

REVIEW DRAFT
VOLUME 1 -
PROJECT MINIMUM REQUIREMENTS

City of Seattle
Seattle Public Utilities
Department of Planning and Development

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With a publication of this size and complexity there will inevitably be errors that must be corrected and clarifications that are needed. There will also be new information and technological updates. The City intends to publish correction, updates, and new technical information on our Stormwater Code website (<http://www.seattle.gov/dpd/codesrules/codes/stormwater/default.htm>). The City will not use the website to make revisions in key policy areas - such as the thresholds and minimum requirements in Volume 1. Please check this site periodically for corrections and updates.

Table of Contents

CHAPTER 1 - Introduction	1-1
1.1. Purpose of This Manual (Volumes 1 through 5 and Appendices)	1-1
1.2. How to Use this Manual (Volumes 1 through 5 and Appendices)	1-2
1.3. Purpose of Volume 1.....	1-3
1.4. How to Use this Volume.....	1-3
CHAPTER 2 - Determining Minimum Requirements	2-1
2.1. Step 1 - Define the Boundaries of the Project Site	2-1
2.2. Step 2 - Identify the Type of Project	2-1
2.3. Step 3 - Identify the Receiving Water and Downstream Conveyance.....	2-5
2.4. Step 4 - Perform Site Assessment and Planning	2-6
2.5. Step 5- Calculate New Plus Replaced Impervious Surface and Native Vegetation Conversion	2-12
2.6. Step 6 - Calculate New Plus Replaced Pollution Generating Surface.....	2-12
2.7. Step 7 - Determine Which Minimum Requirements Apply.....	2-12
CHAPTER 3 - Minimum Requirements for All Projects	3-1
3.1. Maintaining Natural Drainage Patterns	3-1
3.2. Discharge Point.....	3-1
3.3. Flood-prone Areas	3-2
3.4. Construction Site Stormwater Pollution Prevention Control.....	3-2
3.5. Protect Wetlands.....	3-2
3.6. Protect Streams and Creeks	3-2
3.7. Protect Shorelines	3-3
3.8. Ensure Sufficient Capacity	3-3
3.9. Install Source Control BMPs.....	3-3
3.10. Do Not Obstruct Watercourses	3-4
3.11. Comply with Side Sewer Code.....	3-4
CHAPTER 4 - Minimum Requirements Based on Project Type	4-1
4.1. Single Family Residential Projects.....	4-1
4.2. Trail and Sidewalk Projects	4-2
4.3. Roadway Projects	4-2
4.3.1. On-site Stormwater Management	4-6
4.3.2. Flow Control	4-6
4.3.3. Water Quality Treatment	4-9
4.4. Parcel-Based Projects	4-9
4.4.1. On-site Stormwater Management	4-13
4.4.2. Flow Control	4-13
4.4.3. Water Quality Treatment	4-16
4.5. Utility Projects	4-16
4.6. Road Maintenance Practices.....	4-17
4.7. WSDOT Projects	4-17
4.8. Special Circumstances.....	4-18

CHAPTER 5 - Minimum Requirement Standards	5-1
5.1. On-site Stormwater Management.....	5-1
5.1.1. On-site Performance Standard	5-3
5.1.2. On-site Lists.....	5-3
5.2. Flow Control	5-8
5.2.1. Wetland Protection Standard.....	5-9
5.2.2. Pre-developed Forested Standard	5-10
5.2.3. Pre-developed Pasture Standard.....	5-10
5.3. Water Quality Treatment	5-10
5.3.1. General Water Quality Treatment Requirements	5-11
5.3.2. Water Quality Treatment Standards.....	5-12
CHAPTER 6 - Alternative Compliance	6-1
CHAPTER 7 - Site Assessment and Planning	7-1
7.1. Identifying Key Project Components	7-1
7.1.1. Project Boundaries and Structures	7-1
7.1.2. Soil Condition Assessment	7-2
7.1.3. Environmentally Critical Areas (ECAs)	7-2
7.1.4. Dewatering.....	7-2
7.1.5. Topography.....	7-2
7.2. Site Design Considerations.....	7-2
CHAPTER 8 - Drainage Control Review and Application Requirements	8-1
8.1. Standard Drainage Review	8-1
8.2. Comprehensive Drainage Review for Large Projects.....	8-3
8.3. Additional Documentation	8-3

Tables

Table 805.1. On-site List for Single-family Residential Projects.....	5-4
Table 805.2. On-site List for Trail and Sidewalk Projects.	5-5
Table 805.3. On-site List for Parcel-Based Projects.....	5-6
Table 805.4. On-site List for Roadway Projects.....	5-7

Figures

Figure 2.1.	Single-family Residential Project Site Definition.	2-2
Figure 2.2.	Sidewalk-only Project Site Definition.	2-3
Figure 2.3.	Trail Project Definition.	2-3
Figure 2.4.	Roadway Project Site Definition.	2-4
Figure 2.5.	Parcel-based Project Site Definition.	2-5
Figure 2.6.	North End Creek and Small Lake Basins.	2-7
Figure 2.7.	South End Creek and Small Lake Basins.	2-8
Figure 2.8.	Public Combined Sewer Basins.	2-9
Figure 2.9	North End Designated Receiving Water Drainage Areas.	2-10
Figure 2.10.	South End Designated Receiving Water Drainage Areas.	2-11
Figure 4.1a.	Project Minimum Requirement Overview Flow Chart for Roadway Projects.	4-3
Figure 4.1b.	Flow Control Minimum Requirements for Roadway Projects.	4-4
Figure 4.1c.	Water Quality Treatment Minimum Requirements for Roadway Projects.	4-5
Figure 4.2a.	Project Minimum Requirement Overview Flow Chart for Parcel-Based Projects.	4-10
Figure 4.2b.	Flow Control Minimum Requirements for Parcel-Based Projects.	4-11
Figure 4.2c.	Water Quality Treatment Minimum Requirements for Parcel-Based Projects.	4-12

CHAPTER 1 – INTRODUCTION

1.1. Purpose of This Manual (Volumes 1 through 5 and Appendices)

In addition to meeting the specific stormwater needs of the City of Seattle (City), the Stormwater Code meets certain requirements that apply to the City from the 2013-2018 Phase I National Pollutant Discharge Elimination System and State Waste Discharge General Permit for Discharges from Large and Medium Municipal Separate Storm Sewer Systems (referred to as the Phase I NPDES Municipal Stormwater Permit). Coverage under the general permit is issued to the City by the Washington State Department of Ecology (Ecology) pursuant to the federal Clean Water Act and state law. One of the conditions of this permit requires the City to adopt and make effective a local program to prevent and control the impacts of stormwater runoff from new development, redevelopment and construction activities. This is accomplished, in large measure, through the Seattle Stormwater Code and its associated Directors' Rule [which Ecology has determined to meet the requirements contained in the Ecology permit with reference to] the Stormwater Management Manual for Western Washington (Ecology 2012).

The City's Stormwater Code is contained in the **Seattle Municipal Code (SMC), Chapters 22.800 - 22.808**. The Stormwater Code contains regulatory requirements that provide for and promote the health, safety, and welfare of the general public. The provisions of the Stormwater Code are designed to accomplish the following:

1. Protect, to the greatest extent practicable, life, property and the environment from loss, injury, and damage by pollution, erosion, flooding, landslides, strong ground motion, soil liquefaction, accelerated soil creep, settlement and subsidence, and other potential hazards, whether from natural causes or from human activity.
2. Protect the public interest in drainage and related functions of drainage basins, watercourses, and shoreline areas.
3. Protect receiving waters from pollution, mechanical damage, excessive flows and other conditions that will increase the rate of downcutting, stream bank erosion, and/or the degree of turbidity, siltation, and other forms of pollution, or which will reduce their low flows or low levels to levels which degrade the environment, reduce recharging of groundwater, or endanger aquatic and benthic life within these receiving waters.
4. Meet the requirements of state and federal law and the Phase I NPDES Municipal Stormwater Permit.
5. Protect the functions and values of environmentally critical areas as required under the state's Growth Management Act and Shoreline Management Act.
6. Protect the public drainage system from loss, injury, and damage by pollution, erosion, flooding, landslides, strong ground motion, soil liquefaction, accelerated soil

creep, settlement and subsidence, and other potential hazards, whether from natural causes or from human activity.

7. Fulfill the responsibilities of the City as trustee of the environment for future generations.

To support implementation of the Stormwater Code, the Director of Seattle Public Utilities (SPU) and the Director of the Department of Planning and Development (DPD) promulgate rules that provide specific technical requirements, criteria, guidelines, and additional information. This Directors' Rule consists of a five-volume City Stormwater Manual and eight appendices.

1.2. How to Use this Manual (Volumes 1 through 5 and Appendices)

The City's Stormwater Manual includes the following five volumes:

- *Volume 1: Project Minimum Requirements* provides information regarding how to apply the minimum requirements contained in the Stormwater Code. It also provides site assessment and planning steps and requirements for drainage control review submittals.
- *Volume 2: Construction Stormwater Control* contains temporary erosion and sediment control technical requirements, which are required to prevent contaminants from leaving the project site during construction.
- *Volume 3: Project Stormwater Control* presents approved methods, criteria, and details for analysis and design of on-site stormwater management, flow control, and water quality treatment best management practices (BMPs).
- *Volume 4: Source Control* provides information to individuals, businesses, and public agencies in Seattle to implement BMPs for controlling pollutants at their source and preventing contamination of stormwater runoff.
- *Volume 5: Enforcement* provides standards, guidelines, and requirements for enforcing the Stormwater Code.

The City's Stormwater Manual includes the following eight appendices:

- *Appendix A: Definitions* provides terminology for all five volumes of the Stormwater Manual.
- *Appendix B: Background Information on Chemical Treatment* provides supplemental information for Volume 2 (Construction Stormwater Control).
- *Appendix C: On-site Stormwater Management Infeasibility Criteria* provides a list of criteria to be evaluated for on-site stormwater management.
- *Appendix D: Subsurface Characterization and Infiltration Testing for Infiltration Facilities* describes subsurface characterization report requirements, geotechnical

explorations, four infiltration testing methods (Simple Test, Small Pilot Infiltration Test (PIT), large PIT, and deep Underground Injection Control (UIC) test), infiltration rate correction factors, groundwater monitoring, and groundwater mounding analysis.

- *Appendix E: Additional Design Requirements* includes additional design requirements for flow control structures, flow splitters, flow spreaders, level spreaders, pipe slope drains, outlet protection, facility liners, and geotextiles. *Appendix E* also includes plant lists for biofiltration swales, sand filters, and wet ponds.
- *Appendix F: Hydrologic Analysis and Design* includes descriptions of acceptable methods for estimating the quantity and hydrologic characteristics of stormwater runoff, and the assumptions and data requirements of these methods.
- *Appendix G: Stormwater Control Operations and Maintenance Requirements* contains maintenance requirements for typical stormwater facilities and components.
- *Appendix H: Integrated Pest Management Plan* provides supplemental information for Volume 4 (Source Control).

1.3. Purpose of Volume 1

Volume 1 (*Project Minimum Requirements*) describes and contains minimum requirements for all types of land development and redevelopment. It also provides site assessment and planning steps and drainage control review requirements.

1.4. How to Use this Volume

- *Chapter 1* outlines the purpose and content of the Stormwater Manual and this volume.
- *Chapter 2* outlines steps to determine a project's minimum requirements.
- *Chapter 3* describes the minimum requirements for all projects.
- *Chapter 4* describes the minimum requirements for specific project types.
- *Chapter 5* describes the minimum standards for on-site stormwater management, flow control, and water quality treatment.
- *Chapter 6* describes the options for alternative compliance.
- *Chapter 7* summarizes site assessment and planning steps and key project components.
- *Chapter 8* summarizes the standard and comprehensive drainage review minimum submittal requirements.

CHAPTER 2 – DETERMINING MINIMUM REQUIREMENTS

Per the Stormwater Code ([SMC, Section 22.801.170](#)), "project" means “the addition or replacement of impervious surface or the undertaking of land disturbing activity on a site.” There are seven basic steps used to determine which minimum requirements for on-site stormwater management, flow control, and water quality treatment apply to a project:

- **Step 1** - Define the boundaries of the project site
- **Step 2** - Identify the type of project
- **Step 3** - Identify the receiving water and downstream conveyance
- **Step 4** - Perform site assessment and planning
- **Step 5** - Calculate new plus replaced impervious surface and native vegetation conversion
- **Step 6** - Calculate new plus replaced pollution generating surface
- **Step 7** - Determine which minimum requirements apply

Note that these seven steps are focused on determining applicable minimum requirements for on-site stormwater management, flow control, and water quality treatment specifically. All projects must also review and comply with all other Stormwater Code requirements, in particular the Minimum Requirements for All Discharges and All Real Property ([SMC, Section 22.803](#)) and the Minimum Requirements for All Projects ([SMC, Section 22.805](#)). These seven steps are described in further detail below.

2.1. Step 1 – Define the Boundaries of the Project Site

The boundaries of the project site must contain the discharge point, all land disturbing activities, and all new and replaced impervious surfaces. The boundary of the public right-of-way shall form the boundary between portions of the site that can be defined as separate project types. The project site may also include contiguous areas that abut the lot or parcel that triggered the right-of-way or utility improvements. Defining project boundaries will help establish the project type(s) in Step 2.

2.2. Step 2 – Identify the Type of Project

For the purposes of determining applicable minimum requirements, there are nine general classifications of projects:

1. A **single-family residential (SFR) project** (Figure 2.1) is defined in the Stormwater Code ([SMC, Section 22.801.200](#)) as:

- A project that constructs one single-family dwelling unit located in land classified as being Single-family Residential 9,600 (SF 9600), Single-family Residential 7,200 (SF 7200), or Single-family Residential 5,000 (SF 5000) per [SMC, Section 23.30.010](#).
- The total new plus replaced impervious surface is less than 10,000 square feet.
- The total new plus replaced pollution-generating impervious surface (PGIS) is less than 5,000 square feet.

Note that projects with 10,000 square feet or more of new plus replaced impervious surface each, or more than 5,000 square feet of PGIS each, are considered parcel-based projects.

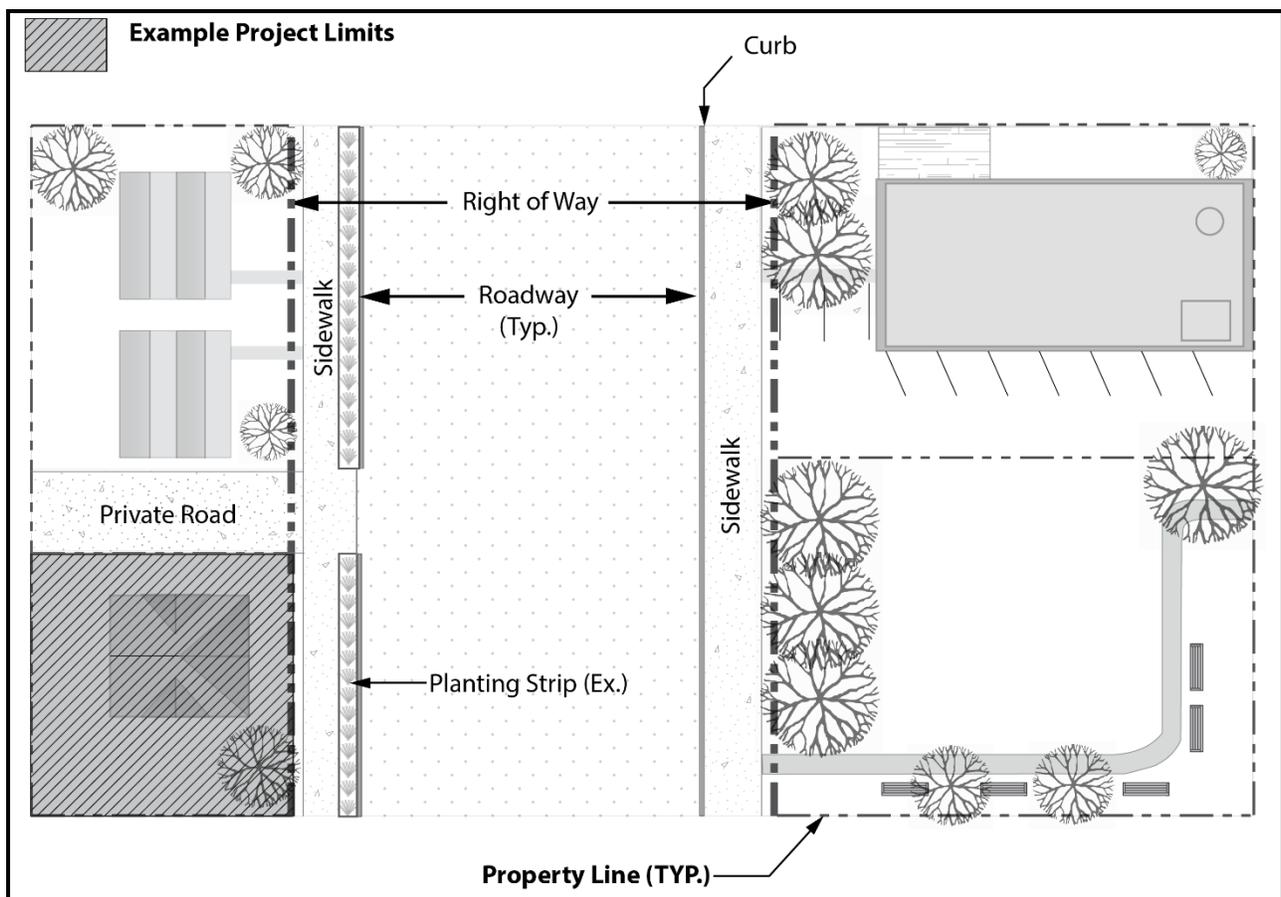


Figure 2.1. Single-family Residential Project Site Definition.

2. A sidewalk project (Figure 2.2) exclusively involves the creation of a new or replacement of an existing sidewalk, including any associated planting strip, curb, or gutter ([SMC, Section 22.801.200](#)).
3. A trail project (Figure 2.3) exclusively involves creation of a new trail or replacement of an existing trail, which does not contain PGIS ([SMC, Section 22.801.210](#)).

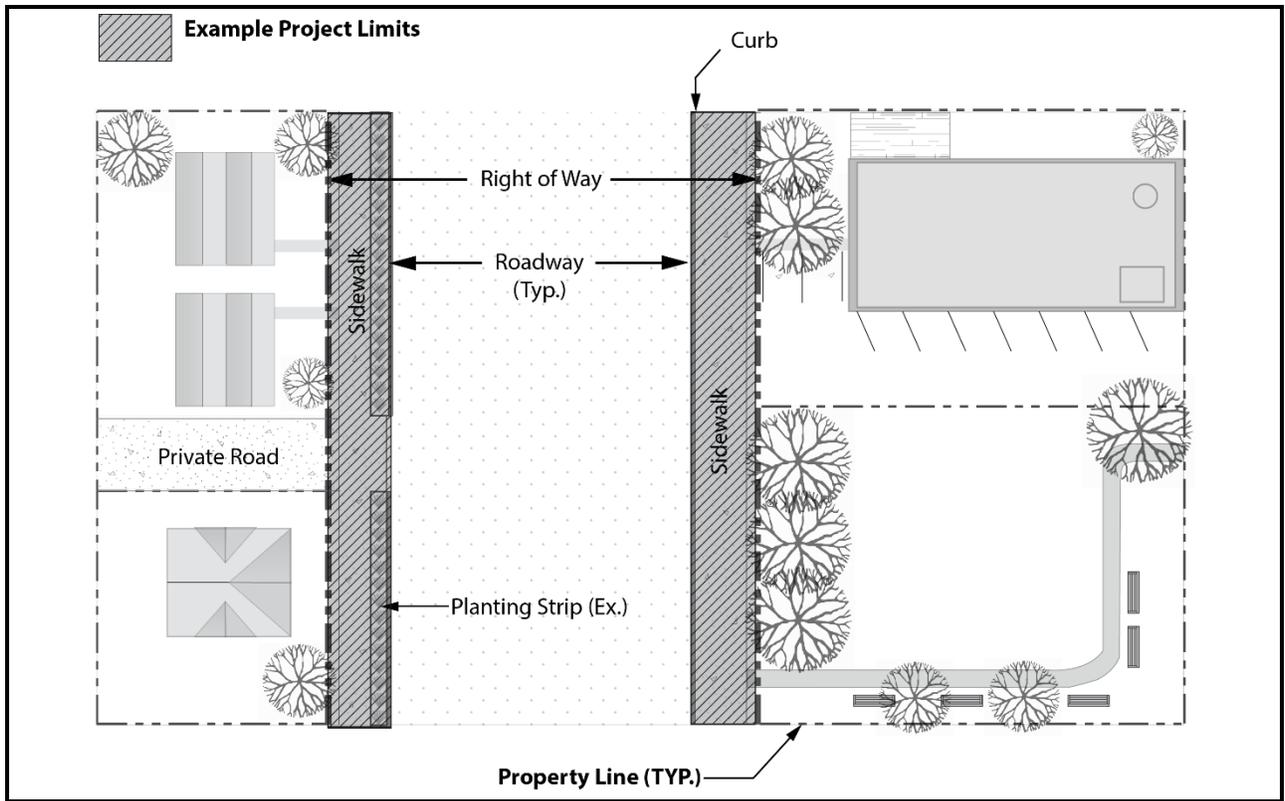


Figure 2.2. Sidewalk-only Project Site Definition.

