06SV034 / 06PL081

Blake Estates – City Council Meeting 7/17/2006

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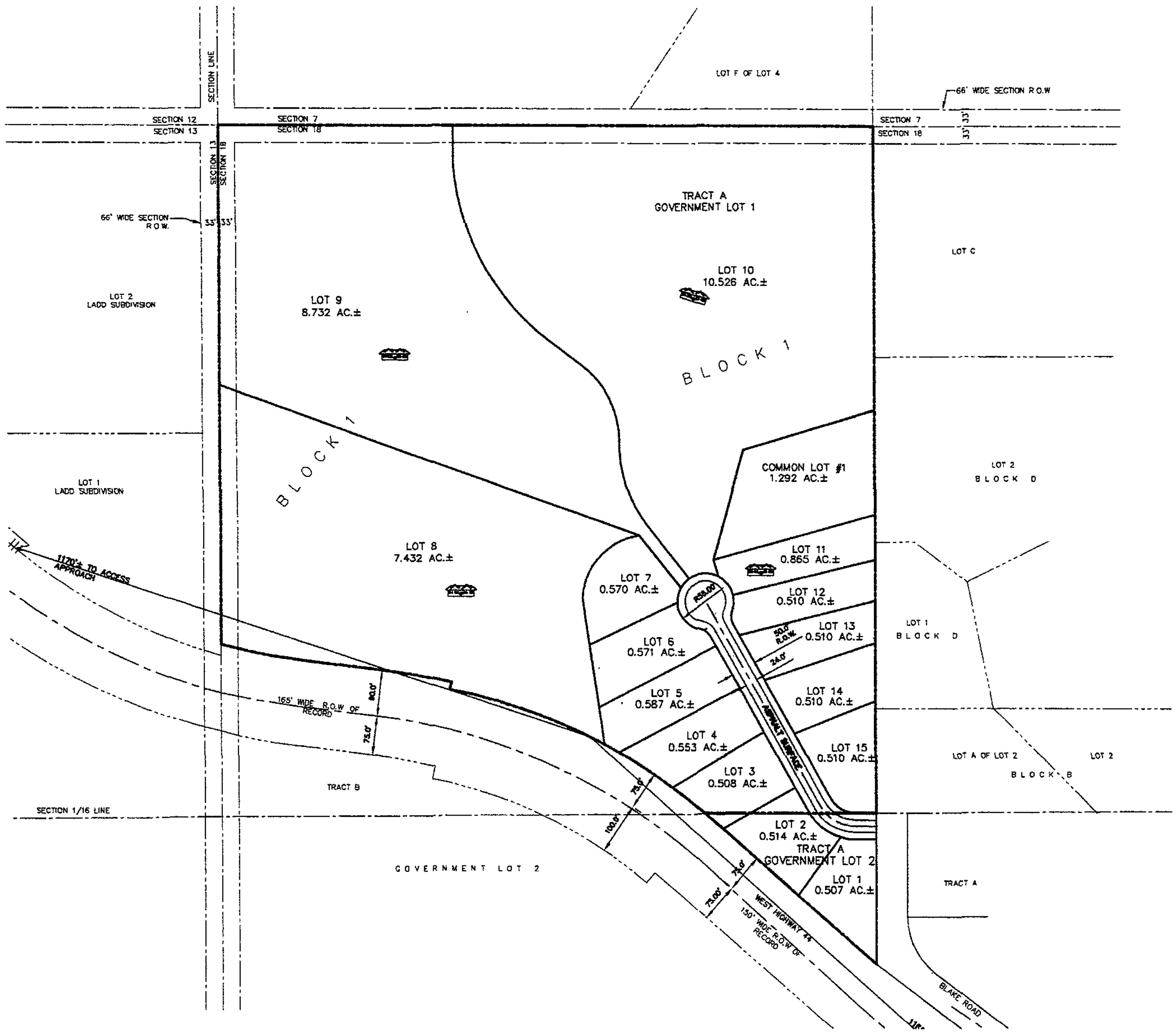

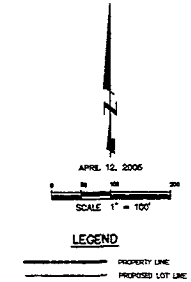

NOTE:
1. PUBLIC SEWER SYSTEM
2. PRIVATE WATER SYSTEM
3. PROPOSED 24' WIDE ASPHALT ROAD, NO CURB AND GUTTER.

PREPARED FOR:	LOCATION:			REVISIONS	PROJECT:		SHEET
ROB LIVINGSTON 23851 HIGHWAY 385 HILL CITY , SD 57745	TRACT A OF GOVERMENT LOTS 1&2 SECTION 18, T1N, R7E, BHM PENNINGTON COUNTY, SOUTH DAKOTA		Renner Associates, LLC. 616 Sixth St. • Rapid City, SD 57701 • 605/721-7310 FAX: 605/721-7313 • E-MAIL: Gary@RennerAssoc.com Spearfish Office: 605/717-0016	DATE / REVISION	LAYOUT PLAT BLAKE ESTATES LOTS 1-15 AND COMMON LOT 1 BLOCK 1, PENNINGTON COUNTY, SOUTH DAKOTA	SURVEYOR: SURVEY DATE: XXXX DRAWN BY: PMM DESIGNED: APPROVED: GDR JOB NO.: 2200	1 OF 1

County Rezone and Density Issue

1) Approved for 15 lots with minimum lot size of ½ acre

2) 21 Conditions –

3) Letter of approval – 3 pages Supplied May 30, 2006

PENNINGTON COUNTY
PLANNING DEPARTMENT
Pride in the past; faith in the future.

May 30, 2006

John Lehnert
5800 140th Street NE
Prior Lake, MN 55372

Dear Mr. Lehnert:

Re: Tract A of Government Lot 1, Tract A of Government Lot 2, Section 18, T1N, R7E, BHM, Pennington County, South Dakota.

This letter is in regard to your Planned Unit Development 06-05 on the above-described property. On May 23, 2006, the Board of Commissioners took the following action:

MOTION: MOVED by Kirkeby and seconded by Coffing to approve the second reading of PU 06-05 with the following 21 conditions:

1. That the Planned Unit Development consists of no more than 15 residential lots with a minimum lot size of ½-acre;

2. That only one stick-built, single-family residence, per lot, be allowed within the development;

3. That no residential structures will be allowed on any of the common lots;

4. That all residence or accessory structures with restrooms will be connected to a community water system and public sewage system;

5. That the existing septic system be identified and closed in accordance to the South Dakota Department of Environment and Natural Resource's Chapter 74:53:01;

6. That prior to any Building Permit being approved, that all interior roads will be at least 25-feet in width paved with curb and gutter; or as approved by the City of Rapid City

7. That a minimum of two (2) off-street parking spaces be provided for each residential lot. All off-street parking spaces on the site shall measure at least nine (9) feet by eighteen (18) feet, be surfaced with gravel, concrete, or asphalt and maintained in such a manner that no dust will result from continuous use;

8. That no off-premise signs be allowed within the Planned Unit Development;

9. That the Planning Director may allow additional development or construction which is consistent with the existing development on this property; significant changes in the use or impacts on adjacent land uses as determined by the Planning Director shall require an amendment to this Planned Unit Development;

10. That a Building Permit be obtained for any structures exceeding 144 square feet or located on a permanent foundation, which includes the necessary site plans to be reviewed and approved by the Planning Director;

11. That the required minimum setbacks for all structures be the same as a Suburban Residential District in accordance to Section 208-F of the Pennington County Zoning Ordinance;

12. That each unit has an individual address that must be posted in accordance with Pennington County Ordinance Amendment #20;

13. That prior to any Building Permits being issued to the property, the applicant installs an operational centralized water system with fire hydrants and water mains of adequate size to provide 1000 gallons per minute for 2-hours; or as approved by the Pennington County Fire Coordinator and the Rapid City Fire Chief or his designee;

14. The applicant must control storm water with detention ponds or any other approved method by the Pennington County Drainage Engineer;

15. That prior to County Board approval, the applicant provides documentation of approach approval from the South Dakota Department of Transportation;

16. That prior to the first building permit being issued, a Road District be formed to maintain the road system;

17. That the developer must maintain the common area in a way as not to cause a nuisance until a Homeowner's Association is formed, at which time, the Homeowner's Association will maintain the common area in a way as not to cause a nuisance;

18. That prior to County Board approval, the applicant submits a road name for the interior road that is to reviewed and approved by the Emergency Service Communication Center;

19. That this Planned Unit Development be reviewed in one (1) year or on a complaint basis;

20. That Blake Road be paved from the property to Highway 44 at a minimum of 25-feet of paved surface; and

21. That no lot be further subdivided within the development.

VOTE: MOTION CARRIED 4 to 1 with Davis voting no.

