



# RESIDENTIAL SITE DEVELOPMENT

## CITY OF PALM COAST Erosion, Sedimentation, and Pollution Control (ES&PC) Pre-Construction Best Management Practices (BMP) and SWPPP

This Certification Form is required for building permits issued for one- and two-family dwellings. It must be completed in full. The City will not accept incomplete, altered, or revised forms.

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### Project Information

Date: \_\_\_\_\_

Address: \_\_\_\_\_

Permit Number: \_\_\_\_\_

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### Plan Requirements:

Construction plans must include notes outlining key requirements, including the items below:  
**Temporary Soil Stabilization.**

### Planning and Documentation:

Develop a site-specific Erosion and Sediment Control (E&SC) Plan or SWPPP.

The plan must address BMPs, site conditions, construction scheduling to reduce disturbance during rainy periods, and training for personnel responsible for BMP installation and maintenance.

This certification must be accompanied by a Pre-Construction Lot Grading and Drainage Plan dated within 30 days of this certification.

Yes \_\_\_ No \_\_\_

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**Physical BMP Installation:**

Before construction begins, the following BMPs must be installed:

- Stabilized construction entrances/exits to prevent sediment tracking
- Perimeter controls, including silt fencing
- Protection of drainage inlets
- Designated areas for concrete washout and material storage, placed away from drainage Paths, if applicable.
- Protection of existing vegetation
- Installation of sediment traps or basins for larger sites, if applicable.

Installed: Yes \_\_\_ No \_\_\_

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**Silt Fence Requirements:**

Install silt fence along the perimeter and near storm drainage areas, especially where erosion is likely.

All canal waterways and ditches require **two rows of silt fencing**, spaced **5 feet apart**.

A silt fence is also required at the downstream end of the swale at the property boundary.

Yes \_\_\_ No \_\_\_

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**Sod Buffer Installation:**

A sod buffer **5 feet wide** must be installed around the full property perimeter, including the front property line.

The area must be cleared of trash, debris, roots, branches, and large stones.

Soil must be graded inward, and sod must be irrigated.

Yes \_\_\_ No \_\_\_

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**Soil Stabilization at Driveway Entrance.**

Construction activity often pushes dirt or debris onto nearby roadways, causing damage and safety hazards.

To prevent this, the driveway entrance must include **one** of the following:

**Stone**, Coarse aggregate (1.5–3.5 inches) at 4-inch depth — **Yes** \_\_\_ **No** \_\_\_

**Driveway Mats** — **Yes** \_\_\_ **No** \_\_\_

**5-foot Sod Buffer** — **Yes** \_\_\_ **No** \_\_\_

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**Temporary Culvert Pipe:**

If the builder keeps the front swale in its natural state, it must remain fully open.

A silt fence or sod buffer is required along the front property line.

If the swale is altered, install a temporary culvert pipe, **minimum 12 inches (PVC, CMP, or HDPE)** at the lowest point to maintain proper flow.

**Yes** \_\_\_ **No** \_\_\_

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**Canal and Waterway Protection:**

Before starting construction:

- All canal waterways and ditches must be protected with two rows of silt fence spaced 5 feet apart.
- A floating turbidity barrier must be installed to prevent silt from entering the canal until slopes are stabilized.
- The ends of returns and the backside of seawalls, bulkheads, or revetments must be sodded or stabilized with vegetation at least **5 feet** from the structure, or protected with approved erosion-control devices.

**Yes** \_\_\_ **No** \_\_\_

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**Floating Turbidity Barriers:**

Required for all work at or below the mean high-water line, including dredging or vertical bulkhead installation.

The permittee must maintain the barrier for the entire duration of the project to ensure ongoing protection of the water body.

**Yes** \_\_\_ **No** \_\_\_

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**General Notes**

The applicant is fully responsible for complying with all regulations, including City, state, and federal laws.

The applicant agrees to indemnify and hold the City harmless from any costs associated with the permit or related work **(Sec. 42-39)-All applicants.**

Failure to install or maintain erosion, perimeter, and waste controls may result in enforcement action, including a stop-work order, until the site is brought into compliance.

Requirements may be adjusted at the Inspector's discretion based on site conditions.

BMPs should follow guidance from:

- Florida DEP Rule 62-621.300(4)
- Erosion and Sediment Control Inspectors and Reviewer Manual
- NPDES MS4 Training Manual
- Land Development Code
- City of Palm Coast Technical Manual

The most stringent standard shall apply.

A BMP is a Best Management Practice, meaning it must be installed correctly and maintained until the protected area is fully stabilized.

A SWPPP may also be titled “Construction Best Practices Plan,” “Sediment and Stormwater Plan,” or “Erosion, Sedimentation, and Pollution Prevention Plan.”

It must comply with EPA or state stormwater general permit requirements.

Construction activities, even short-term ones, can cause significant soil erosion and increase suspended solids in runoff. Earth-moving operations create turbidity, and machinery increases hydrocarbon pollution. Immediate implementation of pollution-prevention measures and BMPs is required.

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**Applicant Information:**

**Applicant Name:** \_\_\_\_\_

**Contact Information:** \_\_\_\_\_

**Emergency Contact:** \_\_\_\_\_

**Phone Number:** \_\_\_\_\_



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Builder Notes: