

How to Use LID BMP Infeasibility Web Maps

The City of SeaTac hired a consultant to create a series of Low Impact Development (LID) Infeasibility Web Maps by Best Management Practice (BMP) type to help property owners and developers identify known areas infeasible for the use of LID. These web maps allow the user to zoom into the parcel level to identify the area(s) of the parcel known to be infeasible for the given LID BMP. Please note however, that these maps are based on existing data, which came from a variety of sources, so not all LID infeasibility criteria were used to create these maps and there may be errors included in the data.

How to Use Web Maps

- 1) Go to the City of SeaTac's LID Infeasibility Study web page.
- 2) Scroll down the page until you get to LID BMP Infeasibility Maps header.
- 3) Before clicking on a map, please click on the Disclaimer Language link and be sure to read the Intended Use and Limitations of Use language.
- 4) Click on the link to the LID BMP Infeasibility Map you would like to review.
- 5) Click on the "I agree to the above terms and conditions" box that appears in the window, then click on the Enter button.

Full Infiltration BMP

Terms of Use

Terms of Use

The Low Impact Development (LID) Infeasibility maps and data products were created for the City of SeaTac by Aspect Consulting on April 5, 2018 using existing data and LID infeasibility criteria from the 2016 King County Surface Water Design Manual (KCSWDM), as amended by the City of SeaTac Addendum to the KCSWDM (City Stormwater Standards). The process for creating these layers and the specific criteria used are documented in the LID Infeasibility Study report prepared by Aspect Consulting and dated March 30, 2018.

Intended Use

These layers are intended to be used to demonstrate the extent of infeasibility by LID Best Management Practice (BMP) type on public or private property based on existing data. Development applicants may use these or layers to help demonstrate the extent of LID infeasibility on their property and to assist in locating areas where LID BMPs may be feasible. It is not intended for these layers to be the sole authority for determining LID infeasibility, and the City is not required to use these layers as such.

Limitations of Use

Limitations of use include, but are not limited to the following

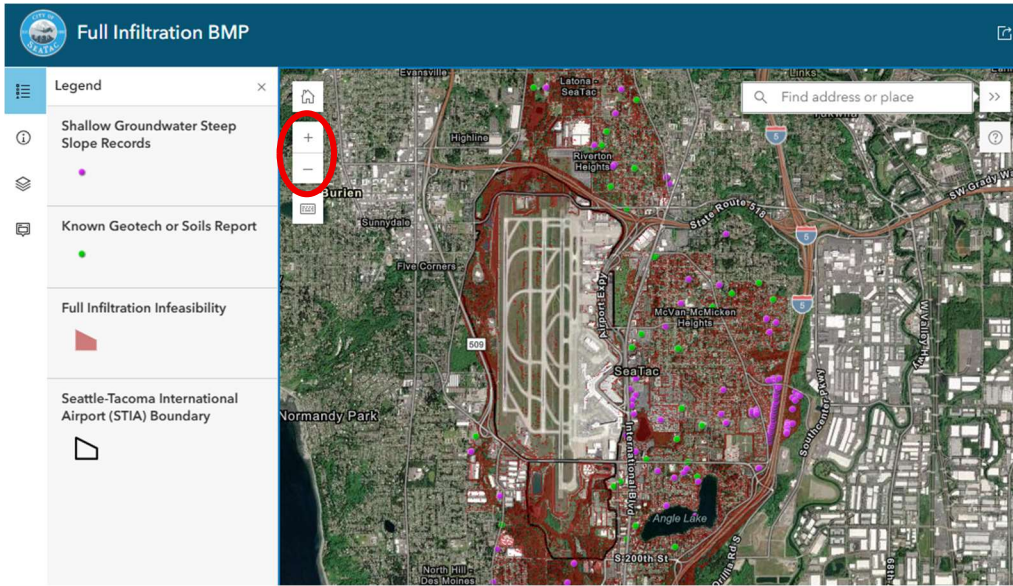
Not all areas of LID BMP infeasibility are mapped, and thus additional site research and assessment may be necessary to determine the full extent of site LID feasibility/infeasibility because these layers were developed using existing data and a subset of the LID Infeasibility criteria found in City Stormwater Standards. Users rely upon these layers at their own risk. The mapped data was developed from a variety of data sources, which may contain errors and vary in resolution. The applicability and use of these layers by the City will be determined during the permit review process.

