



## Does Your Project Require a Stormwater Review?

Managing stormwater runoff and protecting our natural resources are the responsibilities of all citizens and property owners within the City of Olympia. Rainfall that is not intercepted by vegetation or infiltrated into the ground becomes surface runoff that can potentially carry pollutants to our City's streams and Puget Sound. Unmanaged stormwater runoff can also cause flooding for downstream properties.

If you are considering a development project, constructing hard surfaces, or simply plan to remove vegetation on your property, you may be required to obtain a permit through Community Planning & Development. During the permit process, certain projects require design review to assure compliance with the following stormwater standards:

- Olympia Municipal Code – Chapter 13
- Olympia Engineering Design and Development Standards (EDDS) – Chapters 5 & 9
- 2022 City of Olympia Drainage Design and Erosion Control Manual (DDECM)

As part of your permit application, you may be required to submit one or more of the following items for review and approval by the City:

- Stormwater Site Plan – *See Guide Sheet 1B and 1C*
- Abbreviated Stormwater Site Plan – *See Guide Sheet 1D*

***All projects – regardless of size – are required to manage stormwater runoff from construction sites, demolition, clearing, and grading projects. The level of construction stormwater plan required depends on the size of your project.***

Some stormwater plans and reports must be prepared by a Washington State licensed civil engineer. A Construction Stormwater Pollution Prevention Plan (C-SWPPP) is a required component of the above plans (*See Guide Sheet 2A*).

### ***How much land area will you be disturbing?***

- Projects that disturb more than 7,000 square feet of land area are required to prepare a full **Stormwater Site Plan**. Some smaller projects may only need to prepare an **Abbreviated Stormwater Site Plan** (see additional questions below). Land disturbances include clearing, vegetation removal, grading and earthwork, demolition of structures, and creation or replacement of hard surfaces.
- Projects that convert 0.75 acres or more of native vegetation to lawn or landscaped area, or that convert 2.5 acres or more of native vegetation to pasture, are required to prepare a full **Stormwater Site Plan**.
- Projects that disturb less than 7,000 square feet must address construction stormwater runoff through the use of appropriate erosion control and pollution prevention best management practices (BMPs) even if the above plans are not required. *All projects must also be evaluated against hard surface thresholds below. See additional Guide Sheets for construction stormwater requirements on all projects.*

### ***How much hard surface will be created?***

A “hard surface” is any impervious surface, permeable pavement, or vegetated roof. Common impervious surfaces include rooftops, walkways, patios, driveways, parking lots or storage areas, concrete or asphalt paving, gravel roads, packed earthen materials, and oiled or chip-sealed surfaces that similarly impede the infiltration of stormwater into underlying soils.

- If your project creates more than 2,000 square feet of new plus replaced hard surface, the project will require an Abbreviated **Stormwater Site Plan**.
- If your project creates more than 5,000 square feet of new plus replaced hard surface, the project will require a full **Stormwater Site Plan** and a mandatory Stormwater Scoping Meeting (See Guide Sheet 1B).

- If your project creates less than 2,000 square feet of hard surface and disturbs less than 7,000 square feet of area, neither a Stormwater Site Plan or Abbreviated Stormwater Site Plan is required. However, your project must still manage construction stormwater runoff. You must provide temporary erosion and sedimentation control measures for construction stormwater runoff associated with permit activities. See Guide Sheet 2A or Volume II of the DDECM for guidance on managing construction stormwater runoff.

### ***Have you made site improvements under another permit since January 1, 2000?***

If you have completed another project on your property that cleared vegetation or constructed new hard surfaces, the area of those activities and surfaces must be considered cumulatively with your current project.

### ***Is your project related to another project or is work planned on multiple parcels?***

When evaluating the thresholds of the Drainage Design and Erosion Control Manual, it is necessary to identify the *project limits* for your project. The project limits are all the areas where work will be completed, and it may occur on different properties. If your project is to be completed in phases, the area thresholds described above must be evaluated cumulatively for all phases of the development. Even if earlier phases do not trigger stormwater requirements (i.e., are under the thresholds), later phases must include the areas of earlier phased work in determining project requirements and possible retrofit of earlier work.

