



Erosion Prevention and Sediment Control

Residential Plan Submittal Requirements

Overview

To expedite your permit process, follow this guide to preparing an Erosion Prevention and Sediment Control (EPSC) site plan showing how soil erosion will be minimized and sediment contained on-site during residential construction activities.

What do I need to submit?

You must submit a completed *Excavation & Grading/Erosion Prevention and Sediment Control* permit application along with 2 copies of an EPSC site plan. Follow the checklist below to create the EPSC site plan.

EPSC site plan checklist

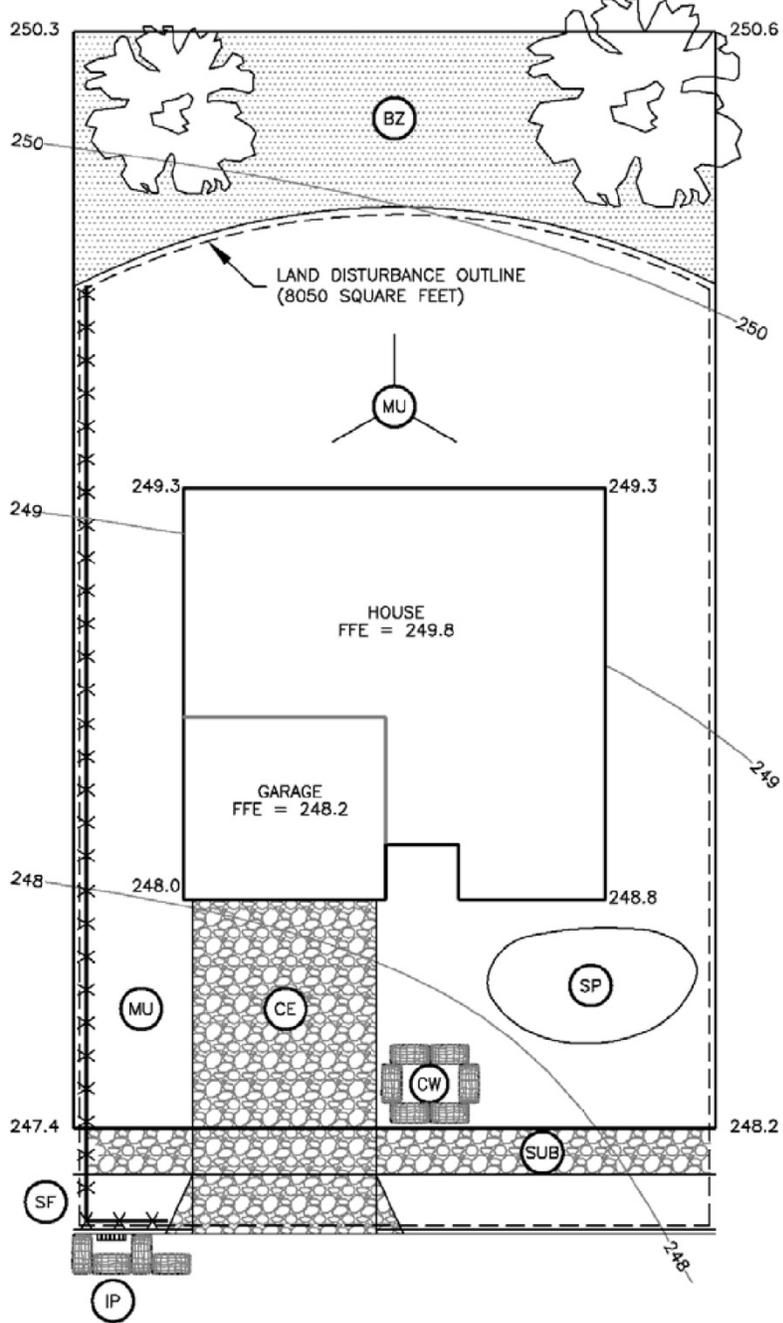
Start with a copy of your site plan, showing the following:

