

Port Ludlow Drainage District (PLDD) Requirements for Drainage Plan Approval

1. The applicant must have all easement documents related to drainage finalized and recorded prior to PLDD drainage plan approval for Jefferson County building permit and Ludlow Maintenance Commission Architectural Control Committee approval.
2. Approved drain-line discharge locations are:
 - Roadside ditch.
 - Drainage easement with a defined ditch either natural or manmade.
3. No Dry-wells, dispersion ditches, infiltration swale, holding and slow release systems, etc. will be approved unless designed by a Licensed Civil Engineer or Licensed On Site Designer. Any plans of this type must include all of the designer's runoff assessment and facility size computations and percolation test results. The plans must also show the designer's current State of Washington Stamp, signature, and date.
4. The Drainage Plan should be drawn at a scale of 1-inch equal to 10-feet and must show:
 - Outline of the lot with dimensions of each side.
 - Contours at 2-foot intervals, (the Drainage District can supply the applicant with this information).
 - Outline of the footprint for the proposed house showing setback dimensions from property lines.
 - Locations, size, type (perforated or tight), and route that the drain lines follow to drain line discharge location.
 - Locations of roof drain downspouts.
5. Houses must have, as a minimum: perforated footing drains and separate tightline for roof drains. Details of these drains must be included with the drainage plan.
6. Driveways that slope downward from the road must have a method to collect rainfall water and direct this water to the approved discharge location.
7. Driveways that slope upward from the street must include grading that directs the rainfall water into the roadside ditch at the driveway entrance. A detail drawing of this grading must be included with the drainage plan.
8. Houses in known drainage problem areas may be required to install a Curtain Drain system; usually this will be located up-slope from the proposed home. This system will usually be required to have a separate drain-line to the approved discharge location. The drainage plan must show the location of the curtain drain and a cross section indicating the depth and back fill material.

Date: May 18, 2005