO

Section 2: Thresholds for Review

Stormwater management falls into one of three categories for review.

1. General Stormwater Plan Review (Projects over 5,000 sq. ft. new/replaced impervious)
2. Small Site Stormwater Plan Review (2,000 to 4,999 sq. ft. new/replaced impervious)
3. Minor Project Construction Stormwater Review (less than 2,000 sq. ft. new/replaced impervious)

If you **DID NOT** check any boxes in #4 and checked **NO** for #5 above **AND** your answer to #1 is less than 7,000 sq. ft. **AND** your answer to #2 is less than 2,000 sq. ft. **STOP HERE**. This form is complete. Basic erosion and sediment control measures must still be implemented during construction.

If you check one **or** more boxes above in #4 **or** #5 **or** your answer to #1 is equal to **or** greater than 7,000 sq. ft. **or** your answer to #2 is equal to **or** greater than 2,000 sq. ft., ***continue to pg. 2.***

Does your project meet one of the following?

- ☐ Add 5,000 sq. ft. or more of new and/or replaced impervious surface area
- ☐ Convert 3/4 acre or more of pasture to lawn or landscaping
- ☐ Convert 2.5 acres or more of native vegetation to pasture

If **NONE** of the boxes above are checked, do not continue. Go to form Small Site Stormwater Plan Review

Section 3: Minimum Requirements

All projects that result in 5,000 sq. ft. or more of new plus replaced impervious surface **OR** convert 3/4 acre of vegetation to lawn or landscape areas **OR** convert 2.5 acres or more of native vegetation to pasture must comply with Minimum Requirements #1 through #9 of the Stormwater Management Manual for Western Washington. Those requirements and guidance are listed below.

1. Minimum Requirement #1 - Stormwater Site Plan
   Submit a site plan that shows all proposed structures, driveways, walkways, patios, landscape areas and permanent stormwater control Best Management Practices (BMPs) used on-site. See SWMMWW Volume 1 Section 2.5.1 for requirements. BMPs will be determined under #5 below.
2. Minimum Requirement #2 - Stormwater Pollution Prevention Plan (SWPPP)
   All development and redevelopment projects that have 2,000 sq. ft. or more of impervious surface or disturb 7,000 sq. ft. or more of land must prepare a SWPPP that must be adhered to during construction. (See SWMMWW Volume 1 Section 2.5.2 for requirements)
3. Minimum Requirement #3 - Source Control of Pollution
   All known, available and reasonable source control BMPs must be applied to all projects. The intent of source control BMPs is to prevent stormwater from coming in contact with pollutants. They are cost-effective means of reducing pollutants in stormwater, and should be a first consideration in all projects.

   Source Control BMPs (See SWMMWW Volume IV and Volume II Chapter 4)

   Structural source control BMPs should be identified in the stormwater site plan/narrative and shown on all applicable plans submitted for review and approval.
4. Minimum Requirement #4 - Preservation of Natural Drainage Systems and Outfalls
   Natural drainage patterns shall be maintained, and any discharges from the project site shall occur at the natural location, to the maximum extent possible. Stormwater runoff discharged from the project site must not cause an adverse impact to downstream receiving waters, adjacent properties or the adjacent right of way. Any proposed discharge of stormwater must be pre-approved.
5. Minimum Requirement #5 - On-site Stormwater Management
   All projects shall employ on-site stormwater management BMPs as required in the SWMMWW to infiltrate, disperse, and retain stormwater runoff on-site to the extent feasible without causing flooding or erosion impacts. The BMPs you will use need to be shown on your Stormwater Site Plan (Minimum Requirement #1), in your Stormwater Report narrative and shown on all plans submitted for review and approval.

Minimum Requirement #5 (continued from pg. 2)

On-site Stormwater Management BMPs apply to the following areas:

Lawn and Landscape Areas

Roofs

Other Hard Surfaces (roadways, patios, walkways, driveways, etc.)

On-Site Stormwater Management BMP Selection

Projects triggering Minimum Requirements #1 through #9, must meet one of the requirements below: (Please check which option you will be using).

☐ Low Impact Development Performance Standard and BMP T5.13

OR

☐ On-site Stormwater Management BMPs from List #2 SWMMWW

Low Impact Development Performance Standard

If you chose this option, the following requirements must be met and shown in detail within your Stormwater Report narrative and design elements shown on all plans submitted for review and approval:

☐ Developed stormwater discharge durations match pre-developed durations from 8% of the 2-year peak flow to 50% of the 2-year peak flow.

