

CHAPTER 3: PROJECT CLASSIFICATION IN REDMOND

Projects that involve clearing, grading, installation of new impervious surfaces, or modification of drainage patterns are subject to the requirements described in this Stormwater Notebook and the Redmond Municipal Code, Chapter 15.24.050.

Some very small projects may not require permits. See Redmond Municipal Code Chapter 15.24 (Appendix A) for minimum permit project size. For purposes of stormwater management in Redmond, projects are classified as Small, Medium, or Large.

3.1 Small Projects

Projects require a clearing and grading permit if they:

- Move over 50 CY of soil; or
- Change the topography by more than four feet; or
- Perform work within a City of Redmond easement or right-of-way; or
- Work with a stormwater pipe 12-inches in diameter or greater; or
- Clear 7,000 SF of land; or
- Remove more than 10 trees; or
- Add 2,000 SF or more of impervious surface; or
- Work within a Critical Area or buffer as defined in the Community Development Guide; or
- Modify a private water quality or flow control stormwater facility.

Projects are Small Projects if they involve:

- Less than 2000 square feet of new and/or replaced impervious surface; and
- Less than 7000 square feet of land disturbance; and
- Less than 500 CY of grading.

Small projects shall comply with the requirements described in Chapter 4.

3.2 Medium Projects

Projects are Medium Projects if they involve areas that exceed any of the criteria above for Small Projects and involve:

- Less than 5000 square feet of new impervious area; and
- Less than $\frac{3}{4}$ acre of native vegetation converted to lawn or landscaped areas; and
- Less than 500 CY of grading; and
- Less than 2.5 acres of native vegetation converted to pasture.

Medium projects shall comply with the requirements described in Chapter 5.

3.3 Large Projects

Projects are Large Projects if they involve areas that exceed one or more of the criteria above for Medium Projects.

Large projects shall comply with the requirements described in Chapter 6.