

## **PRELIMINARY PLATS, SHORT PLATS AND BINDING SITE PLANS**

### **BACKGROUND AND PURPOSE**

- A Preliminary Plat (or sometimes called a standard or long plat) is any subdivision containing 10 or more lots. Creating nine (9) or fewer lots is a short plat. Chapter 16.08 of the Mount Vernon Municipal Code (MVMC) regulates preliminary plats and MVMC Chapter 16.35 regulates short plats.
- A Binding Site Plat (BSP) is a type of land division that can only be used for property that is zoned for commercial or industrial uses. MVMC Chapter 16.40 regulates Binding Site Plans (BSPs)

The purpose of preliminary plats, short plats and BSP applications (hereinafter preliminary plats or BSPs) is to ensure that a proposed land division is designed and developed in accordance with City and State rules and standards. Preliminary plats, and BSPs are required to be consistent with the protection of the public health, safety, welfare, and aesthetics and provide for adequate public services/infrastructure.

### **EARLY CONSULTATION**

Prior to submitting an application for a preliminary plat or BSP, Applicants are required to apply for a Pre-application meeting through the Development Services Department (Department) to discuss the proposed project. The Department will provide assistance and detailed information on the City's land use permitting requirements and standards.

An applicant may ask for a waiver of any of the application materials outlined on the attached Submittal Requirements at their pre-application meeting; and the Department will review the applicant's request, and either approve or disallow the waiver, in writing.

### **PRELIMINARY AND FINAL PLATS AND BSPs**

Following preliminary plat, short plat or BSP approval, an applicant is required to install all necessary infrastructure improvements before final plat, short plat or BSP approval can be granted. However, before any land disturbing activities take place, the applicant is required to apply for and obtain a Fill & Grade Permit, and possibly a utility permit and/or right-of-way permit(s). Infrastructure improvements include all roadway and utility installation (storm sewer, sanitary sewer, potable water, electric, natural gas, et cetera). Please note that all utilities are required to be stubbed to each lot that is being created. Other conditions of approval (such as completion of critical area mitigation) of the preliminary plat, short plat, or BSP must also be completed before final plat or final BSP approval can be granted.

When all of the preliminary plat, short plat, or BSP conditions of approval have been met/constructed, an applicant will need to schedule another pre-application meeting with the Department to receive their list of submittal requirements for final plat, short plat, or BSP approval.

**LOTS CAN NOT BE CREATED, SOLD, OR MARKETED FOR SALE UNTIL FINAL PLAT, SHORT PLAT, OR BSP APPROVAL IS GRANTED AND THE PLAT MAP IS RECORDED WITH THE SKAGIT COUNTY AUDITOR. FINAL PLAT APPROVAL IS A SEPARATE PROCESS FROM THE PRELIMINARY PLAT APPROVAL PROCESS.**

## OTHER SUBMITTALS DETERMINED ON A CASE-BY-CASE BASIS

Following is a list of technical reports that will be required to be submitted to the City when certain circumstances exist on or near a site subject to a preliminary plat or BSP. The general triggers for each of the listed technical reports is provided below.

- A. CRITICAL AREA REPORTS:** In general, Critical Area reports are required when wetlands and/or streams are located on or near a site. Critical Area Mitigation plan(s) could also be required, depending on the project proposal. See Mount Vernon Municipal Code Chapter 15.40 for additional information.
- B. GEOTECHNICAL REPORT:** In general, Geotechnical Reports are required when work is proposed on or near slopes in excess of 15% and/or known landslide hazard areas. See Mount Vernon Municipal Code Chapter 15.40 for additional information.
- C. Design Standards:** Plats completed in the historic downtown (zone C-1a), that are Planned Unit Developments (PUDs), that utilize Transfer of Development Rights (TDRs), where multi-family or duplex lots are created, or where the average lot size is 7,600 square feet or less are all subject to design standards codified within Chapter 17.70 of the MVMC.

## OTHER PERMITS DETERMINED ON A CASE-BY-CASE BASIS

Following is a list of other permits/processes that are generally required to be submitted with preliminary plats or BSPs.