☐ Meet Requirement #7, Flow Control, for durations between 8% of the 2-year flow through the full 50-year flow.

☐ BMP T5.13, Post-Construction Soil Quality and Depth

On-site Stormwater Management BMPs from List #2 SWMMWW

If you chose this option, for each surface type, consider the BMPs in the order listed for that type of surface. Only one selection is required per surface type. Use the first BMP that is considered feasible. Feasibility shall be determined by evaluation against:

Site Limitations

Infeasibility criteria identified for each specific BMP in the SWMMWW

Lawn and Landscape Areas:

☐ Post-Construction Soil Quality and Depth (BMP T5.13)

Roofs:

☐ Full Dispersion (BMP T5.30) or Downspout Full Infiltration System (BMP T5.10A)

☐ Bioretention (Volume V Chapter 7)

☐ Downspout Dispersion Systems (BMP T5.10B)

☐ Perforated Stub-out Connections (BMP T5.10C)

Other Hard Surfaces:

☐ Full Dispersion (BMP T5.30)

☐ Permeable Pavement (BMP T5.15)

☐ Bioretention (Volume V Chapter 7)

☐ Sheet Flow Dispersion (BMP T5.12) or Concentrated Flow Dispersion (BMP T5.11)

6. Minimum Requirement #6: Runoff Treatment

Direct discharge of untreated stormwater from pollution-generating hard surfaces to ground water is prohibited. On-site Stormwater Management BMPs (Volume V Chapter 5 and Chapter 7) or infiltration through soils meeting the soil suitability criteria (Volume III Chapter 3) is required.

Treatment Facility Sizing

Stormwater treatment facilities must be sized for entire area draining to them, even if some areas are non-pullution generating.

Water Quality Design Storm Volume

Volume of runoff predicted from a 24-hour storm with a 6-month return frequency designed in accordance with Chapter 2 of Volume III of the Stormwater Management Manual.

Water Quality Design Flow Rate

The flow rate at or below which 91% of the runoff volume, as estimated by an approved continuous runoff model, will be treated.

Treatment Facility Selection, Design and Maintenance

Stormwater Treatment Facilities Shall Be:

1. Selected in accordance with the process identified in Chapter 4 of Volume 1 and Chapter 2 of Volume V of the Stormwater Management Manual.
2. Designed in accordance with the design criteria in Volume.
3. Maintained in accordance with the maintenance schedule in Volume V and as indicated in the site-specific Stormwater Maintenance Agreement.

7. Minimum Requirement #7: Flow Control

Projects must provide flow control to reduce impacts of stormwater runoff from hard surfaces and land cover conversions. This requirement applies to projects that discharge stormwater directly, or indirectly through a conveyance system, into a fresh waterbody.

1. Stormwater discharges shall match developed discharge durations to the pre-developed durations for the range of pre-developed discharge rates from 50% of the 2-year peak flow up to the full 50-year peak flow.
2. The pre-developed condition to be matched shall be forested land cover unless:
   a. Reasonable historic information indicated the site was prairie prior to settlement.
   b. The drainage area downstream has at least 40% total impervious area since 1985.
3. Flow Control BMPs shall be selected, designed and maintained in accordance with Volume III of the Stormwater Management Manual.

8. Minimum Requirement #8: Wetlands Protection

This requirement only applies to projects whose stormwater discharges into a wetland either directly, or indirectly through a conveyance system.

Stormwater treatment and flow control facilities may not be built within a wetland buffer unless otherwise approved by the City Engineer.

9. Minimum Requirement #9 - Operation and Maintenance

   A Stormwater Maintenance Agreement must be completed and signed by the Owner of the property before construction approval is given. The agreement template may be obtained from the Public Works Department.

   Appendix B of the Stormwater Maintenance Agreement shall be an operation and maintenance manual that is site-specific to ensure the facility continues to function as designed.

Stormwater Report Requirements

Your complete stormwater report shall be submitted for review and approval. The report must show how all the above requirements are met on your project. Geotechnical reports, stormwater modeling reports, calculations and other information used to design your stormwater system shall be included as well.