

1.1.2.1 SMALL PROJECT DRAINAGE REVIEW

Small Project Drainage Review is a simplified drainage review for small residential building, clearing, and subdivision projects or small **agricultural projects** that result in either (a) 10,000 square feet or less of impervious surface added on or after January 8, 2001 (the effective date of the ESA 4(d) Rule for Puget Sound Chinook salmon). ~~or (b) less than 4% of total impervious surface as specified in this section.~~ The core and special requirements applied under Full Drainage Review are replaced with simplified small project drainage requirements that can be applied by a non-engineer. These requirements include simple stormwater dispersion, infiltration, and *site* design techniques called flow control Best Management Practices (BMPs), which provide the necessary mitigation of flow and water quality impacts for small projects. Also included are simple measures for erosion and sediment control (ESC). This simplified form of drainage review acknowledges that drainage impacts for many small project proposals can be effectively mitigated without construction of costly flow control and water quality facilities.

The Small Project Drainage Review process minimizes the time and effort required to design, submit, review, and approve drainage facilities for these proposals. In most cases, the requirements can be met with submittals prepared by contractors, architects, or homeowners without the involvement of a **civil engineer**.

Note: some projects subject to Small Project Drainage Review may also require Targeted Drainage Review if they meet any of the threshold criteria in Section 1.1.2.2 (p. 1-15).

Threshold

Small Project Drainage Review is required for any **single family residential project** or **agricultural project** that will result in 2,000 square feet¹⁴ or more of **new impervious surface, replaced impervious surface, or new plus replaced impervious surface**, or 7,000 square feet or more of **land disturbing activity**, AND that meets one of the following criteria:

- The project will result in no more than 10,000 square feet¹⁴ of **total impervious surface** added on or after January 8, 2001, no more than 5,000 square feet of **new impervious surface**, and no more than 35,000 square feet¹⁴ of **new pervious surface** (for *sites* zoned as RA, F, or A, the **new pervious surface** threshold may be increased to 52,500 square feet¹⁴ or to the remaining portion of the *site* if 65% or more of the *site* is preserved in native vegetation by clearing limit, covenant, easement, or tract), OR
- The project will result in no more than 10,000 square feet¹³ of **total impervious surface** added on or after January 8, 2001 and its **new pervious surface** area will be no more than 35,000 square feet minus 3.25 times the area of **new impervious surface** being proposed by the project (for *sites* larger than 22,000 square feet, a factor of 2.25 may be used instead of 3.25, and for *sites* zoned as RA, F, or A, the allowable amount of **new pervious surface** calculated herein may be increased by 50% or may be the remaining portion of *site* if 65% or more of the *site* is preserved in native vegetation by clearing limit, covenant, easement, or tract), OR
- ~~The project will result in no more than 4% total impervious surface and 15% new pervious surface on a single parcel site zoned as RA or F, or on a single or multiple parcel site zoned as A, AND all impervious surface area, except 10,000 square feet of it, will be set back from its natural location of discharge from the site at least 100 feet for every 10,000 square feet of total impervious area.~~

Note: for the purposes applying this threshold to a proposed single family residential subdivision (i.e., plat or short plat project), the impervious surface coverage assumed on each created lot shall be 4,000 square feet (8,000 square feet if the site is zoned as RA) or the maximum allowed by KCC 21A.12.030, whichever is less. A lower impervious surface coverage may be assumed for any lot in which the lower impervious

¹⁴ The thresholds of 2,000 and 7,000 square feet shall be applied by project site. All other thresholds specified in terms of square feet of impervious or pervious surface shall be applied by **threshold discharge area** and in accordance with the definitions of these surfaces in Section 1.1. *Note: the calculation of total impervious surface added on after January 8, 2001 may exclude any such added impervious surface that is confirmed by DDES engineering staff to be already mitigated by a County approved and inspected flow control facility or BMP.*

*surface coverage is set as the maximum through a declaration of covenant recorded for the lot. Also, the **new pervious surface** assumed on each created lot shall be the entire lot area, except the assumed impervious portion and any portion in which native conditions are preserved by a clearing limit per KCC 16.82, a covenant or easement recorded for the lot, or a tract dedicated by the proposed subdivision.*

Scope of Requirements

REQUIREMENTS

IF Small Project Drainage Review is required, THEN the proposed project must comply with the simplified small project submittal and drainage design requirements detailed in *Small Project Drainage Requirements* adopted as Appendix C to this manual and available as a separate booklet from DNRP or DDES. These requirements include simplified BMPs/measures for flow control and erosion and sediment control.

Presumption of Compliance with Core and Special Requirements

The simplified drainage requirements applied under Small Project Drainage Review are considered sufficient to meet the overall intent of the core and special requirements in Sections 1.2 and 1.3, except under certain conditions when a proposed project has characteristics that trigger Targeted Drainage Review (see the threshold for Targeted Drainage Review in Section 1.1.2.2, p. 1-15) and may require the involvement of a *civil engineer*. Therefore, any proposed project that is subject to Small Project Drainage Review as determined above and complies with the small project drainage requirements detailed in Appendix C is presumed to comply with all the core and special requirements in Sections 1.2 and 1.3 **except** those requirements that would apply to the project if it is subject to Targeted Drainage Review as specified in Section 1.1.2.2 (p. 1-15).