GIG HARBOR
"THE MARITIME CITY"

PUBLIC WORKS DEPARTMENT

Residential Building Permit
Stormwater Requirements Guidance

The 2010 Gig Harbor Stormwater Management and Site Development Manual (Manual), became effective for new land use applications accepted by the City beginning January 1, 2010. This includes applications for Residential Building Permits, of Single Family Homes, Duplexes, Tri-plexes, 4-plexes and Townhomes.

Condition 1.
When the building lot is part of a plat, short plat, or any formal development that has previously been approved under the regulations of the 1996 Stormwater Manual. In addition, a stormwater flow control system exists for that development, and it is designed and constructed to take the roof downspouts, footing drain and yard/driveway drain water from the building lot to the stormwater flow control facility.

1. The applicant is required to connect the roof downspouts, footing drain and yard/driveway drains to the stormwater system. Note appropriate Temporary Erosion Control Measures, including BMP Details in the plan submittal. The submittal complies with Minimum Requirement #2 of the Manual.

Condition 2.
When the property is not part of a plat, short plat, or any formal development that has previously been approved under the regulations of the 1996 Stormwater Manual. Under this condition no comprehensive development storm system exists that is designed to take the roof downspout, footing drain and yard/driveway drain water from the building lot, to a development flow control facility.
The applicant must determine the Minimum Requirements that will apply to the development permitted under the Building Permit. The applicant is to use Figure 2.1. Flow Chart for Determining Requirements for New Development in Volume I of the Manual. Figure 2.1. is attached, as well as Figure 2.2. Flow Chart for Determining Requirements for Redevelopment. The Building Permit will trigger a possibility of three scenarios for stormwater requirements as follows:

1. Projects in which the new, replaced, or new plus replaced impervious surfaces total less than 2,000 square feet, or disturb less than 7,000 square feet of land; must note

appropriate Temporary Erosion Control Measures, including BMPs in the plan submittal. The submittal complies with Minimum Requirement #2 of the Manual.

2. Projects in which the new, replaced, or new plus replaced impervious surfaces total 2,000 square feet or more, or disturbs 7,000 square feet or more of land must prepare a Construction SWPPP, as part of the Stormwater Site Plan (see 2.4.1 of the Manual). Each of the 12 Elements must be considered and included in the Construction SWPPP, unless site conditions render the element unnecessary and the exemption from that element is clearly justified in the narrative of the Construction SWPPP. The project shall comply with Minimum Requirements #1 through #5 of the Manual. Applicants should refer the Manual for detailed requirements. The Construction SWPPP shall be included in the plan submittal.

3. Projects which the new, replaced, or new plus replaced impervious surfaces total 5,000 square feet or more, or convert ¾ acres or more of native vegetation to lawn or landscape areas, or convert 2.5 acres or more of native vegetation to pasture shall comply with Minimum Requirements 1 through 11 of the Manual, applicants should refer the Manual for detailed requirements.

Attached is an example of the 12 Elements in Minimum Requirement #2. Each of the 12 Elements are to be considered, if the element is unnecessary, then clearly justify why it is not needed. Include the BMP Details (example: Silt Fence Detail). Show where the BMPs are to be located on the site plan.

Applicants are encouraged to refer to the 2010 Stormwater Management and Site Development Manual (Manual) which is available on the City of Gig Harbor website. (www.cityofgigharbor.net)

If you have questions on the stormwater requirements, you may contact Wayne Matthews, Engineering Technician by phone at 253.853.2646 or email at matthewsw@cityofgigharbor.net.