Site specific surveys may be required as a part of the development permit application process in order to field verify the locations of areas of infeasibility because the LID Infeasibility layers are not survey accurate. The City will

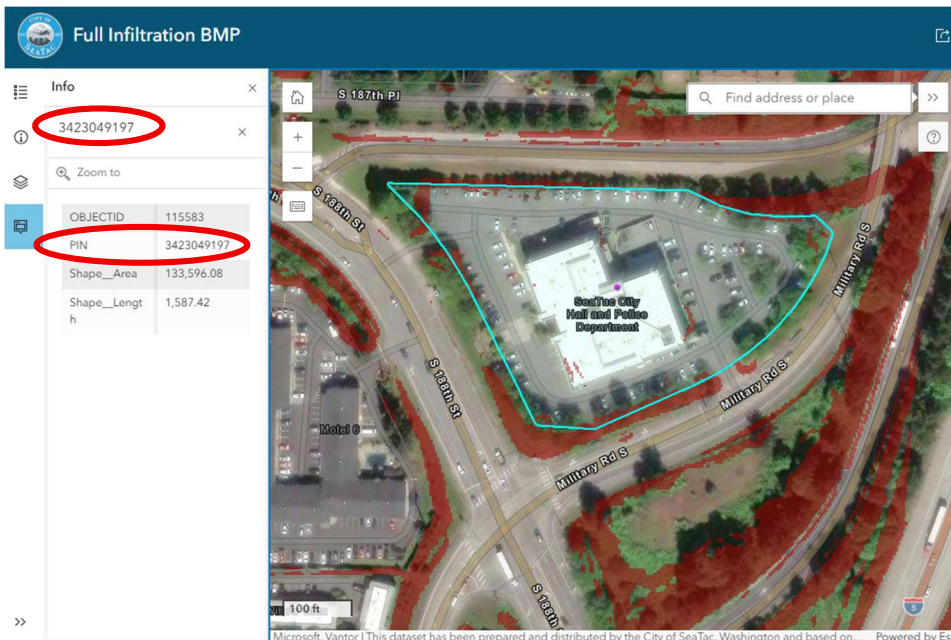
I agree to the above terms and conditions (required)

Enter

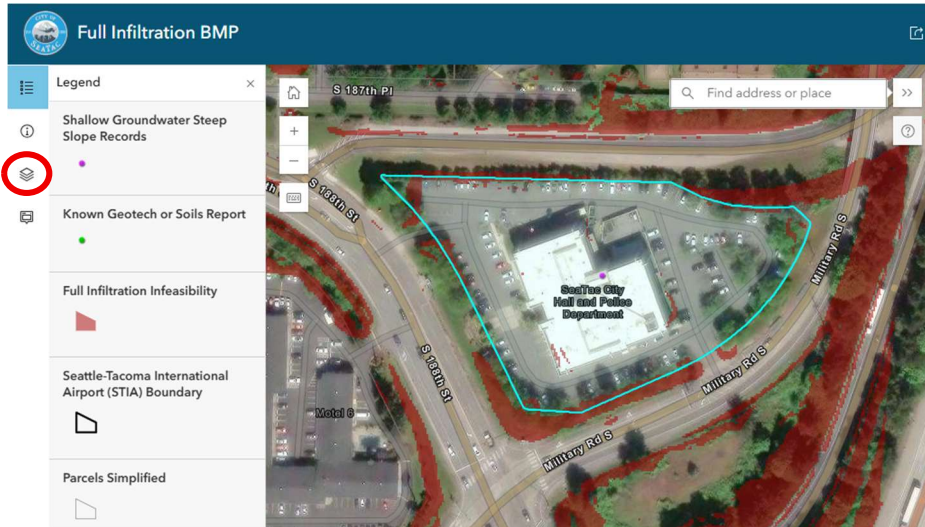
6) Use the wheel on your mouse or the plus or minus buttons in the upper left corner of the map screen to zoom into your parcel.



