# Individual Lot/Parcel
# Stormwater Pollution Prevention Requirements

FOR COMPLIANCE WITH THE CITY OF BLUFFTON STORMWATER CODE

THE INDIVIDUAL LOT OWNER OR OPERATOR IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF STORMWATER POLLUTION PREVENTION CONTROLS UNTIL THE ENTIRE LOT IS COMPLETE AND 100% STABILIZED.

- Initial Stormwater controls such as construction entrances, curbside and rear of lot storm inlet protection (geo-textile wrapped under grate is prohibited), and perimeter controls (typically silt fence) must be in place BEFORE ANY LOT DISTURBANCE begins.

- All construction materials must be staged off of the street and on the lot behind perimeter controls.

- Portable toilets must be kept off of the street and should be placed on even ground on the lot behind perimeter controls.

- All lots must provide and utilize appropriate trash containment for site waste.

- Contractors must use appropriate practices for concrete, mortar, and paint washout. These materials must be properly contained and NOT enter the storm drains or other conveyances.

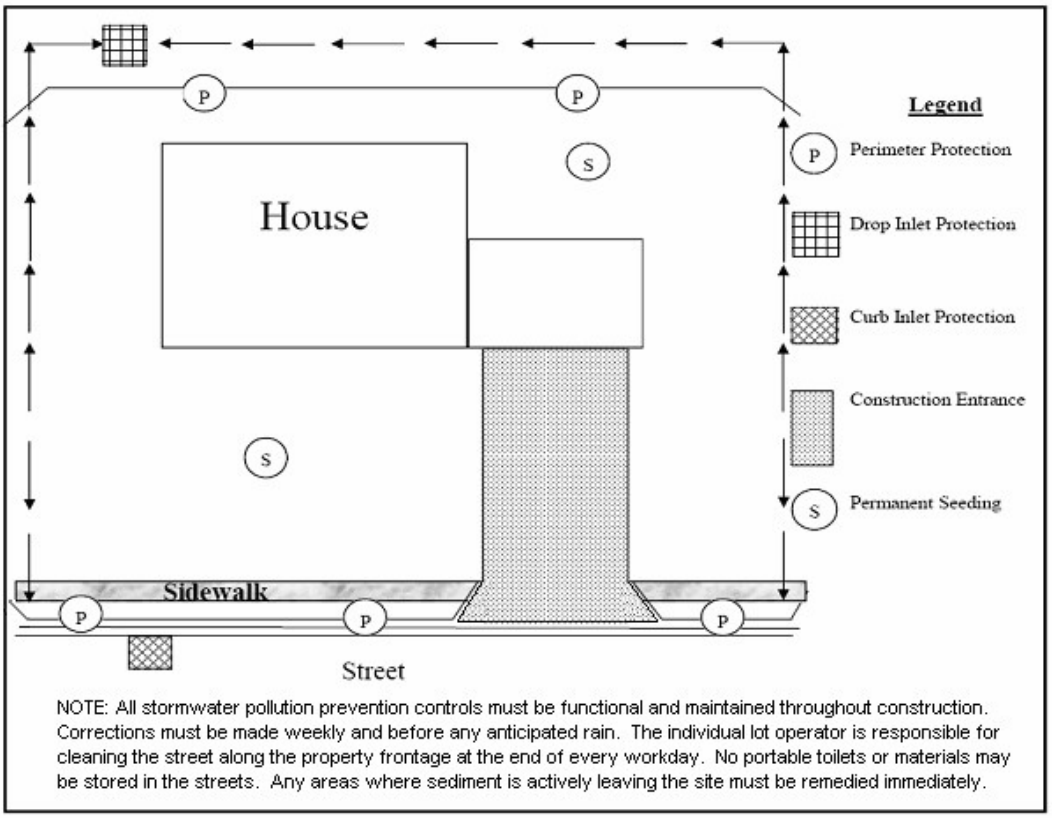
- Any off site tracking of sediment into the street, or off site sedimentation into swales or drains MUST be cleaned as soon as possible and by no later than the end of the day.

- Lot frontage should be cleaned and acceptable in appearance at the end of every business day.

- Areas where operations have impacted adjacent lots or rear yard swales MUST be repaired to design condition and 100% stabilized.

PLEASE NOTE: ANY INSPECTION WILL FAIL IF THE CORRECT STORMWATER POLLUTION PREVENTION CONTROLS ARE NOT IN PLACE AND PROPERLY MAINTAINED.

