

Stormwater Site Plan: Minimum Requirements Applicability Overview

The following description of applicable Minimum Requirements was developed to aid local governments confirm that a project applicant has accurately applied the minimum technical thresholds and requirements described in Appendix 1 of the Phase II municipal stormwater permit. The thresholds and minimum requirements are derived from the Department of Ecology's 2005 Stormwater Management Manual for Western Washington (SWMMWW). Local governments may establish more stringent thresholds.

Eligibility and Minimum Requirements NOTE:

The following technical thresholds shall be applied to all projects that disturb at least one acre or if they disturb less than 1 acre, are part of a larger common plan of development or sale.

Specific exemptions may apply and are not addressed here. These thresholds and requirements are derived from the two flow charts in Vol. I of the Stormwater Management Manual for Western Washington: Determining Requirements for New Development (Figure 2.2) and Redevelopment (Figure 2.3) along with Figure 3.1 of Appendix 1 of the Phase II Western Washington permit.

1. **ALL projects must, at a minimum comply with Minimum Requirement #2** (Volume I, Section 2.5.2).

For New Development¹ only, the following requirements/thresholds must be considered:

2. Minimum Requirements 1-5 apply to the new and replaced impervious surfaces and the land disturbed if the project:
 - a. Has 2,000 square feet, or greater, of new, replaced, or new plus replaced impervious surface area, or
 - b. Has land-disturbing activity of 7,000 square feet or greater. (Volume I, Figure 2.2)
3. FURTHERMORE, Minimum Requirements 1-10 apply to the new impervious surfaces and the converted pervious surfaces if the project:
 - a. Adds 5,000 square feet, or more, of new impervious surface area, or
 - b. Converts three-fourths acres, or more, of native vegetation to lawn or landscaped areas, or
 - c. Converts 2.5 acres, or more, of native vegetation to pasture. (Volume I, Figure 2.2)

For Redevelopment, the following requirements/thresholds must be considered:

4. Minimum Requirements 1-5 apply to the new and replaced impervious surfaces and the

¹ New Development requirements are triggered when the existing site has less than 35% impervious coverage. If existing impervious coverage is 35% or greater, Redevelopment requirements apply.

land disturbed if:

- a. The new, replaced, or new plus replaced impervious surfaces total 2,000 square feet or more, or
 - b. The project has land-disturbing activity of 7,000 square feet or greater. (Volume I, Figure 2.3)
- 5. FURTHERMORE, Minimum Requirements 1-10 apply to the new impervious surfaces and the converted pervious surfaces if the project:**
- a. Adds 5,000 square feet, or more, of new impervious surface area, OR
 - b. Converts three-fourths acres, or more, of native vegetation to lawn or landscaped areas, OR
 - c. Converts 2.5 acres, or more, of native vegetation to pasture. (Volume I, Figure 2.3)
- 6. For NON-ROADS PROJECTS, Minimum Requirements 1 – 10 apply to the new and replaced impervious surfaces and the converted pervious surfaces if the project:**
- a. Has at least 5,000 square feet new plus replaced impervious surfaces AND
 - b. The value of the proposed improvements – including interior improvements – exceeds 50 percent of the assessed value of the existing site improvements. (Volume I, Figure 2.3)
- * See SWMMWW Volume I, Section 2.4.2 for more information.
- 7. For ROAD-RELATED PROJECTS that add 5,000 sq ft or more of new impervious surfaces and that increase the impervious surface by 50% or more within the project limits, the following requirements also apply:**
- a. Minimum Requirements 1 – 10 apply to the new **and replaced** impervious surfaces and the converted pervious surfaces. (Volume I, Figure 2.3). See SWMMWW Volume I, Section 2.4.2 for more information.