7) Zoom in until you can see the full extent of the parcel you want to review and click on the parcel to highlight it and verify it is the correct PIN number. The red areas shown on the map indicate all known areas of infeasibility based on existing data and LID Infeasibility Criteria. [Please note: Areas not shown in red will require a site assessment to determine if these areas are infeasible or feasible for a specific LID BMP.]

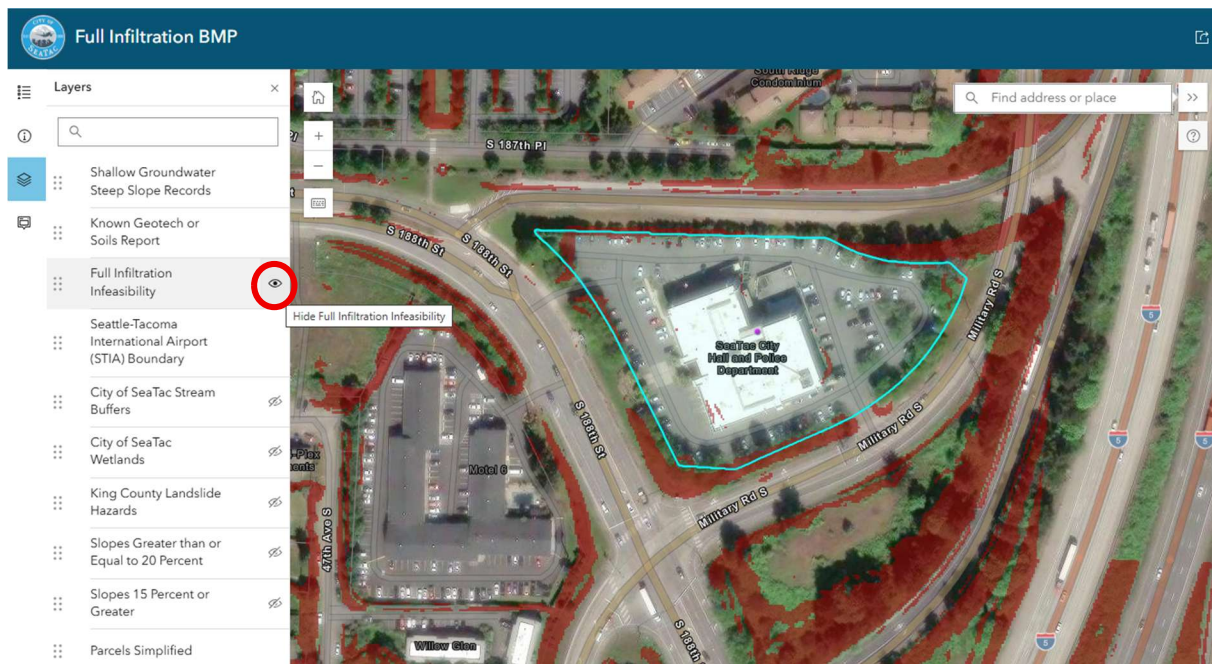


8) To view which infeasibility criteria are limiting the use of the LID BMP on the parcel you are reviewing, click on the “Map Layers” button in the upper left corner of the screen.

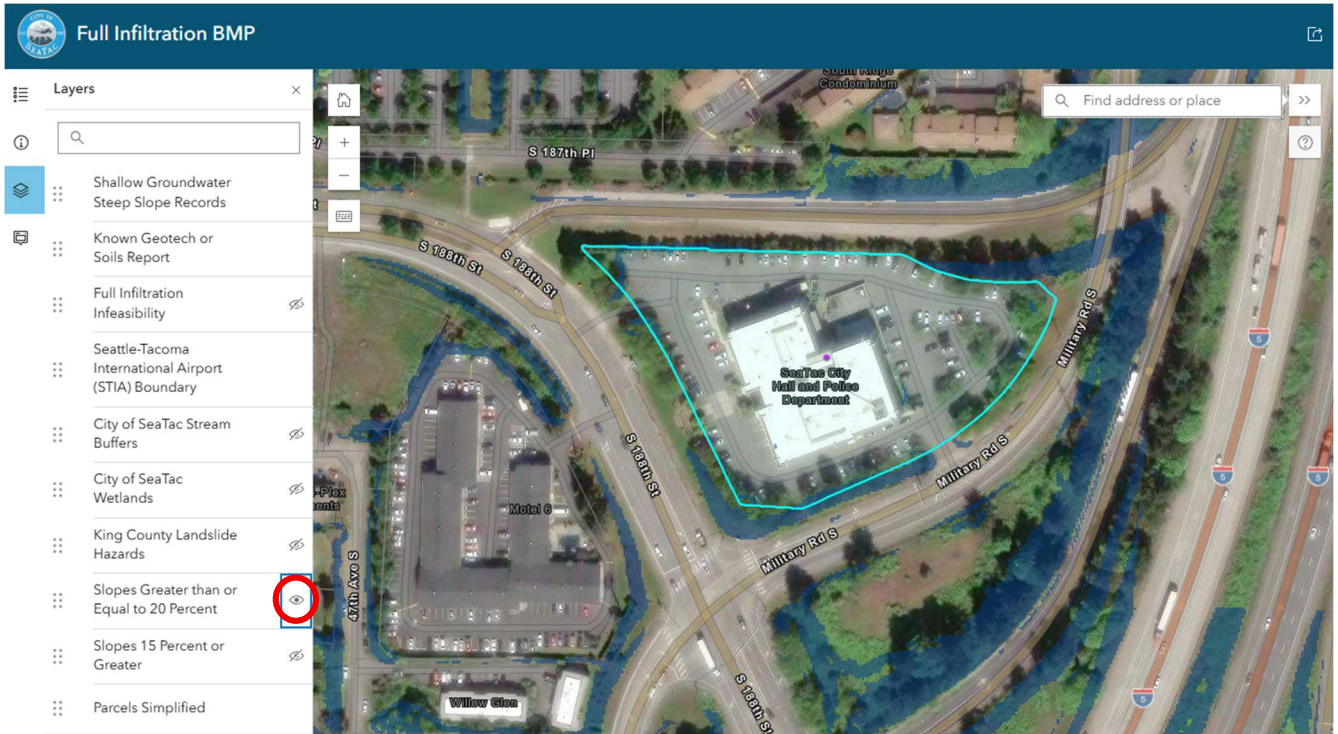


How to View Individual Map Criteria

9) Once the Map Layers window opens, click on the View button on the BMP layer to hide it (in example below it is the Full Infiltration Infeasibility).