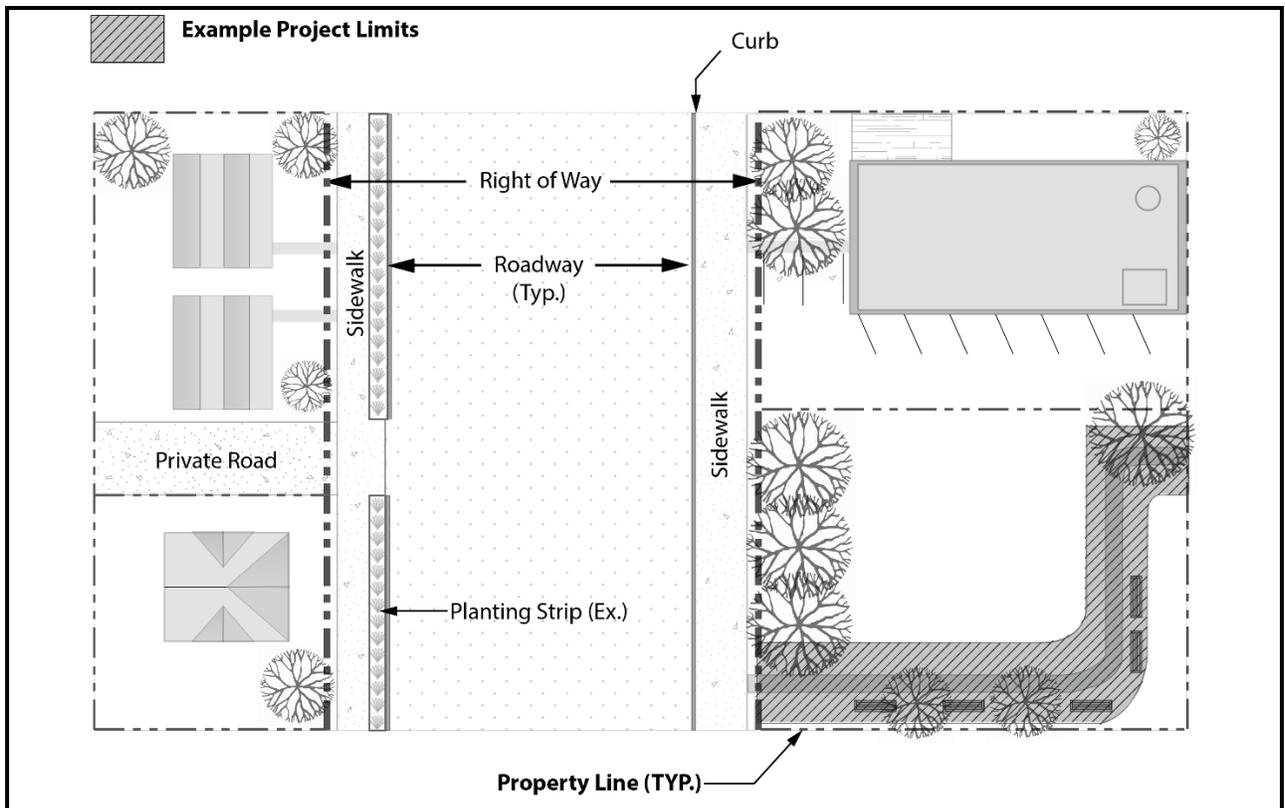


Figure 2.3. Trail Project Definition.

4. A **roadway project** (Figure 2.4) is located in the public right-of-way and involves the creation of a new or replacement of an existing roadway. The boundary of the public right-of-way shall form the boundary between the parcel and roadway portions of a project (SMC, Section 22.801.190). A roadway project can also include other improvements located in the public right-of-way.

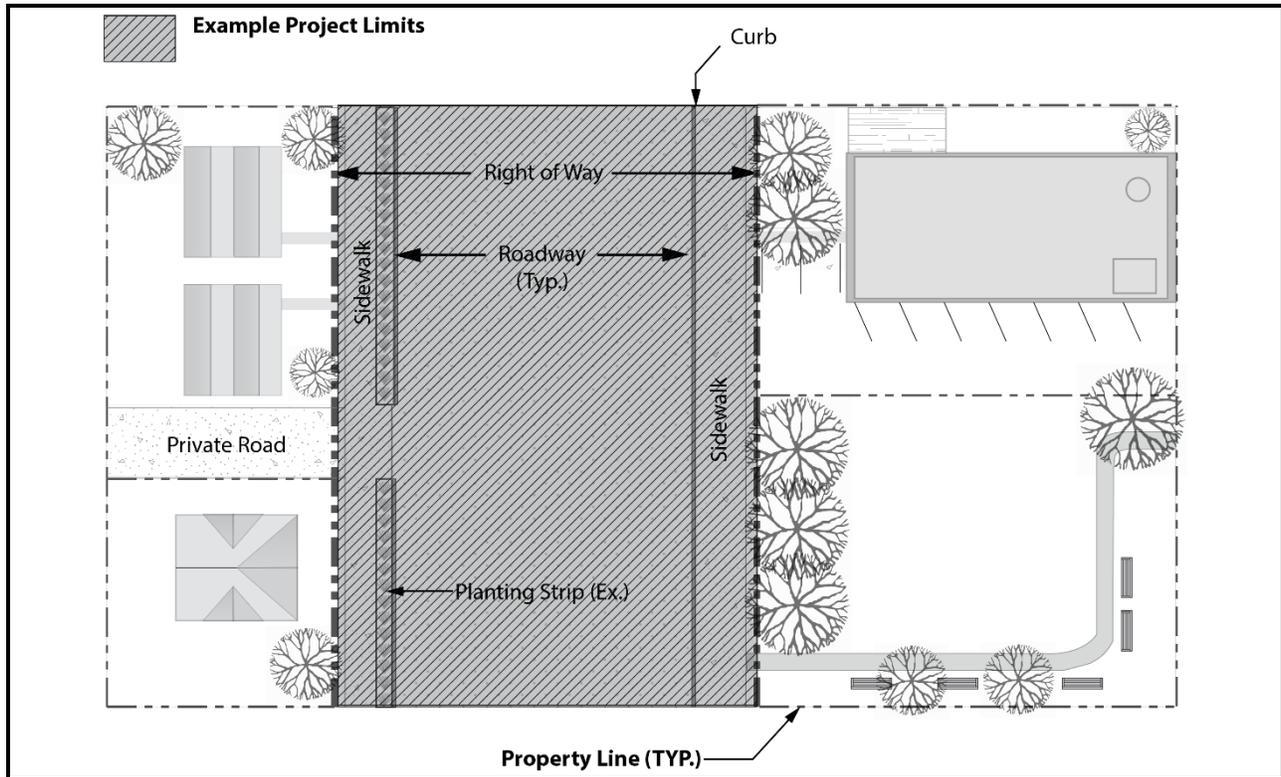


Figure 2.4. Roadway Project Site Definition.

5. A **parcel-based project** (Figure 2.5) means any project that is not a single-family residential project, roadway project, sidewalk project, trail project, or an exempt project. The boundary of the public right-of-way shall form the boundary between the parcel and roadway portions of a project (SMC, Section 22.801.170). Examples include commercial developments and multi-family developments.
6. A **utility project** includes maintenance, repair, or installation of underground or overhead utility facilities, such as, but not limited to, pipes, conduits and vaults, and replaces the ground surface with in-kind material or materials with similar runoff characteristics.
7. A **road maintenance project** includes the following road maintenance practices:
 - Pothole and square cut patching
 - Overlaying existing asphalt, concrete or brick pavement with asphalt or concrete without expanding the area of coverage
 - Shoulder grading

- Reshaping or regrading drainage ditches
- Crack sealing
- Vegetation maintenance

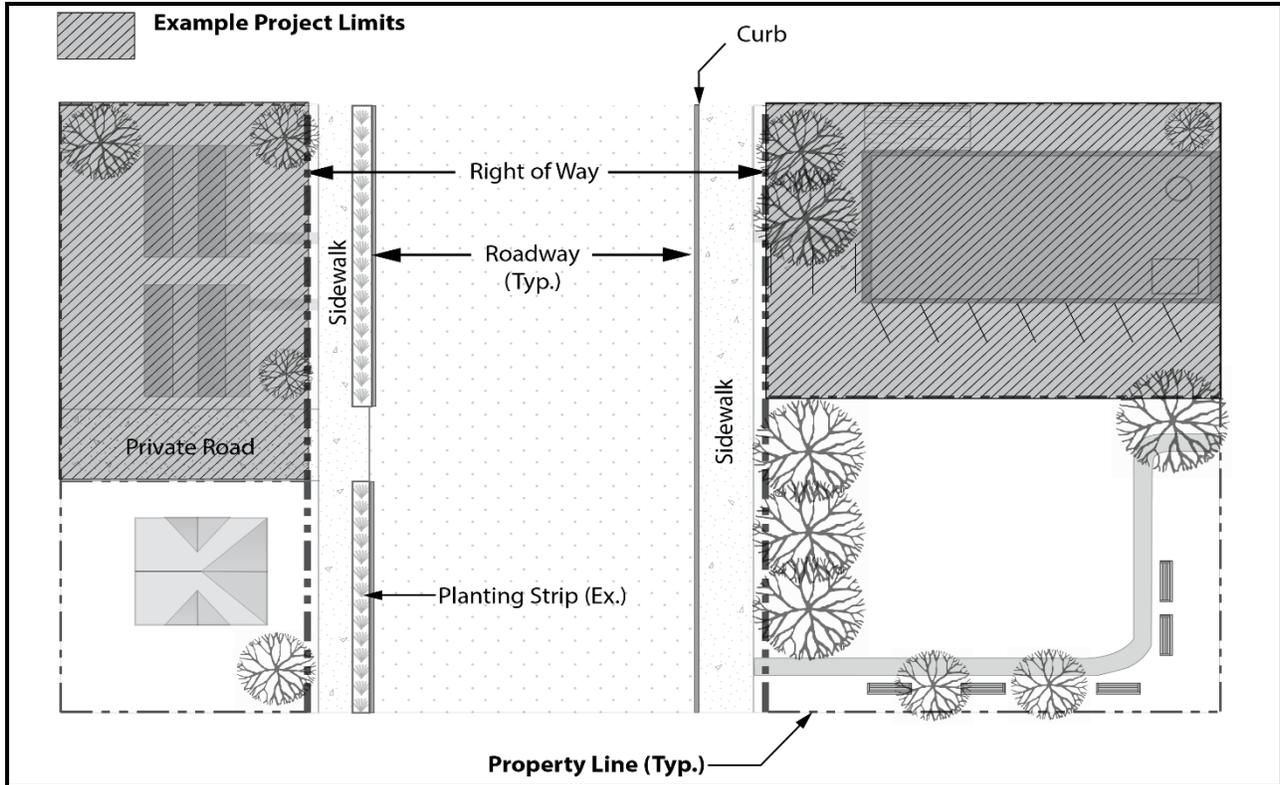


Figure 2.5. Parcel-based Project Site Definition.

8. A **Washington State Department of Transportation (WSDOT)** project includes state roadway projects within highway right-of-way under WSDOT control within the City.
9. **Special circumstances projects** do not closely fit a defined project type and require a case-by-case review (refer to **Section 4.8**).

2.3. Step 3 – Identify the Receiving Water and Downstream Conveyance

For minimum requirement purposes, runoff leaving the project site is classified based on the type of receiving water and drainage system into which the project site discharges. The project proponent must determine the receiving water or point of discharge for the stormwater runoff from the project site (e.g., wetland, lake, creek, salt water, or combined sewer).

The minimum requirements vary considerably by type of receiving water and downstream conveyance; therefore, it is very important to determine and specify the receiving water and type of downstream conveyance. In addition, the sequence of the discharge should also be

noted (for example projects discharging to drainage system within a creek basin that then discharge to a designated receiving water must meet the requirements applicable to creek basins). An overview of the types of receiving waters and drainage systems in Seattle is provided below:

- **Wetlands** are designated under **SMC, Section 25.09.020**.
- **Creek Basins** include stream basins throughout Seattle (Figures 2.6 and 2.7), which are generally referred to as “creek basins.”
- The **Public Combined Sewer** is a publicly owned and maintained system that carries drainage water and wastewater to a publicly owned treatment works (**SMC, Section 22.801.170**) (Figure 2.8).
- **Small Lake Basins** in Seattle include Bitter Lake, Green Lake, and Haller Lake (Figures 2.6 and 2.7).
- **Designated Receiving Waters** include the Duwamish River, Puget Sound, Lake Washington, Lake Union, Elliott Bay, Portage Bay, Union Bay, the Lake Washington Ship Canal, and other receiving waters determined by the Director of SPU and approved by Ecology as having sufficient capacity to receive discharges of drainage water (Figures 2.9 and 2.10).

Capacity constraints in any downstream conveyance can modify the flow control requirements for discharges:

- A **Capacity-constrained System** is a drainage system or a public combined sewer that the Director of SPU has determined to have inadequate capacity to carry drainage water, a public drainage system to which groundwater is permanently discharged, and the informal drainage system (including ditches and culverts).

2.4. Step 4 – Perform Site Assessment and Planning

After the applicable minimum requirements have been identified, each project must evaluate project design considerations and perform a site assessment as outlined in **Chapter 7**. The goal of the site assessment and planning step is to identify any additional issues that must be addressed in association with stormwater management requirements. This step must be completed before selecting on-site stormwater management, flow control, and/or treatment BMPs.

Site-specific factors to consider may include, but are not limited to:

- Site boundaries and structures
- Soil conditions and infiltration capacity
- Critical area issues (e.g., flood plains, landslide prone areas, and site contamination)
- Groundwater elevations

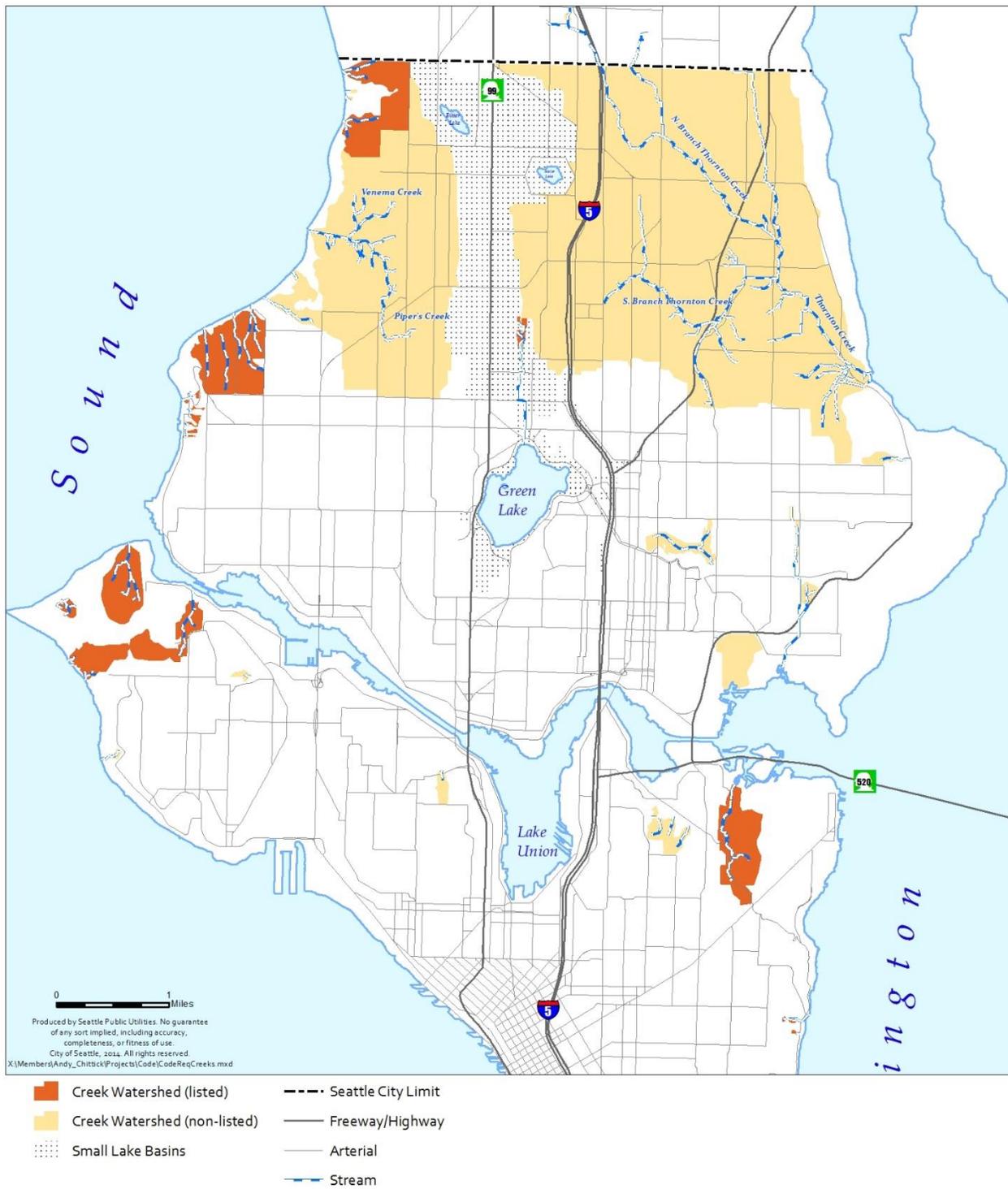


Figure 2.6. North end creek and small lakes basins.

