

SAMPLE Short Form Stormwater Site Plan Report

Permit Number(s): BLD17-00XX, GRA17-00XX and STM17-00XX

Applicant: City of Auburn

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Section 1 – Project Overview

The proposed project is located at 25 West Main St, Auburn WA 98001, King County Parcel #781620-0060. In addition to the building permit listed above, the applicant has applied for Auburn grading permit #GRA17-00XX. The attached site and grading plans show the project boundaries, existing conditions, and proposed site development. The total parcel area is XXXX square feet. The lot is currently undeveloped, with existing trees and native vegetation. There are no slopes, wetlands, or critical areas adjacent to or on the parcel, which is located on a local residential street and surrounded by fully developed parcels. The site will be cleared per the grading permit, with 4 trees removed and 3 trees and additional native vegetation totaling approximately 300 square feet retained. The project consists of a single story residential home with attached garage and a total roof area of 1900 square feet, a driveway totaling 200 square feet, 50 square foot walkway, and detached shed/outbuilding with a roof area of 160 square feet. The total hard surface area will be 2310 square feet. Additionally, the project involves a wooden deck with an area of 200 square feet and lawn/landscaped area totaling 1000 square feet. Since stormwater will be able to pass through the wooden deck it is considered pervious area.

Section 2 – Site Analysis

A geotechnical site analysis was performed by GeoTech West Engineers, phone # 253-###-####. The results of that analysis are found in the attached report. The site was tested for soil infiltration, with an adjusted design infiltration rate of 6 in/hr found uniformly across the site. The Seasonal High Groundwater elevation is approximately 5 feet below ground elevation across the site. No existing utilities or easements exist on the parcel. The site is not located with a flood plain and does not have a history of flooding or drainage entering/leaving the property.

Section 3 – Minimum Requirements

Per the City of Auburn Surface Water Management Manual, the project is required to meet Minimum Requirements #1 through #5 based on the total hard surface area being built. The following describes how the project will meet these Requirements:

MR #1 Stormwater Site Plan Report – This document satisfies the requirement for a complete Stormwater Site Plan report.

MR #2 Construction Stormwater Pollution Prevention Plan (SWPPP) – The attached City of Auburn Construction SWPPP Short Form and temporary erosion and sediment control plan outlines the erosion and sediment control plan for construction of the project and satisfies this minimum requirement.

MR #3 Source Control of Pollution – The project is a residential home and will not have any significant commercial or industrial pollution generating activities following construction. This requirement has been considered and no further action is required.

MR #4 Preservation of Natural Drainage Systems and Outfalls – The existing site has been analyzed and no runoff is currently discharged from the site. The project will not create new discharge from the site and will not cause significant adverse impact to downstream receiving waters and properties.

MR #5 On – Site Stormwater Management – The applicant chooses to meet this requirement with the List Option. No BMPs were found to be infeasible. The project will satisfy this requirement in the following ways:

Roof Surfaces – The main roof of the home will drain via 4 downspouts located as shown on the attached site plan. The two downspouts on the east side of the building connect to individual infiltration trenches as shown. The dimensions of the individual infiltration trenches are X ft x X ft and X ft long. The two downspouts on the west side of the building combine into a single infiltration trench that is X ft x X ft and X ft long. The shed/outbuilding will drain via a single downspout to an infiltration dry well that is X ft deep and X ft in diameter. The locations of all infiltration facilities are shown on the site plan and sample cross sectional details are included.

Other Hard Surfaces – The driveway will be constructed of pervious concrete and installed by Concrete Contractors LLC, an NRMCA certified contractor. The design infiltration rate of the pervious concrete is 20 in/hr with a subbase infiltration rate of 6 in/hr and a cross section is provided in the project plans. The conventional concrete walkway will drain to an adjacent landscaped area that is built as a rain garden. The horizontal surface area of the bottom of the rain garden is 6 square feet, which exceeds the required 5% of the area draining to it. The location of the rain garden is indicated on the attached site plan.

Lawn/Landscaped Areas – The lawn and landscaped areas on the site will be compost amended per the Building Soil guidance document provided by the City of Auburn. The areas of retained native vegetation are exempt from BMP T5.13.

**ATTACHMENT A – CONSTRUCTION STORMWATER POLLUTION
PREVENTION PLAN (SWPPP)**

(Click [HERE](#) to download the SWPPP Short Form Template)

**ATTACHMENT B – HYDRUAL / HYDROLOGIC ANALYSIS AND
MODELING RESULTS**

(Include all stormwater calculations including the WWHM2012 print out including the LID
Performance Standard if applicable)

ATTACHMENT C – SPECIAL REPORTS

(Include all other reports/memos prepared for the project including but not limited to
Geotechnical, Critical Areas, etc.)