- A. TRANSPORTATION CONCURRENCY:** Transportation concurrency is required any time a project will generate more than 5 PM peak trips and requires 3rd party review. Cost for 3rd party review will be assessed to the applicant.
- B. SEPA:** The term SEPA stands for State Environmental Policy Act, Chapter 197-11 Washington Administrative Code (WAC) adopted by our State Legislature in 1971. SEPA was designed to ensure: 1) that environmental values were considered during decision making by state and local agencies, 2) that adequate and timely environmental information is gathered and provided to decision makers, and 3) that public involvement is included in the decision making process. SEPA requires the identification and evaluation of probable impacts to all elements of our built and natural environment.

## COMPLETE APPLICATION REQUIRED

The City is not able to accept an application that does not have all of the required items listed on the following pages. To accept your application, each of the items must be submitted at the same time. However, if you have received a prior written waiver of a submittal item(s), please provide the signed waiver form in lieu of any submittal item not provided.

Please note that a pre-submittal meeting with a staff planner is necessary before the items in the submittal checklist (below) can be accepted by the Development Services Department. In addition, the items listed below are only for the Land Use review of a project. Most projects will need other permits that will require separate submittals.

## PROCESS AND TIMING

The time it takes to achieve preliminary plat, short plat or BSP approval depends on how complex the application is and how quickly and completely responses are received from the Applicant when the Department asks for clarifications or additional information.

*The purpose of this handout is to assist the public in complying with detailed permit submittal requirements. It is NOT a complete list of permit or code requirements and should NOT be used as a substitute for applicable laws and regulations. It is the responsibility of the owner/design professional to review the submittal for completeness and applicability to other codes. Only complete applications can be accepted by the City for review.*

## SUBMITTAL REQUIREMENTS FOR PLATS, SHORT PLATS AND BSPS

An applicant may ask for a waiver of any of the following submittal application materials at their pre-application meeting; and the Development Services Department will review the applicant’s request, and either approve or disallow the waiver, in writing.

One paper copy and one copy in an electronic format (complying with the City’s Electronic Document Requirements outlined on the accompanying handout) of each of the below-listed submittal items is required to be submitted to the City **AT THE SAME TIME**.

Application fees are required to be paid when an application is submitted to the City. The total fee amount will be determined at the pre-submittal meeting with a staff planner.

<b>FORMS REQUIRED TO BE COMPLETED</b>
<p>The Master Land Use and Density Worksheet are required to be downloaded from the City’s permit portal at:  <a href="https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home" style="color: white;">https://ci-mountvernon-wa.smartgovcommunity.com/Public/Home</a></p>
<p><b>MASTER LAND USE FOR PLATS/BSP &amp; AGENT AND AUTHORIZATION (IF APPLICABLE) FORMS</b>                      These are forms on which an applicant provides their name and contact information and the name and contact information of the property owner if it is not the applicant. The current owner(s) of the land must provide their notarized signatures on this form.</p>
<p><b>PRELIMINARY PLAT, SHORT PLAT, OR BSP SUPPLEMENTAL INFORMATION</b>                      A series of questions required to be completed by the Applicant’s surveyor or engineer providing information necessary to determine code compliance. This supplemental form is attached to this handout.</p>
<p><b>DENSITY WORKSHEET</b>                      A worksheet that represents the way in which density is to be calculated for different uses within the City’s zoning code. An applicant is required to attach a boundary closure prepared by a licensed land surveyor to all density worksheets.</p>
<b>REQUIRED TECHNICAL REPORTS/MATERIALS</b>
<p><b>DRAINAGE REPORT</b>                      A stormwater report that shows the proposed method(s) for receiving, handling, transporting surface water within the subject property in a manner consistent with the City’s adopted stormwater standards. Drainage Reports are to be drawn to scale and stamped by a State of Washington licensed civil engineer.</p>
<p><b>CRITICAL AREA ASSESSMENTS</b>                      At the pre-application meeting planning staff will determine if wetland, stream, habitat, or geotechnical reports will be required as part of the SEPA process</p>
<p><b>CALCULATIONS, SURVEY OR LOT CLOSURES</b>                      A compilation prepared by a State of Washington licensed land surveyor clearly indicating the dimensions of the boundaries and the closures for each lot, parcel, tract, and block in the short plat; an approved printed computer plot closure or demonstrated mathematical plot closure on all lots, streets, alleys and boundaries.</p>
<p><b>DRAFT CC&amp;RS</b>                      A written agreement requiring performance or limiting or restricting certain acts or stipulating certain uses or non-uses of property to be binding upon current and future property owners, and including the legal description of that area of property to be encumbered.</p>
<p><b>LEGAL DESCRIPTION</b>                      A description of a piece of land which allows an independent surveyor to locate and identify it. Usually it uses one of the following methods: government survey, metes and bounds or recorded plat (lot and block number).</p>

## PLANS PREPARED BY QUALIFIED PROFESSIONALS

### PRELIMINARY PLAT, SHORT PLAT OR BSP MAP:

The subdivider's engineer and registered land surveyor shall prepare the preliminary plat or BSP maps in accordance with the following minimum requirements.