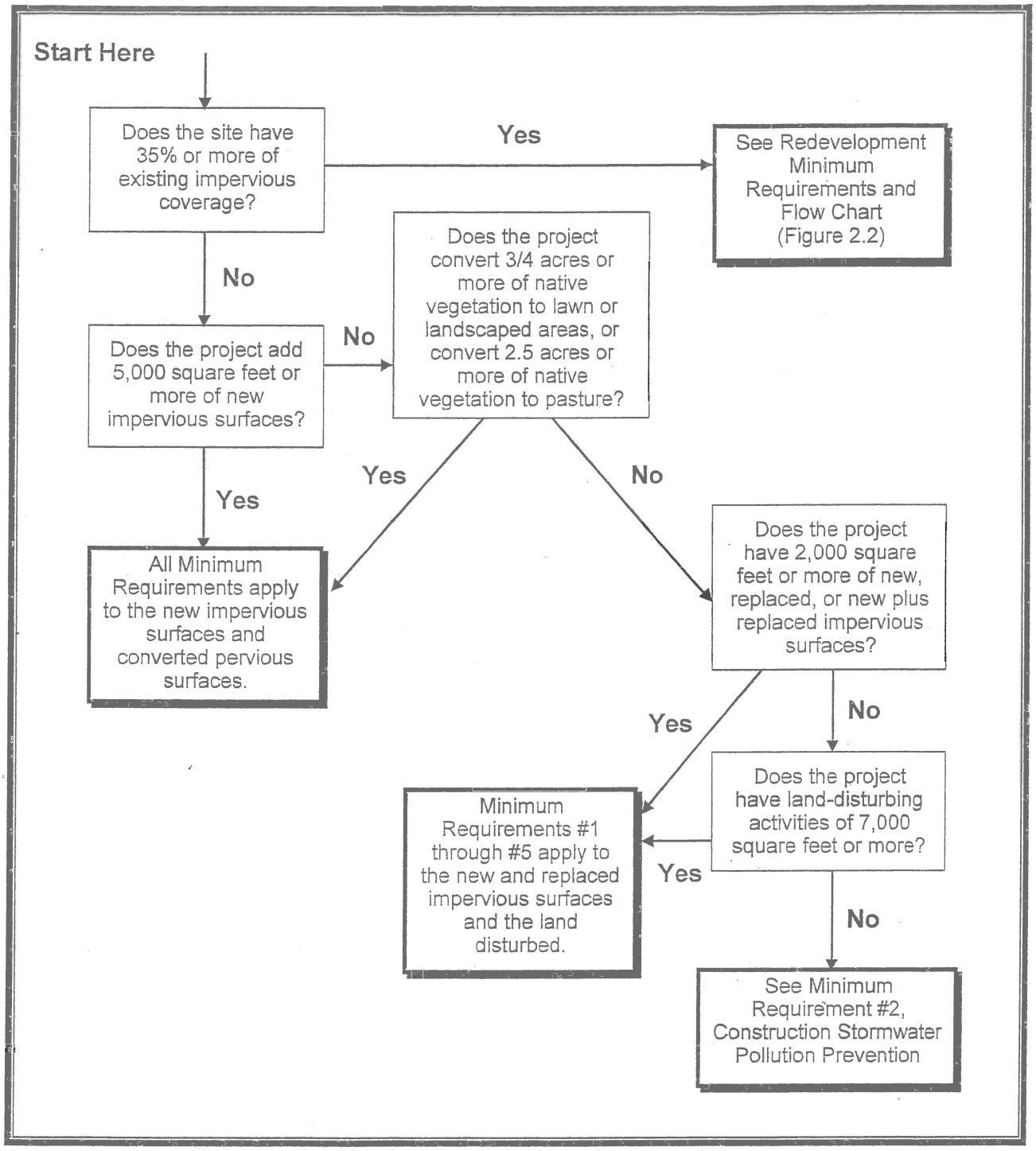


Figure 2.1. Flow Chart for Determining Requirements for New Development.