- Property lines, easements, and north arrow
- Existing and proposed contour lines at 2-foot intervals
- Footprint of all structures (including decks, porches, retaining walls, etc.)
- Location of driveway and sidewalks

Add the following EPSC information:

- Gravel construction entrance/exit (*20-foot length x 20-foot width minimum, 8-inches of gravel*).
- Location for any temporary stockpiling of soil during construction.
- Outline all areas of land disturbance on the site, including areas that will be cleared, graded, or excavated during any phase of construction.
- Place erosion control measures on the downhill side of all disturbed areas on the construction site.
- Appropriate measures include:
 - Sediment fence
 - Rice straw/coconut fiber (coir)/excelsior wattle
 - Excavated sidewalk (*4-foot width x 4-inch depth minimum for slopes < 10%, 2-inches of gravel*)
 - Mulch or gravel berm
 - Undisturbed buffer zone (*10-foot minimum width for slopes < 10%, fence off with orange construction fencing*)
- Provide curb gutter filtration and inlet protection for all downhill storm sewer inlets. Appropriate measures include:
 - Bio-bags (*for curb inlets, catch basins, and area drains in low-traffic areas*)
 - Curb inlet sediment filters (*for curb inlets in high-traffic areas*)
 - Filter inserts (*for catch basins and area drains in high-traffic areas*)
- Provide a concrete wash-out facility for all concrete truck, mortar, and concrete tool wash out:
 - Wash-out facilities are a below-grade excavated basin or above-grade basin constructed of straw bales or lumber, lined with plastic sheeting, where waste can solidify and excess water evaporate.
 - Wash-out facilities must be clearly marked and located away from the street, storm sewer inlets, and water quality facilities.

EPSC site plan example



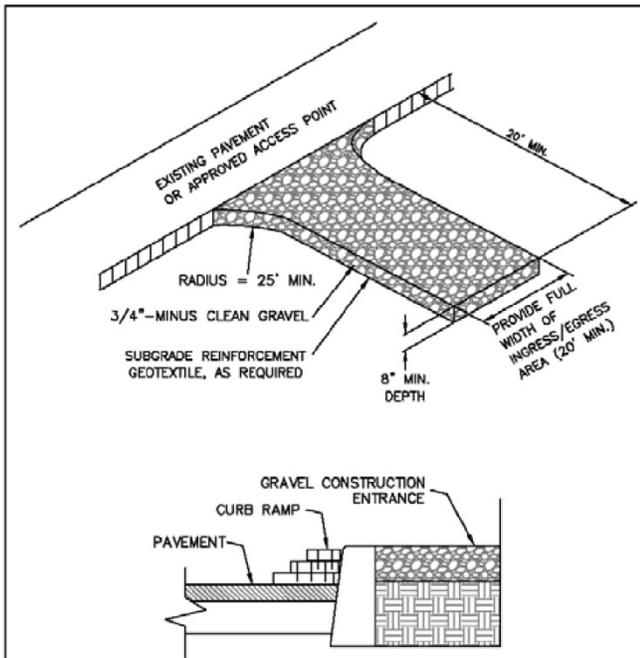
- (CE) GRAVEL CONSTRUCTION ENTRANCE
- (SF) SEDIMENT FENCE (OR EQUIV.)
- (SUB) SIDEWALK SUBGRADE GRAVEL BARRIER
- (IP) INLET PROTECTION
- (BZ) BUFFER ZONE-DO NOT DISTURB
- (MU) MULCH-ESTABLISH GRASS
- (SP) SOIL STOCKPILE
- (CW) CONCRETE WASHOUT

- EROSION CONTROL NOTES:**
1. AREAS DELINEATED ON THE PLAN AS A "BUFFER ZONE" SHALL BE CLEARLY MARKED IN THE FIELD WITH ORANGE CONSTRUCTION FENCING PRIOR TO THE START OF ANY GROUND DISTURBING ACTIVITIES.
 2. A STABILIZED GRAVEL CONSTRUCTION ENTRANCE SHALL BE INSTALLED AS FIRST SITE ACTIVITY.
 3. EROSION CONTROL MEASURES SHALL BE INSPECTED DAILY AND MAINTAINED AS NECESSARY TO ENSURE THEIR FUNCTION.
 4. EROSION CONTROL MEASURES SHALL BE KEPT IN PLACE UNTIL PERMANENT GROUND COVER IS ESTABLISHED.