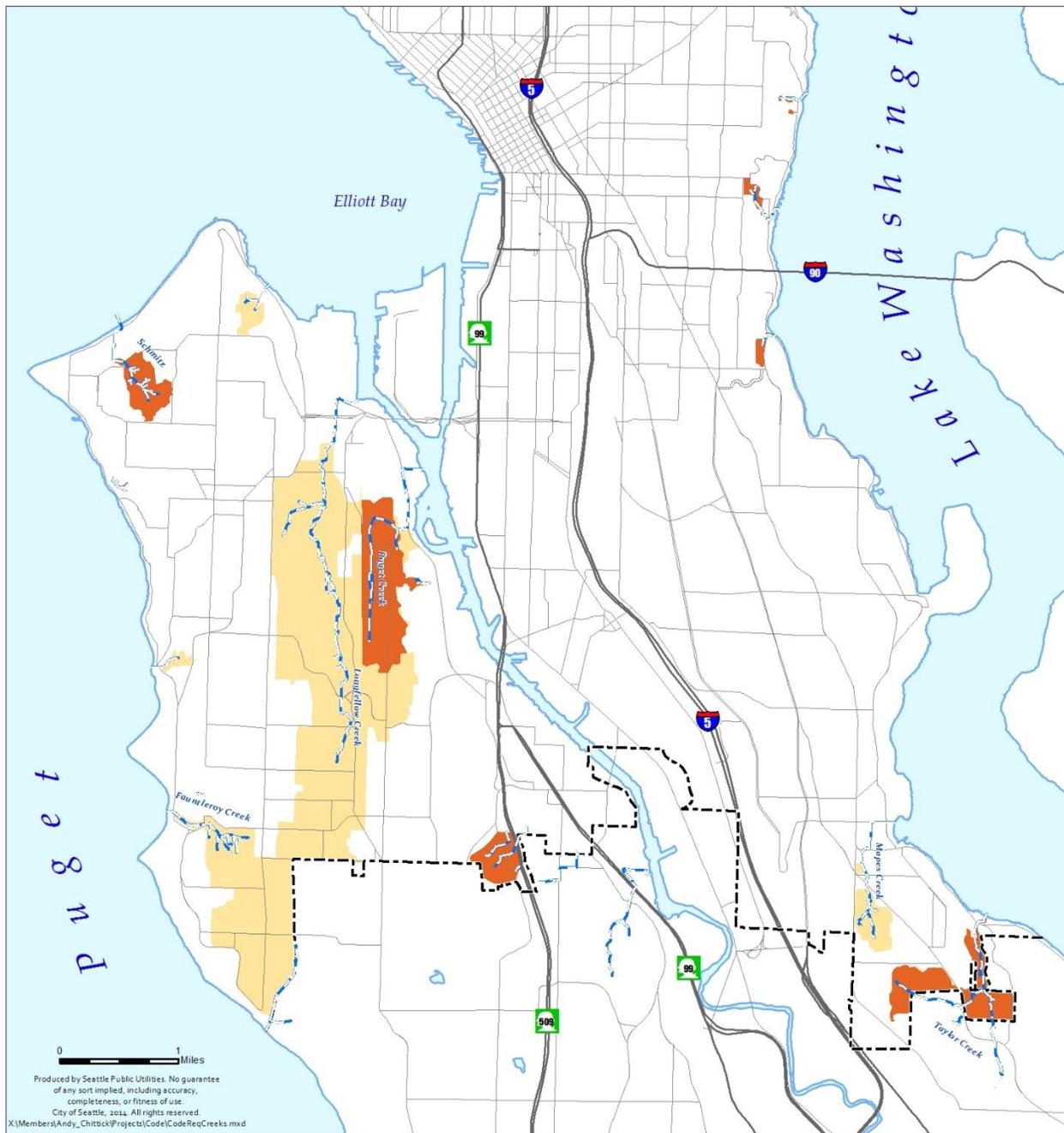


Figure 2.7. South end creek and small lakes basins.

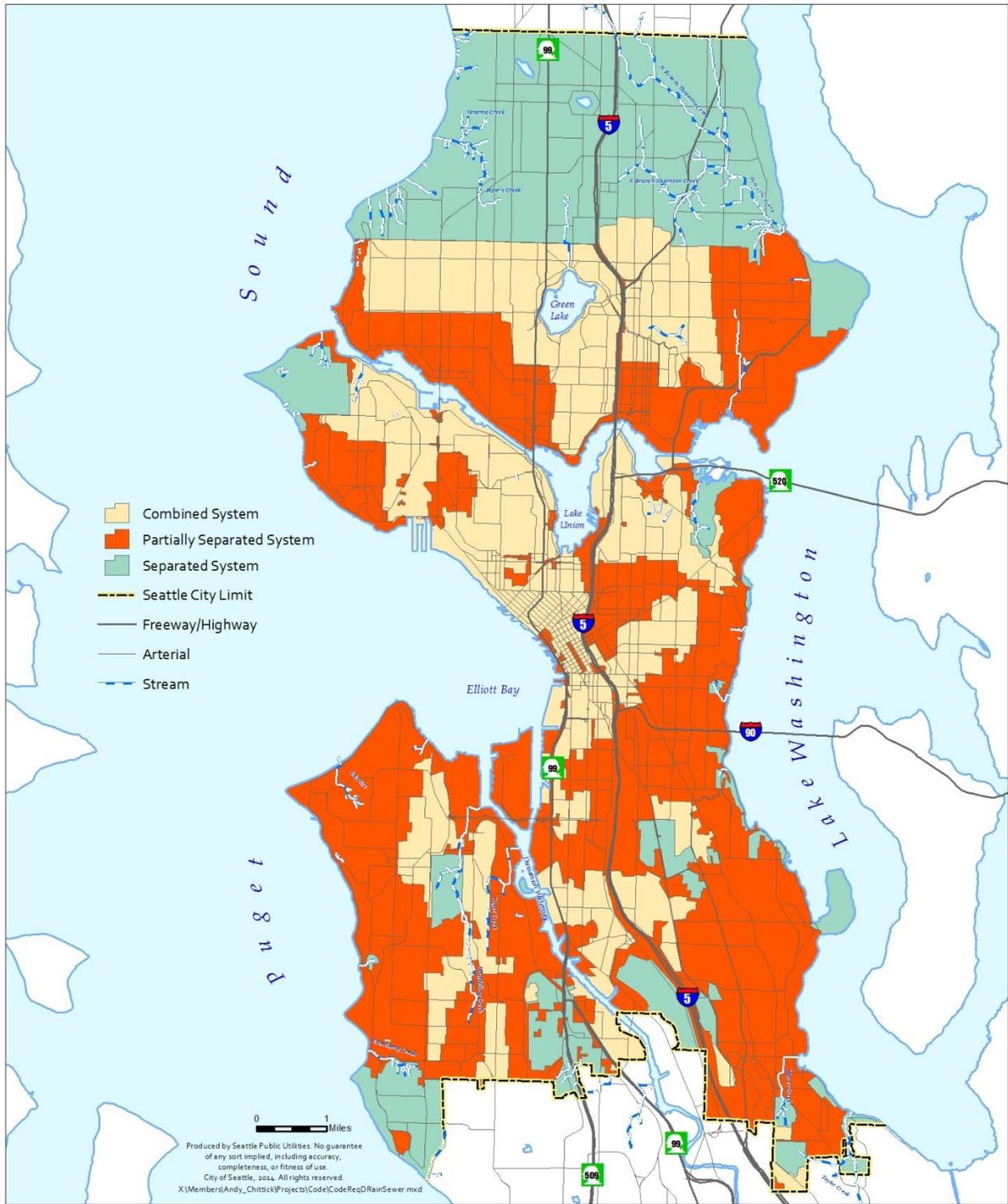


Figure 2.8. Seattle drainage systems.

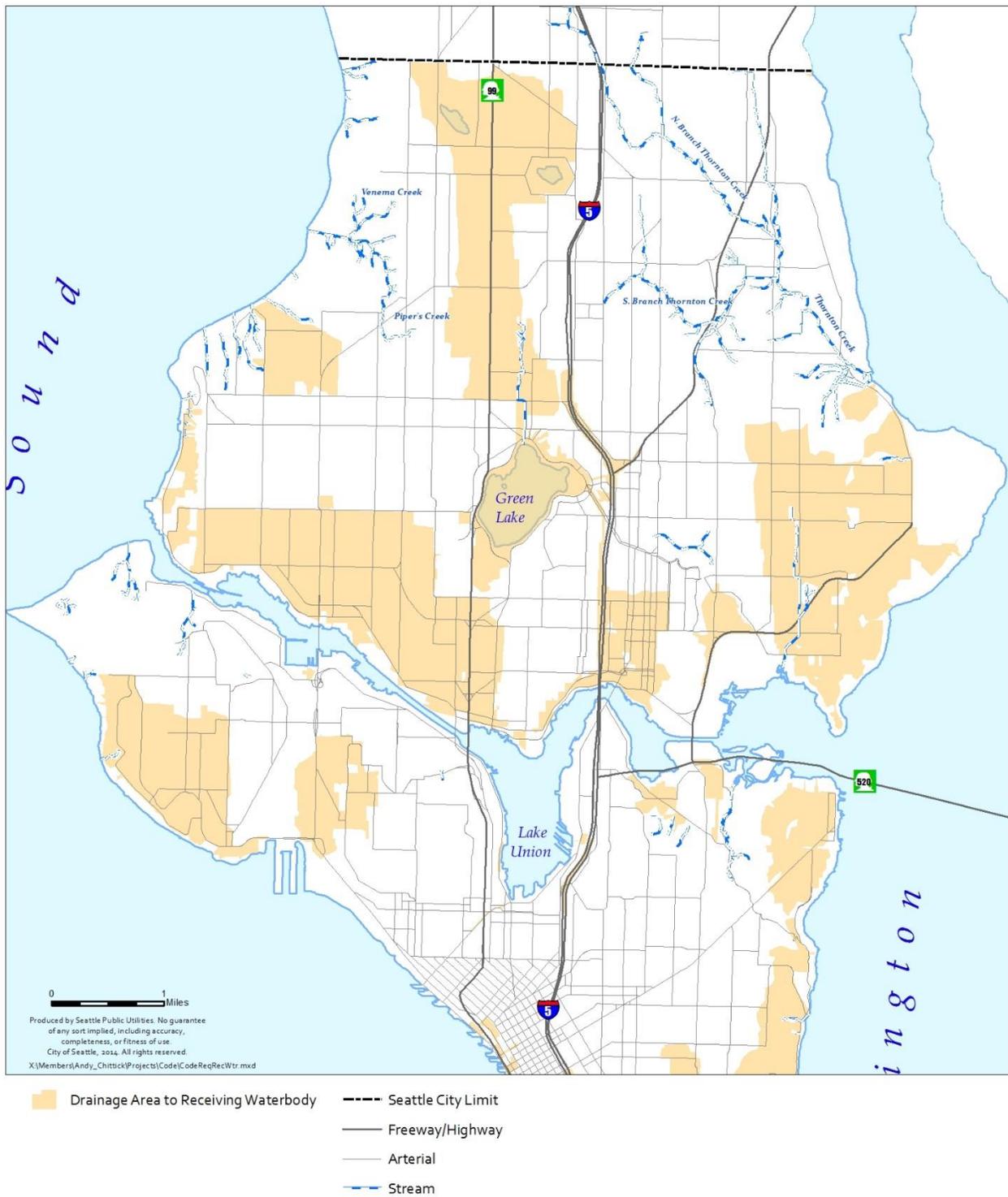


Figure 2.9. North end designated receiving waterbody basins.

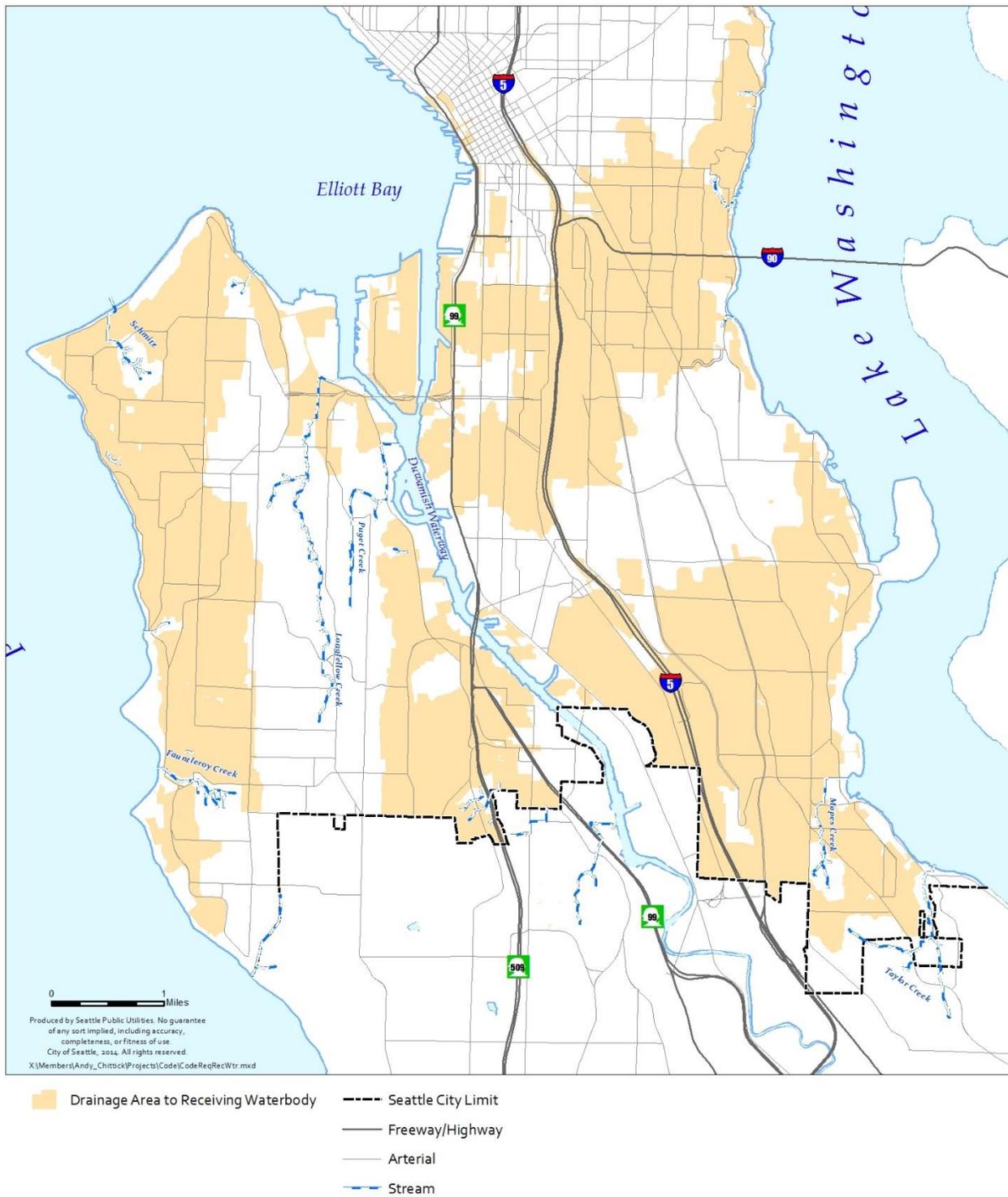


Figure 2.10. South end designated receiving waterbody basins.

Project proponents need to evaluate all the applicable code requirements and conduct a full site assessment to characterize site opportunities and constraints before choosing and designing stormwater strategies (refer to [Chapter 7](#)). Once the site conditions are known and the applicable minimum requirements have been identified, proceed to [Volume 3; Chapters 3, 4, and 5](#) to begin the BMP selection and design process.

2.5. Step 5– Calculate New Plus Replaced Impervious Surface and Native Vegetation Conversion

The thresholds triggering specific Minimum Requirements for Flow Control are based on the amount of the project’s new plus replaced impervious surface and converted native vegetation. Note that open, uncovered retention or detention facilities shall not be considered as impervious surfaces for the purposes of determining whether the minimum requirement thresholds are exceeded. However, these facilities shall be considered impervious surfaces for the purposes of stormwater facility sizing. Permeable pavement, vegetated roofs, and areas with underdrains (e.g., playfields, athletic fields, rail yards) shall be considered as impervious surfaces for the purposes of determining whether the minimum requirement thresholds are exceeded. Refer to [SMC, Section 22.801](#) and [Appendix A](#) for detailed definitions of these key terms.

The amount of native vegetation that is removed and replaced with lawn, landscaping, and pasture groundcover must also be calculated.

New plus replaced impervious surface areas and converted native vegetation shall be quantified separately for work within and outside the right-of-way.

2.6. Step 6 – Calculate New Plus Replaced Pollution Generating Surface

The thresholds triggering specific Minimum Requirements for Treatment are based on the total amount of the project’s new plus replaced PGIS and pollution-generating pervious surface (PGPS). PGIS and PGPS include areas that are considered to be a significant source of pollutants in stormwater runoff. Examples include areas subject to vehicular use (including permeable pavement); certain industrial activities; and outdoor storage of erodible or leachable materials, wastes, or chemicals. Metal roofs are also considered to be PGIS unless they are coated with an inert, non-leachable material (e.g., baked-on enamel coating). Examples of PGPS include lawns and landscaping areas subject to the use of fertilizers and pesticides. Refer to [SMC, Section 22.801](#) and [Appendix A](#) for detailed definitions of these key terms.

New plus replaced PGIS and PGPS shall be quantified separately for work within and outside the right-of-way.

2.7. Step 7 – Determine Which Minimum Requirements Apply

Based on the information obtained from Step 1 through Step 6, the applicable minimum requirements can be determined for:

- On-site stormwater management (Section 5.1)
- Flow control (Section 0)
- Water quality treatment (Section 0)

An overview of the other minimum requirements applicable to all projects is included in Chapter 3.

CHAPTER 3 – MINIMUM REQUIREMENTS FOR ALL PROJECTS

All projects are required to comply with the minimum requirements listed in **SMC, Section 22.805**, even when drainage control review is not required. The specifics of the minimum requirements applicable to all projects, as per **SMC, Section 22.805.020** are summarized in the following subsections.

Excerpts from the Stormwater Code (in *italics*) are presented below in the first column in each section. The second column in each section provides applicable references for further information on how to meet the requirement. **Note that this section summarizes but does not replace or alter Stormwater Code requirements.**

3.1. Maintaining Natural Drainage Patterns

Stormwater Code Language	References
<p><i>SMC 22.805.020.A - For all projects, natural drainage patterns shall be maintained and discharges shall occur at the natural location to the maximum extent feasible and consistent with subsection 22.805.020.B. Drainage water discharges from the site shall not cause significant adverse impact to the surrounding properties. Drainage water retained on the site shall not cause significant adverse impact to up-gradient properties.</i></p> <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • Volume 1, Section 3.2 (SMC, Section 22.805.020.B) – Minimum Requirements for Discharge Point • Volume 3, Section 3.1 – BMP Selection for On-site Stormwater Management • Volume 3, Section 3.2 – BMP Selection for Flow Control

3.2. Discharge Point

Stormwater Code Language	References
<p><i>SMC 22.805.020. B - The point of discharge for drainage water from each site shall be selected using criteria that shall include, but not be limited to, preservation of natural drainage patterns and whether the capacity of the drainage system is adequate for the flow rate and volume. For those projects meeting the criteria, the point of discharge shall be identified in the drainage control plan required by this subtitle, for review and approval or disapproval by the Director.</i></p> <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • Volume 3, Section 4.5.2 – Discharge and Overflow Design

3.3. Flood-prone Areas

Stormwater Code Language	References
<p>SMC 22.805.020.C - On sites within flood prone areas, responsible parties are required to employ procedures to minimize the potential for flooding on the site and to minimize the potential for the project to increase the risk of floods on adjacent nearby properties. Flood control measures shall include those set forth in other titles of the Seattle Municipal Code and rules promulgated by the Department of Public Utilities, Chapter 23.60 (Shoreline Master Program), Chapter 25.06 (Floodplain Development) and Chapter 25.09 (Environmentally Critical Areas) of the Seattle Municipal Code.</p> <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • SMC, Chapter 23.60 – Shoreline Master Program • SMC, Chapter 25.06 – Floodplain Development • SMC, Chapter 25.09 – Environmentally Critical Areas

3.4. Construction Site Stormwater Pollution Prevention Control

Stormwater Code Language	References
<p>SMC 22.805.020.D - Temporary and permanent construction controls shall be used to accomplish [the 19 construction site stormwater pollution prevention control requirements outlined in SMC 22.805.020.D and Volume 2 of the Seattle Stormwater Control Manual]. Controls are required to meet each of the elements and elements that are not applicable. Additional controls may be required by the Director when minimum controls are not sufficient to prevent erosion or transport of sediment or other pollutants from the site.</p> <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • Volume 2, Section 2.1 (SMC, Section 22.805.020.D) – Minimum Requirements for Construction Site Stormwater Pollution Prevention Control

3.5. Protect Wetlands

Stormwater Code Language	References
<p>SMC 22.805.020.E- All projects discharging into a wetland or its buffer, either directly or indirectly through a conveyance system, shall prevent stormwater impacts to wetlands that would result in a net loss of functions or values.</p> <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • SMC, Chapter 25.09 – Environmentally Critical Areas • Guide sheets 1 through 3 in the SWMMWW Volume I, Appendix I-D (Ecology 2012)