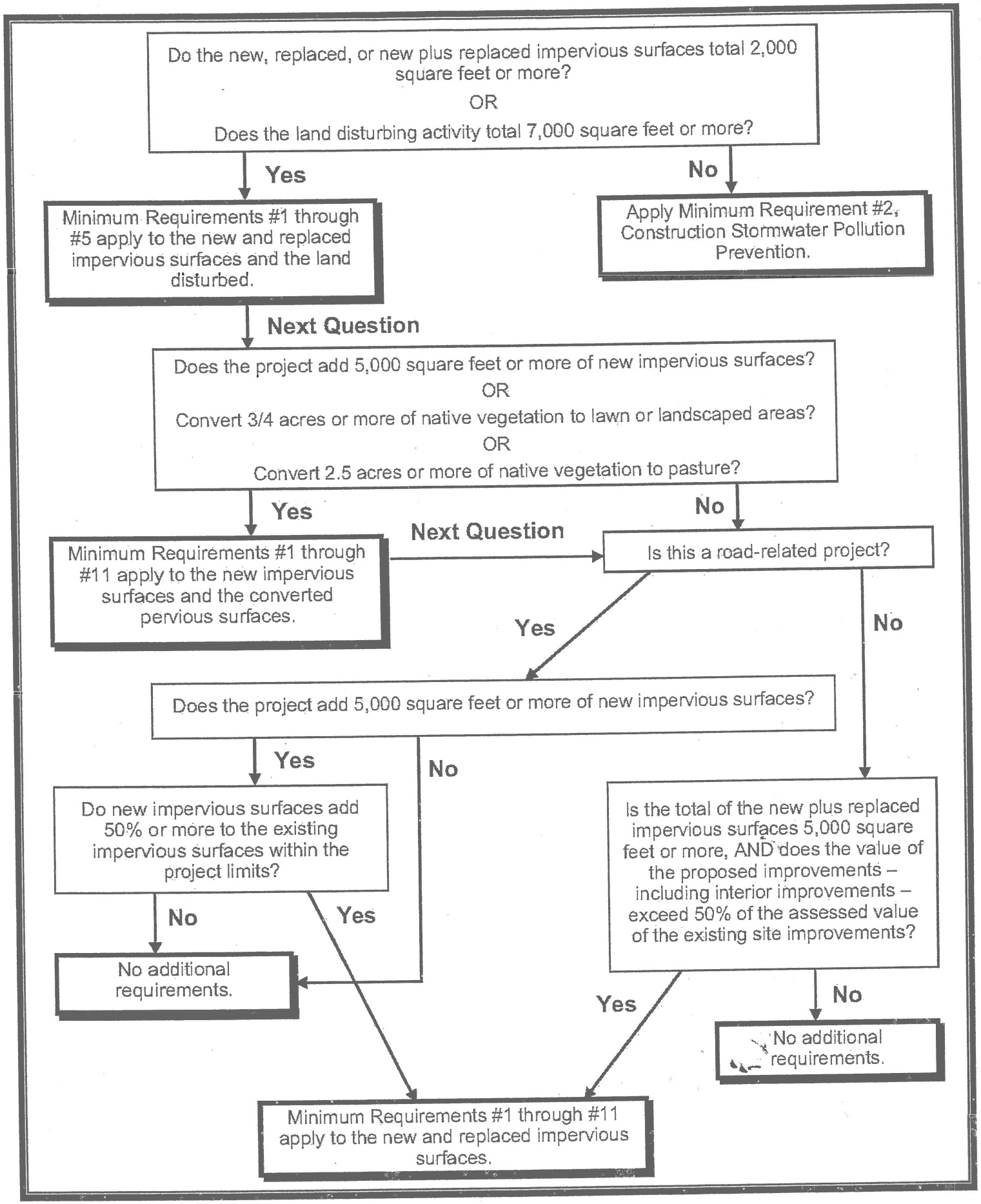


Figure 2.2. Flow Chart for Determining Requirements for Redevelopment.

STORMWATER REQUIREMENTS

EXAMPLE OF THE 12 ELEMENTS IN MINIMUM REQUIREMENT #2

Lot Construction Stormwater Pollution Prevention

Minimum Requirement #2

1. Mark Clearing Limits
   - All site clearing activities were completed during plat development. Minimal clearing may occur, lot corners are staked in the field to identify project limits.

2. Establish Construction Access
   - Temporary construction access shall occur at the existing driveway apron. Gravel shall be installed per Pierce County Construction Entrance detail.