Preliminary plat or BSP maps are required to be fully dimensioned maps, drawn at a horizontal scale of no less than 100 feet to the inch (or other scale specifically approved by the Department) prepared by a State of Washington registered land surveyor in accordance with RCW 18.43.020 and 58.17, and WAC 332-130, that includes all of the following:

- a. Name of the proposed preliminary plat or BSP (and space for the future City land use numbers);
- b. Names, addresses, and telephone number of the engineer and licensed land surveyor, and names and addresses of all property owners;
- c. An accurate and complete legal description of the property to be subdivided written or verified by a licensed land surveyor;
- d. Date, graphic scale, and north arrow oriented to the top of the paper/plan sheet;
- e. Vicinity sketch at a scale of not more than 1,000 feet to the inch showing the proposed plat in relation to surrounding land. All platted rights-of-way for a distance of at least one-quarter mile shall be shown, and additional area shall be illustrated, if necessary, to show connecting streets or arterials;
- f. Certificates, approvals and dedications, the exact wording of which shall be approved by the CEDD and may be obtained at said office, for the following:
  - i. County auditor certificate;
  - ii. Owner(s) dedication, including signature space for all legal owners, mortgage or lien holders;
  - iii. Acknowledgements for all owner(s) signatures;
  - iv. Development Services and public works directors approvals;
  - v. Mayoral approval with attest from finance director;
  - vi. City finance director certificate;
  - vii. County treasurer certificate;
  - viii. Surveyor certificate;
  - ix. Easement dedication; and
  - x. Certification showing that streets, rights-of-way and all sites for public use have been dedicated;
- g. Drawing of the subject property with all existing and proposed property lines dimensioned. Lots designated by number within the area of the lot. Tracts shall be similarly designated and each tract shall be clearly identified with the ownership and purpose. Indicate the required yards (setbacks) with dashed lines;
- h. All parcels of land intended to be dedicated or temporarily reserved for public use and the conditions attached thereto shall be accurately indicated;
- i. Monuments found and established during the preliminary survey;
- j. Copy of any deed restrictions or covenants existing or proposed;
- k. Horizontal control datum shall be that which is stipulated by WAC 332-130-060;
- l. Location of the subject site with respect to the nearest street intersections (including intersections opposite the subject property), alleys and other rights-of-way; and the names, addresses, and tax identification numbers of the owners of record of property contiguous to the proposed plat;
- m. Names, locations, types, widths and other dimensions of existing and proposed streets, alleys, easements, parks, open spaces and reservations;
- n. Location, distances from existing and new lot lines, and dimensions of any existing and proposed structures, existing on-site trees, existing or proposed fencing, or retaining walls, freestanding signs, easements, and wells and septic systems located on or near the plat boundaries;
- o. Location of existing conditions (such as wetlands, steep slopes, watercourses, floodplains) and their associated buffers on or adjacent to the site which could hinder development;
- p. Flood hazard information and boundary on the subdivision drawing including the nature, location, dimensions, and elevations of the subdivided area;
- q. Site data on the first sheet listing:
  - i. Total area in acres,
  - ii. Proposed number of lots,
  - iii. Zoning and Comprehensive Plan designations of the subject site and the land adjacent and contiguous,
  - iv. Proposed square footage and acreage in each lot, and
  - v. Square feet and percentage of land in streets and open space.
- q. Access and Utilities: Indicate how the proposed subdivision will be served by streets and utilities, show how access will be provided to all lots, and the location of sewer and water lines;
- r. The location of all wells and septic systems located on or near the project site;
- s. Contours and elevations at two foot (2') vertical intervals minimum to the extent necessary to accurately predict drainage characteristics of the property and extending at least one hundred feet (100') beyond the boundaries of the proposed plat. The off site surveying requirement can be satisfied with topographic mapping from the City or other mapping resources that are approved by the Director. In addition, where slopes are in excess of 20% five foot contours or greater can be approved by the Director.