3.6. Protect Streams and Creeks

Stormwater Code Language	References
<p>SMC 22.805.020.F- All projects, including projects discharging directly to a stream or creek, or to a drainage system that discharges to a stream or creek, shall design the site to comply with the standards for stream or creek by selecting, designing and implementing temporary and permanent controls.</p> <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • None provided

3.7. Protect Shorelines

Stormwater Code Language	References
<p>SMC 22.805.020.G - All projects discharging directly or indirectly through a drainage system into the shoreline district as defined in Chapter 23.60 shall prevent stormwater discharges from the site that are of a quantity that would result in a discharge to the shoreline district as defined in WAC 173-26-020(11).</p> <p><i>Refer to code language in separate document</i></p>	<ul style="list-style-type: none"> • SMC, Chapter 23.60 – Shoreline Master Program • WAC, Section 173-26-020(11) – Definitions – “Document of Record”

3.8. Ensure Sufficient Capacity

Stormwater Code Language	References
<p>SMC 22.805.020.H - All large projects, all projects with an excavation depth of 12 feet or more below the existing grade, and all projects with an excavation depth of less than 12 feet located in an area expected to have shallow groundwater depths shall ensure that sufficient capacity exists in the public drainage system and public combined sewer to carry existing and anticipated loads, including any flows from dewatering activities. Capacity analysis shall extend to at least 1/4-mile from the point of discharge of the site. Sites at which there is insufficient capacity may be required to install a flow control facility or improve the drainage system or public combined sewer to meet the design flow. Unless approved otherwise by the Director as necessary to meet the purposes of this subtitle:</p> <ol style="list-style-type: none"> 1. Capacity analysis for discharges to the public drainage system shall be based on peak flows with a 4 percent annual probability (25-year recurrence interval); and 2. Capacity analysis for discharges to the public combined sewer shall be based on peak flows with a 20 percent annual probability (5-year recurrence interval). <p><i>Refer to code language in separate document</i></p>	<ul style="list-style-type: none"> • Volume 3, Section 4.5 – Conveyance General Design Requirements • Appendix F – Hydrologic Analysis and Design • CAM 1180 – Design Guidelines for Public Storm Drain Facilities

3.9. Install Source Control BMPs

Stormwater Code Language	References
<p>SMC 22.805.020.I - Source control BMPs shall be installed for specific pollution-generating activities as specified in the joint SPU/DPD Directors’ Rule, “Volume 4 - Source Control,” to the extent necessary to prevent prohibited discharges as described in Section 22.802.020, and to prevent contaminant loading into the water body. This requirement applies to the portion of the site that is necessary or occur in one primary location and to the portion of the site being developed. Examples of installed source controls include, but are not be limited to, the following:</p> <p><i>Refer to code language in separate document</i></p>	<ul style="list-style-type: none"> • Volume 4 – Source Control

Stormwater Code Language	References
<ol style="list-style-type: none"> 1. A roof, awning, or cover erected over the pollution-generating activity area; 2. Ground surface treatment in the pollution-generating activity area to prevent interaction with, or breakdown of, materials used in conjunction with the pollution-generating activity; 3. Containment of drainage from the pollution-generating activity to a closed sump or tank. Contents of such a sump or tank must be pumped or hauled by a waste handler, or treated prior to discharge to a public drainage system. 4. Construct a berm or dike to enclose or contain the pollution-generating activities; 5. Direct discharge from the containment area of the pollution-generating activity to a closed sump or tank for settling and appropriate disposal, or treat prior to discharging to a public drainage system; 6. Pave, treat, or cover the containment area of pollution-generating activities with materials that will not interact with or break down in the presence of other materials used in conjunction with the pollution-generating activity; and 7. Prevent precipitation from flowing or being blown onto containment areas of pollution-generating activities. 	

3.10. Do Not Obstruct Watercourses

Stormwater Code Language	References
<p>SMC 22.808.020. Watercourses shall not be obstructed.</p>	<ul style="list-style-type: none"> • SMC, Chapter 22.808 – Stormwater Code Enforcement

3.11. Comply with Side Sewer Code

Stormwater Code Language	References
<p>SMC 22.805.020.K-</p> <ol style="list-style-type: none"> 1. All privately owned and operated drainage control facilities or systems, whether or not they discharge to a public drainage system or combined sewer, shall be considered side sewers and subject to Chapter 21.16 (Side Sewer Code), SPU Director's rules and under Title 21.16, the design and installation specifications and permit requirements of SPU and DPD for side sewer and drainage systems. 2. Side sewer permits and inspections shall be required for constructing, capping, altering, or repairing privately owned and operated drainage systems as provided for in Chapter 21.16. When the work is ready for inspection, the permittee shall notify 	<ul style="list-style-type: none"> • SMC, Chapter 21.16 – Side Sewer Code • SMC, Chapter 22.808 – Stormwater Code Enforcement • Volume 5 – Enforcement

Stormwater Code Language	References
<p>the Director of DPD. If the work is not constructed according to the plans approved under this subtitle, Chapter 21.16, the SPU rules adopted hereunder and the UJEP DPD design and installation specifications, then the Director may issue a stop work order under Chapter 22.808 and require modifications as provided for in this subtitle and Chapter 21.16.</p>	

3.12. Maintenance and Inspection

Projects that construct on-site stormwater management, flow control, and water quality treatment facilities must comply with the maintenance and inspection requirements specified in SMC, Section 22.807.090.

Stormwater Code Language	References
<p>SMC 22.807.090 -</p> <p>A. The owner and other responsible party shall maintain drainage control facilities, source controls, and other facilities required by this subtitle and by rules adopted hereunder to keep these facilities in continuous working order. The owner and other responsible party shall inspect permanent drainage control facilities temporary drainage control facilities, and other temporary best management practices or facilities on a schedule consistent with this subtitle and sufficient for the facilities to function at design capacity. The Director may require the responsible party to conduct more frequent inspections and/or maintenance when necessary to ensure compliance. The owner(s) shall inform the responsible party of the existence of the drainage control facilities and the elements of the drainage control plan, the limitations of the drainage control facilities, and the requirements for continued inspection and maintenance of the drainage control facilities.</p> <p>B. Inspection by City. The Director of SPU may establish inspection programs to evaluate and, when required, enforce compliance with the requirements of this subtitle and accomplishment of its purposes. Inspection programs may be established on any reasonable basis, including but not limited to: routine inspections; random inspections; inspections based upon complaints or other notice of possible violations; inspection of drainage basins or areas identified as higher than typical sources of sediment or other contaminants or pollutants; inspections of businesses or industries of a type associated with higher than usual discharges of contaminants or pollutants or with discharges of a type which are more likely than the typical discharge to cause violations of</p>	<ul style="list-style-type: none"> Appendix G – Stormwater Control Operations and Maintenance Requirements

Stormwater Code Language	References
<p><i>state or federal water or sediment quality standards or the City's NPDES stormwater permit; and joint inspections with other agencies inspecting under environmental or safety laws.</i></p> <p>Refer to code language in separate document</p> <p><i>Records that include, but are not limited to, the following: maintenance and repair records; sampling discharges, surface water, groundwater, and material or water in drainage control facilities; and evaluating the condition of drainage control facilities and other best management practices.</i></p>	

CHAPTER 4 – MINIMUM REQUIREMENTS BASED ON PROJECT TYPE

In addition to the minimum requirements for all projects presented in [Chapter 3](#), additional requirements apply based upon project type and are summarized in this chapter. Excerpts from the Stormwater Code (in italics) are presented in the first column in each section. The second column in each section provides applicable references. Each section includes a flow chart that summarizes the key minimum requirements. This chapter also includes a short section on special circumstances, applicable when a project does not fit into the project type categories listed below.

The key minimum requirements include the following:

- On-site Stormwater Management (On-site)
- Wetland protection standard - Flow Control Minimum Requirement #1 (FC#1) or Wetland
- Pre-developed forested standard - FC#2 or Forest
- Pre-developed pasture standard - FC#3 or Pasture
- Peak control standard - FC#4 or Peak
- Basic Treatment - Water Quality Treatment Minimum Requirement #1 (WQ#1) or Basic
- Oil Treatment - WQ#2 or Oil
- Phosphorus Treatment - WQ#3 or Phosphorus
- Enhanced Treatment - WQ#4 or Enhanced

The standards are described in more detail in [Chapter 5](#). For each project type, the minimum requirements are a function of the following factors (refer to [Chapter 2](#)):

- The receiving water and/or type of downstream conveyance
- The amount of new plus replaced impervious surface (Note: permeable pavement, vegetated roofs, and areas with underdrains count toward determining this threshold.)
- The amount of converted native vegetation
- The amount of new plus replaced PGIS
- The amount of new plus replaced PGPS

4.1. Single Family Residential Projects

The applicable code language and references for single family residential projects are summarized below. Note single-family residential projects are not required to install flow

control or water quality treatment facilities since the project type, by definition, does not trigger the minimum requirements for flow control or water quality treatment.

Stormwater Code Language	References
<p>SMC 22.805.030 –</p> <p>A. <i>On-site Stormwater Management: All single-family residential projects with a peak runoff rate of 2,000 square feet or more of new plus replaced impervious surface shall meet the minimum requirements for On-site Stormwater Management contained in Section 22.805.070, to the extent allowed by law.</i></p>	<ul style="list-style-type: none"> Volume 1, Section 5.1 (SMC, Section 22.805.070)– On-site Stormwater Management Volume 3, Section 3.1 – BMP Selection for On-Site Stormwater Management

4.2. Trail and Sidewalk Projects

The applicable code language and references for trail and sidewalk projects are summarized below.

Stormwater Code Language	References
<p>SMC 22.805.040 –</p> <p>A. <i>On-site Stormwater Management: All trail and sidewalk projects with a peak runoff rate of 7,000 square feet or more of land disturbing activity shall meet the minimum requirements for On-site Stormwater Management contained in Section 22.805.070, to the extent allowed by law.</i></p>	<ul style="list-style-type: none"> Volume 1, Section 5.1 (SMC, Section 22.805.070)– On-site Stormwater Management Volume 3, Section 3.1 – BMP Selection for On-Site Stormwater Management

4.3. Roadway Projects

Roadway projects shall meet the minimum requirements for on-site stormwater management (SMC, Section 22.805.020.F, flow control (SMC, Section 22.805.080) and water quality treatment (SMC, Section 22.805.090) when applicable. Key minimum requirements for roadway projects are summarized in Figures 4.1a through 4.1c. This section provides a summary of the following requirements for roadway projects:

Receiving Water/ Downstream Conveyance	Potentially Applicable Standard(s)	Reference
All	On-site stormwater management	Section 4.3.1
Wetland*	Wetland protection	Section 4.3.2.1
Listed creek basin*	Pre-developed forested Pre-developed pasture	Section 4.3.2.2
Non-listed creek basin*	Pre-developed forested Pre-developed pasture	Section 4.3.2.3
Small lake basins	Peak control	Section 4.3.2.4
Public combined sewer	Peak control	Section 4.3.2.5
Capacity-constrained basin	Peak control	Section 4.3.2.6
All	Water quality treatment	Section 4.3.3

* Note: In addition to meeting a forested, pasture, or wetland protection standard, projects discharging to a capacity-constrained system will also be required to meet the peak control standard.

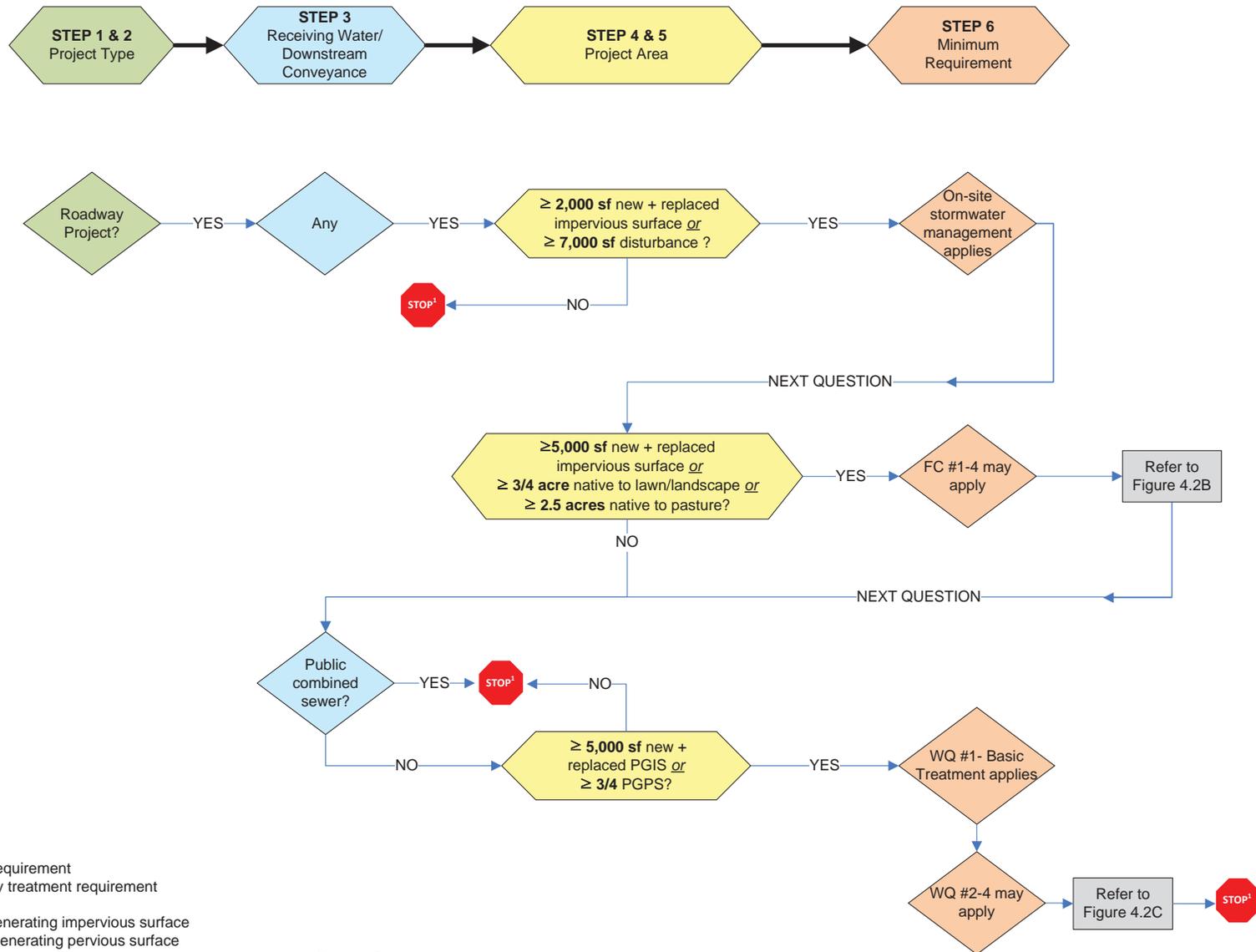
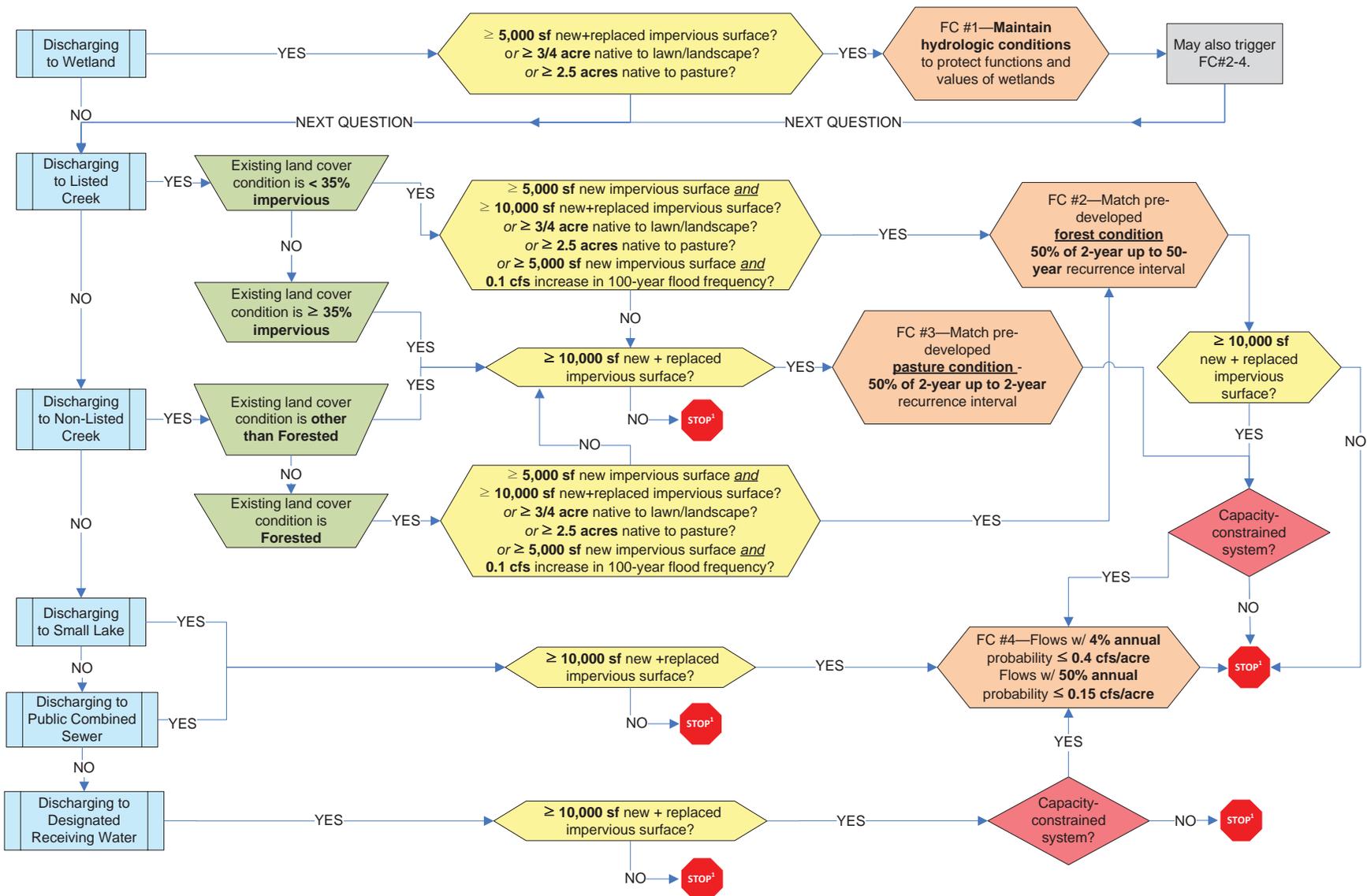
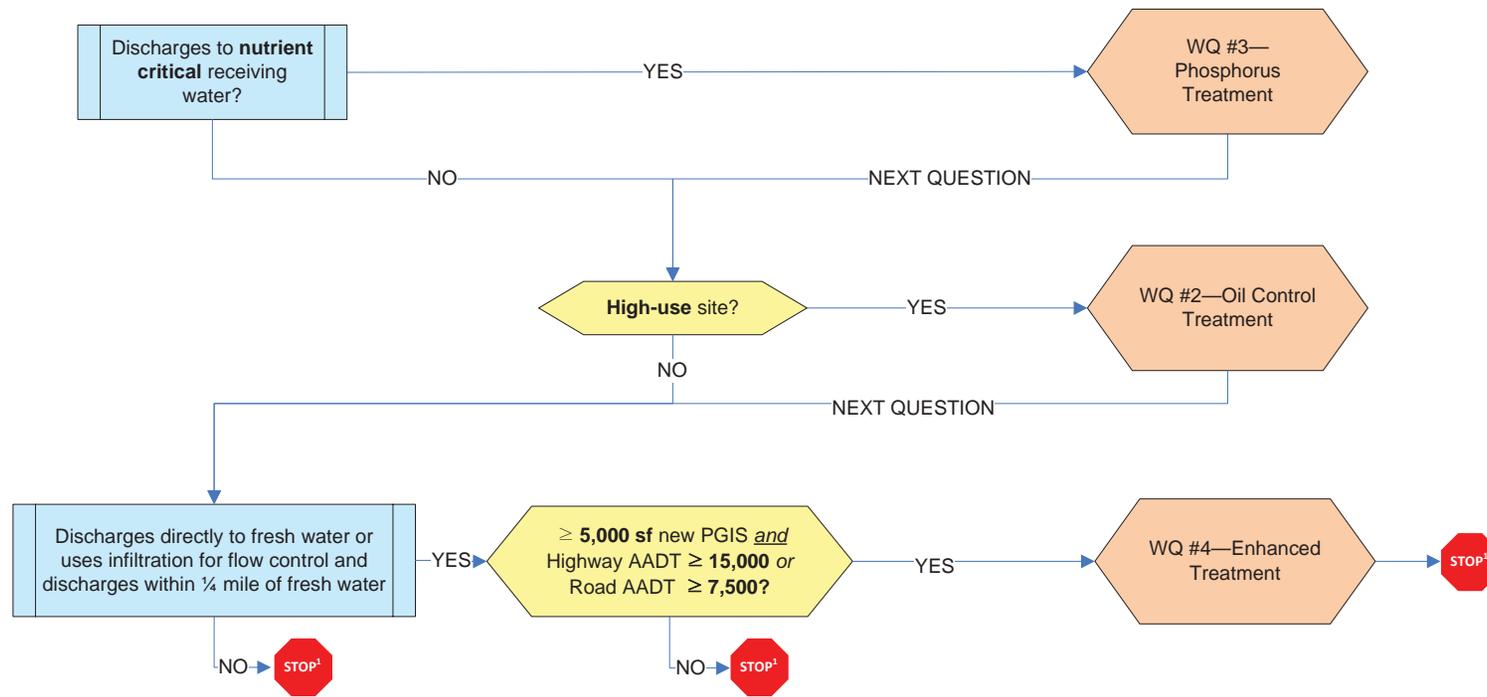


Figure 4.1A. Project Minimum Requirement Overview Flow Chart for Roadway Projects.



