

Seattle Permits

— part of a multi-departmental City of Seattle series on getting a permit

High Point Impervious Surface Calculation

October 2004

The Seattle Public Utilities' (SPU) approval of a drainage basin plan for the High Point Redevelopment requires a comprehensive stormwater approach to achieve higher creek protection goals for both flow control and water quality. (Drainage Basin Plan and Report, June 23, 2004).

The approved comprehensive stormwater approach to meet higher creek protection goals will be achieved through additional measures that were recorded with the Plat of High Point Community. These measures included a more natural drainage approach throughout the right-of-way, a stormwater pond that serves the subdivision, and special requirements and allowances for parcels located with the subdivision including downspout dispersal and use of porous pavement to reduce impervious surface coverage.

Because of this integrated approach, compliance for the High Point project has been evaluated at the subdivision scale rather than the parcel scale, provided development and redevelopment within this subdivision occurs according to the drainage covenant and technical standards outlined in the Drainage Basin Plan and Report for purposes of water quality and detention requirements.

A Permit Submittal Chart for Drainage Requirements has been created (see attached) that provides the tabulation for flow control and water quality. The allowable percent impervious surface coverage (%) per parcel lot is identified in the Plat of High Point Community. Likewise, the percent of parent lot roof area that is allowed to be directly piped to the discharge point is noted in said Plat. The use of the Permit Submittal Chart for Drainage Requirements is required to be submitted with the permit documents to the Department of Planning and Development (DPD) for review and approval of a High Point parcel by DPD.

DPD uses this chart as an Impervious Surface Tracking tool to track impervious square footage for the parent lots in the High Point Community by permit and date. Permit data of parent lot number, permit number, date, impervious surface area (square feet), impervious roof area (square feet) and proposed roof area percentage to be piped to discharge point can be entered and updated.

With the attached form completed, DPD will update the cumulative surface and roof area square feet for the parent lot. A map display shows the cumulative allowable impervious surface area square footage percent by parent lot in increasing shades of blue. The cumulative allowable roof area percentage piped to the discharge point by parent lot is in increasing numbers of horizontal lines. If the cumulative impervious surface area square footage is larger than the allowable square footage, the parent lot will be flagged. If the cumulative roof area percentage pipe to the discharge point is larger than the allowable percentage, the parent lot will also be flagged.

For additional information about High Point, see the DPD Site Development website at www.seattle.gov/dpd/sitedev, go to Related Links and click on the "High Point Community Site Drainage Technical Standards" (PDF). See Appendix B, Sheet 23b of the Plat of Highpoint Community for parent lot areas and percentages. (Plat of High Point Community KC Volume 221, Page 4-35 #20040413001567).

Access to Information

Links to electronic versions of DPD **Client Assistance Memos (CAMs), codes and forms** are available on the "Publications" and "Codes" pages of our website at www.seattle.gov/dpd. Paper copies of these documents are available from our Public Resource Center, located on the 20th floor of Seattle Municipal Tower at 700 Fifth Ave. in downtown Seattle, (206) 684-8467.

LEGAL DISCLAIMER: *This Client Assistance Memo (CAM) should not be used as a substitute for codes and regulations. The applicant is responsible for compliance with all code and rule requirements, whether or not described in this CAM.*

