

RESIDENTIAL BUILDING PERMIT DRAINAGE REVIEW CHECKLIST

Planning Division | Development Engineering Section
1055 S Grady Way – Renton, WA 98057
Phone: (425) 430-7200

PURPOSE: To establish drainage review requirements associated with residential development or redevelopment projects in accordance with City of Renton’s adopted standards (RMC 4-6-030), consistent with the City’s goal to protect public health, safety, welfare and aesthetics, and providing adequate public services/infrastructure.

THRESHOLD: Residential Building Permit Drainage Review is required for any residential development in the City of Renton that create at least 2,000 square feet but less than 5,000 sf of new impervious surface, replaced impervious surface, or new plus replaced impervious surface, OR 7,000 square feet or more of land disturbing activity but less than 35,000 sf of new pervious surface. All City permitted projects that will involve land disturbing activity must provide Erosion and Sediment Control measures.

REQUIREMENTS: All residential developments that trigger residential building permit drainage review shall comply with the drainage requirements contained in Appendix C of the 2009 King County Surface Water Design Manual. **EROSION AND SEDIMENT CONTROL IS REQUIRED FOR ALL PROJECTS RESULTING IN LAND DISTURBING ACTIVITY.**

COMPLETE APPLICATION REQUIRED: In order to accept your Combination or Building Permit application, each of the items included in the Residential Building Permit Drainage Review Checklist must be submitted at the same time. All plans and attachments must be on 8½"x11” paper.

APPLICATION SUBMITTAL HOURS: Applications should be submitted to Development Services staff at the 6th floor counter of Renton City Hall, 1055 South Grady Way, between 8:00 A.M. and 4:00 P.M. Monday through Friday.

ADDITIONAL PERMITS AND REVIEW: Additional permits and/or drainage review may be required as part of this proposal. It is the applicant’s responsibility to obtain these other approvals. Information regarding these other requirements may be found at the City’s webpage (rentonwa.gov) under the Surface Water Standards page.

RESIDENTIAL BUILDING PERMIT DRAINAGE REVIEW APPLICATION
FOR PROJECTS CREATING 2,000 SQ FT OR MORE OF NEW IMPERVIOUS SURFACE AREA

Name:	Address:
Phone:	Tax Parcel #:
Date:	Email:
Total site area	Proposed NEW impervious surface (sf):
Existing impervious surface (sf):	Proposed pervious surface (sf):
Existing pervious surface (sf):	Land disturbing activity (sf):
Name of Plat and Lot # (if applicable):	

REQUIREMENTS

ALL OF THE FOLLOWING ARE REQUIRED AS PART OF A DRAINAGE PLAN SUBMITTAL:

- Drainage Plan -Site Plan (2 copies)** per section Appendix C, section C.4 of the 2009 King County Surface Water Design Manual (KCSWDM). Must be plotted to scale, with all significant dimensions given. Site plans, should be drawn on 8½" x 11".
- Flow Control BMP Design and Maintenance Details (2 copies)** per section C.4.3.
- Small Site Erosion and Sediment Control (ESC) Plan (2 copies)** per section C.4.2.2.
- Written Drainage Assessment (2 copies)** per section C.4.4 of the 2009 KCSWDM
- Soils Report (1 copy)** per section C.2.2.1 of the 2009 KCSWDM.
- Declaration of covenant (1 copy)** for Maintenance and Inspection Flow Control BMPs.
- Copy of any recorded covenant-Exhibit A (1 copy)** (flow control BMP and/or impervious surface limit covenant) **If applicable.**

I hereby certify the information provided above and on the attached plans is true and accurate to the best of my knowledge and represents the planned development of the parcel.