FC- flow control requirement
 sf- square feet
 PGIS- pollution generating impervious surface
 PGPS- pollution generating pervious surface
 1- Evaluate applicability of other minimum requirements (refer to Chapter 3)

Figure 4.1B Flow Control Minimum Requirements for Roadway Projects.



WQ- Water quality treatment requirement

sf- square feet

PGIS- pollution generating impervious surface

PGPS- pollution generating pervious surface

AADT- Annual Average Daily Traffic

1- Evaluate applicability of other minimum requirements (refer to Chapter 3)

Figure 4.1C. Water Quality Treatment Minimum Requirements for Roadway Projects

4.3.1. On-site Stormwater Management

Stormwater Code Language	References
<p>SMC 22.805.060.A - All roadway projects with 2,000 square feet or more of new plus replaced impervious surface or 7,000 square feet or more of land disturbance shall comply with minimum standards for on-site Stormwater Management as set forth in the standards to the extent allowed by law.</p> <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • Volume 1, Section 5.1 (SMC, Section 22.805.070)– On-site Stormwater Management • Volume 3, Section 3.1 – BMP Selection for On-site Stormwater Management

4.3.2. Flow Control

4.3.2.1. Roadway Projects Discharging to Wetlands – Flow Control

Stormwater Code Language	References
<p>SMC 22.805.060.B.1 - Roadway projects discharging into a wetland shall comply with subsection 22.805.080.B.1 (Wetland Protection Standard) if:</p> <ol style="list-style-type: none"> The total new plus replaced impervious surface is 5,000 square feet or more; or The project converts 3/4 acres or more of vegetation to lawn or landscaped areas and from which there is a surface discharge into a natural or man-made conveyance system from the site; or The project converts 2.5 acres or more of vegetation to pasture and from which there is a surface discharge into a natural or man-made conveyance system from the site. <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • SMC, Section 22.805.080.B.1 – Wetland Protection Standard • Volume 1, Section 3.6 – Protect Wetlands • Guide sheets 1 through 3 in the SWMMWW Volume I, Appendix I-D (Ecology 2012)

4.3.2.2. Roadway Projects Discharging to Listed Creek Basins – Flow Control

Stormwater Code Language	References
<p>SMC 22.805.060.B.2 - Roadway projects discharging into Blue Ridge Creek, Broadview Creek, Discovery Park Creek, Durham Creek, Frink Creek, Golden Gardens Creek, Kiwanis Ravine/ Wolfe Creek, Licton Springs Creek, Madrona Park Creek, Mee-Kwa-Mooks Creek, Mount Baker Park Creek, Puget Creek, Riverview Creek, Schmitz Creek, Taylor Creek, or Washington Park Creek shall:</p> <ol style="list-style-type: none"> Comply with subsection 22.805.080.B.2 Pre-developed Forested Standard, and the percentage of impervious coverage is less than 35 percent and one or more of the following apply: <ol style="list-style-type: none"> The project adds 5,000 square feet or more of new impervious surface and the total new plus replaced impervious surface is 10,000 square feet or more; or The project converts 3/4 acres or more of vegetation to lawn or landscaped areas and from which there is a surface discharge into a natural or man-made conveyance system from the site; or <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • SMC, Section 22.805.080.B.2 – Pre-developed Forested Standard • SMC, Section 22.805.080.B.3 – Pre-developed Pasture Standard • Figure 2.6 – North End Creek and Small Lake Basins • Figure 2.7 – South End Creek and Small Lake Basins • Volume 3, Section 3.2 – BMP Selection for Flow Control • Volume 3, Section 4.1 – Sizing Approach

Stormwater Code Language	References
<p>3. The project converts 2.5 acres or more of vegetation to pasture and from which there is a surface discharge into a natural or man-made conveyance system from the site; or</p> <p>4. The project adds 5,000 square feet or more of new impervious surface and, through a combination of effective impervious surfaces and converted pervious surfaces, causes a 0.1 cubic feet per second increase in the 100-year recurrence interval flow frequency as estimated using a continuous model approved by the Director.</p> <p>b. Comply with subsection 22.805.080.B.3 (Pre-developed Pasture Standard) if the criteria in subsection 22.805.060.B.2.a do not apply and the total new plus replaced impervious surface is 10,000 square feet or more.</p>	

4.3.2.3. Roadway Projects Discharging to Non-listed Creek Basins – Flow Control

Stormwater Code Language	References
<p>SMC 22.805.060.B.3 - Roadway projects discharging into a creek not listed in subsection 22.805.060.B.2 shall:</p> <p>a. Comply with subsection 22.805.080.B.2 (Pre-developed Forested Standard) if the existing land cover is forested and one or more of the following apply:</p> <p>1. The project adds 5,000 square feet or more of new impervious surface and the total new plus replaced impervious surface is 10,000 square feet or more; or</p> <p>2. The project converts 2.5 acres or more of vegetation to lawn or landscaped areas and from which there is a surface discharge into a natural or man-made conveyance system from the site; or</p> <p>3. The project converts 2.5 acres or more of vegetation to pasture and from which there is a surface discharge into a natural or man-made conveyance system from the site; or</p> <p>4. The project adds 5,000 square feet or more of new impervious surface and, through a combination of effective impervious surfaces and converted pervious surfaces, causes a 0.1 cubic feet per second increase in the 100-year recurrence interval flow frequency as estimated using a continuous model approved by the Director.</p> <p>b. Comply with subsection 22.805.080.B.3 (Pre-developed Pasture Standard) if the criteria in subsection 22.805.060.B.3.a do not apply and the total new plus replaced impervious surface is 10,000 square feet or more.</p>	<ul style="list-style-type: none"> • SMC, Section 22.805.080.B.2 – Pre-developed Forested Standard • SMC, Section 22.805.080.B.3 – Pre-developed Pasture Standard • Figure 2.6 – North End Creek and Small Lake Basins • Figure 2.7 – South End Creek and Small Lake Basins • Volume 3, Section 3.2 – BMP Selection for Flow Control • Volume 3, Section 4.1 – Sizing Approach

4.3.2.4. Roadway Projects Discharging to Small Lake Basins – Flow Control

Stormwater Code Language	References
<p>SMC 22.805.060.B.4 - Projects discharging into Bitter Lake, Green Lake, or Haller Lake shall comply with subsection 22.805.080.B.4 (Peak Control Standard) if the total new plus replaced impervious surface is 10,000 square feet or more.</p> <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • SMC, Section 22.805.080.B.4 – Peak Control Standard • Figure 2.6 – North End Creek and Small Lake Basins • Figure 2.7 – South End Creek and Small Lake Basins • Volume 3, Section 3.2 – BMP Selection for Flow Control • Volume 3, Section 4.1 – Sizing Approach

4.3.2.5. Roadway Projects Discharging to Public Combined Sewer – Flow Control

Stormwater Code Language	References
<p>SMC 22.805.060.B.5 - Unless the Director of SPU determines the public combined sewer has sufficient capacity to carry existing and anticipated loads, roadway projects discharging into the public combined sewer shall comply with subsection 22.805.080.B.4 (Peak Control Standard) if the total new plus replaced impervious surface is 10,000 square feet or more.</p> <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • SMC, Section 22.805.080.B.4 – Peak Control Standard • Figure 2.8 – Public Combined Sewer Basins • Volume 3, Section 3.2 – BMP Selection for Flow Control • Volume 3, Section 4.1 – Sizing Approach

4.3.2.6. Roadway Projects Discharging to a Capacity-constrained System – Flow Control

Stormwater Code Language	References
<p>SMC 22.805.060.B.6 - In addition to applicable minimum requirements for flow control in subsection 22.805.060.B.1 through subsection 22.805.060.B.5, roadway projects discharging into a capacity-constrained system shall also comply with subsection 22.805.080.B.4 (Peak Control Standard) if the total new plus replaced impervious surface is 10,000 square feet or more.</p> <p>SMC 22.805.060 Capacity-constrained system is a public drainage system or a public drainage system to which groundwater is permanently discharged, and the informal drainage system (including ditches and culverts) has determined to have inadequate capacity to carry drainage water, a public drainage system to which groundwater is permanently discharged, and the informal drainage system (including ditches and culverts).</p> <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • SMC, Section 22.805.060.B.1 – Discharges to Wetlands • SMC, Section 22.805.060.B.2 – Discharges to Listed Creek Basins • SMC, Section 22.805.060.B.3 – Discharges to Non-listed Creek Basins • SMC, Section 22.805.060.B.4 – Discharges to Small Lake Basins • SMC, Section 22.805.060.B.5 – Discharges to Public Combined Sewer • SMC, Section 22.805.080.B.4 – Peak Control Standard • Volume 3, Section 3.2 – BMP Selection for Flow Control • Volume 3, Section 4.1 – Sizing Approach

4.3.3. Water Quality Treatment

Stormwater Code Language	References
<p>SMC 22.805.060.C - Roadway projects not discharging to the public combined sewer shall comply with the minimum requirements for treatment contained in Section 22.805.090, to the extent allowed by law, if:</p> <ol style="list-style-type: none"> 1. The existing impervious coverage is less than 35 percent of the project area and the total new plus replaced pollution-generating pervious surfaces is less than one acre; 2. The total new plus replaced pervious surface is 5,000 square feet or more and results in a 50% or more expansion of the existing impervious surfaces within the project site; or 3. The total new plus replaced pollution-generating pervious surfaces is three-quarters of an acre or more and from which there is a surface discharge in a natural or man-made conveyance system from the site. <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • SMC, Section 22.805.090 – Minimum Requirements for Treatment • Volume 3, Section 3.3 – BMP Selection for Water Quality Treatment • Volume 3, Section 4.1 – Sizing Approach

4.4. Parcel-Based Projects

Parcel-based projects shall meet the minimum requirements for on-site stormwater management (SMC, Section 22.805.070), flow control (SMC, Section 22.805.080) and water quality treatment (SMC, Section 22.805.090) when applicable. Key minimum requirements for parcel-based projects are summarized in Figure 4.2a through 4.2c. This section provides a summary of the following requirements for parcel-based projects:

Receiving Water/ Downstream Conveyance	Potentially Applicable Standard(s)	Reference
All	On-site Stormwater Management	Section 4.4.1
Wetland*	Wetland protection	Section 4.4.2.1
Listed creek basin*	Pre-developed forested Pre-developed pasture	Section 4.4.2.2
Non-listed creek basin*	Pre-developed forested Pre-developed pasture	Section 4.4.2.3
Small lake basins	Peak control	Section 4.4.2.4
Public combined sewer	Peak control	Section 4.4.2.5
Capacity-constrained system	Peak control	Section 4.4.2.6
All	Water quality treatment	Section 4.4.3

* Note: In addition to meeting a forested, pasture, or wetland protection standard, projects discharging to a capacity-constrained system will also be required to meet the peak control standard.

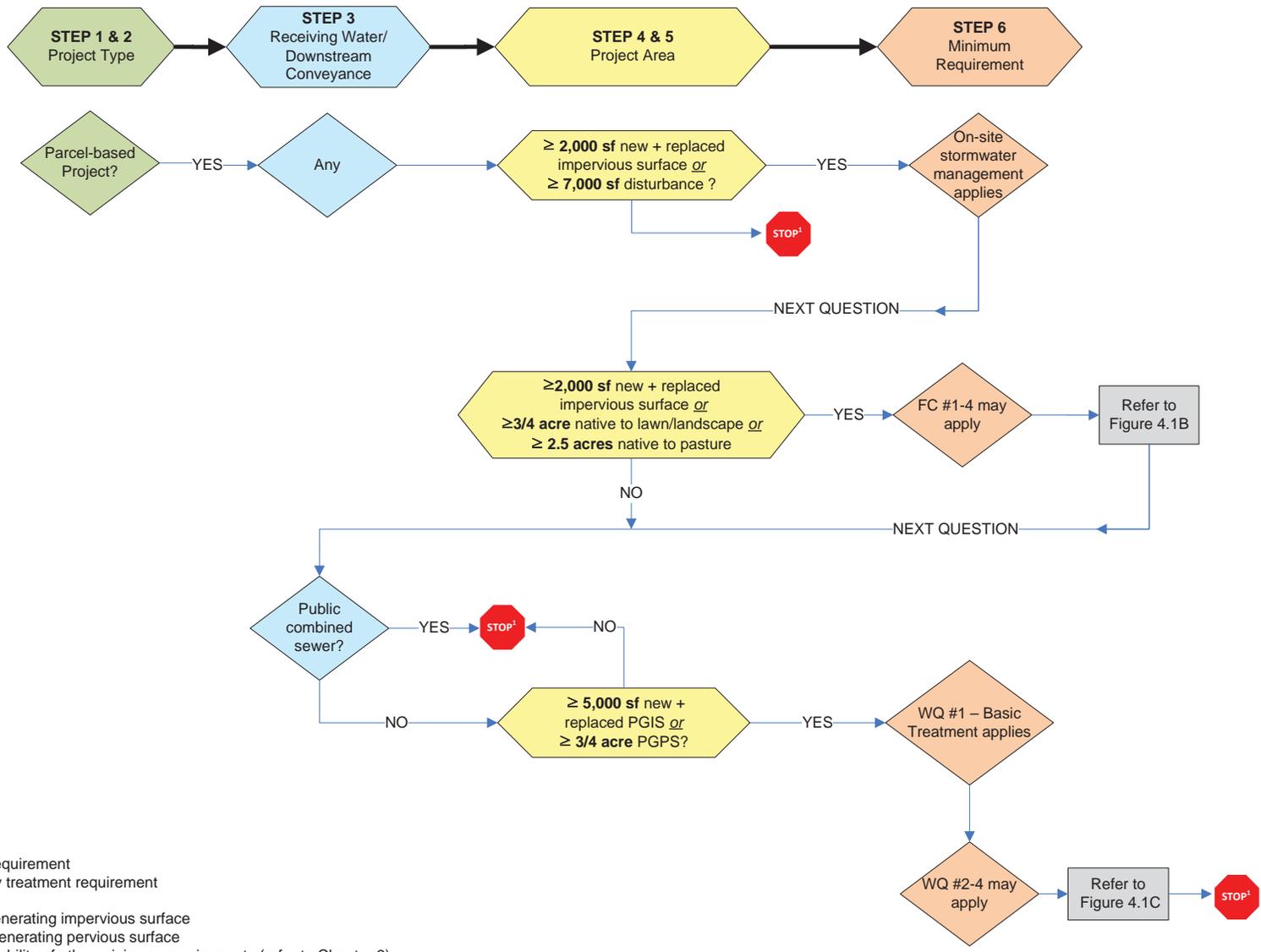
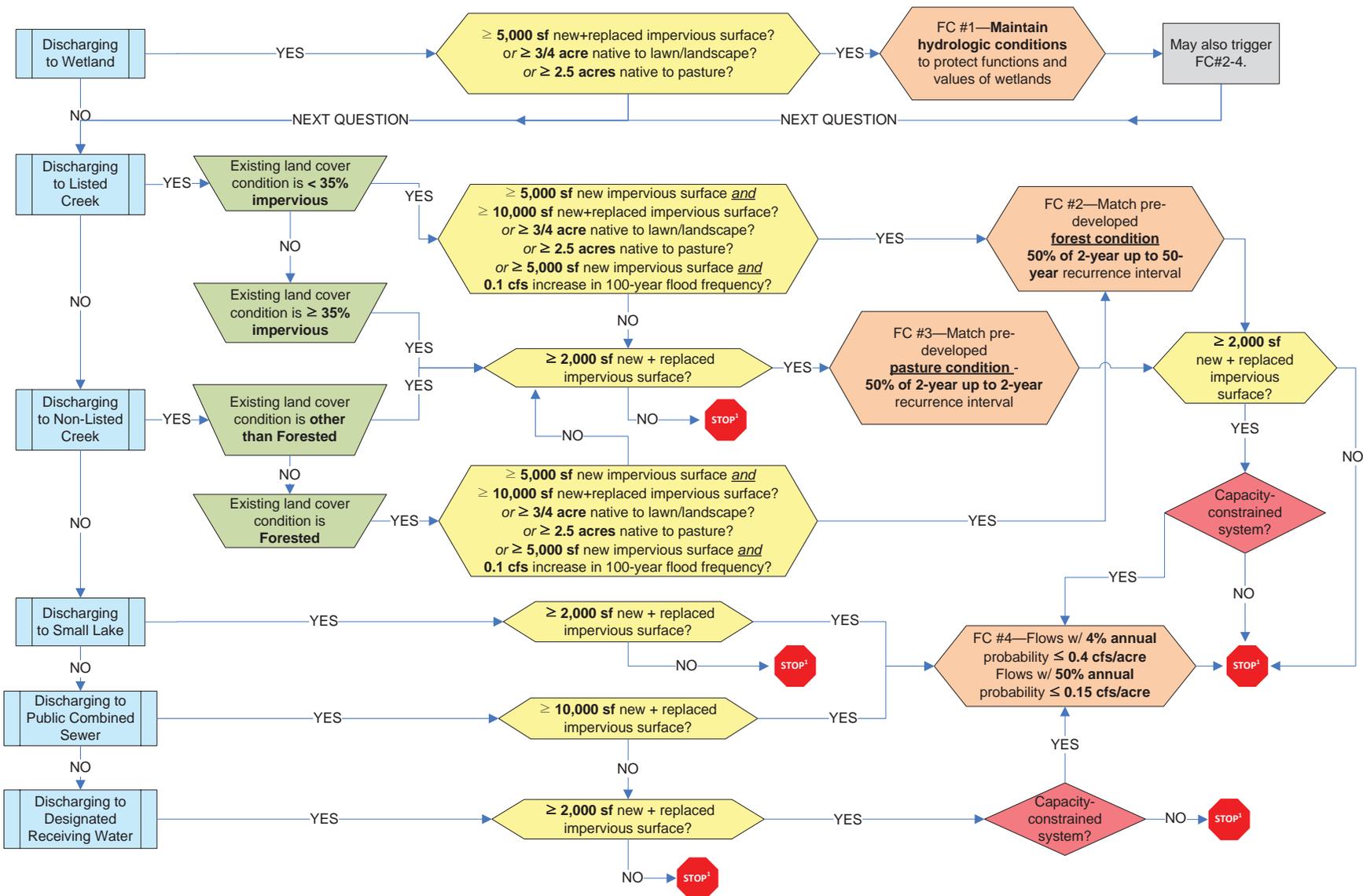
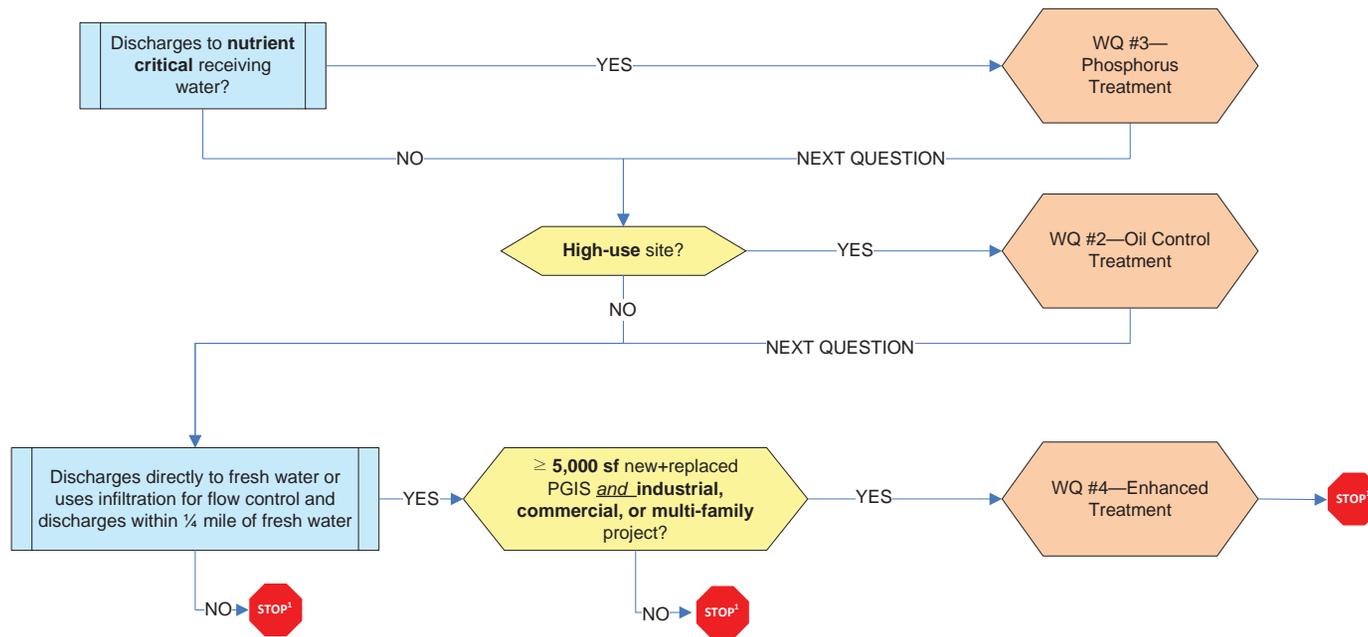


Figure 4.2A. Project Minimum Requirement Overview Flow Chart for Parcel-Based Projects.



