When is a review necessary?
Any land altering work, surface grading, or the creation of additional impervious surface that will expose soils to erosion, alter existing stormwater runoff patterns or increase surface runoff requires a STORMWATER REVIEW.

What information is needed for the review?
Complete an application with your name, address, telephone number and a description of your proposed work. Include two copies of a site plan showing your property lines and dimensions, easements, streets, street names and access, the locations of your home and all other structures, patios, decks, carports, garages, driveways, property elevation contours at 2 foot intervals and any walls, rockeries or similar landscape features at a minimum scale of 1”=20’, plus two 8 ½”x11” drawings.

Show on the drawings the present utility services for the property including: water, sewer, underground power and telephone, storm drainage system catch basins, pipe, pipe size and type, downspout and building footing drains, elevations of the catch basins and pipe flow lines, drainage ditches, swales, watercourses or other drainage features. Indicate the direction and location of surface water runoff entering and leaving the site from all adjoining areas.

Indicate your proposed work in solid lines which delineate new structures or additions, new grading work (with an estimate of the amount of material to be moved, the location of excavation stockpiles or fill areas) with final proposed contours and landscaping, new driveways, patios, etc., and the location of new drainage pipes and catch basins.

If your work includes the alteration of over 500 square feet of existing yard or ground, you will also need to include a TEMPORARY EROSION AND SEDIMENTATION CONTROL PLAN (TESC). The TESC plan shall include (where applicable): construction vehicle entrance surfaced with rock, siltation control fabric fencing, temporary sediment catchment areas, exposed soils covering and the stabilization of denuded areas with mulch, seeding, planting, or sodding. From October 1 through April 30, no soils shall remain exposed for more than 2 days. From May 1 through September 30, no soils shall remain exposed for more than 7 days. Adjacent properties shall be protected from sediment or stormwater runoff by vegetative buffer strips, sediment barriers, filters, berms, or other suitable method to insure their property is not damaged.

If your project includes the construction of a new home or structure or the alteration of over 500 square feet, you will also need a STORMWATER MANAGEMENT PLAN. The plan shall include: the new proposed building and any structures (such as walls or rockeries), a grading plan, utility services, storm drainage system and stormwater runoff control facilities, including detention systems, source control facilities, and a TESC plan prepared by a professional civil engineer licensed in the State of Washington and accompanied with a report and calculations for the design of the facilities and an analysis of the onsite and offsite stormwater runoff and water quality impacts and proposed mitigation for a minimum of one-fourth of a mile downstream from the project. Prior to the issuance of a permit to begin construction, a bond or cash set aside in the amount of the cost of the stormwater facilities and final stabilization/restoration may be required.
**What is the process?**
The application and site drawings will be reviewed by an engineer for compliance with the City STORMWATER MANAGEMENT ORDINANCE. The reviewer may require additional information, corrections or modifications to the drawings which will be communicated to the applicant’s Engineer. In some cases, a soils study and report may be required to define the character and nature of the onsite soils, slope stability or slide potential, recommended methods of construction or measures to be taken to accomplish the work. The soils study and report shall be prepared by an experienced geotechnical engineer at the applicants’ expense.

Following the approval of the plans and accompanying documents, the engineer will inform the applicant that the plan is approved and ready for issuance of a Stormwater Permit. See the current Fee Schedule for the cost of the permit. If the plan is associated with a building permit application, the approved plans and permits will be combined with the building plans for issuance together.

If the application included a STORMWATER MANAGEMENT PLAN requirement, the applicant may be required to post the required bond or cash set aside to cover the estimated cost of the stormwater facilities and final site stabilization and restoration work, prior to the issuance of the stormwater permit. Additional fees will be required for the special inspections during construction, payment for which along with final as-built drawings prepared by the applicant's engineer shall be received prior to final acceptance of the work and subsequent release of the bond or cash set aside.

**Inspections and approval process**
The contractor is required to install and request an inspection of the TEMPORARY EROSION AND SEDIMENTATION CONTROL facilities prior to commencing any clearing, excavating, grading or other land disturbing activities.

During the construction, special inspections are required for: erosion control facilities prior to backfilling any storm drain pipe or connections, the construction of storm detention systems, water quality facilities, watercourse stabilization work, and final site grading work.

Prior to final acceptance of the project, the applicant shall submit to the City's Development Engineer a final as-built site drawing in sufficient detail to indicate all utility services, storm drainage facilities, and building and structure locations.

**Seasonal Development Limitation**
A seasonal development limitation on construction activity, defined as work on any building site that affects erosion control (excavation, foundation placement, backfill, etc.) is effective annually between October 1 and April 1. To avoid the requirement for a waiver, all site-related activities on affected sites must be completed outside of the October 1 to April 1 seasonal development limitation period.

**Affected building sites:**
1. Sites subject to an Erosion Hazard with soils having “severe” rill and inter-rill erosion hazard, typically slopes of 15 percent or greater over any 30-foot horizontal run. Also, see Mercer Island’s Erosion Hazard Map.
2. Sites subject to a Potential Slide Hazard with a slope of 15 percent or greater over any 30-foot horizontal run and with other geologic concerns warranting a potential slide hazard. Also, see Mercer Island’s Landslide Hazard Map.
3. Sites subject to a Steep Slope Hazard with a slope of 40 percent or greater and having vertical relief of 10 feet or more. These sites are defined as Critical Slopes. Critical Slopes may cross property lines and the Critical Slope Hazard Area includes the Critical Slope and the land that extends 10 feet past the top and toe of the slope. Also, see Mercer Island’s Landslide Hazard Map.
4. Any site that is considered by the Building Official or City Engineer to be subject to the seasonal development limitation.