

The background is a light blue gradient with several realistic water droplets of various sizes scattered across it. The droplets have highlights and shadows, giving them a three-dimensional appearance. The text is centered in the middle of the image.

**WELCOME TO THE CITY OF
PRATTVILLE MS4 ORDINANCE
SEMINAR**

WHY THE ORDINANCE WAS CREATED

- 1999 – EPA STARTED PHASE II OF NPDES STORMWATER PROGRAM
- THIS REQUIRES ALL CITIES WITH 50,000 PEOPLE OR MORE TO HAVE ITS OWN STORMWATER PERMIT
- PERMIT COMPLIANCE IS MEASURED IN 5 WAYS PUBLIC EDUCATION, IDDE, CONSTRUCTION SITE RUN-OFF CONTROL, POST-CONSTRUCTION MANAGEMENT, AND POLLUTION PREVENTION
- ON JULY 1, 2016 PRATTVILLE WAS ISSUED ITS STORMWATER PERMIT
- AS PART OF THIS, THE CITY IS REQUIRED TO CREATE A CONSTRUCTION AND POST CONSTRUCTION ORDINANCE TO MANAGE STORMWATER RUN-OFF

WHO IS AFFECTED

- CONSTRUCTION ORDINANCE
 - ANYONE WHO CONDUCTS A LAND DISTURBING ACTIVITY WITHIN THE CITY LIMITS
 - EXEMPTIONS – AGRICULTURE, SILVICULTURE, MINOR DISTURBANCE (FENCES, POOLS, ACCESSORY BUILDINGS, ADDITIONS UNDER 1000 SF)
- POST CONSTRUCTION
 - ANYONE WHO DISTURBS MORE THAN ONE ACRE AND USES A STORMWATER MANAGEMENT SYSTEM (SMS) TO CONTROL RUN-OFF (I.E. RETENTION OR DETENTION POND)

WHAT CHANGES TO EXPECT

- ALL QUALIFYING CONSTRUCTION SITES WILL REQUIRE A GRADING PERMIT STARTING JULY 1, 2018
- STORMWATER BMP'S MUST BE IN PLACE AT ALL TIMES DURING CONSTRUCTION TO PASS BUILDING INSPECTIONS
- ALL BMP'S MUST BE IN COMPLIANCE WITH THE NPDES GENERAL PERMIT, AND THE ALABAMA HANDBOOK
- REMOVAL OF BMP'S AND SITE STABILIZATION WILL BE REQUIRED FOR A CO

HOW TO OBTAIN A GRADING PERMIT

- RESIDENTIAL
 - FILL OUT GRADING PERMIT APPLICATION COMPLETELY, SUBMIT IT WITH YOUR BUILDING PERMIT
 - SUBMIT AN EROSION CONTROL PLAN WITH APPLICATION
 - PAY \$150 APPLICATION FEE
- COMMERCIAL
 - FILL OUT PERMIT APPLICATION COMPLETELY WITH ESTIMATED BOND AMOUNT
 - SUBMIT AN ENGINEERED EROSION CONTROL PLAN WITH APPLICATION
 - PAY \$400 APPLICATION FEE
 - UPON APPROVAL SUBMIT A SURETY (BOND, CASHIER'S CHECK, LETTER OF CREDIT)

WHERE TO FIND THE FORMS

- ALL FORMS CAN BE FOUND ON THE CITY OF PRATTVILLE'S HOME PAGE UNDER PUBLIC WORKS
- WE WILL ALSO ADD A LINK TO THIS PAGE IN UNDER THE BUILDING AND PLANNING DEPARTMENT PAGES

Storm Water Management Program

Federal MS4 Regulations - Since 1990, the U. S. Environmental Protection Agency has phased in regulations under the Clean Water Act addressing non-point source pollution. These regulations require the operators of municipal separate storm sewer systems, or MS4's, to obtain National Pollutant Discharge Elimination Systems (NPDES) permits. Initiated in 1990, Phase I one of the program addressed large and medium size cities. In 2003, Phase II extended the permit requirement to all MS4 operators within urbanized areas as defined by the U. S. Census Bureau. Permitted operators of MS4s are required to implement a storm water management program as a means of controlling, to the maximum extent practicable, polluted discharges from certain municipal, industrial and construction activities.

Prattville Phase II Storm Water Permit - Following the 2010 Census, portions of the City of Prattville were included in the Montgomery Urbanized Area boundary. This urban designation required the City of Prattville to apply for a NPDES permit covering the operations of its storm drainage system. The Alabama Department of Environmental Management (ADEM) presently has jurisdiction over permitting and enforcement of the MS4 Program within the State of Alabama. On July 1, 2016, ADEM issued NPDES permit number ALS000010 to the City of Prattville. The permit requires the city develop and implement a storm water management program comprised of five elements that, when implemented in concert, are expected to significantly reduce of the level of non-point source pollutants discharged to nearby streams and rivers. The five elements, or minimum control measures, are:

1. Public education/public involvement,
2. Illicit discharge detection and elimination,
3. Construction site storm water runoff control,
4. Post-construction storm water management, and
5. Pollution prevention/good housekeeping for municipal operations.