FC- flow control requirement
 sf- square feet
 PGIS- pollution generating impervious surface
 PGPS- pollution generating pervious surface
 1- Evaluate applicability of other minimum requirements (refer to Chapter 3)

Figure 4.2B. Flow Control Minimum Requirements for Parcel-Based Projects.



WQ- Water quality treatment requirement

sf- square feet

PGIS- pollution generating impervious surface

PGPS- pollution generating pervious surface

1- Evaluate applicability of other minimum requirements (refer to Chapter 3)

Figure 4.2C. Water Quality Treatment Minimum Requirements for Parcel-Based Projects.

4.4.1. On-site Stormwater Management

Stormwater Code Language	References
<p>SMC 22.805.050.A - On-site Stormwater Management: All parcel-based projects with a total new plus replaced impervious surface or 7,000 square feet or more of land disturbing activity shall meet the minimum requirements for On-site Stormwater Management contained in Section 22.805.070, to the extent allowed by law.</p> <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • Volume 1, Section 5.1 (SMC, Section 22.805.070) – On-site Stormwater Management • Volume 3, Section 3.1 – BMP Selection for On-site Stormwater Management

4.4.2. Flow Control

4.4.2.1. Parcel-based Projects Discharging to Wetlands – Flow Control

Stormwater Code Language	References
<p>SMC 22.805.050.B.1 - Parcel-based projects discharging into a wetland shall comply with subsection 22.805.080.B.1 (Wetland Protection Standard) if:</p> <ol style="list-style-type: none"> The total new plus replaced impervious surface is 5,000 square feet or more; The project converts 3/4 acres or more of vegetation to lawn or landscaped areas and from which there is a surface discharge into a natural or man-made conveyance system from the site; or The project converts 2.5 acres or more of vegetation to pasture and from which there is a surface discharge into a natural or man-made conveyance system from the site. <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • Volume 1, Section 5.2.1 (SMC, Section 22.805.080.B.1) – Wetland Protection Standard • Volume 1, Section 2.6 – Protect Wetlands • Guide sheets 1 through 3 in the SWMMWW Volume I, Appendix I-D (Ecology 2012)

4.4.2.2. Parcel-based Projects Discharging to Listed Creek Basins – Flow Control

Stormwater Code Language	References
<p>SMC 22.805.050.B.2 - Parcel-based projects discharging into Blue Ridge Creek, Broadview Creek, Discovery Park Creek, Durham Creek, Frink Creek, Golden Gardens Creek, Kiwanis Ravine/Wolfe Creek, Licton Springs Creek, Madrona Park Creek, Mee Kwa-Mooks Creek, Mount Baker Park Creek, Puget Creek, Riverview Creek, Schmitz Creek, Taylor Creek, or Washington Park Creek shall:</p> <ol style="list-style-type: none"> Apply in subsection 22.805.050.B.2.1 the Pre-developed Forested Standard if the existing impervious cover is less than 35 percent and one or more of the following apply: <ol style="list-style-type: none"> The project adds 5,000 square feet or more of new impervious surface and the total new plus replaced impervious surface is 10,000 square feet or more; or The project converts 3/4 acres or more of vegetation to lawn or landscaped areas and from which there is a surface discharge into a natural or man-made conveyance system from the site; or <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • Volume 1, Section 5.2.2 (SMC, Section 22.805.080.B.2) – Pre-developed Forested Standard • Volume 1, Section 5.2.3 (SMC, Section 22.805.080.B.3) – Pre-developed Pasture Standard • Figure 2.6 – North End Creek and Small Lake Basins • Figure 2.7 – South End Creek and Small Lake Basins • Volume 3, Section 3.2 – BMP Selection for Flow Control • Volume 3, Section 4.1 – Sizing Approach

Stormwater Code Language	References
<p>3. The project converts 2.5 acres or more of vegetation to pasture and from which there is a surface discharge into a natural or man-made conveyance system from the site; or</p> <p>4. The project adds 5,000 square feet or more of new impervious surfaces and converted pervious surfaces, causes a 0.1 cubic feet per second increase in the 100 year recurrence interval flow frequency as estimated using a continuous model approved by the Director.</p> <p>b. Comply with subsection 22.805.080.B.3 (Pre-developed Pasture Standard) if the criteria in subsection 22.805.050.B.2.a {above} do not apply and the total new plus replaced impervious surface is 2,000 square feet or more.</p>	

Refer to code language in separate document.

4.4.2.3. Parcel-based Projects Discharging to Non-listed Creek Basins – Flow Control

Stormwater Code Language	References
<p>SMC 22.805.050.B.3 - Parcel-based projects discharging into a creek not listed in subsection 22.805.050.B.2 shall:</p> <p>a. Comply with subsection 22.805.080.B.2 (Pre-developed Forested Standard) if the existing land cover is forested and one or more of the following apply:</p> <p>1. The project adds 5,000 square feet or more of new impervious surface and the total new plus replaced impervious surface is 10,000 square feet or more; or</p> <p>2. The project converts 3/4 acres or more of vegetation to lawn or landscaped areas and from which there is a surface discharge into a natural or man-made conveyance system from the site; or</p> <p>3. The project converts 2.5 acres or more of vegetation to pasture and from which there is a surface discharge into a natural or man-made conveyance system from the site; or</p> <p>4. The project adds 5,000 square feet or more of new impervious surface and, through a combination of effective impervious surfaces and converted pervious surfaces, causes a 0.1 cubic feet per second increase in the 100 year recurrence interval flow frequency as estimated using a continuous model approved by the Director.</p> <p>b. Comply with subsection 22.805.080.B.3 (Pre-developed Pasture Standard) if the criteria in subsection 22.805.050.B.3.a do not apply and the total new plus replaced impervious surface is 2,000 square feet or more.</p>	<ul style="list-style-type: none"> • Volume 1, Section 5.2.2 (SMC, Section 22.805.080.B.2) – Pre-developed Forested Standard • Volume 1, Section 5.2.3 (SMC, Section 22.805.080.B.3) – Pre-developed Pasture Standard • Figure 2.6 – North End Creek and Small Lake Basins • Figure 2.7 – South End Creek and Small Lake Basins • Volume 3, Section 3.2 – BMP Selection for Flow Control • Volume 3, Section 4.1 – Sizing Approach

Refer to code language in separate document.

4.4.2.4. Parcel-based Projects Discharging to Small Lake Basins – Flow Control

Stormwater Code Language	References
<p>SMC 22.805.050.B.4 - Parcel-based projects discharging into Bitter Lake, Green Lake, or Haller Lake drainage basins shall comply with subsection 22.805.080.B.4 (Peak Control Standard) if the total new plus replaced impervious surface is 2,000 square feet or more.</p> <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • Volume 1, Section 5.2.4 (SMC, Section 22.805.080.B.4) – Peak Control Standard • Figure 2.6 – North End Creek and Small Lake Basins • Figure 2.7 – South End Creek and Small Lake Basins • Volume 3, Section 3.2 – BMP Selection for Flow Control • Volume 3, Section 4.1 – Sizing Approach

4.4.2.5. Parcel-based Projects Discharging to Public Combined Sewer – Flow Control

Stormwater Code Language	References
<p>SMC 22.805.050.B.5 - Unless the Director of SPU determines the public combined sewer has sufficient capacity to carry existing and anticipated loads, Parcel-based projects discharging into the public combined sewer shall comply with subsection 22.805.080.B.4 (Peak Control Standard) if the total new plus replaced impervious surface is 10,000 square feet or more.</p> <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • Volume 1, Section 5.2.4 (SMC, Section 22.805.080.B.4) – Peak Control Standard • Figure 2.8 – Public Combined Sewer Basins • Volume 3, Section 3.2 – BMP Selection for Flow Control • Volume 3, Section 4.1 – Sizing Approach

4.4.2.6. Parcel-based Projects Discharging to a Capacity-constrained System – Flow Control

Stormwater Code Language	References
<p>SMC 22.805.050.B.6 - In addition to applicable minimum requirements for flow control in subsection 22.805.050.B.1 through subsection 22.805.050.B.5, parcel-based projects discharging into a capacity-constrained system shall also comply with subsection 22.805.080.B.4 (Peak Control Standard) if the total new plus replaced impervious surface is 2,000 square feet or more.</p> <p>SMC 22.801.040 - In a capacity-constrained drainage system or a public combined sewer that the Director of SPU has determined to have inadequate capacity to carry drainage water, a public drainage system to which groundwater is permanently discharged, and the informal drainage system (including ditches and culverts).</p> <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • Volume 1, Section 4.4.2.1 (SMC, Section 22.805.050.B.1) – Discharges to Wetlands • Volume 1, Section 4.4.2.2 (SMC, Section 22.805.050.B.2) – Discharges to Listed Creek Basins • Volume 1, Section 4.4.2.3 (SMC, Section 22.805.050.B.3) – Discharges to Non-listed Creek Basins

Stormwater Code Language	References
	<ul style="list-style-type: none"> • Volume 1, Section 4.4.2.4 (SMC, Section 22.805.050.B.4) – Discharges to Small Lake Basins • Volume 1, Section 4.4.2.5 (SMC, Section 22.805.050.B.5) – Discharges to Public Combined Sewer • Volume 1, Section 5.2.4 (SMC, Section 22.805.080.B.4) – Peak Control Standard • Volume 3, Section 3.2 – BMP Selection for Flow Control • Volume 3, Section 4.1 – Sizing Approach

4.4.3. Water Quality Treatment

Stormwater Code Language	References
<p>SMC 22.805.050.C - Parcel-based projects not discharging to the public combined sewer shall comply with the minimum requirements for treatment contained in Section 22.805.090, to the extent allowed by law, if:</p> <ol style="list-style-type: none"> 1. Refer to code language in separate document <i>The total new or replaced impervious surface is 5,000 square feet or more; or</i> 2. <i>The total new plus replaced pollution-generating pervious surfaces is three-quarters of an acre or more and from which there is a surface discharge in a natural or man-made conveyance system from the site.</i> 	<ul style="list-style-type: none"> • SMC, Section 22.805.090 – Minimum Requirements for Treatment • Volume 3, Section 3.3 – BMP Selection for Water Quality Treatment • Volume 3, Section 4.1 – Sizing Approach

4.5. Utility Projects

Stormwater Code Language	References
<p>SMC 22.800.040.A.2.a - Maintenance, repair, or installation of underground or overhead utility facilities, such as, but not limited to, pipes, conduits and vaults, and that includes replacing the ground surface with in-kind material or materials with similar runoff characteristics are not required to comply with Section 22.805.070 (Minimum Requirements for On-Site Stormwater Management), Section 22.805.060 (Minimum Requirements for Flow Control) or Section 22.805.080 (Minimum Requirements for Peak Control), except as modified as follows:</p> <ol style="list-style-type: none"> a. <i>Installation of underground or overhead utility facilities that are integral with and contiguous to a road-related project shall comply with Section 22.805.060 (Minimum requirements for Roadway Projects).</i> 	<ul style="list-style-type: none"> • Volume 1, Section 4.3 (SMC, Section 22.805.060) – Minimum Requirements for Roadway Projects • Volume 1, Section 5.2 (SMC, Section 22.805.080) – Minimum Requirements for Flow Control • Volume 1, Section 5.3 (SMC, Section 22.805.090) – Minimum Requirements for Treatment

4.6. Road Maintenance Practices

Stormwater Code Language	References
<p>SMC 22.800.040.A.2.b - Pavement maintenance practices limited to the following activities are not required to comply with Section 22.805.060 (Minimum requirements for Roadway Projects), Section 22.805.070 (Minimum Requirements for On-site Stormwater Management), Section 22.805.080 (Minimum Requirements for Flow Control), or Section 22.805.090 (Minimum Requirements for Treatment):</p> <ol style="list-style-type: none"> 1. Refer to code language in separate document 2. Overlaying existing asphalt or concrete or brick pavement with asphalt or concrete without expanding the area of coverage; 3. Shoulder grading; 4. Reshaping or regrading drainage ditches; 5. Crack sealing; 6. Vegetation maintenance 7. Pavement preservation activities that do not expand the road prism 	<ul style="list-style-type: none"> • Volume 1, Section 4.3 (SMC, Section 22.805.060) – Minimum Requirements for Roadway Projects • Volume 1, Section 5.2 (SMC, Section 22.805.070) – Minimum Requirements for On-site Stormwater Management • Volume 1, Section 5.2 (SMC, Section 22.805.080) – Minimum Requirements for Flow Control • Volume 1, Section 5.3 (SMC, Section 22.805.090) – Minimum Requirements for Treatment • Appendix G – Stormwater Control Operations and Maintenance Requirements

4.7. WSDOT Projects

Stormwater Code Language	References
<p>SMC 22.800.040.A.6 - With respect to all state highway right-of-way under WSDOT control within the jurisdiction of the City of Seattle, WSDOT shall use the current, approved Highway Runoff Manual (HRM) for its existing and new facilities and rights-of-way, as addressed in WAC 173-270-030(1) and (2). Exceptions to this exemption, where more stringent stormwater management requirements apply, are addressed in WAC 173-270-030(3)(b) and (c).</p> <ol style="list-style-type: none"> a. When a state highway is located in the jurisdiction of a local government that is required by Ecology to use more stringent requirements to protect environmentally critical areas, WSDOT shall comply with the more stringent standards to protect environmentally critical areas. b. WSDOT shall comply with standards identified in watershed action plans for WSDOT rights-of-way to the extent required by state law. c. Other instances where more stringent local stormwater standards apply are projects subject to tribal government standards or to the stormwater management-related permit conditions imposed under Chapter 25.09 to protect environmentally critical areas and their buffers (under the Growth Management Act), an NPDES permit, or shoreline master programs (under the Shoreline Management Act). In addition, WSDOT shall comply with local jurisdiction stormwater <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • Volume 1, Section 4.3 (SMC, Section 22.805.060) – Minimum Requirements for Roadway Projects • WSDOT Highway Runoff Manual • WAC, Sections 173-270-030(1) and (2) – Best Management Practices – Approved Manual Required and Amendments to Manual • WAC, Sections 173-270-030(3)(b) and (c) – More Stringent Standards • SMC, Chapter 25.09 – Environmentally Critical Areas

Stormwater Code Language	References
<p><i>Proposed when WSDOT projects, and is granted permission, to discharge stormwater runoff into a municipality's drainage system or combination thereof.</i></p> <p>Refer to code language in separate document</p>	

4.8. Special Circumstances

Some projects do not closely fit defined project types, and therefore, require a case-by-case review to determine the applicable minimum requirements. These projects must first go through a pre-permit review process established by DPD to assist the proponent in identifying the specific minimum requirements to be applied. The following list is not comprehensive, but gives the proponent an indication of the complexity of the special circumstances. Examples of special circumstances projects include:

- Bridges or tunnels
- Construction over water
- Close-contour basins
- Permanent dewatering
- Draining into more than one basin
- Multiple blocks or a subdivision
- Alleys
- Railroads
- Work in one or more jurisdictions

CHAPTER 5 – MINIMUM REQUIREMENT STANDARDS

5.1. On-site Stormwater Management

Projects triggering this minimum requirement must evaluate on-site stormwater management to meet the applicable design requirements for the specific project type and discharge location. General on-site stormwater management requirements included in **SMC, Section 22.805.070** are summarized below. Refer to **Section 5.1.1** and **5.1.2** for the on-site performance standard and the on-site list approach.