**STREET LIGHTING PLAN**

A plan - separate from the Preliminary Plat or BSP map - that is fully dimensioned and to-scale showing the proposed lighting system, including luminaries, junction boxes, electric wiring, and wiring diagrams using the same scale as the utility plans (or as approved by the Department) and conforming to ANSI standards.

**TREE CUTTING/LAND CLEARING PLAN**

A plan - separate from the Preliminary Plat or BSP map – based on finished grades, that is fully dimensioned and to-scale showing property boundaries, location of areas proposed to be cleared, types and sizes of vegetation to be removed, altered or retained, future building sites and drip lines of any trees which will overhang/overlap a construction line, and location and dimensions of rights-of-way, utility lines, and easements. All critical areas and their associated buffers shall also be shown.

**UTILITIES PLAN AND PROFILE**

Plans - separate from the Preliminary Plat or BSP map – that are fully dimensioned, to-scale, prepared by a state of Washington licensed civil engineer, showing all existing (to remain) and proposed public or private improvements to be dedicated or sold to the public including, but not limited to: curbs, gutters, sidewalks, median islands, street trees, fire hydrants, utility poles, refuse areas, freestanding lighting fixtures, utility junction boxes, public utility transformers, etc., along the full property frontage. The finished floor elevations for each floor of proposed and existing (to remain) structures shall be shown. The horizontal and vertical control datum shall be clearly shown.

**PRELIMINARY ROADWAY CONSTRUCTION PLANS**

Plans - separate from the Preliminary Plat or BSP map – that are fully dimensioned, to-scale, prepared by a state of Washington licensed civil engineer, showing

- i. Existing conditions including topographical detail;
- ii. Overall proposed conditions and project layout;
- iii. Overall drainage plan; and
- iv. Roadway and pond cross-sections.

**OTHER ITEMS****TITLE REPORT**

A document prepared by a title insurance company documenting the ownership and title of all interested parties in the plat, subdivision, dedication, development or action that lists all encumbrances. The certificate or report shall be dated within 30 days prior to the submittal of a permit to the City. An updated certificate or report dated within 30 days before final plat approval is also necessary. **COPIES OF ALL THE ENCUMBRANCES LISTED WITHIN THE CERTIFICATE OR REPORT SHALL BE PROVIDED.**

**PROJECT NARRATIVE**

A clear and concise description and summary of a proposed project, including:

- a. Project name, size and location of site;
- a. Zoning and Comprehensive Plan designations of the site and adjacent properties;
- b. Current use of the site and any existing improvements;
- c. The proposed number, size, and density of the new lots;
- d. Special site features (i.e., wetlands, water bodies, steep slopes, or other critical areas); and a description of the buffers that will be required for each feature;
- e. Statement addressing soil type and drainage conditions;
- f. Proposed use of the property and scope of the proposed development (i.e., height, square footage, lot coverage, parking, access, etc.);
- g. Proposed off-site improvements (i.e., installation of sidewalks, fire hydrants, sewer main, etc.);
- h. Total estimated construction cost and estimated fair market value of the proposed project;
- i. Estimated quantities and type of materials involved if any fill or excavation is proposed;
- j. Number, type and size of trees to be removed; and,
- k. Explanation of any land to be dedicated to the City.

# SUPPLEMENTAL QUESTIONS FOR PRELIMINARY PLATS, SHORT PLATS AND BSPs

Each of the following questions are required to be completed. Some questions require a Land Surveyor, Civil Engineer, or Biologist to provide the requested information. Attach additional sheets if necessary to provide complete information.

## SITE AND LOT INFORMATION

The Professional Land Surveyor that prepared the preliminary plat map(s) is required to complete the following information.

1. Gross Site Area

A. In Square Feet: \_\_\_\_\_ B. In Acres: \_\_\_\_\_

A lot closure from a Professional Land Surveyor must be attached documenting the gross site area calculations.