Just as a reminder, a building permit is required when moving or building any structures on the property.

Sincerely,

Heidi Weaver

Heidi Weaver
Assistant to the Director

cc: James Peterson

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Fire Prevention Rapid City

Conversation with Tim Billings – Capt in the fire prevention

Fire Chief – Gary Shepard
Assitant – Bill Knight
Capt Tim Billings

County person – Denny Gordon

Requirements –
3600 sq ft and below - 1000 gal min
3601 -5000 sq ft - 1500 gal min

Also, both the county and city fire prevention adopt the use of residential sprinkler systems in the homes. If such a system is used than lower gal per min can be determined by these agencies – not to go lower than a 1000 gals per min flow for 2 hours

Special Note – Rapid City appears to be on the verge of making in home sprinklers a requirement - Costs are usually lower than floor coverings of the home

County Item # 13

County Rezone and Density Issue

May 30, 2006

Item 20

Can not be further sub-divided -

Variance Request for not using Curb and Gutter Only

1) Use on site retention – which
2) Will improve the Historic run-off with Smart Growth Planning
3) We have a Common lot to provide retention of storm water if needed to be determined by engineers.
4) Aesthetically provide a pleasing Mountain setting
    a. paved roads with a walking path
    b. low lighting as not to add to light pollution
    c. doing things to work with the neighbors

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RENNER ASSOCIATES, LLC.

616 Sixth Street, Rapid City, South Dakota 57701 - 605 721-7310
605-721-7313 fax 605-381-2808 cell Gary@RennerAssoc.Com
Spearfish Office 605-717-0016

May 15, 2006

Prepared for Rob Livingston
RL Construction
23851 Highway 385
Hill City, SD 57745

Re: Best Management Practices for suburban runoff

Dear Rob,
Per our phone conversation today regarding suburban runoff quality, I've assembled some information regarding stormwater quality relative to suburban settings.

Best Management Practices (BMPs) for urban runoff are nonstructural or low-structurally intensive alternatives for the control of urban runoff pollution at its source[1]:

Preventative Measures[1]

1. Utilization of greenways and detention ponds
2. Utilization of pervious areas for recharge
3. Avoidance of steep slopes for development
4. Maintenance of maximum land area in a natural undisturbed state.
5. Prohibiting development on floodplains
6. Utilization of porous pavements where applicable
7. Utilization of natural drainage features

The alternative (or supplement) to BMPs is treatment of stormwater pollution by storage, physical or chemical treatment, biological treatment, or disinfection. The Rapid City Drainage Criteria Manual (under revision) states as a policy that detention should be used to attenuate storm runoff peaks and to improve water quality.

It is accurate to generally state that stormwater flowing overland through vegetation in a non-concentrated spread is more beneficial in the removal / filtration of suspended solids and contaminants than immediate collection into stormwater infrastructure such as curb/gutter, storm inlets and conveyance piping.

Another method of stormwater discharge quality enhancement is the utilization of a combination retention / detention pond that retains and slowly meters off the 'first flush' of a given rain event. The collected silt and other contaminates are periodically removed from the floor of the pond. The pond structure above this retention volume functions as a traditional stormwater peak flow reduction facility. Local site grading should incorporate retention / detention to prevent concentrated flows from leaving the site.

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Other methods to prevent or significantly reduce the amount of pollutants created in a suburban setting are to limit the use of lawn fertilizers, pesticides, and chemical road deicers.
Please call if we may be of any other assistance.

Sincerely,

Renner and Associates, LLC
Mitchell B. Kertzman, PE

[1] *Water Supply and Pollution Control*, Sixth ed, Viessman & Hammer, 1998.

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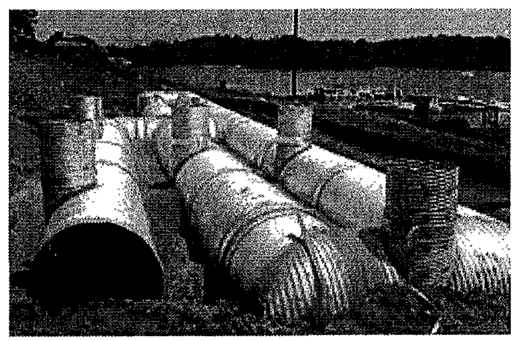
Why Retention?



On sites where soils drain well and the water table is low enough, a stormwater infiltration, or recharge, system may be the most economical means for managing runoff. Unlike detention systems, which typically discharge runoff from a single outlet pipe, infiltration systems allow accumulated runoff water to percolate into the subsoil. Water quality is usually improved through the soil's natural filtering ability. Infiltration systems can also minimize water table reductions.

Underground Retention:

- Provides an efficient underground groundwater recharge system.
- Often meets detention requirements on a site.
- Provides a cost effective method for groundwater recharge, stream baseflow restoration and reduced peak surface water discharges.

Our Retention Products:

Corrugated Metal Pipe Systems - Cost-effective stormwater detention

Structural Plate Systems - High volume stormwater storage

CON/STORM™ - Innovative arch storage solution

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Variance Request for Easement Only

1) variance for curb, gutter, sidewalk, street light conduit
2) We are willing to grant the easement for this
3) Don't feel that we should have to due to no more dividing on this property
4) We are already bringing pavement up from 44 which is not on our property
5) If the land in the North gets developed it would have this easement provided for as well as Nameless Cave Rd.
6) We will gravel to the driveways of Lots 9 & 10
7) Remember we only have 15 lots and that's all there will be

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RAPID CANYON SANITARY SEWER DISTRICT

P.O. BOX 9092
RAPID CITY, SOUTH DAKOTA 57709

September 26, 2005

Mr. Rob Livingston
RL Construction & Design
23851 Highway 385
Hill City, SD 57745

RE: Annexation of West Highway 44 Land

Dear Mr. Livingston:

Providing you obtain approval from the City of Rapid City and meet all their specifications and requirements. the Rapid Canyon Sanitary Sewer District has no objection to your annexation and connecting to our sewer system.

Property to be annexed: Tract A of Government Lot 1 and Tract A of Government Lot 2, Section 18, Township 1 North, Range 8 East of the Black Hills Meridian, comprising 35.23 acres +/-, property address of 6620 West Highway 44, Rapid City, South Dakota.

1. Yours will be a gravity feed system with no lift stations in the main distribution system. Individual lift stations at living units would be acceptable if approved in the construction plans.

2. Residential sewage only, no storm water drainage.

3. Number of living units not to exceed 50.

4. 8" hook-up line to our main sewer line.

5. All construction to be approved by the City of Rapid City and Bob Powles of the Rapid Canyon Sanitary Sewer District.

6. Upon completion, you will deed to the sewer district the mains, and we will retain ownership and be responsible for the main line, after the two-year warranty period, but not individual residence lines.

7. You are responsible for all expenses, fees and costs, licenses and permits incurred in the annexation, development and construction.

8. All work will be done by bonded and licensed contractors and will conform to Rapid City utility and construction codes. All plans must be approved by the city and the sewer district prior to construction.

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9. A $50.00 hook-up fee per living unit will be paid by you to the sewer district.

10. All easements required to construct the sewer lines, including the sewer line construction within the state highway right-of-way, will have to be obtained by the developer and submitted and approved prior to start of construction. These easements will be in favor of Rapid Canyon Sanitary Sewer District and recorded with the State of South Dakota and Pennington County as applicable. On-site sewer line construction must be within the dedicated road rights-of-way.