Stormwater Code Language	References
<p><i>SMC, Section 22.805.070 -</i></p> <p><i>A. Applicability. The requirements of this subsection apply to the extent required in Section 22.805.050.030 to Section 22.805.060.</i></p> <p><i>B. Requirements. On-site stormwater management shall be installed to the extent allowed by law and maintained per rules promulgated by the Director to receive flows from the new plus replaced impervious surfaces on the site being developed shall:</i></p> <ol style="list-style-type: none"> <i>1. Retain and protect existing trees and native vegetation to the maximum extent feasible, and</i> <i>2. Prior to completion of the project, all new, replaced, and disturbed topsoil (including construction lay-down areas) shall be amended with organic matter per rules promulgated by the Director for topsoil to be used for the site to manage water flow and water quality, and</i> <i>3. Comply with Subsection 22.805.070.C (On-site Performance Standard), or</i> <i>4. Subsection 22.805.070.D (On-site Lists). For each project surface, follow the appropriate project table to evaluate GSI BMPs in the order shown for that type of surface, by category. Consider any of the GSI BMPs in the first category. Use the first GSI BMP that is considered feasible. Consider all GSI BMPs in a category before moving on to the next category and evaluating those BMPs in the same manner. No other GSI BMP is necessary for a given project surface. Feasibility shall be determined by evaluation against:</i> <ol style="list-style-type: none"> <i>a. Design criteria, limitations, and infeasibility criteria identified for each BMP in the Rules promulgated by the Director including that a BMP is infeasible if it does not meet the minimum design criteria for the project in the space remaining on the project site; and</i> 	<ul style="list-style-type: none"> • Volume 1, Section 4.1 – Single Family Residential Projects • Volume 1, Section 4.2 – Trail and Sidewalk Projects • Volume 1, Section 4.3.1 – On-site Stormwater Management for Roadway Projects • Volume 1, Section 4.4.1 – On-site Stormwater Management for Parcel-Based Projects • Volume 1, Section 5.1.1 (SMC, Section 22.805.070.C) – On-site Performance Standard • Volume 1, Section 5.1.2 (SMC, Section 22.805.070.D) – On-site Lists • Volume 3, Section 3.1 – BMP Selection for On-site Stormwater Management • Volume 3, Section 4.1 – Sizing Approach • Volume 3, Section 5.1 – Soil Amendment BMP • Volume 3, Section 5.2 – Tree Planting and Retention • Appendix C – On-site Stormwater Management Infeasibility Criteria

Refer to code language in separate document

Stormwater Code Language	References
<p><i>b. Competing Needs: Subsection 22.805.070.D (On-site List) can be superseded or reduced by the Director if the installation of the BMPS is in conflict with:</i></p> <ol style="list-style-type: none"> <i>1) The following federal or state laws, rules, and standards: Historic Preservation and Archaeology Laws per SMC 22.805.070.E (Competing Historic Preservation and Archaeology Laws), Federal Superfund or Washington State Model Toxics Control Act, Federal Aviation Administration requirements for airports, Americans with Disabilities Act; or</i> <i>2) Special zoning district design criteria adopted and being implemented pursuant to a community planning process, such as zoning ordinance amendments, for example, pedestrian zone overlays and minimum floor area ratio requirements. See also Municipal Stormwater Response to Comments, Part V: Response to Comments on Appendix 1 & Low Impact Development for Phase I and Western Washington Phase II Permits, Response "V-27 Competing Needs Feasibility Criteria" (Washington State Department of Ecology, August 1, 2012); or</i> <i>3) Public health and safety standards; or</i> <i>4) Transportation regulations to maintain the option for future expansion or multi-modal use of public rights-of-way; or</i> <i>5) Chapter 15.43 Tree and Vegetation Management in Public Places; Chapter 25.09 Regulations for Environmentally Critical Areas; and Chapter 25.11 Tree Protection and Chapter XXX Standards for Vegetation in the Shoreline Master Plan.</i> 	

Refer to code language in separate document

Projects triggering this minimum requirement must evaluate on-site stormwater management to meet the applicable design requirements for the given project type, size, and discharge location as summarized in **Chapter 2**. Two approaches that can be used for evaluating Minimum Requirements for On-site Stormwater Management include the following:

- **On-site performance standard:** Match the post-development discharge peak flow rate and flow durations to the pre-developed forested condition or the pre-developed pasture condition for the range of pre-developed discharge rates between the 1 percent and 10 percent exceedance values.
- **On-site lists:** Select appropriate GSI BMP(s) from a prioritized list. A prioritized list has been developed for each of the four primary project types (single-family residential, trail and sidewalk, parcel-based, and roadway projects).

5.1.1. On-site Performance Standard

Stormwater Code Language	References
<p>SMC 22.805.070.C -</p> <ol style="list-style-type: none"> 1. If the existing impervious coverage is less than 35 percent and the project discharges to a listed creek basin: <ol style="list-style-type: none"> a. The post-development discharge peak flow rate and flow durations must be matched to the pre-developed pasture condition for the range of pre-developed discharge rates between the 1 percent and 10 percent exceedance values. 2. For all other projects: <ol style="list-style-type: none"> a. The post-development discharge peak flow rate and flow durations must be matched to the pre-developed pasture condition for the range of pre-developed discharge rates between the 1 percent and 10 percent exceedance values. 	<ul style="list-style-type: none"> • Volume 3, Section 3.1.2 – On-site Performance Standard Approach • Volume 3, Section 4.1.3 – Modeling Approach • Appendix F – Hydrologic Analysis and Design

5.1.2. On-site Lists

Stormwater Code Language	References
<p>SMC 22.805.070.D –</p> <ol style="list-style-type: none"> 1. For single-family residential projects, follow Table 805.1. 2. For rail and street rail projects, follow Table 805.2. 3. For park and recreation projects, follow Table 805.3. 4. For roadway projects, follow Table 805.4. 	<ul style="list-style-type: none"> • Volume 3, Section 3.1.1 – On-site List Approach • Volume 3, Section 4.1.1 – On-site List Approach • Appendix C – On-site Stormwater Management Infeasibility Criteria

Table 805.1. On-site List for Single-family Residential Projects.

Category	GSI BMPs	All Basins
1	Full Dispersion	R, S
	Infiltration Trenches	R, S
	Dry Wells	R, S
2	Rain Gardens ^a	R, S
	Infiltrating Bioretention	R, S
	Rainwater Harvesting	X
	Permeable Pavement Surfaces	S
	Permeable Pavement Facilities	R, S
3	Sheet Flow Dispersion	S
	Concentrated Dispersion	S
	Splashblock Downspout Dispersion	R
	Trench Downspout Dispersion	R
	Non-infiltrating Bioretention	R, S
	Vegetated Roofs	X
	Single Family Residential Cisterns	R
4	Perforated Stub-out Connections	R
	Newly Planted Trees	S

Refer to code language in separate document

GSI BMPs - Green Stormwater Infrastructure Best Management Practices

R = Evaluation required for all roof runoff from Single-family residential projects.

S = Evaluation required for all surfaces of Single-family residential projects.

X = Evaluation not required.

^a Installation only allowed for projects with less than 5,000 square feet of impervious surface infiltrating on site.

Table 805.2. On-site List for Trail and Sidewalk Projects.

Category	GSI BMPs	Projects Discharging to a Wetland, Creek, Public Combined Sewer, Small Lake, or Capacity Constrained System Basin	Projects Discharging to a Designated Receiving Water Basin	
		All Impervious Surface	PGIS	Non-PGIS
1	Full Dispersion	S	S	S
2	Rain Gardens	S	S	X
	Infiltration Basins		X ^b	X ^a
	Permeable Pavement		S ^d	X
	Permeable Pavement Facilities	X	X	X
3	Sheet Flow Dispersion	S	S	S
	Concentrated Dispersion	S	S	S

Refer to code language in separate document

GSI BMPs - Green Stormwater Infrastructure Best Management Practices

PGIS - Pollution generating impervious surface

S = Evaluation required for all surfaces of trail or sidewalk projects.

X = Evaluation not required for Trail or Sidewalk Projects.

^a Minimum bioretention cell size top area in right-of-way is 500 square feet (sf) (including pre-settling area). Installation only allowed when contributing area is sufficient to warrant minimum bioretention cell size in right-of-way.

^b Minimum bioretention cell size top area in right-of-way is 500 sf (including pre-settling area). Installation only allowed when contributing area is sufficient to warrant minimum bioretention cell size in right-of-way and the PGIS directed to the cell is 2,000 sf or greater.

^c Evaluation not required if pavement is less than 2,000 sf of contiguous pavement.

^d Evaluation not required if new or replaced PGIS is less than 2,000 sf of contiguous pavement.

Table 805.3. On-site List for Parcel-Based Projects.

Category	GSI BMPs	All Basins
1	Full Dispersion	R, S
	Infiltration Trenches	R
	Dry Wells	R
2	Rain Gardens ^c	R, S
	Infiltrating Bioretention	R, S
	Permeable Paving	R ^d
	Permeable Pavement	S
	Permeable Pavement Facilities	R, S
3	Sheet flow Dispersion	S
	Concentrated Dispersion	S
	Splashblock Downspout Dispersion	R
	Trench Downspout Dispersion	R
	Non-Infiltrating Bioretention	R, S
	Vegetated Roofs	R ^e
4	Perforated Stub-out Connections	R
	Newly Planted Trees	S

Refer to code language in separate document

GSI BMPs - Green Stormwater Infrastructure Best Management Practices

R = Evaluation required for runoff from all roofs of parcel-based projects.

S = Evaluation required for all surfaces of Parcel-based projects, unless otherwise noted below.

^a Flow Control Basins include: Wetland, Creek, Public Combined Sewer System, Small Lake, Capacity-Constrained System

^b Non-Flow Control Basins include: Designated Receiving Water.

^c Installation only allowed for projects not required to meet Section 22.805.080 (Minimum Requirements for Flow Control) or Section 22.805.090 (Minimum Requirements for Treatment) and with less than 5,000 sf of impervious surface infiltrating on site.

^d Evaluation not required for projects in Non-Flow Control Basins ^b or for projects with less 10,000 sf of new plus replaced rooftop surface in Flow Control Basins ^a.

^e Evaluation not required for projects in Non-Flow Control Basins ^b or for projects with less 5,000 sf of new plus replaced rooftop surface in Flow Control Basins ^a.

Table 805.4. On-site List for Roadway Projects.

Category	GSI BMPs	Projects Discharging to a Wetland, Creek, Public Combined Sewer, Small Lake, or Capacity Constrained System Basin	Projects Discharging to a Designated Receiving Water Basin	
		All Impervious Surface	PGIS	All Impervious Surface
1	Full Dispersion	S	S	S
2	Rain Gardens [use allowed for projects not required to meet a FC or WQ Standard and with less than 5,000 sf surface infiltrating on site]	S	S	X
	Infiltrating Bioretention	S ^b	S ^c	X
	Permeable Pavement Surfaces	S ^{e, h}	S ^{f, h}	X
	Permeable Pavement Facilities	X	X	X
3	Sheet Flow Dispersion	S	S	S
	Concentrated Dispersion	S	S	S

Refer to code language in separate document

GSI BMPs - Green Stormwater Infrastructure Best Management Practices

PGIS - Pollution generating impervious surface

S = Evaluation required all surfaces of Roadway Projects.

X = Evaluation not required for Roadway Projects, but allowed.

^a Use only allowed for projects not required to meet a FC or WQ Standard and with less than 5,000 sf of impervious surface infiltrating on site.

^b Minimum bioretention cell size top area in right-of-way is 500 sf (including pre-settling area). Evaluation only required and installation only allowed when contributing area is sufficient to warrant minimum bioretention cell size in right-of-way.

^c Minimum bioretention cell size top area in right-of-way is 500 sf (including pre-settling area). Evaluation only required and installation only allowed when contributing area is sufficient to warrant minimum bioretention cell size in right-of-way and the PGIS directed to the cell is 2,000 sf or greater.

^d Evaluation not required if less than 2,000 sf of contiguous pavement.

^e Evaluation not required if new plus replaced PGIS is less than 2,000 sf of contiguous pavement.

^f Evaluation of Roadways, including alleys, not required unless discharging to a Creek or Wetland Basin.

5.2. Flow Control

Projects triggering this minimum requirement must install flow control facilities meeting the applicable design requirements for the specific project type and discharge location. General flow control requirements included in [SMC, Section 22.805.080](#) are summarized below. Refer to [Section 5.2.1](#) through [5.2.4](#) for specific flow control standards for wetland protection, pre-developed forested, pre-developed pasture, and peak control.

Stormwater Code Language	References
<p>SMC, Section 22.805.080 -</p> <p>A. <i>Applicability: The requirements of this subsection apply to the extent required in Section 22.805.050 to Section 22.805.060.</i></p> <p>B. <i>Requirements. Flow control facilities shall be installed to the extent allowed by law and maintained per rules promulgated by the Director to receive flows from that portion of the site being developed. Post-development discharge determination must include flows from development activities. Projects shall use green stormwater infrastructure to the extent feasible to meet the minimum requirements. Flow control facilities that receive flows from less than that portion of the site being developed may be installed if the total new plus replaced impervious surface is less than 10,000 square feet, the project site uses only green stormwater infrastructure to meet the requirement, and the green stormwater infrastructure provides substantially equivalent environmental protection as facilities not using green stormwater infrastructure that receive flows from all of the portion of the site being developed.</i></p>	<ul style="list-style-type: none"> • Volume 1, Section 4.3.2 – Minimum Requirements for Flow Control for Roadway Projects • Volume 1, Section 4.4.2 – Minimum Requirements for Flow Control for Parcel-Based Projects • Volume 1, Section 5.2.1 – Wetland Protection Standard • Volume 1, Section 5.2.2 – Pre-developed Forested Standard • Volume 1, Section 5.2.3 – Pre-developed Pasture Standard • Volume 1, Section 5.2.4 – Peak Control Standard

Refer to code language in separate document

Projects triggering this minimum requirement must install flow control facilities meeting the applicable design requirements for the given project type, size, and discharge location as summarized in [Chapter 2](#). The performance standards applicable to the key Minimum Requirements for Flow Control include the following:

- **Wetland protection standard (FC#1):** Protect the functions and values of the wetland.
- **Pre-developed forest standard (FC#2):** Match the post-development discharge flow rates and durations to a pre-developed forest condition for the range of pre-developed discharge rates from 50 percent of the 2-year recurrence interval flow up to the 50-year recurrence interval flow.
- **Pre-developed pasture standard (FC#3):** Match the post-development discharge flow rates and durations to a pre-developed pasture condition for the range of pre-developed discharge rates from 50 percent of the 2-year recurrence interval flow up to the 2-year recurrence interval flow.

- **Peak control standard (FC#4):** The post-development 25-year recurrence interval flow must not exceed 0.4 cubic feet per second per acre (cfs/acre); and the 2-year recurrence interval flows must not exceed 0.15 cfs/acre.

When triggered, flow control BMPs must be installed to manage flows from the impervious surfaces and converted pervious surfaces on the site being developed. Post development discharge determination must include flows from dewatering activities. When flows cannot feasibly bypass proposed flow control BMPs, the flow control BMPs must be modeled and sized to handle the combined total flow (refer to **Volume 3, Section 4.4.2**).

Note:

- If a project requires Peak Control (FC#4) and either Pre-developed Forest or Pre-developed Pasture (FC#2 or FC#3), the facility shall be sized to the standard that results in the largest facility (i.e., to meet the more stringent of the requirements).
- Stormwater flow control facilities are not required if the site produces no stormwater runoff discharge as determined by a licensed civil engineer using an approved continuous runoff model (refer to **Appendix F**).

Excerpts from the Stormwater Code (in italics) are presented below in the first column in each section. The second column in each section provides applicable references.

5.2.1. Wetland Protection Standard

Stormwater Code Language	References
<p><i>SMC 22.805.080.B.1 - Protect the functions and values of wetlands and their buffers from all projects discharging stormwater directly or indirectly to them. The hydrologic conditions, vegetative community, and substrate characteristics of the wetlands shall be protected and impacts caused by changes in water flows and pollutants shall be prevented. The introduction of sediment, heat and other pollutants and contaminants into wetlands shall be minimized through the selection, design, installation, and maintenance of temporary storage and transport facilities. The flow of stormwater discharging into a wetland shall not be more than:</i></p> <ul style="list-style-type: none"> • <i>20 percent higher or lower than the pre-developed volume during a single precipitation event, and</i> • <i>15 percent higher or lower than the pre-developed volume on a monthly basis.</i> <p><i>Prior to authorizing new discharges to a wetland, alternative discharge locations shall be evaluated and infiltration options outside the wetland shall be maximized unless doing so will adversely impact the functions and values of the affected wetlands. If one or more of the flow control requirements contained in 22.805.080.B.2 through 22.805.080.B.4 also apply to the project, an analysis shall be conducted to ensure that the functions and values of the affected wetland are protected before implementing these flow control requirements. Projects triggering this requirement shall refer to Guide</i></p>	<ul style="list-style-type: none"> • SMC, Section 22.805.080.B.2 – Pre-developed Forested Standard • SMC, Section 22.805.080.B.3 – Pre-developed Pasture Standard • SMC, Section 22.805.080.B.4 – Peak Control Standard • Volume 1, Section 3.6 – Protect Wetlands • Guide sheets 1 through 3 in the SWMMWW Volume I, Appendix I-D (Ecology 2012)

Refer to code language in separate document

Stormwater Code Language	References
<p>Sheets #1 through #3 presented in Appendix I-D of Ecology's Stormwater Management Manual for Wisconsin (2010, 2012) for additional guidance. <i>Notwithstanding to the contrary, the net loss of wetland functions of values shall result from actions regulated by this subtitle.</i></p>	

5.2.2. Pre-developed Forested Standard

Stormwater Code Language	References
<p>SMC 22.805.080.B.2 - The post-development discharge flow durations must be matched to the pre-developed forested standard range of pre-developed discharge flow from 50 percent of the 2-year recurrence interval flow up to the 50-year recurrence interval flow.</p>	<ul style="list-style-type: none"> • Volume 3, Section 3.2 – BMP Selection for Flow Control • Volume 3, Section 4.1 – Sizing Approach • Appendix F – Hydrologic Analysis and Design

5.2.3. Pre-developed Pasture Standard

Stormwater Code Language	References
<p>SMC 22.805.080.B.3 - The post-development discharge flow durations must be matched to the pre-developed pasture standard range of pre-developed discharge flow from 50 percent of the 2-year recurrence interval flow up to the 50-year recurrence interval flow.</p>	<ul style="list-style-type: none"> • Volume 3, Section 3.2 – BMP Selection for Flow Control • Volume 3, Section 4.1 – Sizing Approach • Appendix F – Hydrologic Analysis and Design

Peak Control Standard

Stormwater Code Language	References
<p>SMC 22.805.080.B.4 - The post-development peak flow with a 4 percent annual probability (2-year recurrence interval) shall not exceed 10.5 cubic feet per second per acre. Additionally, the peak flow with a 50 percent annual probability (2-year recurrence interval) shall not exceed 0.13 cubic feet per second per acre.</p>	<ul style="list-style-type: none"> • Volume 3, Section 3.2 – BMP Selection for Flow Control • Volume 3, Section 4.1 – Sizing Approach • Appendix F – Hydrologic Analysis and Design

5.3. Water Quality Treatment

Projects triggering this minimum requirement based on the amount of PGIS must install water quality treatment facilities, which typically remove pollutants through a combination of gravity settling, filtration, biological uptake, and soil adsorption. General water quality treatment requirements included in [SMC, Section 22.805.090](#) are summarized below.

Stormwater Code Language	References
<p>SMC, Section 22.805.090 -</p> <p>A. <i>Applicability: The requirements of this subsection apply to the extent required in Section 22.805.050 to Section 22.805.060.</i></p> <p>B. <i>Requirements: Water quality treatment facilities shall be installed to treat flows from the pollution generating pervious and impervious surfaces of the site being developed. When stormwater flows from other areas, including non-pollution generating surfaces (e.g., roofs), dewatering activities, and offsite areas, cannot be separated or bypassed, treatment BMPs shall be designed for the entire area draining to the treatment facility. All projects shall use green stormwater infrastructure to the maximum extent feasible to meet the minimum requirements.</i></p>	<ul style="list-style-type: none"> • Volume 1, Section 4.3.3- Treatment Requirements for Roadway Projects • Volume 1, Section 4.4.3- Treatment Requirements for Parcel-Based Projects • Volume 1, Section 5.3.1.1 – Runoff Treatment Volume • Volume 1, Section 5.3.1.2 – Runoff Treatment Rates • Volume 1, Section 5.3.1.3 – Infiltration Treatment Requirements

Stormwater treatment facilities shall be designed based on the stormwater runoff volume from the contributing area or a peak flow rate as outlined in the following subsections.

5.3.1. General Water Quality Treatment Requirements

5.3.1.1. Runoff Treatment Volume

The water quality design treatment volume is determined as follows:

Stormwater Code Language	References
<p>SMC, Section 22.805.090.B.1.a - <i>The daily runoff volume at or below which 91 percent of the total runoff volume for the simulation period is treated, as determined using an approved continuous runoff model.</i></p>	<ul style="list-style-type: none"> • Volume 1, Section 5.3.1.3 – Infiltration Treatment Requirements • Volume 3, Section 4.1 – Sizing Approach • Appendix F – Hydrologic Analysis and Design

5.3.1.2. Runoff Treatment Rates

Stormwater Code Language	References
<p>SMC, Section 22.805.090.B.1.b - <i>Different design flow rates are required depending on whether a treatment facility will be located upstream or downstream of a detention facility:</i></p> <ol style="list-style-type: none"> 1. <i>For facilities located upstream of detention or when detention is not required, the design flow rate is the flow rate at or below which 91 percent of the total runoff volume for the simulation period is treated, as determined using an approved continuous runoff model.</i> 2. <i>For facilities located downstream of detention, the design flow rate is the release rate from the detention facility that has a 50 percent</i> 	<ul style="list-style-type: none"> • Volume 3, Section 4.1 – Sizing Approach • Appendix F – Hydrologic Analysis and Design

Refer to code language in separate document	References
<i>annual probability of occurring in any given year (2-year recurrence interval), as determined using an approved continuous runoff model.</i>	

5.3.1.3. Infiltration Treatment Requirements

Stormwater Code Language	References
<p><i>SMC, Section 22.805.090.B.1.c - Infiltration facilities designed for water quality treatment must infiltrate 91 percent of the total runoff volume as determined using an approved continuous runoff model. Infiltration facilities designed for water quality treatment purposes must be designed to drain the water quality design treatment volume (the 91st percentile, 24-hour volume) within 48 hours.</i></p> <p style="text-align: center;">Refer to code language in separate document</p>	<ul style="list-style-type: none"> • Volume 1, Section 5.3.1.1 – Runoff Treatment Volume • Volume 3, Section 4.1 – Sizing Approach • Appendix F – Hydrologic Analysis and Design

Note that the “91st percentile, 24-hour volume” referenced above represents the upper limit of the range of daily volumes that accounts for 91 percent of the entire runoff volume over a multi-decade period of record.