2. Lots that will have homes built on them (i.e. building lots) within preliminary plat:

A. Total Number: \_\_\_\_\_

B. Square Footage of Smallest Building Lot: \_\_\_\_\_

C. Square Footage of Largest Building Lot: \_\_\_\_\_

D. Average Square Footage of Building Lots: \_\_\_\_\_

3. Tracts Within Preliminary plat:

A. Total Number: \_\_\_\_\_

B. Are all critical areas and their associated buffers located in NGPA tracts?  YES  NO

C. Are all stormwater facilities located in separate tracts?  YES  NO

4. Lot configuration:

A. Do all of the lots abut on a dedicated street or access easement except as provided for in MVMC 17.15.060(A)?  YES  NO

B. Do any of the lots have a ratio of the depth of a lot to its width of more than a 3:1?  YES  NO

C. Are all side lot lines within 20 percent of perpendicular to the front property lines that they intersect?  YES  NO

D. Are all side and rear lot lines composed of straight line elements?  YES  NO

E. How many panhandle lots are proposed? \_\_\_\_\_

F. Are the panhandle portions of these lots at least 20 feet in width?  YES  NO

For panhandle lots: does the plat map list the lot square footage with and without the square footage of the panhandle portion of the lot?  YES  NO

### SURROUNDING LAND USES

1. Will the proposed plat access off-of a City arterial road(s):  YES  NO

2. If yes, provide the name of the arterial road(s):

3. List the zoning designation for all property abutting (touching) the plat property:

A. North:

B. East:

C. South:

D. West:

## CRITICAL AREAS

The biologist that delineated and prepared mitigation plans (as applicable) is required to complete the following information.

1. Total number and Classification of wetlands within plat boundaries:
  - A. Total Square Footage of all Wetlands: \_\_\_\_\_
  - B. Total Square Footage of all Wetland Buffers: \_\_\_\_\_
  
2. Total Number and Classification of streams within plat boundaries:
  - A. Total Square Footage of Streams (OHWM to OHWM): \_\_\_\_\_
  - B. Total Square Footage of Stream buffers: \_\_\_\_\_
  
3. Total Square Footage of Areas with 15% slopes or Greater: \_\_\_\_\_
  
4. Is any part of the property located in a floodplain:  YES  NO
  - A. If yes, list the FEMA Floodplain Designations on the site:

## PROPOSED ROADS

The civil engineer that designed the proposed roads is required to complete the following information.

1. Provide details for ROAD SEGMENT 1:
  - A. Proposed to be Public or Private: \_\_\_\_\_
  - B. ROW Width: \_\_\_\_\_
  - C. Total width of drivelaners: \_\_\_\_\_
  - D. Width of sidewalks: \_\_\_\_\_
  - E. Width of Planting Strips: \_\_\_\_\_



F. Width of curb and gutter: \_\_\_\_\_

G. Minimum Slope: \_\_\_\_\_ Maximum Slope: \_\_\_\_\_

2. Provide details for ROAD SEGMENT 2:

A. Proposed to be Public or Private: \_\_\_\_\_

B. ROW Width: \_\_\_\_\_

C. Total width of driveways: \_\_\_\_\_

D. Width of sidewalks: \_\_\_\_\_

E. Width of Planting Strips: \_\_\_\_\_

F. Width of curb and gutter: \_\_\_\_\_

G. Minimum Slope: \_\_\_\_\_ Maximum Slope: \_\_\_\_\_

3. Provide details for ROAD SEGMENT 3:

A. Proposed to be Public or Private: \_\_\_\_\_

B. ROW Width: \_\_\_\_\_

C. Total width of driveways: \_\_\_\_\_

D. Width of sidewalks: \_\_\_\_\_

E. Width of Planting Strips: \_\_\_\_\_

F. Width of curb and gutter: \_\_\_\_\_

G. Minimum Slope: \_\_\_\_\_ Maximum Slope: \_\_\_\_\_

4. Provide details for ROAD SEGMENT 4:

A. Proposed to be Public or Private: \_\_\_\_\_

B. ROW Width: \_\_\_\_\_

C. Total width of driveways: \_\_\_\_\_

D. Width of sidewalks: \_\_\_\_\_

- E. Width of Planting Strips: \_\_\_\_\_
- F. Width of curb and gutter: \_\_\_\_\_
- G. Minimum Slope: \_\_\_\_\_ Maximum Slope: \_\_\_\_\_

**PROPOSED DRIVEWAYS SERVING TWO LOTS**

The civil engineer that designed the proposed driveways is required to complete the following information.

