Updated 2/10/16

City of Kirkland Drainage Review Flow Chart

Does your project add more than 500 sq ft of a combination of new impervious area[1] and replaced impervious area[2]?

Yes ☐ → Does your project add more than 500 sq ft of new impervious but less than 2,000 sq ft of a combination of new and replaced impervious area?

Yes ☐ → **Small Project Drainage Review Type I**
See Policy D-2 *(gray sheet)* for submittal requirements

No ☐ → **No Formal Drainage Review Required**
ESC plan and drainage information needed in plan sheets

No ☐ → Does your project add 2,000 sq ft or more of a combination of new and replaced impervious area but **less than 5,000 sq ft of new impervious area**?

Yes ☐ → Does your project add less than 10,000 sq ft of a combination of new and replaced impervious plus impervious area added since 01/08/01 *(per Endangered Species Act)*?

No ☐ → **Full Drainage Review**
See Policy D-3 *(yellow sheet)* for submittal requirements

Yes ☐ → Does your project add less than 35,000 sq ft of new pervious area[3] *(ex: converting forest area to lawn)*?

No ☐ → **Full Drainage Review**
See Policy D-3 *(yellow sheet)* for submittal requirements

Yes ☐ → Is your project within or adjacent to a:

- Flood area *(FEMA mapped 100-year floodplain areas)*
- Erosion area *(soils having severe to very severe erosion hazard per USDA Soil Conservation Service)*
- Steep slope *(areas on a slope of 40% or more within a vertical elevation change of at least 10 feet)*
- Landslide hazard area *(geotechnical report may be needed)*
- Sensitive drainage area *(lakes, streams, wetlands)*

Yes ☐ → **Targeted Drainage Review**
See Policy D-3 *(yellow sheet)* for submittal requirements

No ☐ → Does your project propose to construct, modify, or receive stormwater runoff from a drainage pipe or ditch that is 12 inches or more in size or depth?

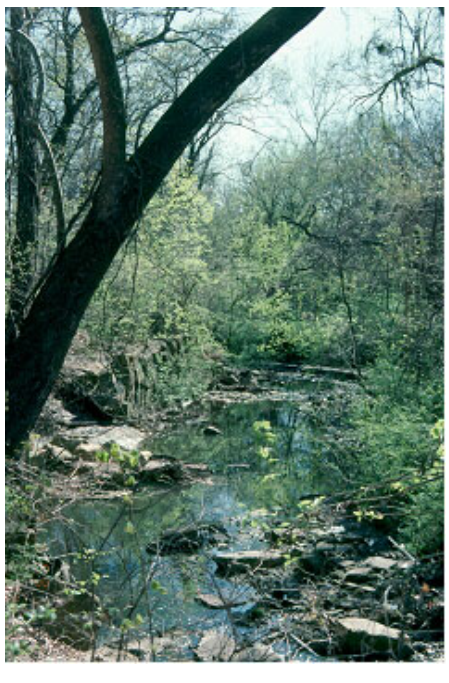
Yes ☐ → **Targeted Drainage Review**
See Policy D-3 *(yellow sheet)* for submittal requirements

No ☐ → Is your project a redevelopment proposing $100,000 or more of improvements to an existing high-use site[4]?

No ☐ → **Small Project Drainage Review Type II**
See Policy D-2 *(gray sheet)* for submittal requirements

DEFINITIONS:

1. New Impervious Area: the addition of a hard or compacted surface like roofs, pavement, or gravel; or the addition of a more compacted surface like paving over pre-existing dirt or gravel.
2. Replaced Impervious Area: Any existing impervious area on the project site that is proposed to be removed (meaning removal of buildings down to bare soil, or entire layer of concrete pavement) and re-established as impervious surface, excluding impervious removed for sole purpose of installing utilities or performing maintenance.
3. New Pervious Area: The conversion of native vegetated surface or other surface to a non-native pervious surface (i.e. conversion of forest to lawn or bare soil) or any alteration of existing non-pervious surface that significantly increases surface and storm water runoff.
4. High-Use Site: A commercial or industrial site (the area occupied by the business's buildings and required parking) that (1) has an average daily traffic (ADT) count equal to or greater than 100 vehicles per 1,000 sq ft of building area, (2) is subject to petroleum storage or transfers in excess of 1,500 gallons per year, not including delivered heating oil, or (3) is subject to use, storage, or maintenance of a fleet of 25 or more diesel vehicles that are over 10 tons net weight. This also includes road intersections with an ADT of 25,000 vehicles or more on the main roadway and 15,000 vehicles or more on any intersecting roadway.



Note: For more information, see policies D-2 and D-3 from the City of Kirkland's Public Works Pre-Approved Plans.