## Stormwater Pollution Prevention Controls on Individual Lots




NOTE: All stormwater pollution prevention controls must be functional and maintained throughout construction. Corrections must be made weekly and before any anticipated rain. The individual lot operator is responsible for cleaning the street along the property frontage at the end of every workday. No portable toilets or materials may be stored in the streets. Any areas where sediment is actively leaving the site must be remedied immediately.

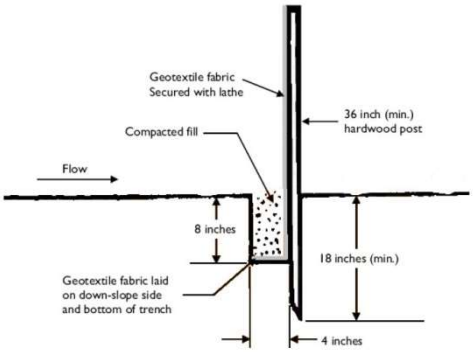
## Construction Sequence

1. Install construction entrance.
    a. Use #2 stone. Flare entrance at street so it can handle vehicle turn radius. See Detail.
2. Install perimeter protection.
    a. Protection along the sides of the lot is only necessary if the adjacent lot is built out or if stormwater runoff will drain in that direction.
    b. Make sure perimeter protections are turned into the lot where they terminate to create a ponding area. See above diagram.
    c. Rear of lot perimeter protection should be installed to protect the rear yard swale.
3. Install protections on storm inlets at curbside and at rear of lot.
    a. Geo-textile or "fabric" wrapped underneath the grate is PROHIBITED.
    b. Make sure curbside inlet protection leaves the top 3-4 inches of the storm grate exposed to allow for overflow to enter the storm inlet, preventing ponding.
4. Lot disturbance may begin once the controls listed above are in place.
5. Maintain lot controls at all times and repair as soon as possible when a correction is needed.
    a. If sediment is actively leaving the site due to a failing control such as tracking or an operation such as dewatering, it must be corrected IMMEDIATELY.
6. Stabilize all exposed soils with vegetation, mulch, or stone when construction is complete.
    a. Lot is considered stabilized once vegetation has reached 100% coverage and 70 % density.
7. Remove temporary stormwater pollution prevention controls.
    a. These may be removed when exposed soils have been stabilized with vegetation, sod, or mulch.
    b. Seed alone is not a stabilization measure until it germinates and achieves proper coverage.

# BMP DETAILS

## Silt Fence (perimeter protection)

1. Install silt fence parallel to the contour of the land.
2. Extend ends of silt fence upslope 3-4 feet to allow for ponding areas behind the fence.
3. Excavate trench 8 inches deep and 4 inches wide.
4. Install with stakes on the down slope side of fence.
5. Bury 12 inches of fabric in the trench, extending the bottom 4 inches toward the upslope side.
6. Backfill trench on both sides of fence and compact.
7. Join silt fence sections by wrapping two posts and driving them in together. Do not use any other method of joining.




8. Inspect weekly and within 24 hrs of a ½" of rain. Silt fence should be cleaned out when the sediment has reached 1/3 the height of the exposed fencing. Repair silt fence where torn or damaged. Complete repairs no later than 48 hours from the date they are noticed.

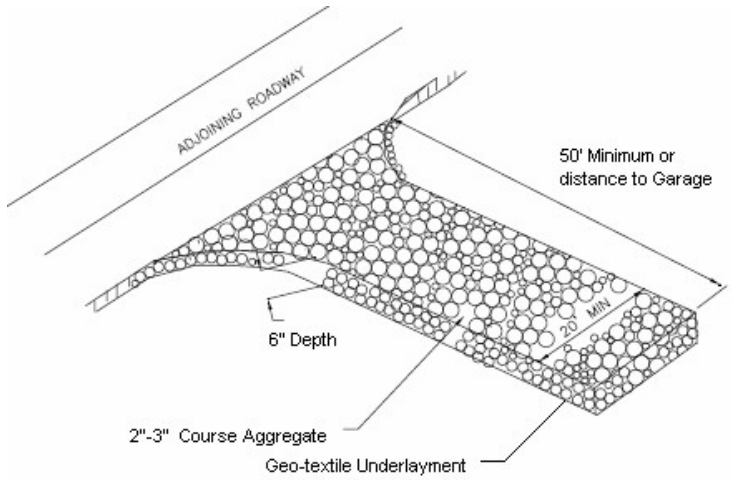
## Wattles (perimeter protection)

