

e. Post-Construction Storm Water Pollution Prevention Plan

For Sites with total land disturbance of 10,000 square feet or more of total land area, a post-construction Stormwater Pollution Prevention Plan must be designed to, at least, meet the requirements of the Ordinance and these Technical Standards. The post-construction storm water pollution prevention plan must include items listed in the application checklist provided in **Appendix B**.

B. EROSION AND SEDIMENT CONTROL PERMIT

For all individual lots disturbing 10,000 square feet or more of total land area, a formal review and issuance of an Erosion and Sediment Control Permit will be required before a building permit can be issued. [GMC Sec. 9-161(d)]. Similarly, for individual lots disturbing less than 10,000 square feet of total land area, developed within a larger permitted project, a formal review and issuance of an Erosion and Sediment Control Permit will be required before a building permit can be issued. [GMC Sec. 9-161(d)]. Erosion and Sediment Control Permit forms for both residential and commercial lots are provided in **Appendix B**. All Stormwater management measures necessary to comply with the Ordinance and these Technical Standards must be implemented in accordance with permitted plan for the larger project.

The following information must be submitted to the City, for review and acceptance, by the Individual Lot Operator, whether owning the property or acting as the agent of the property owner, as part of a request for review and issuance of an Erosion and Sediment Control Permit that must be obtained prior to the issuance of a building permit.

1. A Site layout for the subject lot and all adjacent lots showing Building pad location, dimensions, and elevations, and the Drainage patterns and Swales.
2. Erosion and Sediment control plan that, at a minimum, includes the following measures:
 - a. Installation and maintenance of a stable Construction Site Access.
 - b. Installation and maintenance of appropriate perimeter Erosion and Sediment Control Measures prior to land disturbance.
 - c. Minimization of Sediment Discharge and tracking from the lot.
 - d. Clean-up of Sediment that is either tracked or washed onto roads. Bulk clearing of Sediment shall not include flushing the area with water. Cleared Sediment must be redistributed or disposed of in a manner that is in compliance with all applicable statutes and rules.
 - e. Implementation of concrete washout practices that securely contain and allow for the proper Disposal of washout waste.
 - f. Adjacent lots disturbed by an Individual Lot Operator must be repaired and stabilized with temporary or permanent surface stabilization.
 - g. Self-monitoring program including plan and procedures.
3. Certification of Compliance stating that the individual lot plan is consistent with the City's Stormwater Management approval for the larger project (if the individual lot is part of a larger permitted project).

4. Name, address, telephone number, and list of qualifications of the Trained Individual in charge of the mandatory Stormwater pollution prevention self-monitoring program for the Project Site.

The Individual Lot Operator is responsible for installation and maintenance of all Erosion and Sediment Control Measures until the Site is stabilized.

C. EASEMENT USE PERMIT

An Easement Use Permit is required before the erection of any fences or Structures, the planting of any tree or scrubs, or the introduction of any Rain Garden or bioswale in an existing Drainage Easement or Utility Easement. [GMC Sec. 9-161(e)]. The Easement Use Permit is required on all properties, of any use and any size. Easement Use Permit forms are available from the Department of Community Development Services and/or the Stormwater Department upon request.

Persons wishing to erect a fence of Structure in a Drainage or Utility Easement shall file a permit application with the Department of Community Development Services. The Director of Community Development Services and/or his designee shall review the application for an Easement Use Permit and shall make a determination. Said determination shall be appealable to the Board of Public Works and Safety in the same manner as appeal of an enforcement action under GMC Sec. 9-163(m).

Persons wishing to plant trees, shrubs, a Rain Garden, or a bioswale in a Drainage Easement shall file a permit application with the Stormwater Department. The Stormwater Superintendent and/or his designee shall review the application for an Easement Use Permit and shall make a determination. Said determination shall be appealable to the Board of Stormwater Management in the same manner as appeal of an enforcement action under GMC Sec. 9-163(m).