

Project Classifications and Stormwater Submittal Requirements

MINOR	STANDARD	PRIORITY
<p>Minor development projects are those that do not increase, add or replace 1,000 square feet or more of impervious surface. This includes but is not limited to:</p> <ul style="list-style-type: none"> -Decking: new, replacement, or addition of less than 1,000 square feet. -Addition and/or remodel that does not add or increase the impervious surface of a lot by 1,000 square feet. -Site walls -Roof deck -Landscaping -Awning -Entry-way structure -Trellis -Signage -Pool and/or spa -Trash enclosure -Fencing -Exterior stairway -A/C unit(s) -Materials/color/façade changes -Tree removal -Outdoor fireplace -Barbeque -Lightwells -Lighting -Parking bollards -Satellite dish -Window/doors changes and additions -Seawall cut <p>Submit Stormwater Checklist for Minor Projects.</p>	<p>Standard development projects are those that exceed the 1,000 square foot “Minor” project threshold but do not meet the “Priority” requirements.</p> <p>Any of the projects to the left could be classified as “Standard”, thus subject to additional conditions and requirements, by exceeding the 1,000 square foot threshold of new or additional impervious surfaces.</p> <p>Submit Stormwater Checklist for Standard Projects.</p>	<p>Does the project meet any of these criteria?</p> <ul style="list-style-type: none"> -Housing subdivisions of 10 or more dwelling units -Commercial-greater than one acre Any development other than heavy industry or residential. -Heavy industry greater than one acre. -Automotive repair shops. . A facility categorized in any one of Standard Industrial Classification (SIC) codes 5013, 5014, 5541, 7532-7534, or 7536-7539 -Restaurants. Any facility where the land area for development is greater than 5,000 square feet. Restaurants where land development is less than 5,000 square feet shall meet all SUSMP requirements except for structural treatment BMP and numeric sizing criteria requirements and hvdromodification requirements. -Hillside development greater than 5,000 square feet. Any development that creates 5,000 square feet of impervious surface and is located in, an area with known erosive soil conditions. -Environmentally Sensitive Areas (ESAs). All development which either creates 2,500 square feet of impervious surface on a proposed project site or increases the area of imperviousness of a proposed project site to 10% or more of its naturally occurring condition. -Parking lots 5,000 square feet or more. or with 15 or more parking spaces -Street, roads, highways, and freeways. Any paved surface that is 5,000 square feet or greater. -Retail Gasoline Outlets (RGOs) that are: (a) 5,000 square feet or more or (b) a projected Average Daily Traffic (ADT) of 100 or more vehicles per day. -Development Projects-greater than one acre. Any development projects that result in the disturbance of one acre or more of land. <p>Submit WQTR for priority development project.</p>