3. Control Flow Rates
   - All project stormwater facilities were construction and completed during plat development.

4. Install Sediment Controls
   - Silt fence shall be used on the low sides of the lot to prevent sediment laden water from leaving the lot.

5. Stabilize Soils
   - The project shall meet the soil stabilization requirements set forth in the Washington State Construction Stormwater General Permit.
   - During the dry season (May 1 – September 30) soils must not be left exposed for more than 7 days.
   - During the wet season (October 1 – April 30) soils must not be left exposed for more than 2 days.

6. Protect Slopes
   - Mass grading was completed during plat development.
   - Any minor temporary slopes on the lot shall be protected with appropriate BMP's.

7. Protect Drain Inlets
   - Any on site and downstream storm drainage inlet with potential to receive runoff from the project shall receive storm drain inlet protection.

8. Stabilize Channels and Outlets
   - No channels or outlets are proposed with the project.

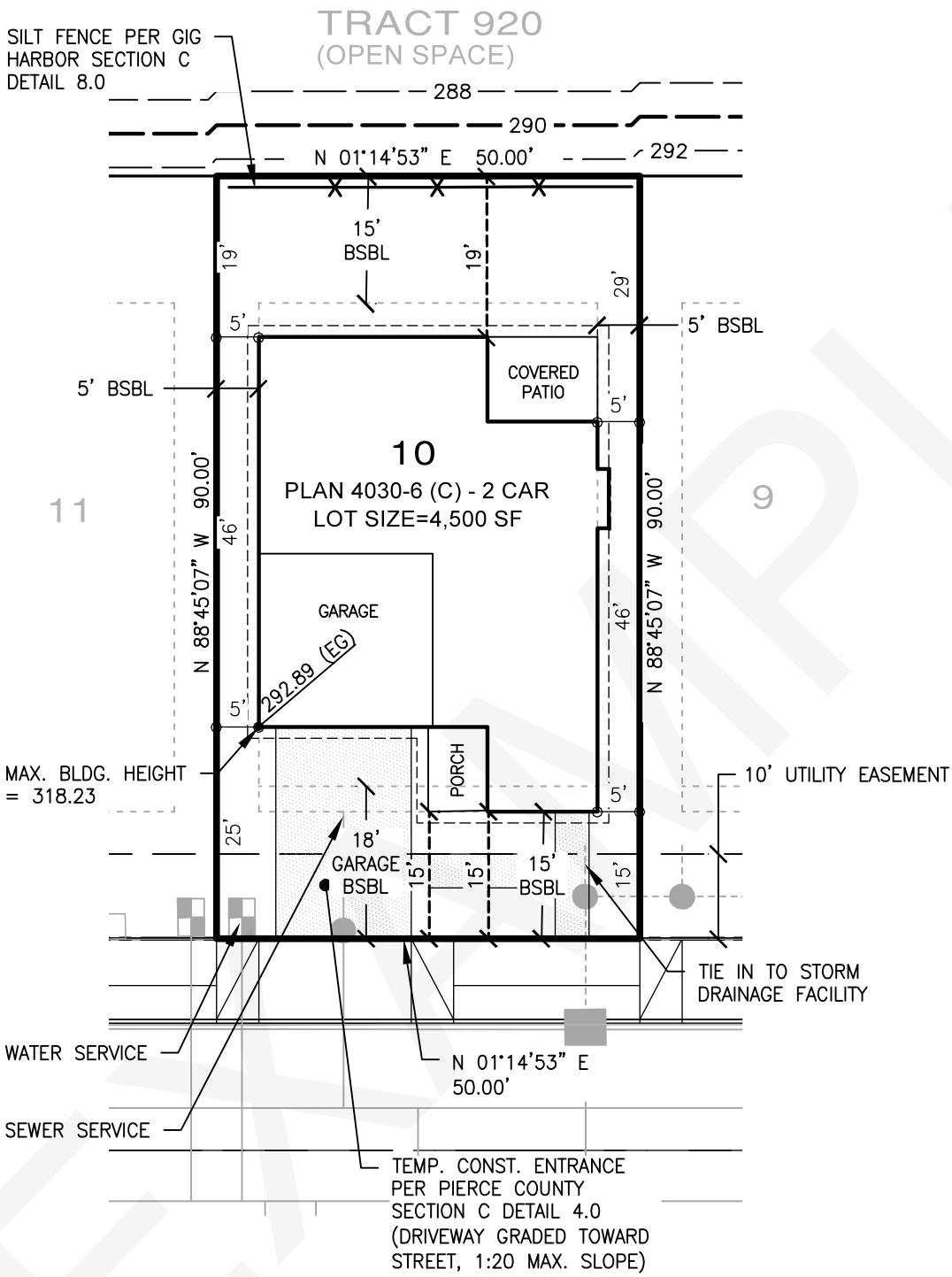
9. Control Pollutants
   - All pollutants shall be disposed of according to WA DOE and Construction General Permit requirements.
   - A spill kit will be kept onsite at all times.

