



Public Works Department, Engineering Division

121 5th Ave N
Edmonds, WA 98020

Checklist 1: Category 1 Stormwater Site Plans

Per ECDC 18.30, Category 1 projects must comply with Minimum Requirements No. 1 through No. 5 and include projects that:

- i. Result in 2,000 square feet, or greater, of new plus replaced hard surface area, or
- ii. Have land disturbing activity of 7,000 square feet or greater.

Stormwater Site Plans shall be prepared in accordance with Chapter 3 of Volume I of the Department of Ecology's Stormwater Management Manual for Western Washington (SWMMWW), ECDC 18.30, and the requirements in the Edmonds Stormwater Addendum (Addendum). Because the SWMMWW does not include clear itemization of project submittal requirements, the City of Edmonds developed the following checklist to aid project proponents and plan reviewers in complying with the applicable SWMMWW requirements. In addition, City-specific requirements (i.e., requirements presented in ECDC 18.30 and the Addendum that are not included in the SWMMWW) are also included in the checklist. For clarity, the checklist headings and subheadings are generally organized according to the SWMMWW structure, though some requirements specific to ECDC 18.30 and the Addendum are included under the SWMMWW headings.

This checklist reflects most, but not necessarily all of the items that will be reviewed by the Engineering Division. It is intended to be used as an aid for developers and plan reviewers by providing a foundation for clear and consistent review of development work in the City of Edmonds. However, all items may not be applicable to every project, and all items of concern to this office may not be covered on this checklist. Last, the structure and organization of project submittals can vary depending on the project. The headings outlined below represent the City's preferred organization of submittal information, though variations are acceptable as long as all of the required information is provided in a clear submittal package.

Applicant:

Application #:

Within each blank cell, enter comment codes as follows:	
C = Complete	R = Revise (i.e., make corrections)
N/A = Not Applicable	M = Missing (i.e., please include)
IC = Incomplete	
DRAWING REQUIREMENTS (SWMMWW Volume I, Chapter 3)	
General	
1	Lines are drawn with a straight edge (with the exception of curved lines).
2	Drawings are sufficiently clear to see footprints of structures and other features described above, and are on 11 x 17-inch paper or plan-size sheets (24 x 36-inch).
3	All drawings to scale, preferably at 1 inch = 20 feet, minimum font size 8 point.
4	All sheets have a north arrow, scale, a benchmark reference, datum, the section, township, and range. North arrow points to the top or to the left of the sheet.
5	Each set of drawings has a legend to define map symbols and line types.
Site Development Drawings (SWMMWW Volume I, Section 3.1.1 [survey requirements], 3.1.5 and 3.1.7) (all of the following should be included where applicable)	
6	Property lines, parcel numbers, and ownership.
7	Property dimensions and area.
8	Contour lines from the best available source (datum used is specified).
9	Adjoining street names.
10	Outlines of all drainage basins and basin areas.
11	Existing and proposed structures and other hard surfaces such as driveways, patios, etc.
12	Existing and proposed easements.
13	Established buffers, significant trees, and natural vegetation easements.
14	Natural drainage channels, wetlands, canyons, gullies, water bodies, etc.
15	Location of known wells, and underground storage tanks, and septic tanks.
16	Location and type of on-site stormwater management BMPs, discharge location and pathway, and areas served.
17	Location of stormwater conveyance systems for runoff from structures.
18	Notes, specifications, and details related to selected BMPs.
19	Locations of soil surveys, soil test pits, and soil borings conducted as part of the required soils report (see Soils Report Requirements below).
20	If a geotechnical evaluation is required, any recommendations contained in the report are incorporated into the site development drawings.
21	Existing public and private development, including utility infrastructure on and adjacent to the site, if publicly available.
22	Minor hydrologic features, including seeps, springs, closed depression areas, and drainage.
23	Major hydrologic features including streams, wetlands, and water bodies, as well as wetland and buffer boundaries and classifications.
24	Flood hazard areas on or adjacent to the site.

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42	Description/tabulation of managed and unmanaged surfaces. (Note that per Addendum Section 5.5, if a project cannot manage 100 percent of a given surface with the first feasible BMP, a second BMP may be required to manage the remaining unmanaged area. For example, where a roof surface drains to multiple downspouts around the perimeter of the structure, it is generally insufficient to only manage runoff that drains to a single downspout and to leave the remaining downspouts unmanaged.)
43	Off-site analysis and documentation in accordance with Addendum Section 6.2: <ul style="list-style-type: none"> • Description of where and how stormwater runoff will leave the site. • Conditions downstream of the site including any existing or anticipated future problem areas (e.g., spot flooding, property damage, erosion issues, capacity-limited drainage systems, etc.). • Quantitative analysis (if required by the City).
	<p>SOILS REPORT</p> <p>(SWMMWW Volume I, Section 3.1.1)</p>
44	In support of the requirements of Minimum Requirement No. 5, includes a Soils Report prepared by: a professional soil scientist certified by the Soil Science Society of America (or an equivalent national program); a locally licensed on-site sewage designer; or by other suitably trained persons working under the supervision of a professional engineer licensed in the State of Washington in civil engineering, a geologist, a hydrogeologist, or a licensed engineering geologist registered in the State of Washington.
45	Soil surveys, soil test pits, soil borings, or soil grain analyses sufficient to identify underlying soils on the site. Soil testing should occur between December 1 and April 1.
46	Results of saturated hydraulic conductivity (Ksat) testing to assess infiltration capability and the feasibility of rain gardens, bioretention, and permeable pavement if required (see Addendum Checklist 4: Methods for Determining Infiltration Rates).
47	Demonstrates compliance with design requirements for all site-specific BMPs (see Addendum Checklist 5: Field and Design Procedures for Bioretention, Permeable Pavement, Rain Gardens and Downspout Infiltration Systems).
	<p>CONSTRUCTION SWPPP REQUIREMENTS</p> <p>(SWMMWW Volume I, Section 3.1.6 and Volume II, Chapter 3)</p>
48	Refer to Addendum Checklist 3: Construction SWPPP Drawings and Report.
	<p>ESTABLISHMENT OF MAINTENANCE COVENANT</p> <p>(SWMMWW Volume I, Section 3.1.5 and 3.1.7)</p>
49	The maintenance covenant is created on a City-approved form, and all attachments meet the recording requirements of the Snohomish County Auditor.
50	Includes maintenance requirements and inspection frequencies for each BMP.
51	The covenant is recorded at the Snohomish County Auditor's office and is tied to the parcel numbers that the project is built on.
52	All covenants are recorded prior to final construction approval for the proposed project.

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53	The covenant includes an 8.5-inch x 11-inch plan view showing the location of on-site stormwater management BMPs relative to structures and property lines, and maintenance requirements and inspection frequencies for each on-site stormwater management BMP.
54	A map showing the location of newly planted and retained trees claimed as flow reduction credits is attached.

Reviewer: _____

Review Date: _____

Reviewer Phone #: _____

Reviewer Comments: