



216 Prospect Street
Port Orchard, WA 98366
(360) 876-4991 Fax (360) 876-4980

Homebuilder within City of Port Orchard

RE: Stormwater Management Permit Application Requirements for Minor Developments

Dear Sir or Madam:

Before you start planning your new home there are several items that you should know.

1. Under section 5(2) of the City of Port Orchard Ordinance #1845, all Minor Developments require:

- (1) Construction access route. Construction vehicle access shall be, whenever possible, limited to one route. Access points shall be stabilized with quarry spall or crushed rock to minimize the tracking of soils and debris onto public roads. (see figure 3-1 in the City of Port Orchard Stormwater Design Manual)
- (2) Stabilization of denuded area. All exposed soils shall be stabilized by suitable application of BMPs, (including but not limited to, sod or other vegetation, mat covering, mulching, or application of compacted ground base material on areas to be paved.) From October 1 to April 30, no soils shall remain unstabilized for more than 48 hours. From May 1 to September 30, the owner or contractor shall have the materials readily available to stabilize denuded areas as site and weather conditions dictate. Prior to leaving the site, stormwater runoff shall pass through a sediment pond, sediment trap or other appropriate BMP. (see pages 3B-7 through 3B-9 in the City of Port Orchard Stormwater Design Manual)
- (3) Protection of adjacent properties. Adjacent properties shall be protected from sediment deposition by appropriate use of vegetative buffer strips, sediment barriers or filters, dikes or mulching, or by a combination of these measures and other appropriate BMPs. (see figure 3-9 in the City of Port Orchard Stormwater Design Manual)

- (4) Maintenance. All erosion and sediment control BMPs shall be regularly inspected and maintained to ensure continued performance of their intended function. (At least once per rain event)

- (5) Other BMPs (Best Management Practices). Any adverse effects of increased runoff resulting from land disturbing and/or land development activities shall be controlled by appropriate BMPs. (see Port Orchard Stormwater Design Manual Chptr 3B)

A Minor Development is defined in section 2(40) as:

Minor Development shall mean any new development or redevelopment activity that (1) includes the creation or addition of less than 5,000 square feet of new impervious surface area, and (2) includes land disturbing activity of less than one acre, and (3) includes any grading involving the movement of earth materials. (Impervious surfaces are roofs, any paved surface, or compacted soil that sheds water)

2. Along with your application you must submit an abbreviated plan for your site that shows how the stormwater will be controlled and any necessary erosion control devices. Each minor development applicant for a project that is not located within a public right of way may elect to submit an abbreviated plan as outlined on the attached Abbreviated Plan Guidelines. Those who do choose to submit an abbreviated plan must have an engineered plan stamped by a licensed civil engineer.

3. For further information or clarification please call the Department of Public Works at (360) 876-4991, fax (360) 876-4980.

Sincerely,

Assistant City Engineer