Small Projects Abbreviated Plan Format and Content

Applicants for projects that do not exceed thresholds described in Section 3.4.1 of Volume I and are not exempt shall submit an Abbreviated Plan. They shall submit a plot plan containing the following

Name, address, and telephone of the applicant.
- Name, address, and telephone of the person preparing the plot plan.
- Parcel number(s).
- Scale and north arrow.
- Legend if symbols are used.
- Vicinity map of sufficient clarity to locate the property and the receiving water body.
- Property boundaries, dimensions, and area.
- Contour lines from the best available source (specify datum used).
- Adjoining street names.
- Existing and proposed structures and other impervious surfaces such as driveways, patios, green houses,barns, etc.
- Location of waste treatment systems.
- Utility easements.
- Established buffers, significant trees, and natural vegetation easements.
- Natural drainage channels, wetlands, canyons, gullies, water bodies, etc.
- Clearing limits.
- Areas to be graded, filled, excavated, or otherwise disturbed.
- Location of known wells, underground storage tanks, septic tanks.
- The location and type of erosion and sediment control measures.

Lines shall be drawn with a straight edge and features shall be to scale. Drawing shall be sufficiently clear to see footprint of structures and other features described above.
The Administrator or designee may impose the requirements of Section 3.5.2 of Volume I in its review and approval of the Abbreviated Plan.

Soil Hydrologic Group	Total Volume Required Per 1000 Square Feet of Roof*
A or B (Sand, loamy sand, sandy loam, loam)	125 cubic feet
C (Silt loam, sandy clay loam, "till" soils with Group A or B surface horizons) 250 cubic feet	250 cubic feet
D (Silts, clays, rock outcroppings, "till" soils with Group C or D surface horizons)**	750 cubic feet

*Volume includes rock backfill. Trench size may be reduced if pipe or other open structure replaces a portion of the rock backfill; contact the jurisdiction for guidance.

**Drywells are not recommended for Hydrologic Group D soils due to extremely slow percolation rates. Drywells should be used only if other reasonable alternatives are infeasible.

THURSTON COUNTY
WASHINGTON
SINCE 1852

What You Need to Know About Abbreviated Drainage Plans

May 2009

When land is developed in Thurston County, the developer must meet certain requirements for managing rainwater that flows off the property. The requirements are set forth in a document called the "2009 Drainage Design and Erosion Control Manual for Thurston County."

In virtually all cases, the manual requires builders to submit a drainage plan along with their permitting applications. The drainage plan must either be an "engineered abbreviated" plan an "abbreviated" plan, or a full "drainage and erosion control plan" depending on the size of the project and its impact on drainage.

What's the difference between engineered and abbreviated plans?

Engineered and abbreviated plans share a common goal: to protect Thurston County's water resources from pollution, erosion, and damage to wildlife habitat. Abbreviated plans, however, are less complicated and do not require the seal of a licensed engineer.

Although abbreviated plans are less complex than engineered plans, most Thurston County still requires developers to manage (detain, treat, infiltrate) drainage from impervious surfaces in a manner similar to engineered plans.

Abbreviated plans

An abbreviated drainage plan must clearly show how your project will direct, store, and dispose of stormwater runoff.

- Runoff from hard surfaces – such as roofs – must be infiltrated or dispersed. An abbreviated plan should include an evaluation of whether onsite facilities such as drywells – are needed to store and dispose of the runoff.

  A drywell is a trench backfilled with drain rock that allows stormwater to infiltrate into the ground. Drywells are placed within the lawn area or landscaping area of the property, at least ten feet from the foundation. If you propose to use a drywell to manage runoff, please size the drywell according to BMP LID.04 of the drainage manual, basing the drywell size on the soil type and the size of the proposed roof.

The plan must also show how water will be routed (for example, through a ditch or pipe system) from the collection point to the planned facility. Ditches and pipes must be appropriate for the size of the storage project.*(continued next page)*

Why does Thurston County care about stormwater runoff?

Undeveloped land is like a giant sponge — it soaks up rainwater and distributes the water to plants, trees, aquifers, and nearby bodies of water. When hard, or "impervious" surfaces are built upon land, rainwater instead washes along the surfaces, picking up pet wastes, oils, fertilizers and other pollutants along the way. The runoff eventually flows into street drains and swales. From there, the polluted water ends up in a body of water, or in the ground (our source of drinking water). Stormwater runoff not only carries pollution into water. High volumes of runoff during winter storms can also damage streams and erode stream banks.

Abbreviated plans...continued

- Runoff from roads and other vehicle-bearing surfaces must be dispersed and "treated." (In other words, attempts are made to remove motor oil and other pollutants from the runoff.) Two effective methods: create a biofiltration swale (a grassy, flat-bottom ditch) or a biofilter strip (an evenly sloped grassy area receiving sheet flow from an impervious area).

  Swales and strips are usually lined with vegetation. The vegetation absorbs runoff, lessening the volume of water coming from the development. Plants also help filter-out pollutants from the water.

- The constuction site must have safeguards to prevent erosion. Methods include creating a construction entrance, and using filter fabric fences to keep soil from washing away with rainwater.

- The plan must show any easements or setbacks needed to ensure drainage projects comply fully with the Drainage Design and Erosion Control Manual, and that the projects can be accessed for maintenance.

The illustration on the next page shows an example of an abbreviated plan. On the back page is a list of data that must be included on the plan. This information is also listed in Section 3.4.2 of Volume I of the manual.

Note: Additional plan and runoff-control requirements might be required for projects expected to significantly affect sensitive natural resources, or worsen existing flooding or water-quality problems.

For more information...

Call the Thurston County Roads and Transportation Department, Development Review, at 357-2493.

