



City of Edmonds

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PUBLIC WORKS DEPARTMENT Engineering Division

Plan Review Corrections

Plan Check #: 2008-0651 Date: April 28, 2009

Project Name/Address: Zubair 22415 100th Ave W Remodel

Contact Person/Address/Fax: Roger Patten roger@pattenarch.com

Reviewer: JoAnne Zulauf Division: Engineering

During review of the subject submittal, it was found that the following information, corrections, or clarifications would need to be addressed. All Handouts referred to in these comments can be accessed at our website: www.ci.edmonds.wa.us under City Government / Development Services Department / Engineering Division then scroll down to Handouts:

The following issues were not addressed on your resubmittal:

1. Done.
2. Done.
3. **4/28/09 Not done.** Per City of Edmonds Community Development Code, driveways are not permitted over 14% slope. A written request to the City Engineer can be submitted for a slope waiver up to 20%. Please submit a letter to the City Engineer requesting a slope waiver. Include in detail why maximum slope can not be met. Your reason can be that the grade of the existing garage and the grade of the existing road make it impossible to attain a slope under 14%
4. **Due to an increase of replaced and new impervious surface over 2000sf, a storm engineer review was required. Please review engineer's comments below and respond to corrections.**

STORM WATER ENGINEER REVIEW:

It is unclear from the drawings what the catchment areas are for the two drainage features installed: the drywell and the infiltration trench. Therefore I can not evaluate their effectiveness at mitigating for the increased impervious surface area. Also, given the slope of the site, any "overflow" will likely flow towards the existing rock wall located on private property. While the City does not regulate rockeries on private property, it should be a consideration in the drainage design.

I would like to know where the roof downspout water is going, where the drainage off the patio and concrete/paver driveway is going (I suspect the later is sheet flowing into the street). Also, to properly evaluate the drywell and infiltration trench, a soils report is necessary.

CORRECTIONS:

1. Please indicate on site plan where and how the roof downspout water is draining into the system.
2. Please show where the drainage from patio is going. If intended for infiltration trench please show patio drains or grates making this possible.
3. Show where the water drainage from driveway and parking strip is going.
4. Please provide a soils report.

Please resubmit 3 copies of the revised plans/documents to a Development Services Coordinator.