1. Wattles (also known as filter socks or logs) are a manufactured product composed of straw, wood fibers, compost, or other materials. These products shall be installed per the manufacturer's recommendation, including wattle diameter requirements, anchoring, spacing on slopes, and appropriate applications.
2. Choose a diameter of wattle appropriate for the slope at the site. A minimum 8 inch diameter wattle is recommended for slopes 0 to 5 percent, 10 inch diameter for slopes 5 to 10 percent, and 20 inch diameter for slopes 10 to 15 percent.
3. Install wattles parallel to the contour of the land.
4. Extend the end of the wattles upslope 3 – 4 feet to allow for ponding areas behind the wattle.
5. Install wattles so that there is continuous ground contact along the length of the wattle. To ensure adequate ground contact, it is recommended to excavate a shallow trench where the wattle will be installed to a depth and width of approximately one-fourth the diameter of the wattle.
6. Overlap adjoining ends of wattles, so that there are no gaps between the adjacent wattles. Do not abut the wattles.
7. Anchor the wattles with stakes driven through the center of the wattles. Posts should be spaced no more than five feet apart and driven through the middle of the wattle. The posts should be driven a minimum of 18 inches deep into the soil. The stake should be flush with the top of the wattle. If wattles are installed with an adequate backstop, such as along the back of a curb, sidewalk, or driveway, staking may not be necessary, but they should still be trenched in to ensure adequate ground contact.

8. Inspect weekly and within 24 hours of a ½" of rain. Wattles should be cleaned out when the sediment has reached 1/4 the height of the exposed wattle. Repair wattles where torn or damaged. Complete repairs no later than 48 hours from the date they are noticed.

Construction Entrance

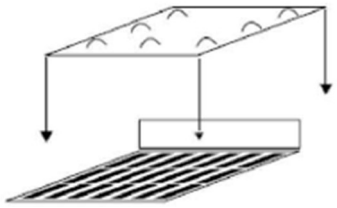
1. Install construction entrance from street to face of proposed building or at a 50' minimum length. Use #2 stone at a 6" minimum depth.
2. A geo-textile is required underneath the entrance to extend its functionality.
3. Flare out entrance where it meets the street so that vehicle turn radiuses do not travel over disturbed ground.



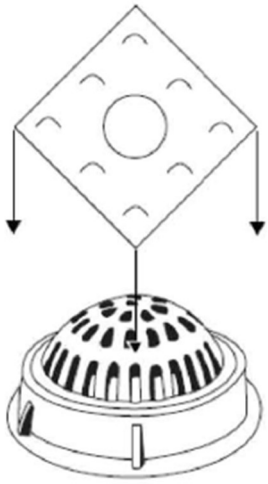

4. Perimeter Controls (silt fence) should be turned into the lot for a few feet where they meet the construction entrance.
5. Inspect weekly and within 24 hours of a ½" of rain. Freshen or replace stone as needed to prevent off site tracking. If offsite tracking is occurring, clean up immediately, and correct the reason why the drive is failing as soon as possible. Complete repairs no later than 48 hours from the date they are noted.

Inlet Protection

1. Install inlet protection on all curbside and rear of lot storm inlets within the flow line of the active lot.
2. Curbside inlet protection should be installed so that at least 3 – 4 inches of the top of the casting is exposed to allow for overflow, preventing excessive ponding. In areas expecting vehicle traffic, below grade inlet protection baskets or coconut fiber mats should be installed per the manufacturers recommendations as they will not cause a traffic hazard. Coconut fiber matting should extend at least 1 inch past the ends of the storm grate, and the edge of the coconut fiber mat that abuts the curb must be cut so that at least 3 – 4 inches of the top of the casting is exposed.
3. Rear lot storm inlets may utilize above-grade or below-grade inlet protection measures such as inlet protection baskets, coconut fiber mats, and geotextile fabric drop inlet protection installed per the manufacturer's recommendations. Coconut fiber mats should extend past the ends of the storm grate, and an overflow hole may be cut on the top of beehive inlet grates.
4. Wrapping geo-textile underneath the grate for protection or straw bale barriers are PROHIBITED practices.
5. Make sure inlet protection is securely fastened to the storm grate and installed per the manufacturer's recommendations. Utilize 7-8 zip ties to secure coconut fiber mats to storm grates.



STREET CURB INLET GRATE
(SECURE WITH 7 ZIP TIES)



BEEHIVE INLET GRATE WITH
OVERFLOW CUT-OUT
(SECURE WITH 8 ZIP TIES)

6. Inspect weekly and within 24 hours of a ½" of rain. Sediment accumulation or standing water around the inlet can indicate the need for maintenance. Clean protection when clogged with sediment or when it reaches ½ of the storage capacity or height of the control. Replace protection if torn or worn. Clean sediment from street around the storm inlet and place back onto lot behind perimeter controls. Complete repairs no later than 48 hours from the day they are noted.