For drywell inspections, call Development Review at 786-5214

How do I know whether my project is eligible for an abbreviated plan?

Generally, abbreviated plans are allowed for building houses on a single lot if the project creates less than 2,000 square feet of new impervious surface and clears less than 7,000 square feet of land or creates less than 5,000 square feet of new impervious surface and clears less than 3/4 acre of land and the soils are predominately outwash type soils (Type A/B). Or, if the lot is part of a subdivision that has a functioning stormwater facility.

Engineered abbreviated plans are required for projects that have critical areas within 200 feet of the project area or where soils are predominately Type C/D (till).

For complete details, see Section 3.4.2 of Volume I of the Drainage Design and Erosion Control Manual. If you are unsure of the drainage plan requirements for your project, please call the Thurston County Roads and Transportation Services Department, Development Review, at 357-2493.

When do I submit an abbreviated plan?

A drainage plan is part of the permit-application process. Applications, including those for residential building permits, are considered incomplete until a drainage plan is supplied.

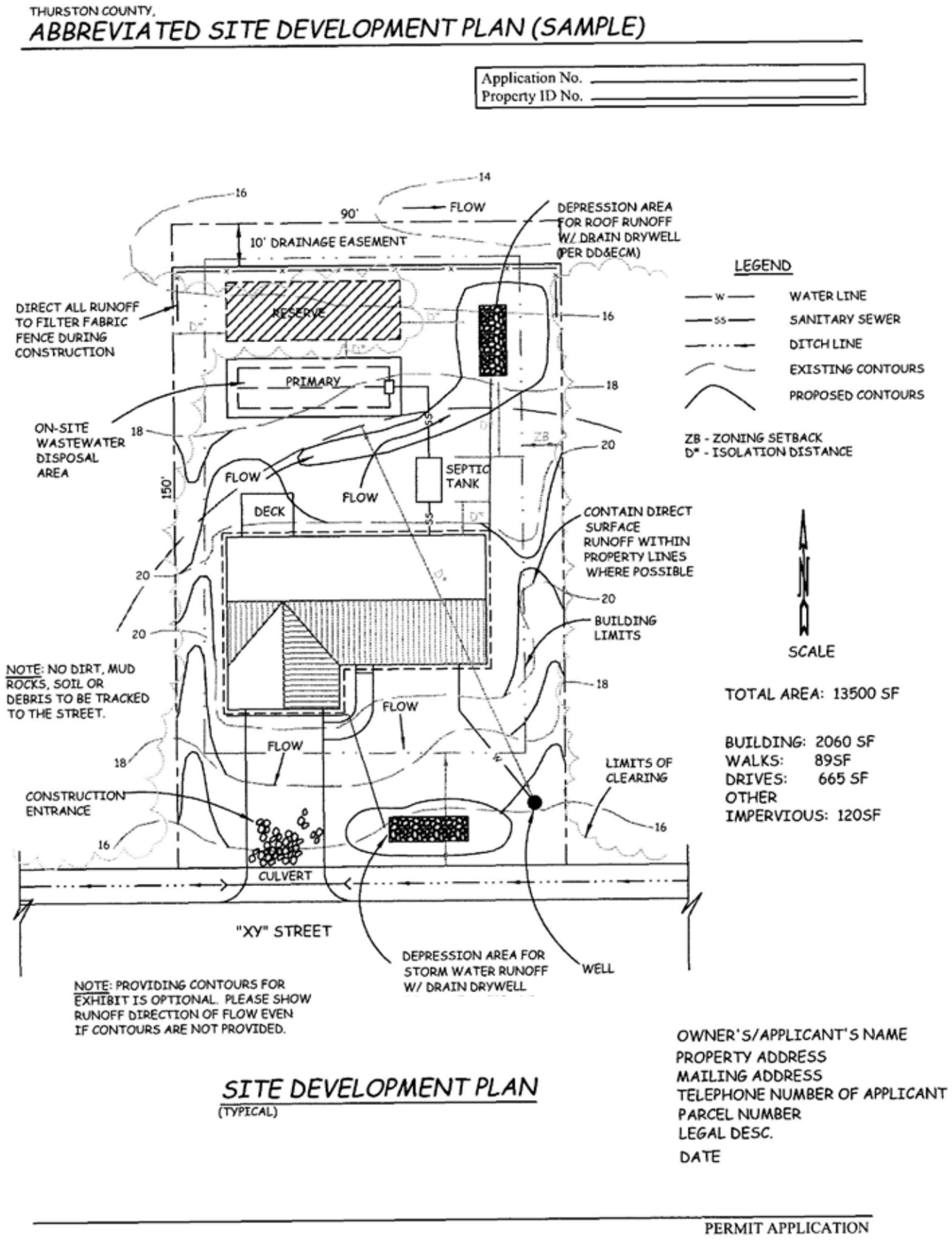
If your project is within Thurston County, but outside city limits, submit your building-permit application and drainage plan to the county Permitting Assistance Center. The Permitting Assistance Center is located on the second floor of Building 1 at the Thurston County Courthouse, 2000 Lakeridge Dr. S.W. in Olympia.

Staff from Development Review will examine the drainage plan and notify you in a timely manner if you need to change, or augment, your document.

If your proposed project is within the city limits of Olympia, Lacey, or Tumwater, please call the respective city.

Are there any exemptions to the drainage plan requirement?

Virtually all developments require some sort of drainage plan. The 2009 Drainage Design and Erosion Control Manual offers a few limited exemptions. Examples include: public works, emergency projects, and certain projects on right-of-ways. Unless your project falls into one of the limited categories outlined in Section 2.2 and 3.4.1 of Volume I of the drainage manual, a drainage plan will be required.



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