

TDR Project Category #3

This category is intended to improve water quality by applying source control and oil control requirements to *redevelopment projects* located on the most intensively used *sites* developed prior to current water quality requirements. These are referred to as *high-use sites*.

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IF the proposed project meets the characteristics of TDR Project Category #3, THEN the applicant must demonstrate that the proposed project complies with the following requirements:

- Core Requirement #5: Erosion and Sediment Control, Section 1.2.5 (p. 1-57)
- Core Requirement #6: Maintenance and Operations, Section 1.2.6 (p. 1-61)
- Core Requirement #7: Financial Guarantees and Liability, Section 1.2.7 (p. 1-62)
- Special Requirement #4: Source Control, Section 1.3.4 (p. 1-81)
- Special Requirement #5: Oil Control, Section 1.3.5 (p. 1-82).

*Note: In some cases, DDES may determine that application of these requirements does not require submittal of engineering plans and calculations stamped by a **civil engineer**. For example, if catch basin inserts are proposed to meet oil control requirements, engineered plans and calculations may not be necessary. A plot plan showing catch basin locations may suffice.*

1.1.2.3 FULL DRAINAGE REVIEW

Full Drainage Review is the evaluation by King County staff (DDES unless otherwise specified in KCC 9.04) of a proposed project's compliance with the full range of core and special requirements in this chapter. This review addresses the impacts associated with changing land cover on typical *sites*.

Threshold

Full Drainage Review is required for any proposed project, including a *redevelopment project*, that is subject to drainage review as determined in Section 1.1.1 (p. 1-9), OR that meets one or more of the following criteria:

- The project will result in 2,000 square feet¹⁵ or more of *new impervious surface, replaced impervious surface*, and *new plus replaced impervious surface* but is not subject to Small Project Drainage Review as determined in Section 1.1.2.1 (p. 1-13), OR
- The project will result in 7,000 square feet¹⁵ or more of *land disturbing activity* but is not subject to Small Project Drainage Review per Section 1.1.2.1, OR
- The project is a *redevelopment project* on a parcel or combination of parcels in which the total of *new plus replaced impervious surface* is 5,000 square feet¹⁵ or more and whose valuation of proposed improvements (including interior improvements and excluding required mitigation and frontage improvements) exceeds 50% of the **assessed value** of the existing parcel improvements.

Scope of Requirements

IF Full Drainage Review is required, THEN the applicant must demonstrate that the proposed project complies with the following requirements:

- All eight core requirements in Section 1.2
- All five special requirements in Section 1.3

Engineering plans and calculations stamped by a *civil engineer* must be submitted to demonstrate compliance with these requirements. The procedures and requirements for submittal of engineering plans and calculations are found in Section 2.3.

¹⁵ The thresholds of 2,000, 5,000, and 7,000 square feet shall be applied by *project site*.