The advertising, recording, etc. of the annexation procedure will be handled by the Clerk of the Rapid Canyon Sanitary Sewer District on your behalf, and all costs associated will be billed to you.

Please keep in touch with Bob Fowles or Clerk Carole Binger (348-8320) when you are ready to proceed.

Sincerely,

RAPID CANYON SANITARY SEWER DISTRICT

Harry Petersen, Chairman
Board of Trustees

HP:cb
cc: Ted Vore, City of Rapid City

Accepted by RL Construction & Design

Date 10-15-06

Okrepkie moved, second by Hurlbut and carried to approve the following items as they appear on the Consent Calendar.

Public Works Committee Consent Items

62. No. PW111501-02 Approve the annexation of approximately 35 acres to expand the boundaries of the Rapid Canyon Sanitary District.
63. No. PW111505-03 Grant permission to request tax deed property 05-081 and 05-084 be transferred from Pennington County to the City of Rapid City to be designated as a drainage easement.
65. No. PW111505-05 Concur in the bid award of Red Rock Meadows Sanitary Sewer Lift Station, City Project No. SS05-1462 to Mainline Contracting in the amount of $374,000.00.
66. No. PW111505-06 Confirm and Accept Rapid Canyon Annexations.
67. No. PW111505-07 Approve Change Order #1F for East Idaho and Maple Streets Water Main Reconstruction Project No. W05-1467; CIP No. 50591 to Hills Materials Company for an increase of $24,597.68.
68. No. PW111505-08 Authorize the Mayor and Finance Officer to sign the 2006 Service Contract with IntelliSys Maintenance Management for an amount not to exceed $550.00.
69. No. PW111505-09 Approve an Initial Resolution setting time and place for hearing on December 19, 2005 for Block 3 & 4 Rushmore Street Paving (Schamber Addition); Project No. ST06-1533.

INITIAL RESOLUTION
FOR
BLOCK 3 & 4, RUSHMORE STREET PAVING (SCHAMBER ADDITION)
PROJECT NO. ST06-1533

BE IT RESOLVED by the City Council of the City of Rapid City, South Dakota, as follows:

1. This Council deems it necessary to improve by installing approximately 250 linear feet of Rushmore Street located in Block 3 & 4, Schamber Addition, as outlined in the proposed Resolution of Necessity for Block 3 & 4, Rushmore Street Paving (Schamber Addition) Project ST06-1533, which is on file with the Finance Officer. Sixty percent (60%) of the costs will be assessed to the affected property owners on an equal benefit basis for the street paving improvements.

2. This Council will meet at the City/School Administration Center in the City of Rapid City, South Dakota, on Monday the 19th day of December, 2005 at 7:00 P.M. for the purpose of considering any objections to such proposed Resolution of Necessity. The Finance Officer is directed to give notice of such meeting by publishing the time and place of such meeting once each week for two successive weeks in the official newspaper of the City.

Dated this 21st day of November, 2005.

CITY OF RAPID CITY
s/ Jim Shaw, Mayor

ATTEST:
s/ James F. Preston

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RAPID CANYON SANITARY SEWER DISTRICT

P.O. BOX 9092
RAPID CITY, SOUTH DAKOTA 57709

July 13, 2006

FAX TO: Jim Peterson, Black Hills Traditions, LLC
574-2111

Following up on our conversation earlier today regarding annexation of your land on West Highway 44.

1. 565 customers are served by the sewer district.
2. System was designed prior to 1972 flood and many homes were lost at that time. No problem with serving your proposed development.
3. Service is paid for by tax assessment on the properties served. The flow is metered by the City of Rapid City, and we pay them for treatment services, based on city formulas.
4. Our annual budget is approved by Pennington County, based on our needs and their mil levy. We have adequate funds to support additional customers. Should it be necessary, the sewer district has previously "opted out" which means we can apply for additional funding over the mil levy allowed.
5. You have already talked with Bob Powles regarding the construction and viability of the system.

Carole Binger

Carole Binger, Clerk

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7-13-2006

Bob Pulis – Pediment Construction 381-1280

1) Manage many sewer systems in the area
Graduate Eng. – Civil Eng.

2) All PVC to Rapid City –
99% are 8" lines
4 – 5 Miles Total –

3) Whole distribution system – 1972 prior to flood – surveyed the flood and lost a lot of customers - because homes were lost – in our area lost over 50 homes that it was designed for

4) All of Chapel Lane – is served – Gravity feed to one Lift station – full because of one lane bridge to chapel – need other access - no more building

5) Up 44 – All Gravity feed – one lift station – Cleghorn Canyon – Dark Canyon – Magic Canyon -
Monitor every other year
Scope all pipes
Clean
Last 4 years all has been TV
Lift Stations – Daily to Monthly monitor

Carol Binger - Secretary – 348-8380

1) 530 current members on the District – on tax rolls
2) Members –
   a. Chair – Bob Koening – 718-3750
   b. Kathleen Hanley – 718-9001
   c. Marquerite Lukens – 343-2413

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Low Impact Development Technologies

by Anne Guillette, LEED Accredited Professional
Low Impact Design Studio (formerly with the Low Impact Development Center)

INTRODUCTION

A. Low Impact Development: An Alternative Site Design Strategy

Low Impact Development (LID) is an alternative site design strategy that uses natural and engineered infiltration and storage techniques to control storm water where it is generated. LID combines conservation practices with distributed storm water source controls and pollution prevention to maintain or restore watershed functions. The objective is to disperse LID devices *uniformly* across a site to minimize runoff.

LID reintroduces the hydrologic and environmental functions that are altered with conventional storm water management. LID helps to maintain the water balance on a site and reduces the detrimental effects that traditional end-of-pipe systems have on waterways and the groundwater supply. LID devices provide temporary retention areas; increase infiltration; allow for nutrient (pollutant) removal; and control the release of storm water into adjacent waterways.

Some examples of LID technologies include:

- ***Engineered systems*** that filter storm water from parking lots and impervious surfaces, such as bio-retention cells, filter strips, and tree box filters;
- ***Engineered systems*** that retain (or store) storm water and slowly infiltrate water, such as sub-surface collection facilities under parking lots, bio-retention cells, and infiltration trenches;

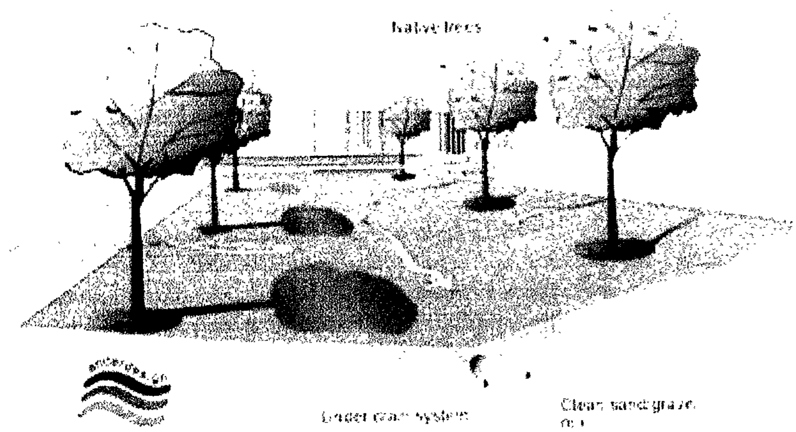
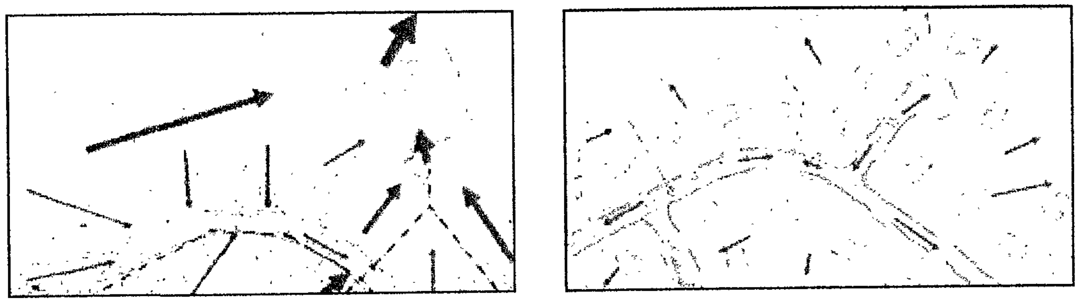