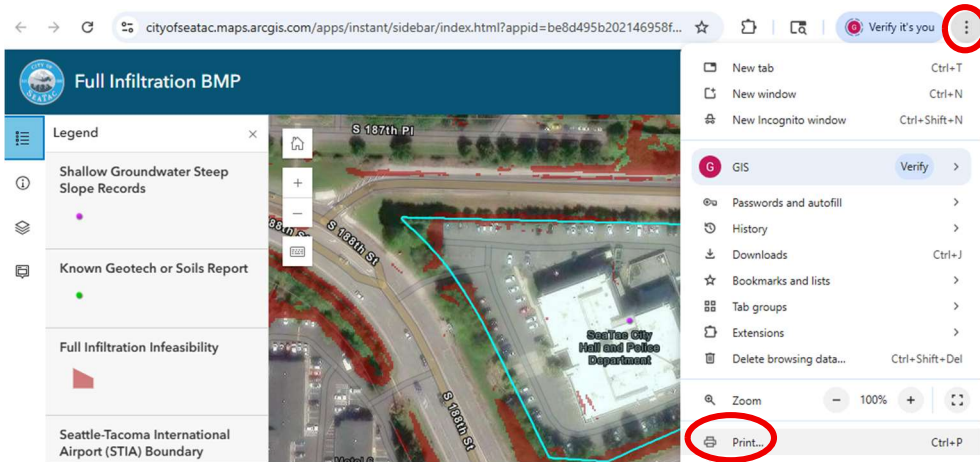
10) Then click on the View button for each layer to view the individual infeasibility criteria affecting your property.



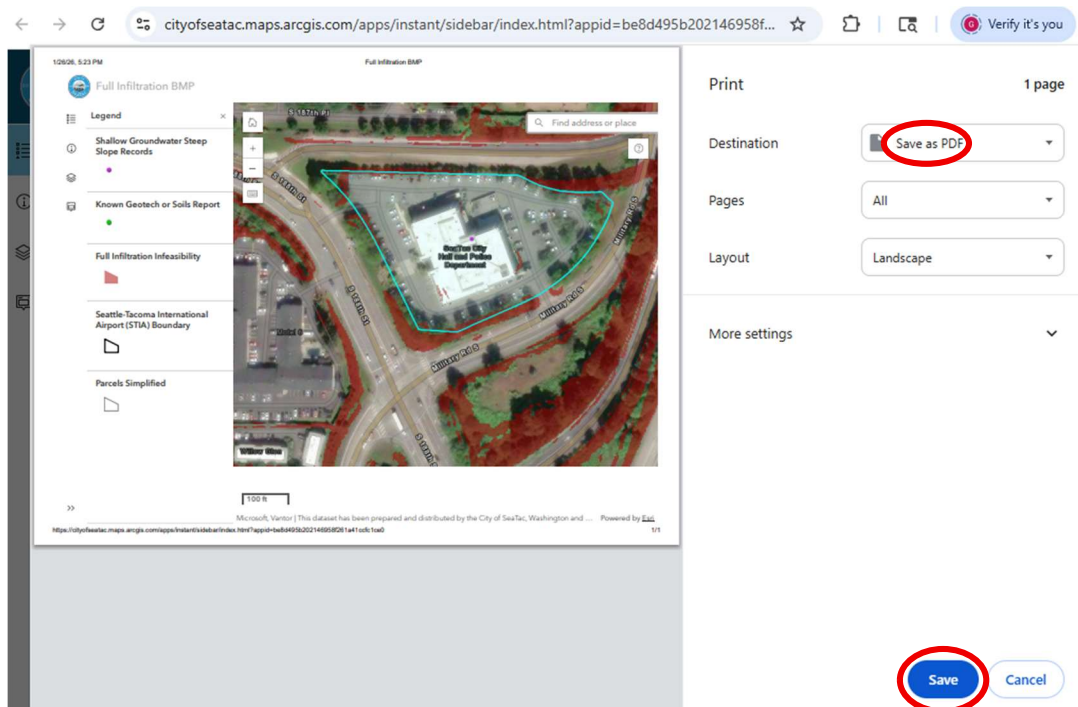
Please Note: The areas mapped as Slopes Greater than or Equal to 20% show only the slopes, but not the 50-foot setback from top of slopes, which is also infeasible. Property owners/developers are responsible for mapping the 50-foot setback from top of slope.

How to Print Maps for Development Application Submittal

11) For developers and property owners submitting a development application and want to use these maps to demonstrate known areas of infeasibility, you can print these maps by clicking Ctrl-P or click on the three dots in the upper right corner of the screen and select Print.



