

CRITICAL DRAINAGE REQUIREMENTS FOR SINGLE-FAMILY RESIDENCES

Definitions

“Small residential development activity” means a development activity for a single family dwelling which requires a single family residential permit or grading permit and that creates less than five thousand (5,000) square feet of new impervious surface, not including the surface area of the access road to the site of the development.

“Critical Drainage Area” means an area with such severe flooding, drainage and/or erosion/sedimentation conditions, which have resulted or will result from the cumulative impacts of development and urbanization, that the area has been formally designated as a Critical Drainage Area by the Board of Island County Commissioners.

Small Residential Development Activities in Critical Drainage Areas

For small residential development proposed within a designated critical drainage area, the applicant may either:

- Submit a **drainage narrative** for review and approval. The drainage narrative must describe the measures which will be taken to minimize the impacts of the proposed development; or
- Accept as a condition of permit approval, the attachment of conditions which limit surface water impacts, including control of rate of discharge, erosion and sedimentation control, on-site retention of stormwater, and other measures to limit the surface water impacts of the proposed development.

Whether you submit a drainage narrative or accept conditions of permit approval, you will likely be subject to requirements such as the following:

- Retain storm water on site, using a detention pond or tank, dry wells, infiltration beds or trenches, amended soil, or other means.
- Do not tightline downspouts or otherwise convey runoff into the County ditch system or neighboring properties.
- Install and maintain standard Best Management Practices (BMPs) for erosion and sedimentation control. This may include retaining as much existing vegetation as possible; installing silt fences; stabilizing the construction entrance with large (4” to 6”) rock to prevent mud tracking on pavement; covering exposed soils with mulch or plastic (if outside of the growing season); seeding exposed soils with grass or other vegetation (if during the growing season); and other standard measures. Island County has developed a Construction Site Best Management Practices Manual that lists several dozen BMPs which may be used in a variety of situations.

Drainage System Requirements for Development Activities with Drainage Narratives

If drainage patterns currently exist on the site, drainage facilities must be designed so that storm water enters and exits the site at the existing location(s) of entry and exit. **Stormwater leaving the site cannot increase or decrease as a result of the development.**

Mitigation must be provided for drainage impacts resulting from changes in the **flow rate and water quality** of storm water runoff. Within critical drainage areas, in addition to mitigating impacts due to changes in the flow rate and water quality, mitigation for changes in the **volume of runoff** must also be provided. Impacts which must be mitigated include, but are not limited to, impacts from flooding, erosion, sedimentation, scouring, bank sloughing, or groundwater discharges to aquifer recharge areas, and adverse impacts to aquatic habitat and water quality resulting from increased pollutants in storm water or from spills or discharges of pollutants.

Applicants may be required to conduct a downstream analysis per the Drainage Manual. This analysis is intended to identify downstream problems of flooding, erosion, water quality, etc. If the downstream analysis identifies significant adverse drainage impacts downstream from the proposed development activity, then the applicant is required to avoid or mitigate these impacts. A proposed development's obligation in light of existing or potential downstream problems is that the existing problems must not be aggravated and new problems must not be created as a result of development. While you are not required to fix or otherwise reduce the severity of existing downstream drainage problems, to do so may be an acceptable mitigation.

IMPORTANT NOTE - "Development Information Bulletins" (DIBs) are intended to assist the general public in understanding the effect of codes and regulations. DIBs are not complete statements of the laws and rules and should not be used as a substitute for them. If conflicts and questions arise, the code and regulations are the final authority. Because these regulations may be revised or amended at any time, consult Island County staff to be sure you understand all current requirements before beginning any work. It is the responsibility of the applicant to ensure that the project meets requirements of all current codes and regulations.

ISLAND COUNTY PLANNING AND COMMUNITY DEVELOPMENT

PHONE: (360) 679-7339 ■ from Camano (360) 629-4522 ■ from S. Whidbey (360) 321-5111

FAX: (360) 679-7306 ■ P. O. Box 5000, Coupeville, WA 98239-5000

121N East Camano Drive, Camano Island, WA 98292 ■ Phone (360) 387-7913 ■ FAX (360) 387-6161

www.islandcounty.net/planning