

DRAINAGE NARRATIVES

Drainage narratives are a means of evaluating drainage impacts of your project and what improvements need to be made to avoid off-site impacts. They are a written report specifying the proposed measures for mitigating runoff and erosion.

WHEN DO I NEED A DRAINAGE NARRATIVE?

Drainage Narratives are required for Residential Building Permits within Critical Drainage Area, Standard Short Plats less than 2.5 acres in size, Standard Planned Residential Developments without land division, Conversion Option Harvest Plans, and Class IV Forest Practice Permits.

WHAT IS REQUIRED IN A DRAINAGE NARRATIVE?

Drainage Narratives may be prepared by the applicant and need not bear the seal of a licensed professional engineer, except when being submitted for Major Development Activities.

Following review of the Development Activity Permit Application for which a Drainage Narrative has been submitted, conditions may be attached to the project as deemed necessary, to control erosion and runoff. These conditions may include, but are not limited to:

- Drainage control measures that the Director deems appropriate for the size of the project.
- Erosion control best management practices (BMPs) and other measures as appropriate to prevent erosion.

Projects that exacerbate existing downstream flooding or water quality problems, or if the project drains to a closed depression or water quality sensitive area, may require additional controls. In those cases, the Director may impose more stringent stormwater quality and quantity control measures and require a Drainage, Erosion and Sedimentation Control Plan.

Plans shall be drawn to scale with a straight edge and features/improvements shall be drawn to scale. The drawing shall be sufficiently clear and of a large enough scale to clearly delineate the footprint of structures and other features.

The Drainage Narrative shall contain the following information:

1. Name, address and telephone number of the applicant, agent, or owner.
2. Name, address and telephone of the person preparing the plan.
3. Parcel number(s) and legal description of property.
4. Scale and north arrow.
5. Legend, if symbols are used that are not labeled in the plan.
6. Vicinity map of sufficient clarity to locate the property.
7. Property boundaries, dimensions, and area (in square feet or acres).
8. Contour lines from the best available source, spot elevations, or indications of direction and steepness of slopes, with the source clearly identified.

9. Adjoining street names.
10. Existing and proposed structures and other impervious surfaces such as parking lots, driveways, patios, buildings, ground cover, etc.
11. Location of on-site and adjacent off-site waste treatment systems, such as septic tanks and distribution systems.
12. Existing and/or proposed utilities, with easements identified.
13. Established buffers, significant trees, and natural vegetation easements, if any.
14. Natural drainage channels, wetlands, water bodies, etc.
15. Proposed clearing limits.
16. Areas to be graded, filled, excavated, or otherwise disturbed. The location of graded slopes shall be indicated, together with the proposed steepness and height. The location of stockpiles, haul roads and disposal sites shall also be indicated.
17. The location of on-site and adjacent off-site wells, underground storage tanks, etc.
18. The location and type of erosion and sedimentation control measures proposed.
19. Proposed conventional, or low-impact flow rate and water quality control BMPs, to mitigate surface water impacts of the proposal.

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.

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