



SURVEYING – CIVIL ENGINEERING – SUBDIVISIONS – LAND USE PLANNING
806 Metcalf Street / Sedro-Woolley, WA 98284
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Technical Memorandum

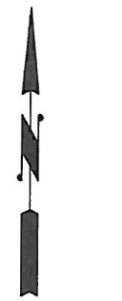
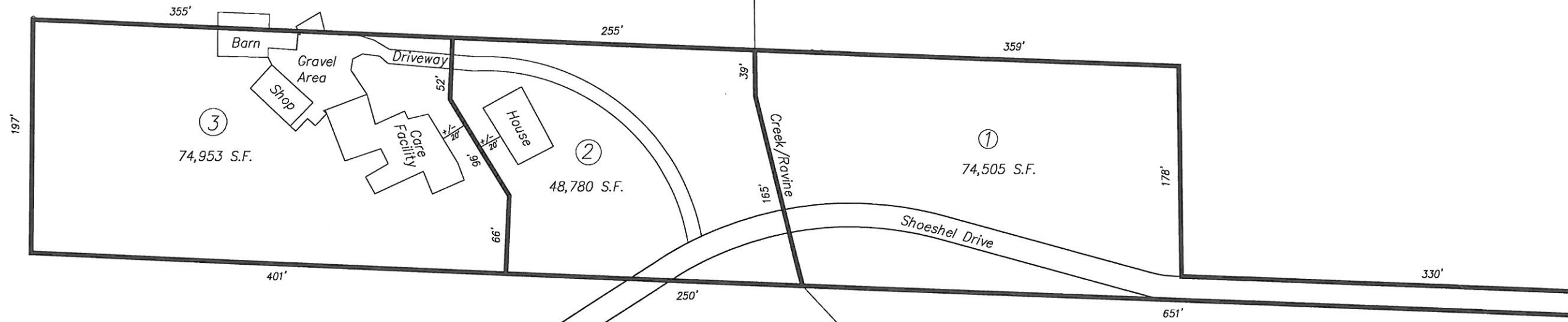
TO: City of Sedro Woolley
FROM: John Abenroth Jr., PE
DATE: September 9, 2015
RE: Prather 3 lot short plat

This one page technical memorandum explains the stormwater approach for the Prather 3 lot short plat project. As none of the minimum requirements are triggered, this technical memorandum is submitted for your use in reviewing the project.

The Sedro-Woolley Public Works Department Standards (SWPWDS) dated 4-24-06 require projects to comply with the DOE manual (Section 4.1(A) and (B)). However, SWPWDS Section 4.1.1 (B) indicates that drainage review is required for projects which create over 5000 SF or more of new impervious surface. Section 4.5.2 identifies that existing conditions are those conditions that existed in May 1979. This means that impervious areas that existed at that time are not to be included in the applicability thresholds for minimum requirements 1 through 10 in Volume 1 of the DOE Manual. The project will create less than 5,000 square feet of new impervious surface.

This project will convert the site into 3 lots, but existing development will remain on lot 2 and lot 3 with no additional development proposed. Lot 1 may be developed in the future, but the site will remain under 5000 SF of new impervious surface. At www.skagitcounty.net, the Skagit County IMAF software provides an aerial photo taken in 1969. Much of the imperious including the road and many of the buildings were already in existence at that time.

The attached exhibit identifies the impervious surfaces that currently exist and will remain on the lots. No changes are proposed and the existing drainage regime is not being revised by this project.



Scale 1"=100'

Neal Prather
Short Plat

P36409

723 Shoeshel Drive Sedro-Woolley

JN214093

Skagit
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