Fig. 1: Bio-swale schematic
Courtesy Pierce County, /WSU Extension

- ***Modifications to infrastructure*** to decrease the amount of impervious surfaces such as curbless, gutterless, and reduced width streets;
- ***Low-tech vegetated areas*** that filter, direct, and retain storm water such as rain gardens and bio-swales;
- ***Innovative materials*** that help break up (disconnect) impervious surfaces or are made of recycled material such as porous concrete, permeable pavers, or site furnishings made of recycled waste;
- ***Water collection systems*** such as subsurface collection facilities, cisterns, or rain barrels; and

- ***Native or site-appropriate vegetation.***

B. Conventional Design



Figs. 2-3, *Left to right:* Conventional and LID site design comparison
Courtesy PGDER

Conventional storm water management techniques direct all of the storm water to storm drains to remove it from the site as quickly as possible. End-of-pipe facilities are typically designed to store and detain runoff to reduce peak flows for storm events that are infrequent, such as the 10 year, 24-hour storm. Controls are often not in place to reduce flows for smaller, more frequently occurring events. Controls also are not structured to address non-point source pollution problems or to recharge the groundwater. Since runoff needs to be managed on the site, large ponds, or a series of ponds, are required. These controls take up a significant portion of land.

Storm water ponds are characteristically constructed with fences around the periphery for health and safety reasons. The outbreak of the West Nile virus and concern about fecal droppings of migratory birds has heightened concern about the suitability and maintenance of retention ponds. Ponds require annual maintenance and can require expensive long-term rehabilitation costs.

In contrast, the requirement for storm water retention is achieved with LID through the use of distributed controls. The retention areas are designed into the open space, or below existing infrastructure (such as parking lots), and create opportunities for new design configurations that are less dependent on inlets, pipes, and ponds. Additionally, LID technologies eliminate the need for costly maintenance contracts, typically requiring only routine landscape maintenance, with the exception of engineered systems such as tree box filters and sand filters.

The graphics show a conventional site design and a LID site design. The LID approach illustrates the potential for innovative site design alternatives with the elimination of retention ponds. The comparison exemplifies how land used for retention ponds could be allocated differently with the implementation of a distributed storm water program.

C. Economic Indicators and the "Greening" Movement

Economic indicators signify a shift in consumer and corporate purchasing toward "green" building. Homeowners are willing to pay a higher premium for homes that are more energy efficient and for properties that are adjacent to open space. Likewise, corporations are inclined to spend more on energy-efficient buildings with enhanced site amenities as they improve employee performance. This is causing builders, developers, and product manufacturers to take notice. LID can assist in reducing the bottom line while providing significant environmental benefits.

Some benefits of a LID site design strategy include:

- Reduced infrastructural costs for ponds, curbs and gutters, inlets, and pipes
- Increased lot yield,
- Reduced life-cycle costs,

* Increased marketability, and

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* Increased property values.

D. Examples of Profitable LID Development

1) Somerset Community—A $916,382 Cost Savings

One of the oldest communities in the United States to implement LID on a large scale is the Somerset Community in Prince Georges County, Maryland. The developer successfully integrated LID technologies into the 60-acre development in 1995, where 199 homes were sited on 10,000 square foot lots. The alternative development pattern that used distributed storm water management systems yielded 6 additional lots, which resulted in increased revenues at $40,000 each. The final cost breakdown was:

a. $300,000 savings on LID vs. storm water ponds
   LID Cost: $100,000
   Conventional Cost: $400,000
b. $240,000 additional revenue on 6 additional lots (space previously allocated to ponds) 6 lots x $40,000 Net
c. $916,382 overall cost savings or $4,600 savings per lot

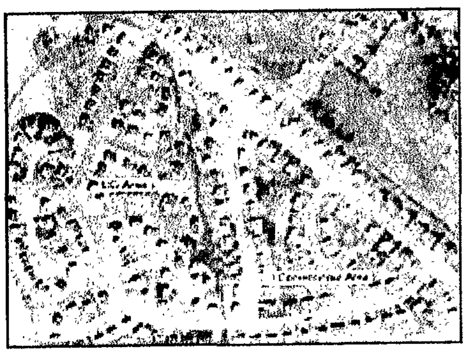

Fig. 4: Aerial view of Somerset Community
Courtesy PGDER

The streets in Somerset have no curbs or gutters and use shallow swales adjacent to the streets to store and infiltrate storm water. Every lawn has a bio-retention cell (or rain garden). The swales and bio-retention cells are important because they handle the first flush of a storm, which contains the greatest amount of pollutants, and they allow the water to be stored (for less than 24 hours) and infiltrate into the ground. A conventional system does not filter the storm water from the streets and sends large amounts of untreated water into nearby waterways, via one or more detention ponds.

The downspouts of the roofs direct rainwater into vegetated areas or rain barrels. The groundwater supply is recharged and collected rainwater satisfies irrigation needs. Community cooperation has been positive as the residents understand their role in preserving the Chesapeake Bay. Ongoing community participation and upkeep of the bio-retention cells has been positive, as shown in the recent photos.

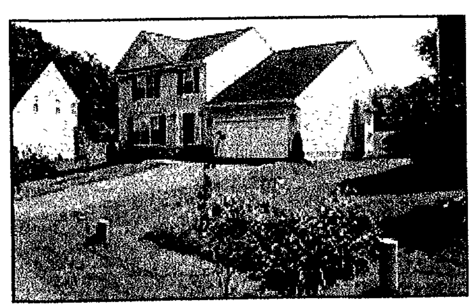

Fig. 5-6: Bio-retention cells in Somerset Community
Photo Credit: The Low Impact Development Center

Although the streets do not have curbs and gutters, they are exceptionally wide (36') due to building regulations at the time of development. This is not a recommended practice; minimizing impervious cover is a LID concept. Eliminating one lane of on-street parking in this subdivision could have resulted in a substantial savings.

2) Northridge Community—The Sustainable Alternative

Northridge Community, also in Prince Georges County, Maryland, is an example of a subdivision with reduced street widths, bio-swales adjacent to curbless streets, and a substantial tree preservation program. In 1988 the developer, Michael T. Rose, spent $23 million dollars on the 855 unit, 356 acre development. In lieu of conventional infrastructure costs (wider streets, detention ponds, catch basins, curbs and gutters) the developer spent the cost differential on a community center, a lake, and additional open space. Although a regulatory and permitting challenge, the project was instrumental in advancing forest conservation programs and the use of LID technologies.

Northridge has received a considerable amount of certificates and awards both in the environmental and business realms.

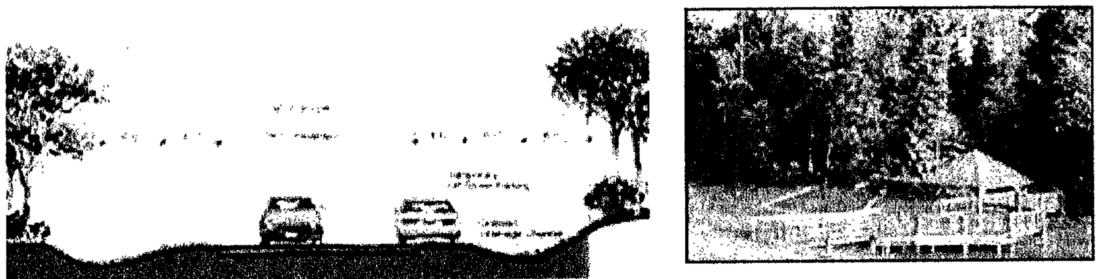

Fig. 7-8: Curbless roads and amenities in Northridge Community
Courtesy of The Michael T. Rose Family of Companies

E. Benefits of the LID Site Design Strategy

Benefits of LID:
1. Reduce infrastructural costs for ponds, curbs, and gutters
2. Increase the lot yield
3. Reduce life-cycle costs,
4. Increase marketability, and
5. Increase property values.