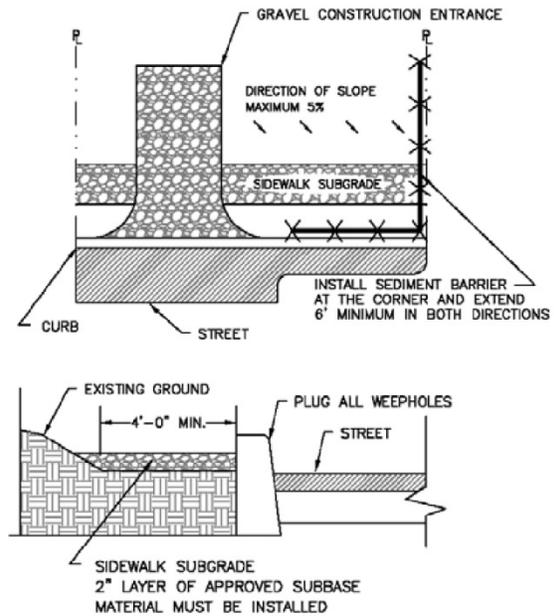
- WET WEATHER EROSION NOTES:**
1. DURING WET WEATHER SEASON (OCTOBER 1 - APRIL 30) ALL SOILS EXPOSED FOR MORE THAN 2 DAYS SHALL BE COVERED WITH PLASTIC SHEETING, OR A 2-INCH LAYER OF MULCH, BARK, WOOD CHIPS, SAWDUST, OR STRAW TO MINIMIZE EROSION POTENTIAL.
 2. EXPOSED SOILS SHALL BE SEEDED NO LATER THAN SEPTEMBER 1.

**Single Family Residence
Typical Erosion Prevention and Sediment Control Plan**

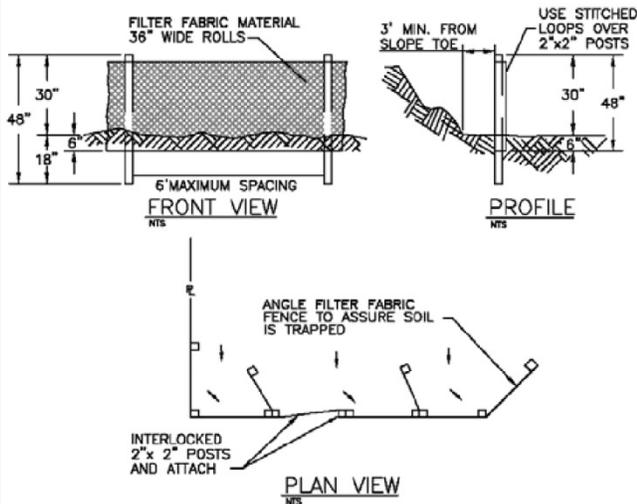
Commonly used residential erosion control measures