### ***Is your project exempt from City stormwater requirements?***

All projects must provide a minimum level of stormwater management and erosion control during any construction or clearing activity. The following project types are exempt from further requirements of the City's Drainage Design and Erosion Control Manual:

- **Forest Practices** regulated under Title 222 WAC, except for Class IV General Forest practices that are conversions from forestland to other uses.
- **Commercial Agriculture** practices involving working the land for production. Conversion from forestland to agriculture and the construction of impervious surfaces are not exempt.
- **Underground Utility Projects** that replace the ground surface with in-kind or similar materials.
- **Pavement Maintenance** is exempt if it involves pothole repair, square cut patching, overlaying existing asphalt or concrete, shoulder grading, reshaping/regrading drainage systems, crack sealing, preservation or resurfacing without expanding the paved street width, and vegetation maintenance.
- The following maintenance activities are ***not categorically exempt***:
  - Removing and replacing a paved surface to the aggregate base course or lower.
  - Resurfacing by upgrading from one surface type to another (e.g., from dirt to gravel, or from gravel to asphalt pavement.)
  - Extending the pavement edge without increasing the size of the road prism, or paving graveled shoulders.

Source: 2022 City of Olympia Drainage Design and Erosion Control Manual, Volume I – Section I-3

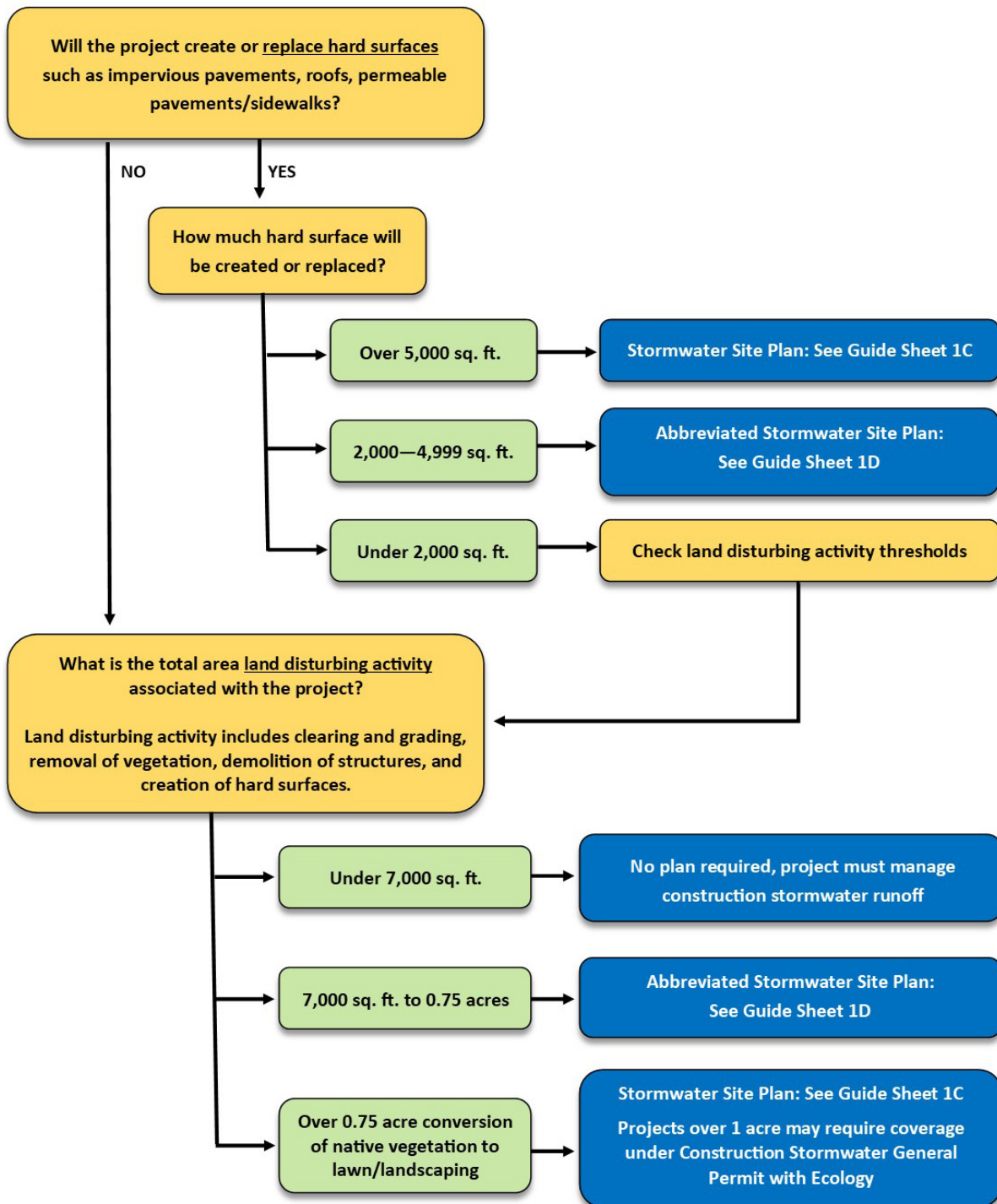
#### ***For more information or clarification of stormwater requirements within the City of Olympia:***

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# Thresholds for New and Redevelopment Projects



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