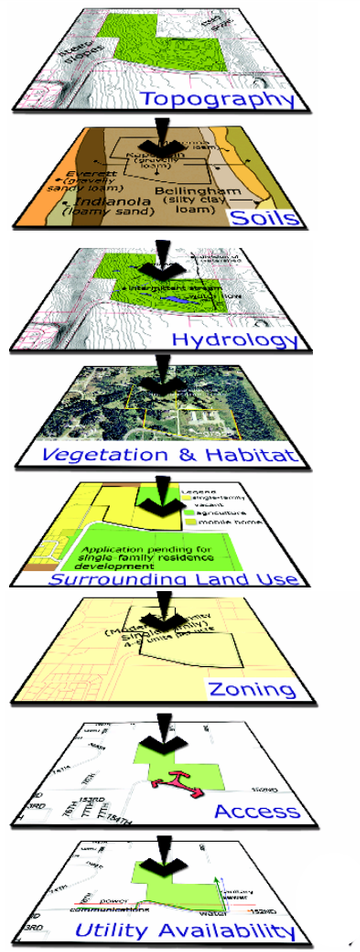
SITE ASSESSMENT

Quality site assessment of on-site and off-site conditions reveals design opportunities for overall success of a development. Using site assessment also helps to determine the habitat friendly development practices most appropriate for a project.



Courtesy: Low Impact Development Technical Guidance Manual for Puget Sound, Puget Sound Action Team and Washington State University Extension Pierce County, 2005

Purpose of this Brochure

This brochure introduces the site analysis process.

HABITAT FRIENDLY DEVELOPMENT PRACTICES

BROCHURE SERIES:

- WHY?
- HABITAT BENEFIT AREAS (HBA)
- **SITE ASSESSMENT**
- CLEARING & GRADING
- LOW IMPACT DEVELOPMENT TECHNIQUES (LID)
- CREDITS
- OPERATIONS & MAINTENANCE

City of Beaverton
Planning Services Division

March 2007

Website:
www.beavertonoregon.gov/departments/CDD/habitat.html

Staff:

- Barbara Fryer, Senior Planner
  503-526-3718, bfryer@ci.beaverton.or.us
- Leigh M. Crabtree, Associate Planner
  503-526-2458, lcrabtree@ci.beaverton.or.us

Habitat Friendly Development Practices ...SITE ASSESSMENT

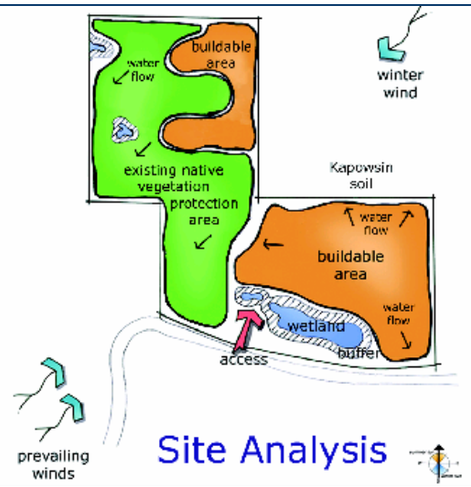
City of Beaverton

Site Assessment

When investigating a site for development, it is important to assess the following:

- Soil Analysis, including:
  - grain size distribution
  - texture class
  - percent clay content
  - cation exchange capacity
  - color/mottling
  - variations and nature of stratification
- Hydrologic Patterns and Features, identifying:
  - hydrologic features
  - surface flows and map
  - volume, duration and energy of storm flows
  - ground water table levels
- Vegetation and Habitat, including:
  - tree canopy and understory
  - vegetated corridors
  - wetland
  - ability to avoid, minimize or mitigate
- Floodplains, identifying:
  - 100-year floodplain
  - channel migration zone

These assessments provide a description of pre-development conditions that help provide vision to development plans.



Courtesy: Low Impact Development Technical Guidance Manual for Puget Sound, Puget Sound Action Team and Washington State University Extension Pierce County, 2005

Key Steps in Developing Stormwater Plans using Low Impact Development (LID) Techniques

When looking forward to use of LID techniques it is important to keep the following steps in mind:

Figure 4-2 ***Key Steps in Developing Stormwater Plans Using LID techniques (adapted),***
Courtesy Low Impact Development Design Strategies – An Integrated Design Approach, Programs and Planning Division, Department of Environmental Resources, Prince Georges County, Maryland, June 1999