10. Control Dewatering
    - Any required foundation or trench drains which have similar characteristics to non-turbid stormwater runoff shall be discharged into a controlled conveyance system prior to surface discharge. Any turbid water shall be pumped to an area on the lot to infiltrate and allow sediment to settle.

11. Maintain BMPs
    - All temporary BMP's shall be maintained and repaired as required to meet intended function.
    - All temporary BMP's shall be removed within 30 days after completion of final site stabilization.

12. Mange the Project
    - Inspect and repair BMP's as needed.
    - Schedule work to minimize erosion and sediment runoff potential.

EXAMPLE



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SCALE: 1" = 20'
DATE: JUNE 27, 2016

NOTES

TIGHTLINE FOOTING AND ROOF DRAINS TO PLAT DRAINAGE SYSTEM PER APPROVED PLAT DRAINAGE SYSTEM.

AREA OF DISTURBANCE INCLUDES ENTIRE LOT.

FROM OCTOBER 1 THROUGH APRIL 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 2 DAYS. FROM MAY 1 TO SEPTEMBER 30, NO SOILS SHALL REMAIN EXPOSED AND UNWORKED FOR MORE THAN 7 DAYS. THIS CONDITION APPLIES TO ALL SOILS ON SITE, WHETHER AT FINAL GRADE OR NOT.

IMPERVIOUS AREAS

- HOUSE = 1,849 S.F.
- DRIVEWAY = 400 S.F.
- WALKWAY = 128 S.F.
- FRONT PORCH = 70 S.F.
- REAR PATIO = 130 S.F.

TOTAL = 2,577 S.F.
TOTAL IMPERVIOUS = 57.27%

MISC. AREAS

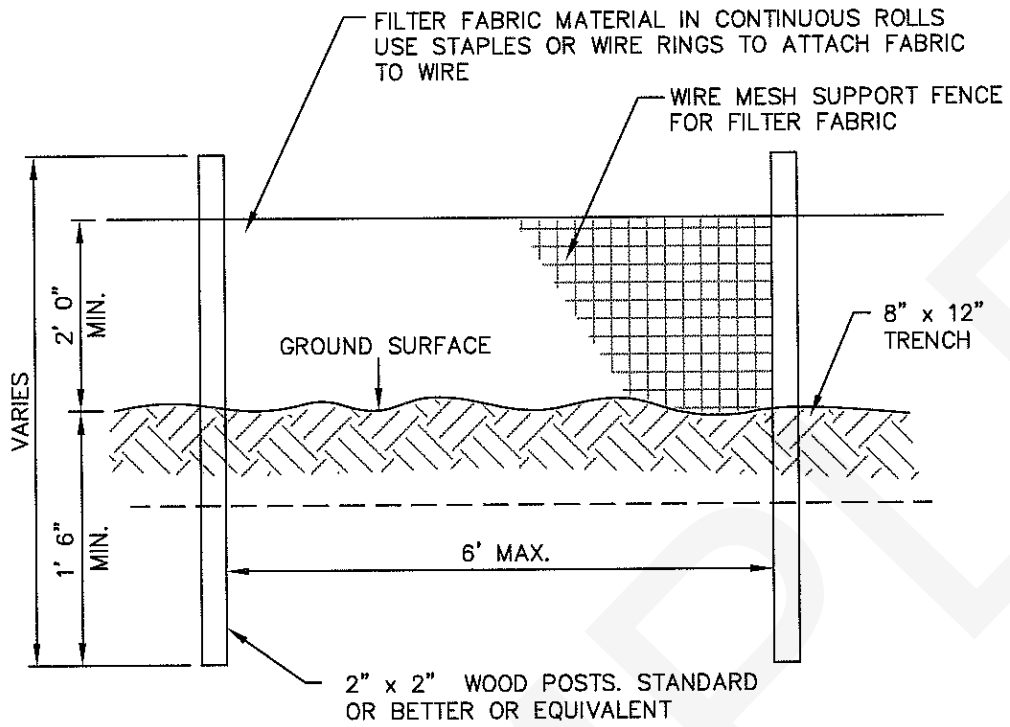
- GARAGE = 420 S.F.