1) LID Reduces Infrastructure Costs and Increases Lot Yield

In the LID site design strategy buildings, roads, sidewalks, and open space are used for multiple purposes and are designed to maximize site functions. The use of distributed LID technologies reduces or eliminates the need for large-scale, end-of-pipe systems and thus reduces the infrastructural costs of a network of pipes, gutters, and ponds. Space traditionally set aside for detention ponds can now be designated for an alternative use, such as architectural, entertainment/recreational, or reforestation/conservation.

Small-scale LID technologies are positioned in precise locations to accomplish specific water quality or water quantity objectives. (See Table 1 below.) The most effective location of the devices is close to the source. For example, bio-retention cells (or rain gardens) are located adjacent to parking lots so that they can filter and treat runoff directly. Tree box filters are located on streets that require curbs and gutters to filter and treat surface runoff before it enters the waterways. Vegetated swales are placed adjacent to curbless roads and are effective at filtering and infiltrating storm water and recharging the groundwater supply. Rain barrels or cisterns collect rainwater off rooftops to irrigate landscaped areas. Subsurface collection facilities (under parking lots or sidewalks) constructed at varying depths accommodate large storms and filter, retain and/or store water for reuse or for slow-release infiltration.

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2) Enhanced Livability = Increased Property Value

Improved site design has a direct correlation to enhanced livability and community aesthetics. LID not only facilitates the stabilization of the hydrologic condition of a site, but it improves the market appreciation.

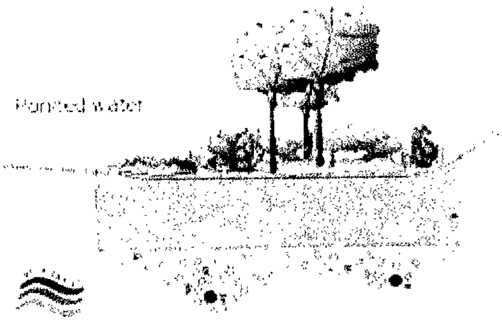


Fig. 9: Open space is used for storm water control via a Bio-retention Cell
Courtesy Pierce County, WA/WSU Extension

The management of the site through the distributed controls allows for unprecedented design schemes. Consider the intangible benefits that result from "whole site design controls" as shown in the graphic to the right. It demonstrates that a bio-retention cell can be constructed to provide retention and also beautify the open space. The graphic below illustrates how space can be used for multiple purposes. A common area between homes that accommodates a bio-retention cell to store and infiltrate water during storms, is suitable for light recreation (e.g., walking on trails) during dry periods.

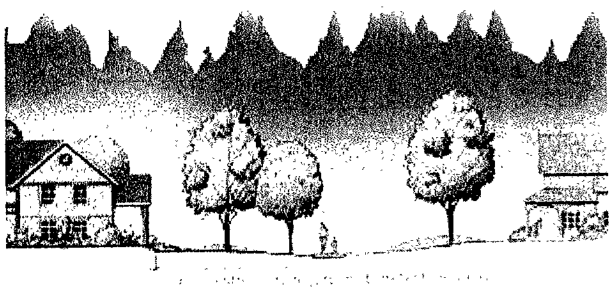


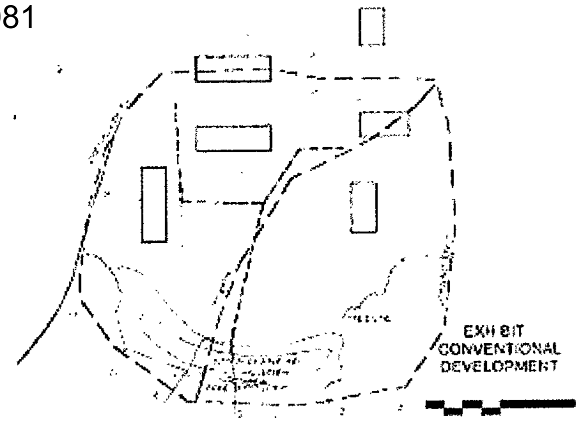
Fig. 10: A Bio-retention cell can be used for light recreation
Courtesy Pierce County, Washington and AHBL, Inc.

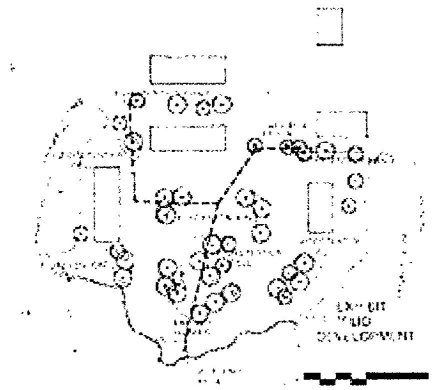
F. LID Site Design Examples

1) Community Design—Townhomes

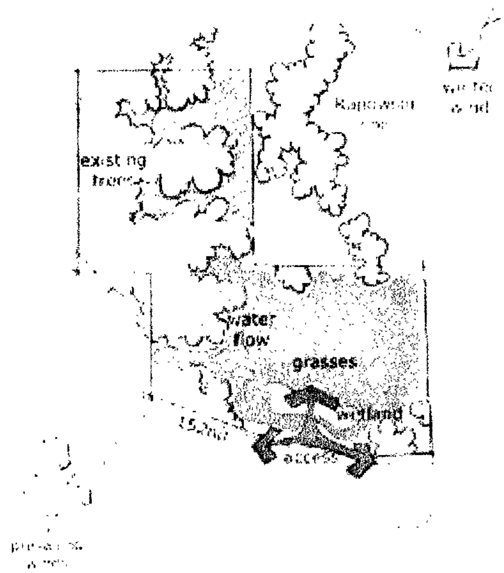
These illustrations compare a conventional site design with a LID site design. The building footprint and circulation are identical in each. The LID site design addresses the unique conditions of the site and uses an arrangement of distributed LID controls to meet storm water management requirements. It also utilizes the existing wetlands to function as a natural filtration zone, as they have historically. There is no need to add a retention pond, as the site is configured to make an allowance for the added impervious surfaces and balance the hydrologic requirements.

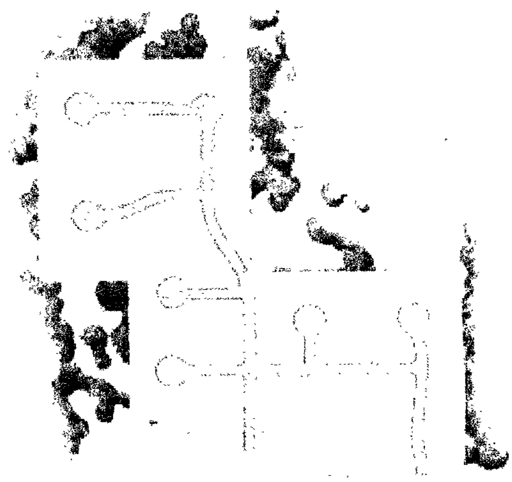
The site is arranged with rain gardens, bio-retention cells, and bio-swales. Other LID options not represented in this site design include reduced street widths, curbless roads, permeable parking bays, permeable sidewalks, cisterns, and rain barrels.





Figs. 11-12: Site design comparison
Courtesy PGDER



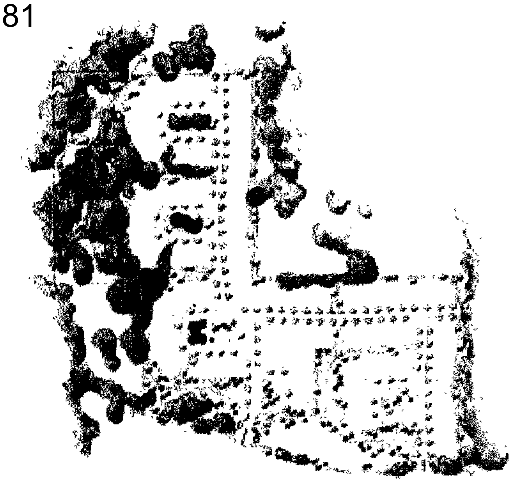


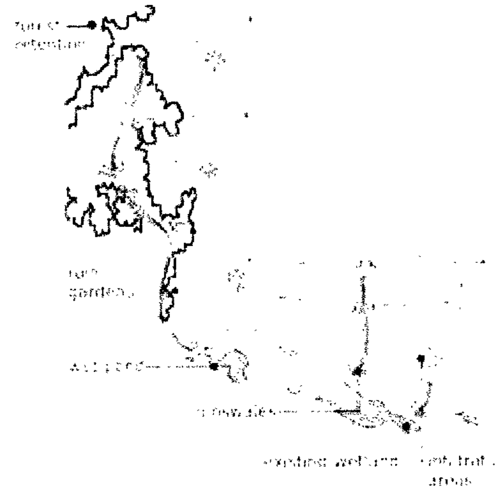
Left: Fig. 13: Site inventory *and Right:* Fig. 14: Conventional site design
Images courtesy Pierce County, Washington and AHBL, Inc.