X

Signature of Owner/ Owner's Agent

DRAINAGE PLAN

ALL OF THE FOLLOWING INFORMATION MUST BE INCLUDED ON ALL RESIDENTIAL DRAINAGE PLANS:

IDENTIFICATION

- Parcel number
- Dimension of all property lines
- Street names and property address
- Section, township and range of proposal
- North arrow
- Legend if needed
- Scale—use a scale that clearly
- illustrates BMPs/measures
- Topography

BUILDING AND SITE DEVELOPMENT FEATURES

- Footprint of all structures (existing and proposed)
- Show delineation and dimensions of impervious surfaces (parking, roads, roof, driveways, etc) and pervious surfaces (patios), both existing and proposed.
- Location of any retaining walls and rockeries (existing and proposed)
- Existing or proposed septic system, including all system components and both primary and reserve drainfields.
 - Utility structures (poles, fire hydrants, etc.)
 - Existing and proposed easements
 - Remaining vegetated open space that will remain

CRITICAL AREAS

For a map detailing the critical areas on your site, visit the Self Help Area in Development Services. *Developments within 200 feet of a critical area may require an engineered drainage plan.*

- Location of all existing and proposed ditches, swales, pipes, etc.
- Delineation of all streams, wetlands, lakes, closed depressions, or other water features (including any required buffer widths)
- Delineation of all flood hazard areas, erosion hazard areas, landslide hazard areas, and their buffers and building setback lines.
- Delineation of all drainage easements, tracts and right-of-way

INFORMATION SPECIFIC TO FLOW CONTROL BMPs (SECTION C.4.2.2 OF THE SWDM)

- Show location and dimensions of flow control BMP methods such as: infiltration trenches, drywells, rain gardens, permeable pavements for managing stormwater from all impervious surfaces.
- Show delineation and dimensions of the flowpath segment, if applicable.
- Show setback lengths between flow control BMPs and any property line, structure, steep slope, stream, wetland, or septic system.

FLOW CONTROL BMP DESIGN AND MAINTENANCE DETAILS (REQUIRED WHENEVER FLOW CONTROL BMPS ARE PROPOSED BY A PROJECT)

The following information is required on the flow control BMPs design and maintenance details:

- Provide diagrams/figures (should be displayed on 8½" x 11" paper with 1-inch margins so they can be directly recorded as attachments to the required declaration of covenant and grant of easement), design specifications, and maintenance instructions for each flow control BMP proposed.
- Provide maintenance instructions explaining for future property owners the purpose of each flow control BMP and how it must be maintained and operated.

SMALL SITE EROSION AND SEDIMENT CONTROL (ESC) PLAN (SECTION C.1.2.4 OF THE SURFACE WATER DESIGN MANUAL). Erosion and sediment control is required for all projects resulting in land disturbing activity.

The following information is required on small site ESC plans:

- Delineation of proposed clearing limits (i.e., area to be disturbed)
- Type and location of ESC measures such as: construction entrance, mulching, nets and blankets plastic covering, clearing Limits/Minimize Clearing, silt fence, vegetated strip, triangular silt dike, storm drain inlet protection.
- Notes indicating the location of any significant offsite drainage features within 200 feet of the discharge point(s) for the *site*/lot, including streams, lakes, and roadside ditches.

WRITTEN DRAINAGE ASSESSMENT (SECTION C.4.4 OF THE 2009 KING COUNTY SURFACE WATER DESIGN MANUAL)

The written drainage assessment is a supporting document of the drainage plan and typically includes the following information:

- A narrative description of proposed project, including:
 - o Property description
 - o Existing and proposed improvements.
- A description of proposed flow control BMPs shown on the drainage plan and how they were selected. Please include details on the impervious surface draining to each BMP, and how each BMP was sized (by table or % coverage).
- A description of proposed ESC measures shown on the plans and how they were selected
- A description of any necessary special studies or soils reports
- A description of any other information required by Development Services.

DECLARATION OF COVENANANT (SECTION C.5.2 OF THE 2009 KING COUNTY SURFACE WATER DESIGN MANUAL)

- A signed and notarized Declaration of Covenant (per reference section 8-M of the 2009 King County Surface Water Design Manual as amended by the City) for recording is required for all projects requiring a drainage plan.
 - The complete form must be reviewed and approved by Development Services prior to recording.