

LIDA & HOMEBUILDING



Are you planning a new home or addition that will create or disturb 1,000 square feet or greater of impervious surface (e.g., roofs and driveways)? If you answered yes, your project will need to address water quality treatment standards. This fact sheet describes the treatment requirement and review process so you can move forward with a functional and beautiful project that benefits you and the Tualatin River Watershed.

What type of treatment is required?

Treatment will be provided through one of the following approaches:

1. An off-site regional water quality approach that was designed to incorporate the development;
2. Payment of Fee-In-Lieu when topography, soils or other site conditions make an on-site approach impractical or ineffective; or
3. An on-site low impact development approach (LIDA) as listed in the Design and Construction Standards, Chapter 4, Table 4-3.

What is LIDA?

LIDA include landscape elements such as planters, vegetated filter strips and swales that filter and/or infiltrate stormwater. Other types of LIDA are porous pavements and green roofs that reduce impervious area and runoff volume. LIDAs are integrated with the site landscaping to provide stormwater management, visual amenities and habitat benefits. Low impact site design may preserve trees and vegetation and reuse stormwater.

Plan Review Process

1. Applicant submits site plan and owner-signed Private Stormwater Facilities Agreement.
2. Staff reviews for compliance with Design and Construction Standards and notifies applicant when permit(s) are available.
3. Contact Washington County or local city for appropriate permits (plumbing or grading).
4. Applicant picks up permit(s) and calls for inspections.



Your project may require one or more of the following permits

A Connection Permit is issued for new dwellings.

One or more Inspection Permits, which may include:

- Water Quality: when LIDA is constructed on-site
- Erosion Control: when ground disturbance = 500 SF or greater
- Line Tap: for connections to public sanitary or storm pipes.

Please contact staff to learn which permits your project requires.

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When planning your development, consider these LIDA site planning objectives, in order of importance:

1. Conserve existing resources
2. Minimize disturbance
3. Minimize soil compaction
4. Minimize imperviousness with green roofs and porous pavements
5. Direct runoff from impervious surfaces into treatment approaches.

At a minimum, your project will need to provide treatment approaches to treat runoff from impervious surfaces (item 5 above). The typical treatment area is 158 square feet per residential parcel (see Chapter 4, Section 4.08.1(a) and 4.08.4 for specifics).

Once you have your site design, submit your plan. Staff will review it for consistency with Chapter 4 treatment requirements.

Submittal items*

To start the review process, submit the following items:

Site plan, to scale on 11 x 17, that shows:

- ✓ Property lines
- ✓ Existing and proposed development
- ✓ PUE or other easements on the property
- ✓ Storm and sanitary laterals
- ✓ LIDA location(s) and footprint(s), including inlet and overflow points and elevation
- ✓ CWS LIDA Standard Drawing(s), or approved alternative
- ✓ Square footage of impervious area draining to each LIDA
- ✓ Square footage of treatment area for each LIDA

Completed and signed Private Stormwater Facilities Agreement:

- ✓ Correct owner name(s) and address
- ✓ Type and quantity of LIDA
- ✓ Legal property description from the deed
- ✓ Owner's notarized signature

* See Chapter 2, Section 2.05 in Design and Construction Standards for full description of submittal requirements

Resources

Find the following references and resources at cleanwaterservices.org/permits-development/resource-directory/

- Submittal Requirements: Design and Construction Standards, Chapter 2, Section 2.05
- Treatment Requirements: Design and Construction Standards, Chapter 4
- LIDA Handbook
- Pre-Screening Application Form

Find yard tips for homeowners on cleanwaterservices.org/for-residents/community-resources/outside/in-your-yard/



Everything we do at Clean Water Services aims to protect public health while enhancing the natural environment of the Tualatin River Watershed.

Clean Water Services

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