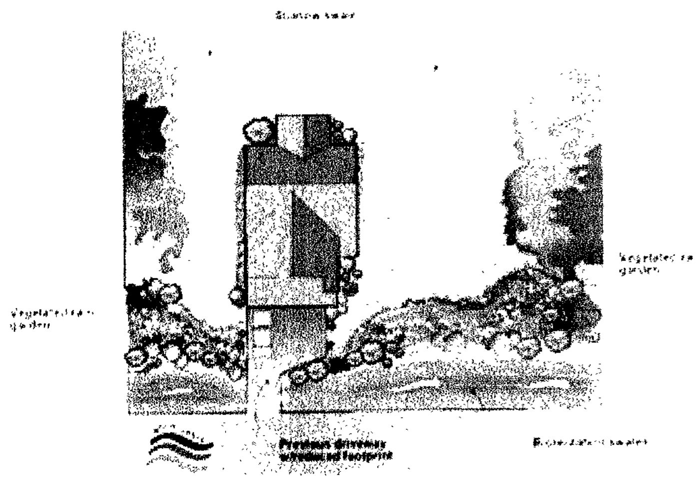
2) Community Design—Single Family Homes

Pierce County, Washington, developed a storm water management manual for developers, engineers, planners, and designers that demonstrate the LID site design strategy. The drawings were produced for Kensington Estates community to compare the conventional design approach with the LID design. The project also included a thorough cost comparison.

The 24-acre development yielded 103 lots with the conventional scheme. The LID redesign, which integrated conservation practices, yielded 103 lots at 4 units per acre. This design preserved the density while designating half of the site as open space. The cost comparison showed that the LID design achieved a 20% cost savings on construction.







Left above: Fig. 15: LID site design; *Right above:* Fig. 16: Site drainage pattern; *and Left:* Fig. 17: LID lot design Images courtesy Pierce County, Washington and AHBL, Inc.

Fig. 13 illustrates the site inventory with existing vegetation, wind patterns, wetlands, drainage patterns, soil types, and view sheds.

Fig. 14 shows a conventional development pattern with roads and lots placed on the land to maximize the available space. The existing hydrologic patterns are not preserved, nor are the existing forests conserved. The storm water will be managed in a conventional manner.

Fig. 15 shows a LID design strategy. The existing natural resources are the point of departure for the design: the placement of lots, roads, and open space is dictated by existing drainage patterns and forested areas. The decision to design within the land composition influenced the lot size. In the LID scheme it was determined that the best use of the property was smaller lots and greater density.

Fig. 16 shows the overall LID drainage pattern. The open space is designated as the infiltration/overflow area. The hydrologic integrity of the site is maintained by conforming the development to pre-development patterns.

Each lot in the community manages storm water for the most frequent storm events at the source with rain gardens, swales, bio-retention cells, pervious driveways, and conservation areas, as seen in Fig.17. However, engineered swales and infiltration areas (typically in the open space) are integrated into the design to accommodate large storms.

The developer pursued the conventional scheme, but in the end had to purchase 2 additional acres off-site to achieve the required storm water management controls. They were fortunate to have been grandfathered in under the old storm drain rules.

Otherwise the current regulations would have required them to purchase 6 additional acres and lose 10 housing units at a cost of $1 million. The LID cost savings under the new storm drain rules are even more significant.

G. The Storm Water Utility Fee

Of concern to developers, designers, and engineers is the national trend toward storm water utility fees, or taxes, for storm water that exits a property. Fees are typically calculated on the impervious area of a lot, such as roofs, roads, and driveways. LID will reduce or eliminate storm water utility fees by reducing impervious surfaces or mitigating their impact, promoting infiltration, and dispersing flows. LID site design lowers the volume of runoff leaving a site. This should be considered as an additional cost savings beyond reduced maintenance costs.

H. LID: An Urban, Suburban, or Rural Solution

LID can be incorporated into any development scenario, whether urban, ultra urban, suburban, or rural. The range of sizes and scales of the devices allows for unlimited configurations even where space is limited. LID is particularly effective for targeting non-point source pollution in dense, urban areas, because the LID controls can be used below paved surfaces, in easements or right-of-ways, and in open space to increase the site's storage and infiltration capacity.

DESCRIPTION OF LID TECHNOLOGIES

A. LID Practices and Benefits

The LID site design approach is a precise arrangement of natural and engineered technologies. The devices, or Integrated Management Practices (IMPs), function as a comprehensive system across the site to achieve the goals of:

- Peak flow control
- Volume reduction
- Water quality improvement (filter and treat pollutants), and
- Water conservation.

Table 1 illustrates several LID technologies and their associated benefit(s). A brief description of commonly used LID practices and suitable applications follows.

Fig. 18: Curb cut schematic
Courtesy Pierce County, Washington and AHBL, Inc.

Table 1: LID Practices and Benefits

LID PRACTICE / DEVICE	Peak Flow Control	Volume Reduction	Water Quality Improvement	Water Conservation
Bio-retention Cell	•	•	•	

Cistern	•	•		•
Curbless Parking Lot Islands	•	•	•	
Downspout Disconnection	•	•	•	
Grassed Swale	•	•	•	
Green Roof	•		•	
Infiltration Trench	•	•	•	
Narrow Road Design	•	•	•	
Permeable Pavers/Pavement	•	•	•	
Rain Barrel	•	•		•
Rain Garden	•	•	•	
Sand Filter	•		•	
Tree Box Filter	•		•	
Tree Planting	•	•		

B. Common LID Practices

Below are examples of common LID practices. A brief overview of the storm water controls that can be implemented on a project is also included. The techniques should be evaluated for their suitability for each project.

1) Bio-retention Cell (Rain Garden)

A bio-retention cell (strip or trench) is an engineered natural treatment system consisting of a slightly recessed landscaped area constructed with a specialized soil mixture, an aggregate base, an underdrain, and site-appropriate plant materials that tolerate both moist and dry conditions. The site is graded to intercept runoff from paved areas, swales, or roof leaders. The soil and plants filter and store runoff, remove petroleum products, nutrients, metals, and sediments, and promote groundwater recharge through infiltration. The cells are designed to drain in 24 hours, with no risk of standing water and breeding of mosquitoes.

A rain garden typically does not have the full spectrum of engineered features that bio-retention cells have, such as underdrains and the entire soil mix. They can be designed and built by homeowners and located near a drainage area, such as a roof downspout.

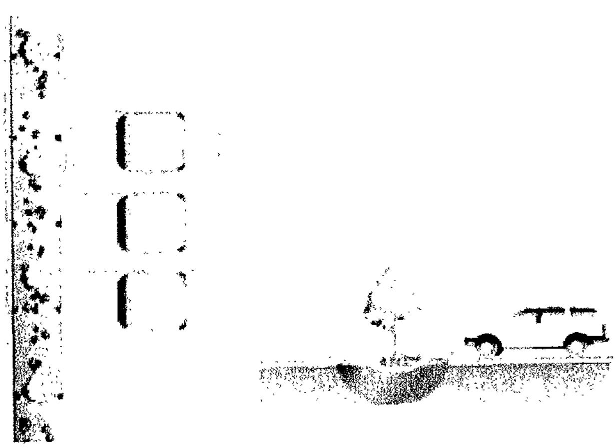


Fig. 19: Bio-retention cell schematic
Courtesy Pierce County, Washington and AHBL, Inc.

