

Erosion and Sediment Control A Guide for Individual Building



Protecting Water Quality

Construction activities without proper erosion and sediment control can contribute large amounts of sediment and other pollutants to streams, rivers, and lakes.

Following the Law

It is illegal to discharge sediment-laden water and other construction-related pollutants to the storm sewers or waterways.

Understanding Your Legal Liability

Construction projects that disturb more than one acre or are part of a larger development plan are subject to permit requirements. A Stormwater Pollution Prevention Plan (SWPPP) is required. SWPPPs must identify practices that will reduce erosion, prevent sediment loss from construction sites, and address pollution prevention.

While the ownership of residential property may change hands during development, compliance is required until the entire house construction is completed. Stormwater permits require that erosion and sediment controls are in place on each lot during the home construction phase.

Developers can transfer stormwater permit and pollution prevention plan responsibility to the home builder or new lot owners; however, to do this, the new owner must sign a contract agreeing to the terms of the existing stormwater permit. Signing a contract requires that the new owner implement all necessary erosion and sediment control measures. Without a contract transfer, the developer remains responsible for compliance on any lot that has been sold.

Understanding the Differences

Erosion Control Prevents

Erosion control practices are used to prevent erosion from occurring at construction sites with bare soils. Practices include mulch, compost blankets, temporary and permanent seeding, minimized land clearing, and rolled erosion control products (RECPs).

Sediment Control Captures

Sediment control practices are used to capture eroded or eroding sediments and keep them on-site and away from surface waters. Practices include silt fences, sediment basins, compost berms, and compost socks.

Both erosion and sediment control practices are required on construction sites to prevent excessive sediment from leaving the site.



This site has the proper erosion and sediment controls installed.

“Sediment is the biggest source of pollution from construction sites, but other pollutants include concrete washout, petroleum products, construction chemicals, and construction debris.”

Effective Individual Lot Best Management Practices

Temporary Mulching & Seeding

◆ Establish vegetation to protect soils from erosion and keep sites clean.

◆ Protect exposed soils from erosion until vegetation is established.

◆ Use straw or wood mulch, compost, hydroseeding, or RECPs when temporary seeding is not practical. Mulch can be utilized in any weather at any time.

Sediment Control Practices

◆ Install straw wattles (fiber rolls), silt fences, compost socks, or other sediment controls on the contour to prevent concentrated flow and protect perimeters.

Construction Entrances & Tracking

◆ As vehicles leave construction sites, sediment is tracked onto adjacent roads. Those pollutants can get washed into storm drains, are a nuisance to drivers and vehicles, and can cause accidents.

◆ Stabilize driveway entrances according to Standard Detail # 3005R to prevent tracking onto roadways.

◆ Immediately clean up tracking in streets with brooms, shovels, or a skid loader. Do not use water to clean pavement.

Inlet Protection

◆ Protect drainage inlets from receiving polluted stormwater through the use of inlet protection devices.

Common Pollutants at Construction Sites

- ◆ Sediment from grading operations and bare soil
- ◆ Concrete wash from tools and trucks
- ◆ Sanitary waste and pathogens from porta-potties
- ◆ Debris from discarded building materials
- ◆ Oil and grease from equipment and vehicles
- ◆ Paint, chemicals, and solvents
- ◆ Litter

Concrete Washout

◆ Use a designated concrete washout area to avoid washwater from concrete tools or trucks from entering storm drains.

◆ Maintain washout area and dispose of concrete waste on a regular basis.

Waste Containment

◆ Keep your site clean. Pick up construction waste each day. Potential pollutants should be stored so they do not become sources of stormwater contamination.

Soil Stockpile Placement and Protection

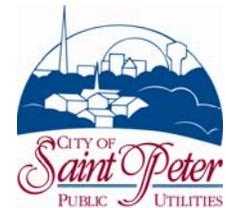
◆ Place stockpiled soil away from critical areas such as streams, drainage ways, and storm drain inlets. Temporary seed or mulch stockpiles immediately to protect against erosion. Use sediment control around the base of stockpiled soil.

An average acre under construction without proper erosion controls can deliver 30 tons of sediment per year to downstream waterways, which is more than any other type of land use.

Training & Inspection

◆ Site must be inspected weekly and after each storm event greater than 1/2 inch. Maintain BMPs on a regular basis and replace as necessary.

◆ Train and educate construction crews to better understand the effects of stormwater pollution from construction projects and learn ways to prevent or minimize pollution on the job.



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