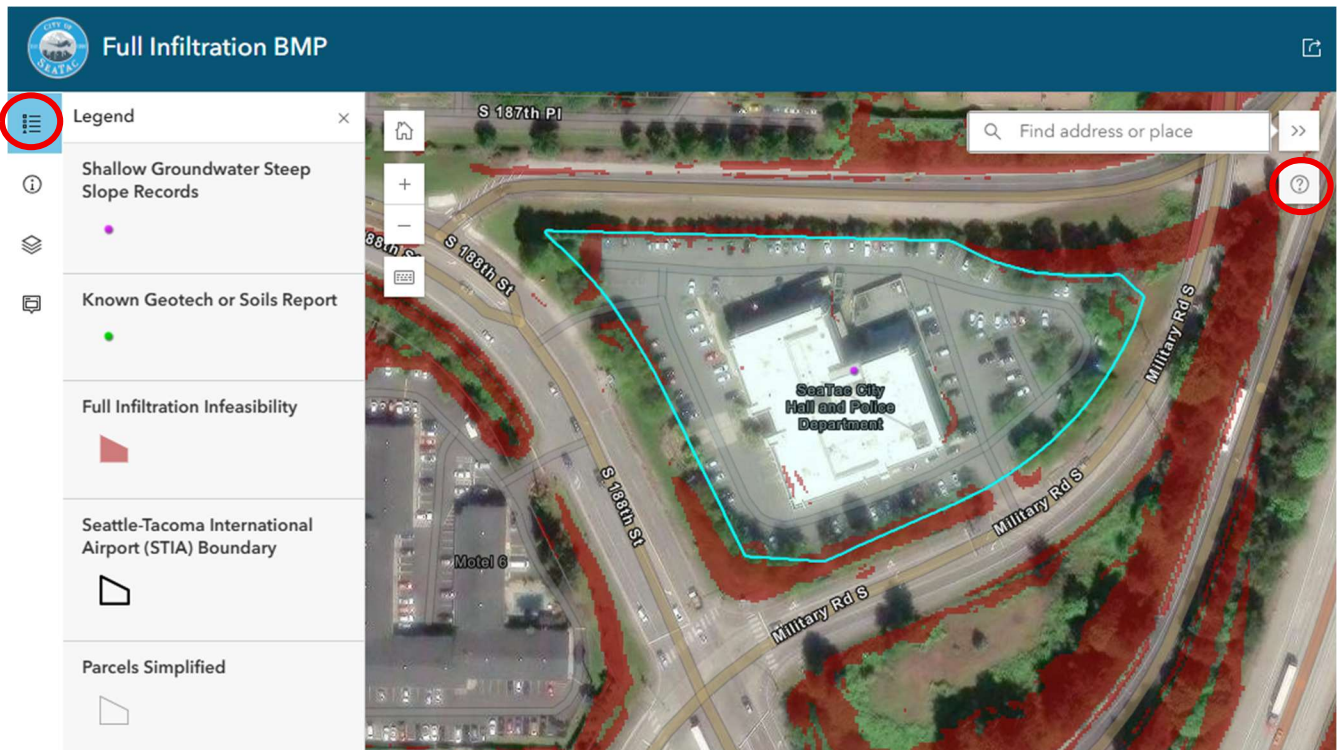
Then select Save as PDF and click Save and then save to your computer. Then include the PDF as part of your development application.



- **Please Note:** These maps are not survey accurate, so if a survey is required as part of your development application, these infeasible areas will have to be surveyed and shown in your development application site plan map.
- **Please Note:** City Engineering Review staff will field confirm all submitted infeasibility maps to ensure their accuracy prior to development approval.
- **Please Note:** Development applications will need to include a printout for each LID BMP that have mapped infeasibility areas on the parcel.

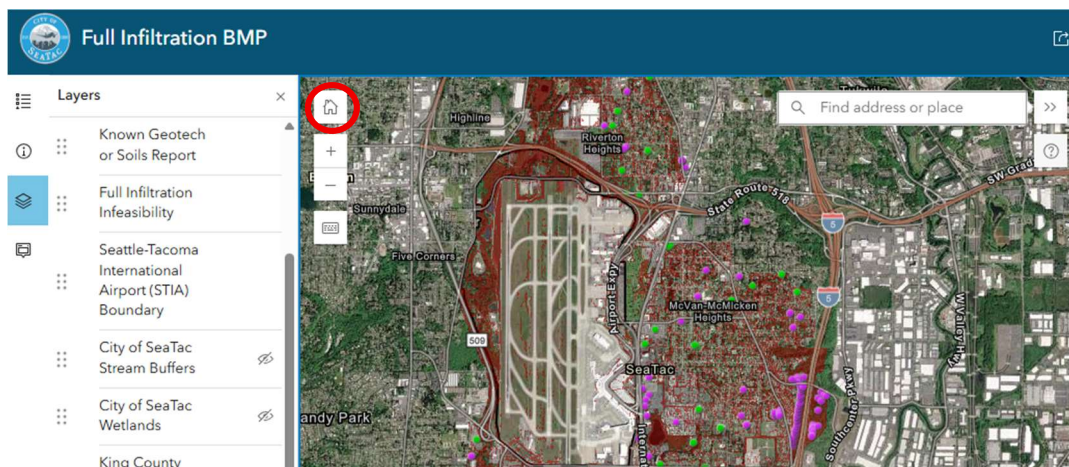
Other Map Features

12) The “?” in the upper right corner of the map is the Introduction Panel button and it provides the Terms of Use and Intended Use for the map.



13) Click on the Legend button in the upper left corner of the screen to display the legend for the visible layers on the map (see image above).

14) The Home button in the upper left corner of the map will zoom to the original map extent.



15) Data Point Locations - the yellow, pink or green dots on the map indicate locations where additional information is available, which may further limit feasibility of LID BMP use.

a. Green Dots indicate parcels with geotechnical reports/assessments on record with the City. Click on the green dot to reveal some basic information on the report. For more information or to get a copy of the report, please contact SeaTac's Community and Economic Development Department at 206-973-4749.

b. Pink Dots indicate parcels that drain to steep slopes or parcels where the City has received complaints regarding shallow water tables or drainage issues.

c. Yellow Dots indicate parcels where Washington Department of Ecology's Model Toxics Control Act Program has information on existing or historic soil contamination on the site. Please contact the Department of Ecology at 425-649-7000 for more information.

Known Issues and Tips

1) Lag Issues – These maps are hosted by ESRI ARCGIS Online and are very data intensive. As a result, there may be lag time in downloading these maps depending on the demand on the online system, band width of your internet connection and the size of the data files.

Tip: Be patient and let all the map layers load before you click on another map function.

2) Development Applications – If you have any questions on how these maps can be used with your development applications, please see the Focus Sheet available on the main LID Infeasibility Study and Maps web page. If the Focus Sheet does not answer your questions, please contact SeaTac's Community & Economic Development Department (CED) – Engineering Review Division 206-973-4750.

3) Disclaimer Language – Please review the Disclaimer Language, including the intended use and limitations of use for these maps.

4) Mapping Errors - As noted in the disclaimer language, these maps were developed from data from a variety of different sources, so there may be errors included in these maps. Therefore, CED's Engineering Review Division will conduct site inspections to field confirm the location and accuracy of mapped infeasibility areas.

5) Surveys May Be Needed - These maps are not survey accurate, so if a survey is required as a part of your development application, these areas of known infeasibility will have to be surveyed and included in your development application.

6) Slopes Greater than or Equal to 20% - The areas mapped in blue as Slopes Greater than or Equal to 20% show only the slopes, but not the 50-foot setback from top of slope, which is also infeasible. Property owners/developers are responsible for mapping the 50-foot setback from top of slope.