NOTE:

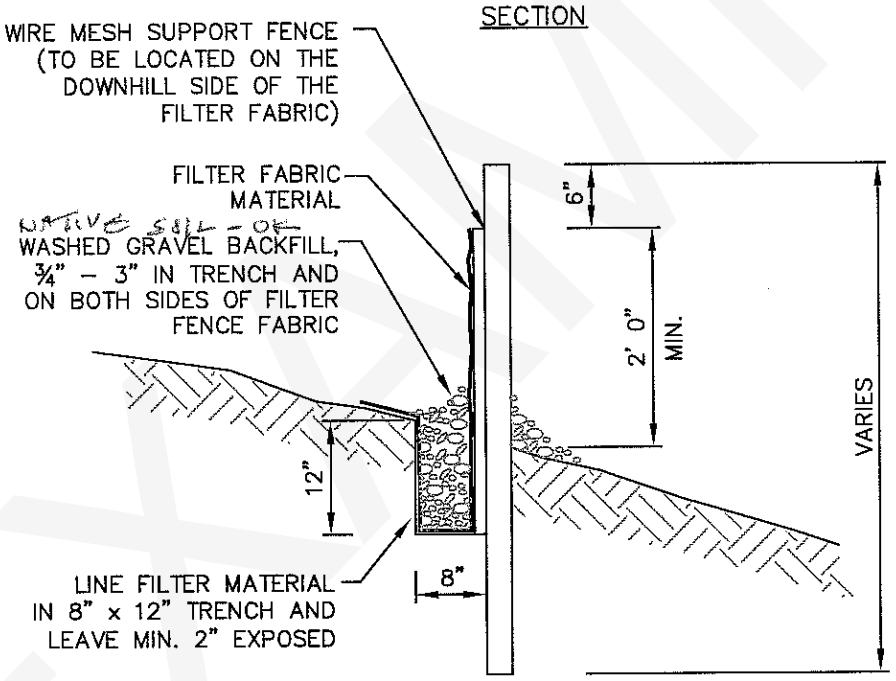
- MAX. BLDG. HEIGHT=25'-4 1/8" FROM GRADE TO TOP OF BLDG.
- SPOT ELEVATIONS SHOWN ARE INTERPOLATED FROM AS BUILT SURVEY, AND DO NOT REPRESENT FOUNDATION DESIGN.

