

TIPS FOR COMPLYING WITH CITY OF AUBURN LOW IMPACT DEVELOPMENT (LID) REQUIREMENTS



Pre-Application Submittal

- Review LID section on website http://www.auburnwa.gov/services/utilities/storm_drainage.htm
- Review City of Auburn Surface Water Management Manual (SWMM) http://www.auburnwa.gov/doing_business/public_works/publications_forms.htm
- Review SWMM Volume 1, Section 3.1.1. for requirements for preliminary geotechnical field investigations for infiltration, identification of critical areas, and preliminary mapping and identification of native vegetation and drainage patterns
- Consider a range of LID principles besides infiltration, and develop a preliminary layout based on retaining rainfall onsite and distributed across the site, preserving native vegetation and drainage patterns, and minimizing/disconnecting impermeable surfaces

Initial Project Submittal

- Review Auburn's Civil Site Improvement Submittal Packet (FAC & GRA) – updated for LID
- Ensure Stormwater Site Plan (SSP) Report includes all new required elements (see Auburn's SWMM), including but not limited to:
 - Implementation of Low Impact Development (LID) principles and facilities to meet Minimum Requirement #5 On-Site Stormwater Management, using **either** the List Option **or** the LID Performance Standard Option. The option selected must be identified in the SSP report.
 - If selecting the **LID List Option**, the LID Best Management Practices (BMPs) provided for this option in the SWMM must be considered **in the order given** in the SWMM. If a specific List Option LID BMP is infeasible due to existing site conditions, such as insufficient soil infiltration rate, this must be documented in the SSP report and supported by the geotechnical report. If each List Option LID BMP is determined to be infeasible, then each BMP must be documented with supporting information. Low Impact Development BMPs may only be determined to be "infeasible" when selecting the List Option.
 - If selecting the **LID Performance Standard Option**, meeting the performance standard defined in the SWMM must be shown using the most current version of the Western Washington Hydrology Model (WWHM).
 - Reducing and disconnecting impervious surfaces through site planning and alternative design strategies such as clustering can help the project meet the LID Performance Standard Option for compliance with Minimum Requirement #5.
 - Selecting dispersion LID BMPs and designing the site to accommodate these methods can help meet Minimum Requirement #5 on sites where infiltration is not feasible. Retention of native vegetation space can be very effective for creating areas where dispersion is feasible.
 - Detailed site analysis, including soil infiltration testing, can identify areas on the site where infiltration is feasible, allowing Minimum Requirement #5 to be met using infiltration-based LID BMPs. Adequate soil infiltration testing is required to determine that infiltration BMPs are infeasible.
 - Collection and conveyance to the City storm system shall only be allowed if the List Option is satisfied and all List Option LID BMPs have been documented as infeasible per the infeasibility criteria provided in the SWMM. Collection and conveyance is not required on a site that meets Minimum Requirement #5 using the LID Performance Standard Option.
- Ensure geotechnical report includes:
 - Soil infiltration rates representative of the site, provided in inches per hour (in/hr)
 - Seasonal High Groundwater elevation (winter)
 - Saturated hydraulic conductivity