1. Provide details for DRIVEWAY 1:

- A. Easement Width: \_\_\_\_\_
- B. Drivelane Width: \_\_\_\_\_
- C. Length of Driveway: \_\_\_\_\_
- D. Width of Planting Strips: \_\_\_\_\_
- E. Width of curb and gutter: \_\_\_\_\_
- F. Minimum Slope: \_\_\_\_\_ Maximum Slope: \_\_\_\_\_

2. Provide details for DRIVEWAY 2:

- A. Easement Width: \_\_\_\_\_
- B. Drivelane Width: \_\_\_\_\_
- C. Length of Driveway: \_\_\_\_\_
- D. Width of Planting Strips: \_\_\_\_\_
- E. Width of curb and gutter: \_\_\_\_\_
- F. Minimum Slope: \_\_\_\_\_ Maximum Slope: \_\_\_\_\_

3. Provide details for DRIVEWAY 3:

- A. Easement Width: \_\_\_\_\_
- B. Drivelane Width: \_\_\_\_\_

- C. Length of Driveway: \_\_\_\_\_
- D. Width of Planting Strips: \_\_\_\_\_
- E. Width of curb and gutter: \_\_\_\_\_
- F. Minimum Slope: \_\_\_\_\_ Maximum Slope: \_\_\_\_\_

4. Provide details for DRIVEWAY 4:

- A. Easement Width: \_\_\_\_\_
- B. Drivelane Width: \_\_\_\_\_
- C. Length of Driveway: \_\_\_\_\_
- D. Width of Planting Strips: \_\_\_\_\_
- E. Width of curb and gutter: \_\_\_\_\_
- F. Minimum Slope: \_\_\_\_\_ Maximum Slope: \_\_\_\_\_

**CURB CUTS ON EACH LOT**  
**The civil engineer that designed the proposed roads/driveways is required to complete the following information.**

1. List the total width of the curb cuts on all lots:
  
2. Are all curb cuts 8 feet or more from the intersection of the front and side property lines?       YES     NO

## UTILITIES

The civil engineer that designed the proposed utility systems is required to complete the following information.

1. Total linear feet of sanitary sewer conveyance lines: \_\_\_\_\_

A. List the different Diameters of sanitary sewer conveyance lines:

B. Are minimum 20-foot wide easement(s) over sanitary sewer conveyance lines provided?  YES  NO

C. Do the plans submitted comply with the below listed required horizontal clearances from sanitary sewer mains?  YES  NO

Cable TV	5 feet
Gas	5 feet
Power	10 feet
Storm	5 feet
Telephone, Fiber Optic	10 feet
Water	10 feet

Do the plans submitted comply with the below listed required vertical clearances from sanitary sewer mains?  YES  NO

Cable TV	1 foot
Gas	1 foot
Power	1 foot
Storm	1 foot
Telephone, Fiber Optic	1 foot
Water	2 foot

2. Total linear feet of storm sewer conveyance lines: \_\_\_\_\_

A. Diameter of storm sewer conveyance lines: \_\_\_\_\_

B. Width of utility easement over storm sewer conveyance lines: \_\_\_\_\_

3. Total linear feet of potable water conveyance lines: \_\_\_\_\_

A. Diameter of potable water conveyance lines: \_\_\_\_\_

B. Width of utility easement over potable water conveyance lines: \_\_\_\_\_

4. Are the locations of the required fiber optic conduit and junction boxes identified on the submitted plans?  YES  NO

For questions about fiber please contact Dale Morgan at 360.630.1587 or [dalem@mountvernonwa.gov](mailto:dalem@mountvernonwa.gov)

5. Are utility lines (not including utility stubs) located on/across any of the proposed lots?  YES  NO

6. Are any utility lines located under the street tree planting strip?  YES  NO

7. Are there any utility lines outside of public or private right-of-way?  YES  NO

- A. If yes, have you provided access roadways so these utilities lines can be maintained?  YES  NO

## STORMWATER FACILITIES

The civil engineer that designed the proposed stormwater facilities is required to complete the following information.

1. Square footage of stormwater pond: \_\_\_\_\_
2. Acre feet of stormwater pond: \_\_\_\_\_
3. Depth of stormwater pond: \_\_\_\_\_
4. Outer Slope of Stormwater pond: \_\_\_\_\_
5. Inner Slope of Stormwater pond: \_\_\_\_\_