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.

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 feet 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 feet 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 feet 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.

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