5.3.2. Water Quality Treatment Standards

Projects triggering this minimum requirement must install treatment facilities for the given project type, size, and discharge location as summarized in **Chapter 2**. The performance standards applicable to the key Minimum Requirements for Water Quality Treatment include the following:

- **Basic Treatment (WQ#1):** Install and maintain a basic water quality treatment facility. The requirements for determining the applicable water quality treatment volume and/or rate are presented in **Section 5.3.1**, with additional modeling requirements and guidance presented in **Appendix F**. If the requirement for basic treatment applies to a project, all other treatment minimum requirements (oil, phosphorus, and enhanced treatment) must be evaluated to determine if they are applicable.
- **Oil Control Treatment (WQ#2):** Install and maintain an oil control treatment facility for high-use sites.
- **Phosphorus Treatment (WQ#3):** Install and maintain a phosphorus treatment facility for projects discharging into nutrient-critical receiving waters.
- **Enhanced Treatment (WQ#4):** Install and maintain an enhanced treatment facility.

When triggered, water quality treatment BMPs must be installed to treat flows from the PGIS and PGPS on the site being developed. When stormwater flows from other areas, including non-PGIS (e.g., roofs), dewatering activities, and flows that cannot be separated or bypassed, water quality treatment BMPs must be sized for the combined total flow. Direct discharge of untreated drainage water from PGIS to groundwater is prohibited (**SMC, Section 22.805.090.B.6**).

Excerpts from the Stormwater Code (in italics) are presented below in the first column in each section. The second column in each section provides applicable references.

5.3.2.1. Basic Treatment

Basic treatment is required in the following circumstances:

- Project sites that discharge stormwater to the ground (i.e., via infiltration) UNLESS:
 - The soil suitability criteria for infiltration treatment are met (refer to *Volume 3, Section 5.4.1*) and pre-settling is provided (refer to *Volume 3, Section 5.4.1*), or
 - The project site uses infiltration strictly for flow control - not treatment - and the discharge is within 1/4 mile of a nutrient-critical receiving water (refer to Phosphorus Treatment), or
 - The project site is required to provide Enhanced Treatment (refer to Enhanced Treatment).
- Single-family residential projects not otherwise required to provide phosphorus control (*Section 5.3.2.3*) as designated by EPA, Ecology, or the City
- Project sites discharging directly (or indirectly through a drainage system) to the following Basic Treatment Receiving Waters:
 - All marine waters
 - Lake Union
 - Lake Washington
 - Ship Canal and bays between Lake Washington and Puget Sound
 - Duwamish River
- Project sites that drain to fresh waters, or to waters tributary to fresh waters, that are not designated for aquatic life use and that do not have an existing aquatic life use
- Landscaped areas of industrial, commercial, and multi-family project sites, and parking lots of industrial and commercial project sites, dedicated solely to parking of employees' private vehicles that do not involve any other pollution-generating activities (e.g., industrial activities; customer parking; storage of erodible or leachable material, wastes, or chemicals; vehicle maintenance).

Stormwater Code Language	References
<p>SMC, Section 22.805.090.B.2 - A basic treatment facility shall be required for all projects that require stormwater treatment (Oil Control Treatment), subsection 22.805.090.B.4 (Phosphorus Treatment), subsection 22.805.090.B.5 (Enhanced Treatment) are in addition to this basic treatment requirement.</p> <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • SMC, Section 22.805.090.B.3 – Oil Control Treatment • SMC, Section 22.805.090.B.4 – Phosphorus Treatment • SMC, Section 22.805.090.B.5 – Enhanced Treatment • Volume 3, Section 3.3 – BMP Selection for Water Quality Treatment • Volume 3, Section 4.1 – Sizing Approach • Appendix F – Hydrologic Analysis and Design

5.3.2.2. Oil Control Treatment

Oil control treatment applies to projects that include “high-use sites” or have NPDES permits that require application of oil control. Gasoline service stations will likely exceed the high-use site threshold. The petroleum storage and transfer criterion is intended to address regular transfer operations such as gasoline service stations, not occasional filling of heating oil tanks. In general, all-day parking areas are not intended to be defined as high-use sites, and should not require oil control.

The project proponent shall develop an ADT estimate for approval by the City (www.seattle.gov/transportation/tfdmaps.htm). The City may also require oil control facilities to be used on sites that may generate high concentrations of oil, but do not meet the high-use site thresholds.

Stormwater Code Language	References
<p>SMC, Section 22.805.090.B.3 - An oil control treatment facility shall be required for high-use sites, as defined in 22.801.090.</p> <p>SMC, Section 22.801.090 - "High-use sites" means sites that typically generate high concentrations of oil due to high traffic turnover or the frequent transfer of oil. High-use sites include:</p> <ol style="list-style-type: none"> 1. An area of a commercial or industrial site subject to an expected average daily traffic (ADT) count equal to or greater than 100 vehicles per day, or 100 vehicles per day, or 100 vehicles per day, or 100 vehicles per day; 2. An area of a commercial or industrial site subject to petroleum storage and transfer in excess of 1,500 gallons per year, not including routinely delivered heating oil; 3. An area of a commercial or industrial site subject to parking, storage or maintenance of 25 or more vehicles that are over 10 tons gross weight (trucks, buses, trains, heavy equipment, etc.); <p>Refer to code language in separate document</p>	<ul style="list-style-type: none"> • Volume 3, Section 3.3 – BMP Selection for Water Quality Treatment

<p>4. A road intersection with a measured ADT count of 25,000 vehicles or more that intersects a roadway on any intersecting roadway, including projects proposed primarily for pedestrian or bicycle use improvements.</p>	
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Refer to code language in separate document

5.3.2.3. Phosphorus Treatment

The requirement to provide phosphorus treatment is determined by the City, Ecology, or the EPA. At the time this manual was developed, there were no established phosphorus-specific treatment requirements for project-scale treatment BMPs in Seattle. In the future, the City may develop a management plan and implement ordinances or regulations for control of phosphorus from new development and redevelopment for the receiving water(s) of the stormwater drainage. The project proponent must comply with all applicable legal requirements.

Stormwater Code Language	References
<p>SMC, Section 22.805.090.B.4 - Phosphorus treatment shall be required for projects discharging into nutrient-critical receiving waters.</p>	<ul style="list-style-type: none"> • Volume 3, Section 3.3 – BMP Selection for Water Quality Treatment

Refer to code language in separate document

Project sites subject to the phosphorus treatment requirement could also be subject to the enhanced treatment requirement (**Section 5.3.2.4**).

5.3.2.4. Enhanced Treatment

Sites that discharge directly (or, indirectly through a drainage system) to a Basic Treatment Receiving Water (**Section 5.3.2.1**) are not subject to enhanced treatment requirements. Likewise, any portion of a project site that is identified as subject to basic treatment requirements only (**Section 5.3.2.1**) are not subject to enhanced treatment requirements.

Stormwater Code Language	References
<p>SMC, Section 22.805.090.B.5 - An enhanced treatment facility for reducing concentrations of dissolved metals shall be required for projects that discharge directly to fresh waters, or waters tributary to fresh waters, designated for aquatic life use or have an existing aquatic life use; or use infiltration strictly for flow control (not treatment) and the discharge is within ¼ mile of fresh water designated for aquatic life use or have an existing aquatic life use. The project must also meet the following criteria:</p> <ol style="list-style-type: none"> For a parcel-based project, the site is an industrial, commercial, or multi-family project. For a roadway project, the site is either: <ol style="list-style-type: none"> A fully controlled or a partially controlled limited access highway with Annual Average Daily Traffic counts of 15,000 or more; or Any other road with an Annual Average Daily Traffic count of 7,500 or greater. 	<ul style="list-style-type: none"> • Volume 3, Section 3.3 – BMP Selection for Water Quality Treatment

Refer to code language in separate document

Project sites subject to the enhanced treatment requirement could also be subject to the phosphorus treatment requirement if located in an area designated for phosphorus control (*Section 5.3.2.3*).

CHAPTER 6 – ALTERNATIVE COMPLIANCE

Stormwater Code Language	References
<p>SMC 22.800.080 – Authority</p> <p>The Director of SPU is authorized, to the extent allowed by law:</p> <p>E. To develop, review, or approve an Integrated Drainage Plan as an equivalent means of complying with the requirements of this subtitle, in which the developer of a project voluntarily enters into an agreement with the Director of SPU to implement an Integrated Drainage Plan that is specific to one or more sites where best management practices are employed and that has a cumulative effect on the discharge from the site(s) to the same receiving water is the same or better than that which would be achieved by a less integrated, site-by-site implementation of best management practices. (SMC 22.800.080.E)</p> <p>F. To enter into an agreement with the developer of a project for the developer to voluntarily contribute funds toward the construction of one or more drainage control facilities that mitigate the impacts to the same receiving water that have been identified as a consequence of the proposed development. (SMC 22.800.080.F)</p> <p>G. To enter into an agreement with the developer of a project for the developer to voluntarily construct one or more drainage control facilities at an alternative location, determined by the Director, to mitigate the impacts to the same receiving water that have been identified as a consequence of the proposed development. (SMC 22.800.080.G)</p>	<ul style="list-style-type: none"> • Not applicable

When the consequences of the proposed development are from new impervious surfaces, the mitigation should be provided at the same time as completion of the new surfaces. When the consequences of the proposed development are from replaced impervious surfaces, there should be a construction plan and schedule that ensure the drainage control facility or facilities mitigating the impacts are constructed within 5 years of the original development, which may be required by state law.

CHAPTER 7 – SITE ASSESSMENT AND PLANNING

To help evaluate minimum requirements and start the process for selecting on-site stormwater management, flow control, and water quality treatment facilities, each project must assess and evaluate existing and post-development site conditions. This chapter describes typical site information and design considerations to be identified early in the project development process. The goal of site assessment and planning is to identify any additional stormwater management issues that must be addressed before selecting on-site stormwater management, flow control, and/or water quality treatment facilities. Additional information on drainage control reviews and required plan submittals is included in Chapter 8.

7.1. Identifying Key Project Components

Chapter 3 presents steps for determining the applicable on-site stormwater management, flow control, and water quality treatment requirements. The following sections provide additional guidance on key project components that can significantly influence the project design and approach and should be considered as part of the site assessment and planning step.

7.1.1. *Project Boundaries and Structures*

Project boundaries, nearby structures, and other related issues can directly affect stormwater designs. The following must be addressed before selecting a stormwater facility:

- **Project Boundaries:** The project boundaries typically define the limits of disturbance and can affect the thresholds and applicable minimum requirements. Project boundaries generally coincide with the right-of-way and/or property line.
- **Setbacks:** Property lines, existing and proposed structures, and adjacent right-of-way boundaries must be identified and considered to evaluate project impacts on adjacent properties.
- **Location of Buildings:** All existing and proposed buildings must be identified, including all existing and proposed temporary and permanent structures (such as retaining walls) and impervious surfaces (driveways, patios, etc.). Structures on neighboring properties can also affect stormwater BMP selection.
- **Foundations and Footing Drains:** The type of proposed foundations and footing drains, including location and extent, must be determined:
 - Conventional spread footings
 - Pile shaft
 - Basement

- Footing drains and their associated point of discharge, if applicable
- Water-tight foundation without footing drains

7.1.2. Soil Condition Assessment

The soil type and land cover types on the project must be evaluated to assess the infiltration capacity of the site and the applicability of various stormwater facilities. General requirements for infiltration facilities, including site characterization and infiltration rate determination are presented in [Volume 3, Section 5.4.1](#) and [Appendix D](#). An infiltration feasibility map is included in [Appendix C](#).

7.1.3. Environmentally Critical Areas (ECAs)

Additional regulatory requirements are placed upon projects that are within or near ECAs, pursuant to [SMC, Chapter 25.09](#). Depending upon the type of ECA, additional requirements or limitations regarding stormwater management may apply.

7.1.4. Dewatering

It is important to have early estimations of the groundwater discharge from the project site. The site's proximity to receiving waters, or its location in areas where there may be perched, static, tidally influenced or hydraulically connected groundwater can have significant impacts on how the project is designed and which other minimum requirements apply. Refer to the Minimum Requirements for Flow Control ([Section 5.2](#)) and the Minimum Requirement to Ensure Sufficient Capacity ([Section 3.9](#)).

7.1.5. Topography

Because topography will influence how and where stormwater facilities are incorporated onto the site, the existing and proposed topography must be considered. Important features to assess include the following:

- Key terrain features, such as closed depressions and grade breaks
- Natural drainage courses, such as swales, ditches, rills, and gullies
- Flow entering and exiting the property
- Roadway grades and elevations

7.2. Site Design Considerations

To manage stormwater effectively and efficiently, site design for both the construction phase and post-development condition should be done in unison with the design and layout of the stormwater infrastructure. Efforts should be made, as required and encouraged by local development codes, to conserve natural areas, retain native vegetation, reduce impervious surfaces, and integrate stormwater controls into the existing site layout to the maximum extent feasible. With careful planning, these efforts will not only help achieve the minimum requirements contained in the Stormwater Code, but can also reduce impacts from development projects and reduce the costs of water quality treatment and flow control.

Before designing the site and stormwater infrastructure, consider the following:

- Stormwater:
 - Identify the approved point of discharge and conveyance system flow path, both pipe and topographically
 - Manage stormwater runoff (quantity and quality) as close to the point of origin as possible
 - Minimize the quantity of stormwater collection and conveyance systems required
 - Use simple, nonstructural methods for stormwater management
 - Use GSI BMPs (e.g., dispersion, infiltration, and reuse) where feasible
- Landscaping:
 - Maintain and use natural drainage patterns
 - Preserve natural features and resources, including trees
 - Create a multifunctional landscape using hydrology as a framework for site design
 - Confine and phase construction activities to minimize disturbed areas, and minimize impacts to environmentally critical areas and their associated buffers
 - Plant new trees in proximity to ground level impervious surfaces for on-site stormwater management and/or flow control credit
 - Minimize or prevent compaction and protect soils
- Impervious and Pervious Surfaces:
 - Fit development to the terrain to minimize land disturbance
 - For sites with varied soil types, locate impervious areas over less permeable soil (e.g., till). Minimize development over more porous soils. Use porous soils by locating bioretention and permeable pavement over them.
 - Cluster buildings together
 - Minimize impervious surfaces (e.g., buildings, sidewalks)
 - Minimize PGIS (e.g., areas subject to vehicular use such as driveways and parking strips)
 - Minimize PGPS (e.g., fertilized lawns)

CHAPTER 8 – DRAINAGE CONTROL REVIEW AND APPLICATION REQUIREMENTS

Most construction projects in Seattle require a permit from DPD and/or SDOT. There are two levels of Drainage Control Review required for construction permits: Standard Drainage Review and Comprehensive Drainage Review. The type of Drainage Control Review required is based on the total amount of new plus replaced impervious surface and the total amount of land disturbing activity.

Forms and submittal documents for projects not conducted in the right-of-way (typically on private property) can be found on DPD’s website (<http://www.seattle.gov/dpd/codesrules/codes/stormwater/default.htm>).

Forms and submittal documents for projects conducted in the right-of-way can be found on SDOT’s website (http://www.seattle.gov/transportation/stuse_sip.htm).

The City also has resources available at the DPD Applicant Services Center, including DPD staff available to answer questions, and relevant “Tips” with detailed information for construction projects. Visit the DPD Applicant Services Center on the 20th floor of the Seattle Municipal Tower 700 Fifth Avenue, Seattle, Washington 98124 or the website (<http://www.seattle.gov/dpd>). Copies of all available “Tips” are also available at the DPD Public Resources Center (same location as above) or visit DPD’s “Tips” website (<http://web1.seattle.gov/dpd/cams/CamList.aspx>).

8.1. Standard Drainage Review

Standard Drainage Review generally applies to projects that involve 750 square feet or more but less than 1 acre of land disturbing activity, and less than 5,000 square feet of new plus replaced impervious surface.

All submittals that require Standard Drainage Review must include the following:

- Construction Stormwater Control Plan (refer to **Volume 2 - Construction Stormwater Control**)
- Post Construction Soil Management Plan (refer to **Volume 3, Section 5.1**)
- Drainage Control Plan
 - Design details and figures
 - Maintenance instructions
- Site Plan including, at a minimum (**Tip 103 - Site Plan Requirements**):

- Names and widths of adjacent streets and alleys
- Street and alley improvement type
- Easements and setbacks
- Distances from structures to property lines
- General size and shape of current and proposed structures
- Type, location, and dimension of curbs, sidewalks, and street trees
- Building identifiers (for sites with more than one building)
- Location of primary entrance
- Property line dimensions
- Proposed work
- Address of project, owner's name, legal description, and King County Assessor Parcel Number
- On-site stormwater management documentation:
 - On-site Stormwater Management Infeasibility Criteria (refer to [Appendix C](#))
 - Where infiltration is not feasible, documentation demonstrating infeasibility (refer to [Volume 3, Section 5.4.1](#))
 - Subsurface characterization, infiltration test results, or groundwater analysis as required per [Volume 3, Section 5.4.1](#)
- Flow Control documentation, if triggered. Required documentation may include:
 - Modeling documentation (refer to [Appendix F](#))
 - Subsurface characterization, infiltration test results, or groundwater analysis as required per [Volume 3, Section 5.4.1](#)
- Memorandum of Drainage Control for projects not located in the right-of-way including, at a minimum ([SMC, Section 22.807.020.B.1.d](#)):
 - The legal description of the site
 - A summary of the terms and limitations of the drainage control plan
 - An agreement to inform future purchasers/successors/assignees of the existence, limitations, and inspection and maintenance requirements of the drainage control facilities
 - The side sewer permit number, date, and name

- Permission for the City to enter the property for inspection, monitoring, correction, and abatement purposes
- The owner(s)' signatures acknowledged by a notary public
- Operations and maintenance (O&M) plan for stormwater facilities or include reference to the O&M requirements in **Appendix G** on the Drainage Control Plan

8.2. Comprehensive Drainage Review for Large Projects

Comprehensive Drainage Review is required for projects involving 5,000 square feet or more of new plus replaced impervious surface or 1 acre or more of land disturbing activity prepared by a licensed engineer. In addition to the requirements of the Standard Drainage Review, the following information is required for the Comprehensive Drainage Review:

- A Technical Information Report (TIR) to provide a standard format for presenting the information required
- A Drainage Report including, at a minimum:
 - A narrative detailing the proposed project and stormwater mitigation
 - Water quality supporting calculations (if triggered)
 - Drainage basin map
 - Inspection and maintenance schedule

8.3. Additional Documentation

Additional information may be required based on project specifics (e.g., infeasibility evaluation, existing conditions) to adequately evaluate a project for compliance with the requirements and purpose of the Stormwater Code and other laws and regulations.

Such information includes, but is not limited to:

- Soils Analysis (refer to **Section 5.4.1** and **Appendix D**)
- Geotechnical Report (refer to **Section 5.4.1** and **Appendix D**)
- Survey of existing native vegetation cover (**SMC, Section 25.11.050**)
- Topographic / Boundary Survey (**SMC, Section 25.09.330**)
- Environmental Assessment for potentially contaminated sites
- Downstream Analysis