Typical Uses: Parking lot islands, edges of paved areas (roads or parking lots), adjacent to buildings, open space, median strips, swales.

Land Use: Ideal for commercial, industrial, and residential (urban, suburban, ultra-urban). They are widely used in transportation projects (highway medians and rail projects).

They are suitable for new construction and retrofit projects.

Approximate Cost: Residential costs average $3-$4 per square foot of size plus excavation and soil amendment costs. Plant materials are comparable to conventional landscaping costs.

Commercial, industrial, and institutional site costs can range from $10-$40 per square foot, based on the need for control structures, curbing, storm drains, and underdrains.

Maintenance: Routine maintenance is required and can be performed as part of the regular site landscaping program (i.e., biannual evaluation of trees and shrubs, regular pruning schedule). The use of native, site-appropriate vegetation reduces the need for fertilizers, pesticides, excessive water, and overall maintenance requirements.

Additional Benefits: Easily customized to various projects (size, shape, and depth) and land uses; enhances aesthetic value of site; uses small parcels of land, easements, right-of-ways; easily retrofitted into existing buildings/open space.

Design Specs and Supplementary Information:

BayScapes at the U.S. Army Environmental Center
Low Impact Development Center—Bio-retention Specification page
Prince George's County Bio-retention Design Specifications and Criteria
Prince George's County Bio-retention resource page

2) Vegetated Swale (Bio-swale)

A vegetated or grassed swale is an area with dense vegetation that retains and filters the first flush of runoff from impervious surfaces. It is constructed downstream of a runoff source. After the soil-plant mixture below the channel becomes saturated, the swale acts as a conveyance structure to a bio-retention cell, wetland, or infiltration area.

There is a range of designs for these systems. Some swales are designed to filter pollutants and promote infiltration and others are designed with a geo-textile layer that stores the runoff for slow release into depressed open areas or an infiltration zone.

Alternative Devices: Filter strip or vegetated buffer.

Typical Uses: Edges of paved areas (roads or parking lots), parking lot islands, intermediary common spaces, open space, or adjacent to buildings.

Land Use: Commercial, industrial, residential (urban, suburban, ultra-urban); transportation projects (highway medians and rail projects); new construction and retrofit projects.

Approximate Cost: $0.25 per square foot for construction only; $0.50 per square foot for design and construction.

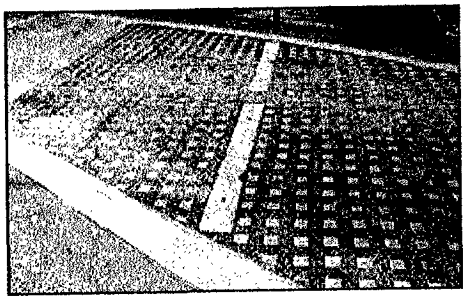
Maintenance: Routine maintenance is required. Maintenance of a dense, healthy vegetated cover; periodic mowing; weed control; reseeding of bare areas; and clearing of debris and accumulated sediment.

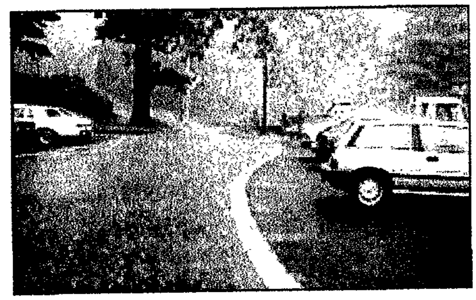
Additional Benefits: Easily customized to various projects (size, shape, and depth) and land uses; enhances aesthetic value of site; uses small parcels of land, easements, right-of-ways; easily retrofitted into existing buildings/open space.

Design Specs and Supplementary Information:

Virginia Dept of Conservation and Recreation Storm Water Management Program

3) Permeable Pavement





Left: Fig. 20: Belgium block pavers in parking bays
(Photo Credit: The Low Impact Development Center)
Right: Fig. 21: Permeable parking bays
(Courtesy Cahill Associates, Inc.)

Disconnecting impervious areas is a fundamental component of the LID approach. Roofs, sidewalks, and paved surfaces are disconnected from each other to allow for more uniform distribution of runoff into pervious areas. Conveying runoff into vegetated areas keeps the water from directly entering the storm drain network, reduces runoff volume, and promotes distributed infiltration.

Since paved surfaces make up a large portion of the urban (or developed) landscape, the use of permeable pavement is very effective at stabilizing the hydrologic condition of a site. Permeable surfaces can be used in conjunction with subsurface infiltration galleries (subsurface retention facilities) as seen in Section 6.

A secondary benefit of permeable paving is its performance in snowy conditions. Cahill Associates reports an increase in demand for the installation of permeable asphalt in the Northeast as a result of reduced maintenance costs (snow shoveling and desalting) due to rapid snowmelt on permeable surfaces.

Types of permeable pavement include permeable asphalt, permeable concrete, grid block pavers, plastic grids, vegetated grids, Belgium block (in photo), turf block, gravel, cobbles, brick, natural stone, etc.

Typical Uses: Parking bays, parking lanes, sidewalks, roads. Blocks and porous pavement are generally used in high traffic parking and roadway applications; respectively grid systems are more commonly used in auxiliary parking areas and roadways.

Land Use: Ideal for commercial, industrial, and residential (urban, suburban, ultra-urban); suitable for new construction and retrofit projects.

Approximate Cost: Varies according to product. Typically, the cost is higher than conventional paving systems; however, they help reduce the overall storm water infrastructure costs.

Maintenance: Varies according to product. Routine street sweeping will sustain the infiltration capacity of voids. Porous concrete/asphalt require annual vacuuming, to remove accumulated sediment and dirt.

Additional Benefits: Easily customized to various projects and land uses; enhances aesthetic value of site; easily retrofitted into existing paving configurations.

Design Specs and Supplementary Information:

Ford Rouge River Manufacturing Plant (Cahill Associates)
Permeable Paver Specification (Low Impact Development Center)
Porous Asphalt with Subsurface Infiltration/Storage Bed (Cahill Associates)
Porous Concrete with Subsurface Infiltration/Storage Bed (Cahill Associates)
Toolbase Services (National Association of Home Builders)

4) Subsurface Retention Facilities

Subsurface retention facilities are typically constructed below parking lots (either permeable or impervious) and can be built to any depth to retain, filter, infiltrate, and alter the runoff volume and timing. This practice is well suited to dense urban areas. Subsurface facilities can provide a considerable amount of runoff storage.

Fig. 22 shows that the porous parking bay has an infiltration gallery (with 40% void space) below it for storm water retention. The water is filtered through the stone aggregate and infiltrates into the ground. An alternative strategy is to construct the subsurface facility with a filtering and pumping mechanism so that collected water can be reused for non-potable uses such as irrigation or flushing of toilets.

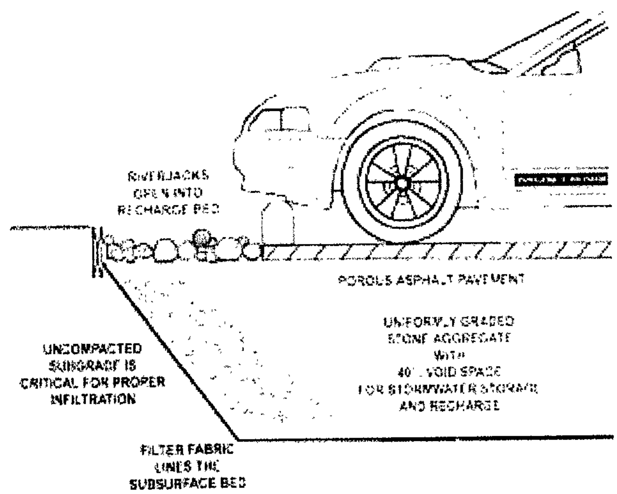


Fig. 22: Cross section of porous asphalt pavement
Courtesy Cahill Associates, Inc.

Similar techniques include gravel storage galleries, sand filters, infiltration basins, and infiltration trenches (for areas with space constraints).

