Best Management Practice (BMP)

Perimeter Controls – BMPs are installed along back of curb and along the lot line of adjacent properties which are downhill and receive runoff from permitted lot. Following sidewalk installation, BMPs are moved to the back of sidewalk to prevent sediment from reaching the sidewalk. BMPs are maintained to ensure proper function, including repair or replacement of torn, degrading, missing or otherwise ineffective materials. Sediment deposits are removed as necessary to provide adequate protection.

Lot Access – Required for each individual lot. A surface suitable for parking and unloading that prevents the tracking of mud and rock onto the street is installed. A minimum depth of 6 inches of aggregate is suggested. All vehicles that access the lot shall use the construction entrance. Restrict other access if necessary to prevent tracking onto the street. 2” to 3” size clean rock required.

Inlet Protection – BMPs are in place and functioning for both area inlets and curb inlets along street. Maintenance includes removal of sediment following each rain event and replacement of failing materials. Do not allow sediment to enter inlet during maintenance.

Stockpiles – Stockpiles are protected to prevent sediment from reaching the street and adjacent properties. Stockpiles are located away from street and property lines.

Intermediate Control – Long or steep drainage paths have intermediate or interior BMPs installed to help slow the flow of runoff. Failure of perimeter controls due to the force of runoff often determines the need for intermediate controls. Straw mats and wattles are recommended.

Other Pollutants – Dewatering is done in such a manner as not to deposit sediment offsite or cause erosion. Trash and debris are contained. All waste water, including concrete washout, is properly disposed of. Materials and chemicals are properly stored.
Other Pollutants
In addition to sediment, other pollutants must also be controlled on a construction site. Some common pollutants requiring BMPs include, but are not limited to, concrete washout, mechanical fluids, paint, stucco, sanitary waste, trash and dewatering discharge.

Silt Fence Alternatives
Straw wattles, compost logs, silt dikes, grass buffers and mulch are good alternatives to silt fence, reducing erosion and filtering sediment. These BMPs can be installed in all weather conditions and are easily repaired if necessary. They are appropriate for perimeter control on most individual building lots. Installation of manufactured products should follow the instructions provided with the product.

Inlet Protection
Many products are available for inlet protection. Regular maintenance of all inlet BMPs is critical to prevent localized flooding and to prevent sediment from entering the stormwater system. Area inlets can be protected with a stabilized buffer and wattle placed in front or by wrapping the inlet with reinforced silt fence. Curb inlets can be protected with a manufactured product or clean gravel placed in a non-biodegradable bag.

Other Pollutants
In addition to sediment, other pollutants must also be controlled on a construction site. Some common pollutants requiring BMPs include, but are not limited to, concrete washout, mechanical fluids, paint, stucco, sanitary waste, trash and dewatering discharge.