Residential Gravel Construction Entrance

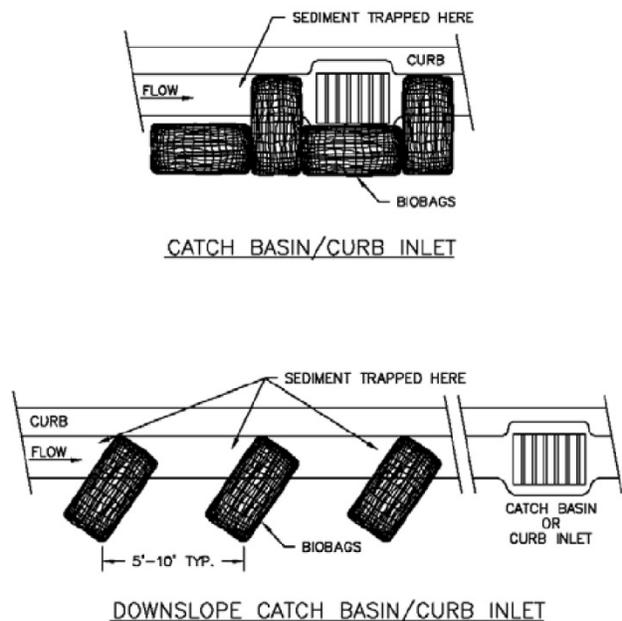


Excavated Sidewalk Gravel Barrier



- NOTES:
1. EXCAVATE A 4" X 8" TRENCH.
 2. USE 36" WIDE FILTER FABRIC WITH STITCHED STAKE POCKETS.
 3. STAKE WITH 2" X 2" FIR, PINE, OR STEEL FENCE POSTS.
 4. POSTS TO BE INSTALLED ON UPHILL SIDE OF SLOPE.
 5. BURY BOTTOM OF FILTER FABRIC 6" VERTICALLY BELOW FINISHED GRADE.
 6. WHERE JOINTS ARE NECESSARY, INTERLOCK POSTS.
 7. BACKFILL AND COMPACT BOTH SIDES OF FILTER FABRIC IN TRENCH.

Sediment Fence



Bio-Bag Inlet Protection

Standard permit conditions:

1. Prior to any ground disturbing activity on the site, an initial inspection by City staff is required. Erosion Prevention and Sediment Control (EPSC) measures should be in place prior to the inspector arriving. To schedule your inspection, use the online inspection request system (BuildingPermits.oregon.gov) or Call *1-888-299-2821*.
(*IVR numbers- Preliminary Erosion 6010, Mid -Point Erosion 6030, Final erosion 6050*)
2. EPSC measures must be constructed in conjunction with, and prior to, all clearing and grading activities and in a manner as to ensure that sediment and sediment-laden water does not enter the drainage system, roadways, or violate applicable water quality standards.
3. EPSC measures shown on the plans are minimum requirements for anticipated site conditions. During the construction period, the EPSC measures shall be upgraded as needed for unexpected storm events and to ensure that sediment and sediment-laden water does not leave the site.
4. EPSC measures shall be inspected daily by the permit holder, and maintained as necessary to ensure their function.
5. Stabilized gravel construction entrances shall be installed at the beginning of construction and maintained for the duration of the project. Additional measures may be required to ensure that all paved areas are kept clean for the duration of the project.
6. EPSC measures shall be kept in place until permanent ground cover is established.
7. All exposed soil must be permanently stabilized against wind and water erosion before the EPSC permit can be closed. Once the site is stabilized, schedule a final inspection by calling the number listed above or by using the ePermitting website. Permanent soil stabilization includes landscaping, seeding, or covering exposed soil with a minimum 2-inch layer of bark, straw, compost or wood chips.

Note: Front yard landscaping and street trees must be completed prior to the building final inspection.

Wet weather permit conditions:

1. Wet weather erosion prevention measures will be in effect from October 1 through April 30.
2. Soil exposed for more than 2 days shall be seeded, or covered with plastic sheeting, matting, or a 2-inch layer of mulch, bark, wood chips, compost, or straw to minimize erosion potential.
3. Exposed soils shall be seeded no later than September 1 to allow time for proper germination and growth before the wet weather season.
4. Dry season erosion control measures will vary by site, regardless the final inspection requirements will apply.

Where can I get assistance?

We are here to help you. Staff is typically available from 8:00 am to 4:00 pm weekdays to answer your questions by phone (503) 783-3800 and at the Building Division front counter in City Hall 16000 SE Misty Drive. We encourage you to call and make arrangements for a free on-site consultation.