

Kent Conservation District

Single Family Home Inspection Policy

Pre Construction Requirements:

1. Obtain a Standard Sediment and Stormwater Plan approval. For lots located in a subdivision there must be a hard surface (at least stone road base) and functional drainage prior to the issuance of a standard plan for any given lot.
 - a. No more than five (5) single family standard plan permits will be processed at one time. Once each approved permit has its foundation in and backfilled, silt fence, construction entrance and the site is in compliance, 5 more permits may be processed. Considerations are taken for duplex and multifamily structures.
2. On a limited basis model home lots can be released when utilities are completed. 3

Construction Requirements:

1. Install a stabilized construction entrance using 2" stone. If a cross-over pipe is needed, pipe inflow and outflow must be stabilized to prevent erosion.
2. Install perimeter silt fence on all down slope areas. Lot area disturbance should be kept to a minimum.
3. Maintain positive drainage of the lot during construction.
4. If lot disturbance will continue longer than 14 days, stabilize with seed and mulch. Stabilize all stockpiles with seed and mulch.
5. Maintain stabilized construction entrance and perimeter silt fence during construction.
6. Remove any accumulated dirt and sediment from roadways during construction on a regular basis.

Final Inspection Requirements:

1. Entrance will be stabilized with either stone or pavement to a minimum length of 30 feet.
2. All disturbed areas associated with lot construction will be stabilized. Stabilization of all disturbed areas will include:
 - a. A minimum of 4" of topsoil evenly distributed, loosely compacted and free of objectionable materials (stones, roots, etc.).
 - b. Addition of lime and fertilizer at rates of 600 lbs per acre of 10-10-10.
 - c. A minimum of 100 lbs. per acre of Fescue grass seed, or other approved seed mix, evenly distributed. Increase total amount of seed rate by 25 % when hydro-seeding.
 - d. Application of mulch. Apply straw mulch uniformly at a rate of 90 lbs. per 1000 sq. feet (2 bales). Straw must be anchored by either mechanical crimping or hydro-tacked. Hydro-applied wood fiber mulch may only be applied from March 1 until May 31 and again from September 1 until November 30. Increase all mulch rates by 25 % for winter stabilization from November 15 through March 1. Bonded Fiber Matrix (BFM) can be used all year. Hydro-applied mulch must achieve complete soil coverage. Note: For further information on Seeding and Mulching requirements please see the Delaware Sediment & Erosion Control Handbook.
3. Positive drainage will be provided for entire lot. A minimum of six inches of fall must be provided in the first ten feet away from the house. Stormwater runoff will not adversely impact surrounding properties. Drainage swales will follow lot lines

whenever possible. All high flow areas will be matted with approved erosion control matting. Subdivision drainage plans will be followed.

4. Any sediment that is in the curb, roadside swale, or road area must be removed prior to an inspection.

Temporary Approval Requirements: Temporary approvals are available on a limited basis for an additional fee.

1. The following criteria must be met for a temporary approval to be issued.
 - a. A stabilized construction entrance of stone or pavement.
 - b. All required on-lot controls such as perimeter silt fence.
 - c. Rough grade for positive drainage.
 - d. No outstanding expired temporary approvals for the builder and/or owner seeking additional temporary approvals.
2. Temporary approval only covers the final stabilization and final grading of the site. Temporary approvals expire within 30 days of issuance unless specifically renewed by the builder and/or owner by payment of a renewal fee.
3. The Kent Conservation District reserves the right to withhold all further permits and approvals for any builder and/or owner who is responsible for an outstanding expired temporary approval.
4. The Kent Conservation District may, at the discretion of the Stormwater Program Manager, extend the 30-day temporary approval period if frozen ground conditions are present throughout the County.