Storm-water Management Permit and Plan

A storm-water management permit is required per section §10.20.072 of the Town Storm Water Ordinance when a project creates new or an expansion of old impervious surfaces that are equal or greater than one-half (½) acre in size.

A Storm-water management permit shall contain the following items:

1) A completed permit application form
2) A storm-water management plan
3) An erosion and sediment control permit
4) A proposed long term maintenance agreement
5) A non-refundable permit application fee

Preliminary Storm water management plan requirements.

A preliminary storm water management plan shall be submitted early in the development review process with sufficient information (e.g., maps hydrologic calculations, etc.) to evaluate the environmental characteristics of the project site, the potential impacts of all proposed development of the site, both present and future, on the water resources, and the effectiveness and acceptability of the measures proposed for managing storm water generated at the project site. For most projects submitted for development review, the preliminary storm-water management plan shall be submitted as part of the preliminary subdivision application. The intent of the preliminary management plan is to determine the type of storm water management measures necessary for the proposed project, and to ensure adequate planning for management of storm water runoff from future development. To accomplish this goal the following information shall be included:

A. Map(s) indicating the location of existing and proposed buildings, roads, parking areas, utilities, structural storm water management and sediment control facilities. The map(s) shall clearly show proposed land use with tabulation of the percentage of surface area to be adapted to various uses; drainage patterns, locations of utilities, roads and easements; the limits of clearing and grading; written description of the site plan and justification of proposed changes in natural conditions.
B. Sufficient engineering analysis to show that the proposed storm water management measures are capable of controlling runoff from the site in compliance with this ordinance and the specifications of the current state storm water manual.
C. Written or graphic inventory of the natural resources at the site and surrounding area as it exists prior to the commencement of the project and a description of the watershed and its relation to the project site. This description should include a discussion of soil conditions, forest cover, topography, wetlands, and other native vegetative areas on the site. Particular attention should be paid to environmentally sensitive features that provide particular opportunities or constraints for development.

D. Written description of the required maintenance burden for any proposed storm water management facility.
E. At the Town's discretion, the management shall consider the maximum development potential of a site under existing zoning, regardless of whether the applicant presently intends to develop the site to its maximum potential.

For development or redevelopment occurring on a previously developed site, an applicant shall be required to include within the storm water preliminary management plan measures for controlling existing storm water runoff discharges from the site in accordance with the provisions of this chapter to the maximum extent possible.

Final storm water management plan requirements.

After review of the preliminary storm water management plan, and modifications to that plan as deemed necessary the Town, a final storm water management plan must be submitted for approval. A final storm-water management plan shall be submitted as part of the Final Subdivision application process or as part of a final Site Plan application. The final storm water management plan, in addition to the information from the concept plan, shall include the following information:

A. Name, address, and telephone number of all persons having a legal interest in the property and the parcel number of properties affected.
B. 1"=200' topographic base map of the site that extends a minimum of 100 feet beyond the limits of the proposed development and indicates existing surface water drainage including streams, ponds, culverts, ditches, and wetlands; current land use including all existing structures; locations of utilities, roads, and easements; and significant natural and human-made features not otherwise shown.
C. Hydrologic and hydraulic design calculations for the design storms specified in the Ordinance and Appendices. Such calculations shall include: description of the design storm frequency, intensity and duration; time of concentration; soil curve numbers or runoff coefficients; peak runoff rates and total runoff volumes for each watershed area; infiltration rates, where applicable; culvert capacities; flow velocities; data on the increase in rate and volume of runoff for the design storms referenced in the current state storm water design manual; and, documentation of sources for all computation methods and field test results.
D. If a storm water management control measure depends on the hydrologic properties of soils, a soils report submittal. The soils report shall be based on SCS soils information at a minimum. On-site boring logs or soil pit profiles may be required if an infiltration system of treatment is proposed. The number and location of required soil borings or soil pits shall be determined based on what is needed to determine the suitability and distribution of soil types present at the location of the control measure.
E. Detailed maintenance procedures to ensure their continued function. The parts or components of a storm water facility that need to be maintained, the necessary equipment and a maintenance schedule will be identified. Provisions for the periodic review and evaluation of the effectiveness of the maintenance program and the need for revisions or additional maintenance procedures shall be included in the plan.

F. Ensured access to all storm water treatment practices at the site for inspection and repair by securing all the maintenance easements needed on a permanent basis. These easements will be recorded with the plan in the Town Land Records and shall run with the land.
G. Executed easement and an inspection and maintenance agreement binding on all subsequent owners of land served by an on-site storm water management measure in accordance with the provisions of this chapter.
H. At the Town's discretion, a performance security or bond prior to issuance of a permit to insure storm water practices are installed by the permit holder as required by the approved storm water management plan may be required. There is a requirement for such a Town performance security or bond, even if the storm water permit is a State rather than Town permit. The amount of the installation performance security shall be the total estimated construction cost of the storm water management practices approved under the permit. The performance security shall contain forfeiture provisions for failure to complete work specified in the storm water management plan. The installation performance security shall be released in full only upon submission of "as-built" plans and written certification by a registered professional engineer that the storm water practice has been installed in accordance with the approved plan and other applicable provisions of this chapter. The Town will make a final inspection of the storm water practice to ensure that if is in compliance with the approved plan and the provisions of this chapter. Provisions for a partial pro-rata release for the performance security based on the completion of various development stages can be done at the discretion of the Town.

Appendix C1

Storm-Water Management Permit

Administrative Data:

1. Applicant Name:_____
(Person or corporation to whom the permit will be issued)

2. Legal Entity:_____
(Individual, corporation, partnership, firm, other)

3. Mailing Address: _____

_____

4. Contact: _____ Telephone: _____
(Person to contact regarding the application) Fax: _____

Attachments:

a) A storm-water management plan
b) An erosion and sediment control permit
c) A proposed long-term maintenance agreement
d) A non-refundable permit application fee

Permit Fee:

A flat permit fee of $300 shall be paid at time of final application, if no Town erosion control permit is required. If an erosion control permit is required, the $300 flat fee portion of the storm-water permit shall be waived. An additional fee of $100 per acre of impervious surface shall be paid at the time of permit application, whether or not an erosion control permit is required. All permit fees once paid are not refundable.

Applicant Certification:

I, _____, hereby certify that the application as submitted is accurate
(Name of Applicant) to the best of my knowledge, and that I will take all steps necessary to comply with the storm-water management plan as submitted or as required as a condition of approval by the Town.

_____ _____
(Signature of Applicant) (Date)

___ Approved as submitted

___ Approved with conditions as attached

_____ _____
(Town of Essex Representative) (Date)