



PUBLIC WORKS

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220 Fourth Ave. S.
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Date: February 2, 2004

To: City of Kent Surface Water Design Manual Users

From: Michael Mactutis, P.E., Environmental Engineering Supervisor *MM*

RE: Blanket Adjustments 2004-1 and 2004-2 of the 2002 City of Kent Surface Water Design Manual

The City of Kent has updated two items in our manual. Please refer to the attached copies for details on these adjustments. These adjustments are effective immediately. Please update your copy(ies) of the 2002 City of Kent Surface Water Design Manual to ensure that all users are aware of the changes.

If you have any questions regarding these changes please contact our office.



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Don E. Wickstrom, P.E., Public Works Director

Phone: 253-856-5500
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Address: 220 Fourth Avenue S.
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Date: January 21, 2004

To: 2002 City of Kent Surface Water Design Manual File

From: Don E. Wickstrom, P.E., Public Works Director

Copy: Gary Gill, P.E., City Engineer
Bill Wolinski, P.E., Environmental Engineering Manager
Tim LaPorte, P.E., Design Engineering Manager
Charlene Anderson, Planning Manager

Regarding: Blanket Adjustment 2004-2 for the 2002 City of Kent Surface Water Design Manual

The City of Kent has reviewed the amount of impervious surface actually being constructed on several single family developments. This has been done with the purpose of confirming that the single family lot impervious surface requirements fairly equate to real life conditions. The result of this review indicate that the amount of impervious surface being installed on single family residential lots is less than the minimum amounts currently required to be included in the stormwater analysis by the 2002 City of Kent Surface Water Design Manual. Blanket adjustment 2004-2 revises the section on page 3-27 of the 1998 King County Surface Water Design Manual titled Calculation of Impervious Surface under section 3.2.2 KCRTS/Runoff Files Method to assume impervious surface coverage for urban residential development shall not be less than 3,000 square feet per lot or the maximum impervious coverage permitted by code, whichever is less.

The section is revised to read:

□ CALCULATION OF IMPERVIOUS AREA

Total Impervious Coverage

Table 3.2.2.D (p.3-28) lists impervious percent coverage for use in KCRTS analysis of **existing** residential areas. The tabulated figures are useful in offsite analysis that includes large developed residential areas, making a detailed survey of impervious coverage impractical.

Impervious coverage for **proposed** residential and commercial developments must be estimated for each specific proposal. Impervious coverage of streets, sidewalks, hard surface trails, etc., shall be taken from layouts of the proposal. House / driveway or building coverage shall be as follows:

- For urban residential development, the assumed impervious coverage shall not be less than 3,000 ~~4,000~~ square feet per lot or the maximum impervious coverage permitted by code (K.C.C.21A.12.030), whichever is less.

- For rural residential development, the assumed impervious coverage shall not be less than 8,000 square feet per lot or the maximum impervious coverage permitted by code, whichever is less.
- For commercial or multi-family development, impervious coverage shall be estimated from layouts of the proposal.”

This blanket adjustment shall go into effect immediately and will be included in future versions of the City of Kent Surface Water Design Manual.



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Regarding: Blanket Adjustment 2004-1 for the 2002 City of Kent Surface Water Design Manual

The City of Kent has undertaken several downtown planning efforts since 1966. This planning has evolved through the 1995 City of Kent Comprehensive Plan and 1998 Downtown Strategic Action Plan, which support the downtown area as the city's center by providing for dense mixed-use development. The Downtown Commercial (DC) and Downtown Commercial Enterprise (DCE) zonings, in keeping with that planning, allow higher density construction. To facilitate this high density development, blanket adjustment 2004-1 revises Section 1.2.3.2 Flow Control Implementation Requirement, Use of Underground Facilities, of the 2002 City of Kent Surface Water Design Manual to allow the use of underground detention facilities in areas zoned DC and DCE.

Section 1.2.3.2 Flow Control Implementation Requirement, Use of Underground Facilities, is revised to read:

"Open ponds are preferred over underground detention facilities (vaults or tanks) because open vegetated ponds provide additional stormwater treatment in addition to quantity controls. Storage vaults / tanks also require excessive maintenance costs compared to ponds and are therefore not acceptable for City-maintained retention / detention facilities.

Underground vaults or tanks shall only not be permitted to meet detention requirements for 1) new developments on commercial or industrial parcels under over 1-acre in size and 2) developments in parcels zoned Downtown Commercial (DC) or Downtown Commercial Enterprise (DCE) (See figure 1.2.3.B) all residential developments. In addition, underground vaults or tanks shall not be permitted for redevelopments where there is an existing pond or where there is area available for an open pond, regardless of the size of the parcel area for the proposed redevelopment."

New Figure 1.2.3.B, showing the areas of DC and DCE zoning, is attached.

This blanket adjustment shall go into effect immediately and will be included in future versions of the City of Kent Surface Water Design Manual.

FIGURE 1.2.3.B CITY OF KENT AREAS ZONED DOWNTOWN COMMERCIAL (DC) OR
DOWNTOWN COMMERCIAL ENTERPRISE (DCE)

