

# Technical Information Report (TIR) for Large Sites



## Thresholds for Large Site Drainage Review

In general, large site drainage review is required for projects that results in:

- 5000 sq ft of new hard surface at single family residential sites (including duplexes);
- 2,000-5000 sq ft of new and/or replaced hard surfaces at commercial sites; or
- 7,000-32,670 sq ft of land disturbing activity.

Refer to [2017 City of Issaquah Stormwater Design Manual Addendum](#) and the [2014 Stormwater Management Manual for Western Washington](#) for more information. Other criteria or exemptions may apply.

**Instructions: Complete the information on this page and attach the provided cover sheet from page 2 of this document to the front.**

## A. Project Overview

- General description of project vicinity and site characteristics
- Description of proposed project
- Site vicinity map showing location of site, nearby roads, receiving waters, and significant geographical features
- Description of stormwater runoff patterns on the site before and after development.

## B. Existing Conditions Summary and Site Analysis

A site analysis shall include information as described in I-3.1.1 Step 1. Please note documents must be prepared by industry professionals:

- A survey prepared by a registered land surveyor.
- A soils report prepared by a professional soil scientist certified by the Soil Science Society of America or by other suitably trained persons working under the supervision of a professional engineer, geologist, hydrogeologist, or engineering geologist registered in the State of Washington.

## C. Permanent Stormwater Control Plan (flow control, LID, and water quality facility and analysis and design)

- See I-3.1.5 Step 5-Prepare a Permanent Stormwater Control Plan in the 2014 SWMMWW for requirements for Small Sites and Large Site Review.

## D. Construction Stormwater Pollution Prevention Plan (SWPPP)

- An adequate Construction SWPPP includes a narrative and drawings. The narrative is a written statement to explain and justify the pollution prevention decisions made for a particular project. The narrative contains concise information concerning existing site conditions, construction schedules, and other pertinent items that are not contained on the drawings. The drawings and notes describe where and when the various BMPs should be installed, the performance the BMPs are expected to achieve, and actions to be taken if the performance goals are not achieved. See I-3.1.6 Step 6 – Prepare a Construction Stormwater Pollution Prevention Plan for more requirements.

## E. Site Plans

Provide site plans with drainage details in accordance with the *2014 Stormwater Management Manual for Western Washington*. See I-3.1.7 Step 7. Include the following documents:

- Off site Analysis Report
- Special Reports and Studies
- Other Permits
- Operation and Maintenance Manual
- Declaration of Covenant for Privately Maintained Flow Control and Treatment Facilities
- Declaration of Covenant for Privately Maintained Onsite Stormwater Management BMPs
- Bond Quantities Worksheet

## **F. Runoff Treatment**

- Evaluate projects with >5000 sf of new and/or replaced impervious surface to determine which of these criteria apply:
  - All sites with Total effective impervious surface >10,000 sf, or
  - >3/4 acres of vegetation converted to lawn or landscape, or
  - Increase in the 100-year discharge compared to pre-project condition is 0.10 or 0.15 cfs (depending on WWHM model time step used). Note: thresholds apply separately to each threshold discharge area
- Stormwater discharges shall match developed discharge durations to pre-developed duration for the range of predeveloped discharge rates from 50% of the 2-year peak flow up to the full 50-year peak flow
- Stormwater treatment facilities shall be: I Selected in accordance with the process identified in Chapter I-4 - BMP and Facility Selection Process for Permanent Stormwater Control Plans (p.95), and Chapter V-2 - Treatment Facility Selection Process (p.773), I Designed in accordance with the design criteria in Volume V (p.765), and I Maintained in accordance with the maintenance schedule in Volume V (p.765).
- See I-2.5.6 Minimum Requirement #6: Runoff Treatment for additional requirements.

## **G. Flow Control**

- Flow Control may not be required for projects that discharge directly to, or indirectly to Flow Control-Exempt Surface Waters. See I-2-5.7 for more details and requirements.

## **H. Wetland Protections**

- This section only applies to projects whose stormwater discharges into a wetland, either directly or indirectly through a conveyance system. See I-2.5-8 for requirements.

## **I. Operation and Maintenance**

- An operation and maintenance manual that is consistent with the provisions in Volume V in the *2014 Stormwater Management Manual for Western Washington*. The O&M manual shall be provided for proposed stormwater facilities and BMPs, and the party (or parties) responsible for maintenance and operation shall be identified. At private facilities, a copy of the operation and maintenance manual shall be retained on-site or within reasonable access to the site, and shall be transferred with the property to the new owner. For public facilities, a copy of the operation and maintenance manual shall be retained in the appropriate department. A log of maintenance activity that indicates what actions were taken shall be kept and be available for inspection by the City of Issaquah.

# Stormwater Drainage Report for Large Sites Cover Sheet

**Project Name:** \_\_\_\_\_

Site Address: \_\_\_\_\_

Parcel Number(s): \_\_\_\_\_

Project Description:

**Developer/Owner:** \_\_\_\_\_

Contact: \_\_\_\_\_

**Engineer Name:** \_\_\_\_\_

Company: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

**Report Date:** \_\_\_\_\_

**City Use Only**

**Permit Number:** \_\_\_\_\_

**Approval:**