Typical Uses: Parking lots, sidewalks, and roads.

Land Use: Ideal for commercial, industrial, and residential (urban, suburban, ultra-urban); suitable for new construction and retrofit projects.

Approximate Cost: Costs are typically higher than conventional paving systems; however, they help reduce the overall storm water infrastructure costs (land allocated for ponds, cost of pipes, inlets, curbs/gutters).

Maintenance: Varies according to manufacturer; routine street sweeping and vacuuming will retain infiltration capacity of voids.

Additional Benefits: Easily customized to various projects and land uses; enhances aesthetic value of site; easily retrofitted into existing paving configurations.

Design Specs and Supplementary Information: These are specialized systems and should be designed by, or under the direct supervision of, an appropriate licensed professional.

Porous Asphalt with Subsurface Infiltration/Storage Bed (Cahill Associates)

The reduction of street widths (i.e., from 36' to 24') can result in a cost savings of approximately $70,000 per mile in street infrastructure costs (estimated paving cost = $15 per square yard).

Land Use: Residential, commercial, industrial.

Design Specs and Supplementary Information: Green Cove Basin, Olympia, Washington

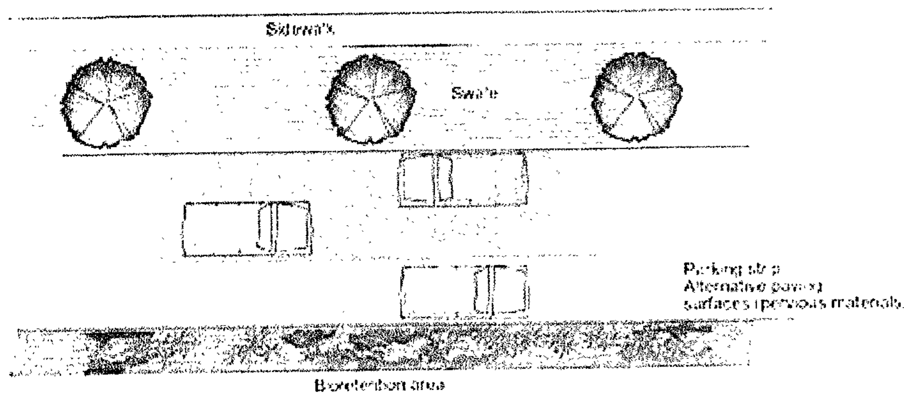


Fig. 23: Reduced road widths and vegetated swales
Courtesy Pierce County, Washington and AHBL, Inc.

5) Tree Box Filter

Tree box filters are essentially 'boxed' bio-retention cells that are placed at the curb (typically where storm drain inlets are positioned). They receive the first flush of runoff along the curb and the storm water is filtered through layers of vegetation and soil before it enters a catch basin. Tree box filters also beautify the streetscape with landscape plantings such as street trees, shrubs, ornamental grasses, or perennials and can be used to improve the appearance of an area or to provide habitat.

Typical Uses: Positioned along the curb of a street; particularly effective at targeting point source pollution in urban areas by retrofitting/ replacing existing storm drains.

Land Use: Commercial, residential (urban, suburban, ultra-urban), and industrial areas.

Approximate Cost: Approximately $6,000 per unit per 1/4 acre of impervious surface. This estimate includes two years of operating maintenance and filter material and plants. Additional costs include installation and annual maintenance. Installation is approximately $1,500 per unit (varies with each site).

Maintenance: Tree box filters require more specialized maintenance to ensure filter media is not clogged and there is no accumulation of toxic materials, such as heavy metals. Maintenance is typically performed by Departments of Transportation or agencies responsible for storm drain maintenance. Annual manufacturer maintenance is $500 per unit; owner maintenance costs are approximately $100 per unit.

Additional Benefits: Improves water quality and enhances the community.

Design Specs and Supplementary Information:

Specification of Tree Box Filters (Low Impact Development Center)
Sizing of Tree Box Filters (Low Impact Development Center)

6) Disconnected Downspouts

Downspouts can be disconnected from underdrains and the runoff directed to vegetated areas to reduce runoff volume, promote infiltration, and change runoff timing.

7) Rain Barrels and Cisterns

Rain barrels are placed outside of a building at roof downspouts to collect and store rooftop runoff for later reuse in lawn and garden watering. They can be used to change runoff timing and to reduce runoff volume. Rain barrels have many advantages in urban settings. They take up very little space, are inexpensive, and are very easy to install.

Cisterns are larger storage facilities for non-potable use in residential, commercial, or industrial applications. They store water in manufactured tanks or underground storage areas. They can be used with any type of roof structure to intercept runoff and reduce runoff volume. The water can be treated and used for domestic purposes, fountains, pools, gray water, air conditioning, and other purposes. Both cisterns and rain barrels can be implemented without the use of pumping devices, instead relying on gravity flow.

Typical Uses: Placed outside of homes or businesses to irrigate landscaping.

Land Use: Residential, commercial, industrial.

Approximate Cost: Rain barrels cost approximately $120; the cost of cisterns varies depending on their size, material, location (above or below ground), and whether they are prefabricated or constructed on site. They range in volumes from hundreds of gallons for residential use to tens of thousands of gallons for commercial and industrial use.

Maintenance: Rain barrels require regular maintenance by the home/ business owner, including draining after rainstorms and removal of leaves and debris collected on screens. Cisterns, along with all their components and accessories, should undergo regular inspection at least twice a year.

Design Specs and Supplementary Information:

Rainscapes

8) Site Appropriate Landscaping

When selecting plants for a landscape design, it is important to have knowledge of the site conditions. Plant materials should be selected for their form, color, and texture, as well as solar, soil, and moisture requirements. Plants that do well in various micro-climates on a site are considered "site appropriate."

Fig. 24: Native plants thrive in dry conditions

Photo Credit: Chesapeake Native Nursery

It is increasingly recommended that native plants (vegetation that grows naturally in particular climates or regions) be used because of their performance, site enhancement, and life-cycle cost benefits. Native plants typically cost more initially (depending on local availability); however, they are more cost-effective in the long run because they require less water and fertilizer, and are more resistant to local pests and diseases than non-native ornamentals. Life-cycle costs are reduced due to reduced maintenance and replanting requirements. Native plants are also known to be very effective in managing storm water because many species have deep root systems which stabilize soil and facilitate the infiltration of storm water runoff. Additionally, native plants provide habitat for local/regional wildlife.

Care should be taken to not plant invasive species as they tend to crowd out the native species. Some common groundcovers, shrubs, and vines are invasive and are prohibited from being planted. Refer to your state list of invasive plants.

Design Specs and Supplementary Information:

Chesapeake Bay Foundation Bay Friendly Landscaping
Lady Bird Johnson Wildflower Center Native Plant Database
Plant Species Appropriate for Use in Bio-retention Cells (Prince Georges Department of Environmental Resources)

9) Other LID Technologies Include:

a. *Green Roofs*—Vegetated rooftops that use a plant-soil complex to store, detain, and filter rainfall. They reduce runoff volume and improve runoff timing. These multilayered systems use a lightweight soil mixture and sedums (not grass) to provide energy conservation benefits and aesthetic improvements to buildings. They can be used on expansive concrete roof buildings ("big boxes") or small-scale residential roof structures. See WBDG Extensive Green Roofs
b. *Soil Amendments and Aeration*—Soil amendments increase the infiltration and water storage capabilities to reduce runoff from a site. Additionally, the compost, lime, or organic materials alter the physical, chemical, and biological characteristics of the soils to improve plant growth. Aeration of the soil, which can be done in conjunction with routine mowing activities, can increase the storage, infiltration, and pollutant filtering capabilities of grassed areas. See Soil Amendment/Compost Specification (Low Impact Development Center)
c. *Pollution Prevention Lawn Care*—Proper fertilizer and pesticide applications will significantly contribute to lowering nutrients and chemical impairments. These include fall fertilization to decrease nutrient runoff.

LOW IMPACT DEVELOPMENT TECHNOLOGIES

Refer to *Achieving Sustainable Site Design through Low Impact Development Practices* Resource Page for more detailed descriptions about the LID site design approach, the site design process, and case studies.