- LEGAL NAME: I
- MKTG NAME:
- PARCEL NO.:
- ZONING: PRD
- ADDRESS:
- CONTACT:
  PHONE:

EXAMPLE



SECTION



SECTION

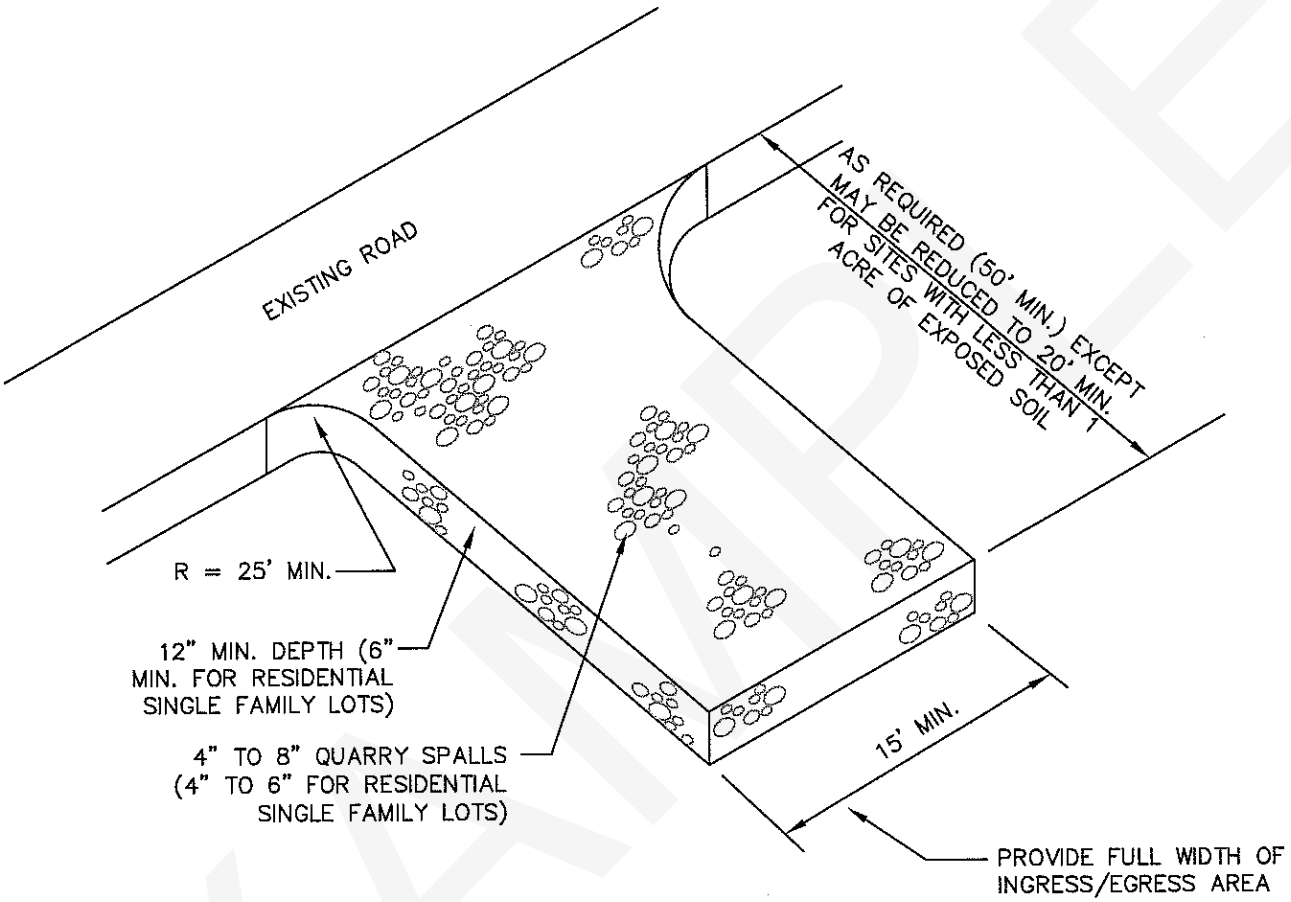
ENGINEERING DIVISION

FILTER FABRIC FENCE

SECTION C
DETAIL N.T.S.
8.0

APPROVED BY
CITY ENGINEER _____ DATE _____

EXAMPLE



EXAMPLE

GIG HARBOR

ENGINEERING DIVISION

CONSTRUCTION ENTRANCE ROCK PAD

SECTION C
DETAIL N.T.S.
4.0

APPROVED BY
CITY ENGINEER _____ DATE _____