Storm Water Management Program Plan - As required by its July 1, 2016 NPDES permit, the city developed and implement a Storm Water Management Program Plan (SWMPP). The plan defines the city's management program and establishes goals for implementation of the five minimum control measures. The plan may be downloaded below.

Program Documents

Erosion and Sediment Control

Effective: July 1, 2018

One or Two Family Residential Construction the City requires:

- Grading Permit Application
- Fee check
- Any other necessary permits or letters
- Complete set of the Erosion and Sediment Control Plan. Unless the site is required to have an NPDES permit, these plans do not have to be done by a certified professional, but it is your obligation to ensure adequate control measures are used and maintained.

Commercial Construction and Grading the City requires:

- Grading Permit Application
- Fee check
- Any other necessary permits or letters
- Erosion and Siltation control bond based on the total disturbed area
- Complete set of plans which include the Erosion and Sediment Control Plan (in a Phase I and Phase II format, only if necessary by the projects complexity)

Any site which uses structural BMP's to address stormwater runoff must also apply for a [Stormwater Permit \(Coming Soon\)](#). More information about fees, how to fill out the permit, and what is required on the Erosion and Sediment Control Plan can be found in the Grading Permit Package. Those exempt from requiring a Grading Permit can be found in [Erosion and Sediment Control Ordinance \(Coming Soon\)](#) in Section 4.

- [Grading Permit Package](#)
- [Grading Permit Application](#)
- [Site Clearing Activity Only Performance Bond](#)
- [Site Clearing Earthwork, Grading and other Site Activity Performance Bond](#)
- [Site Clearing Earthwork, Grading and other Site Activity Letter of Credit](#)
- [Standard Erosion Control Details for Residential Construction](#)

APPLICATION FOR GRADING PERMIT ATCH(B)

APPLICATION – GRADING PERMIT

City of Prattville Annex Building

102 W. Main Street, Prattville, Alabama 36067

(334)595-0400, FAX (334)361-3677, building@prattvilleal.gov



Property Location and General Information			
Project Name:			
Site Location / Address:			
Subdivision:		Lot:	Block:
Tax Parcel ID:			
Description of Work & Proposed Use:			
Disturbed Area (Acres):	Estimated Bond Amount:	Type of Permit: <input type="checkbox"/> Grading and/or Earthwork <input type="checkbox"/> Clearing Only	Type of Project: <input type="checkbox"/> One or Two Family Residential (Single Lot) <input type="checkbox"/> All Other Construction (Development)
Owner Contact Information			
Property Owner:		Company:	
Address:			
City:		State:	Zip Code:
E-mail:		Phone:	
Site Supervisor Contact Information			
Site Supervisor:		Company:	
Address:			
City:		State:	Zip Code:
E-mail:		Phone:	
QCP Contact Information			
QCP:		Company:	
Address:			
City:		State:	Zip Code:
E-mail:		Phone:	
Regulatory Requirements			
NPDES Permit Required? <input type="checkbox"/> Yes <input type="checkbox"/> No		NPDES Permit No.:	
CBMP Plan Used? <input type="checkbox"/> Yes <input type="checkbox"/> No	Standard ESC Details Used? <input type="checkbox"/> Yes <input type="checkbox"/> No		
CBMP Plan Attached? <input type="checkbox"/> Yes <input type="checkbox"/> No	Standard ESC Details Attached? <input type="checkbox"/> Yes <input type="checkbox"/> No		
Notes:			

APPLICATION – GRADING PERMIT

City of Prattville Annex Building

102 W. Main Street, Prattville, Alabama 36067

(334)595-0400, FAX (334)361-3677, building@prattvilleal.gov



Certification		
AMEND APPLICATION, TRANSFER GRADING PERMIT:		
An approved Grading Permit shall not expire unless there are changes to the project which may affect the quantity and/or quality of storm water runoff. Grading Permits may be amended or transferred according to Article 1, Division 1, Section 10 of the City of Prattville Illicit Discharge Detection and Elimination (IDDE) Procedures Ordinance.		
RIGHT OF ENTRY:		
I hereby grant designated officials of City of Prattville the right to enter my property for the purpose of inspection or monitoring for compliance with the approved erosion and sediment control plan on the above referenced project.		
PLAN IMPLEMENTATIONS:		
I certify that I fully understand and will comply with all City of Prattville Erosion and Sediment Control Program requirements and the <i>Alabama Handbook for Erosion, Sediment Control and Stormwater Management on Construction Sites</i> or industry standards as accepted by ADEM. I will carry out the erosion and sediment control plan on the above referenced project as approved by the City of Prattville. I will keep a copy of the most current Alabama Handbook or field manual and one set of the approved Erosion Control Plan on the referenced site at all times.		
Owner and Applicant Signatures		
I certify, under penalty of law, that this document and all attachments were prepared under my direction or supervision, and I am familiar with, the information in this document and such attachments. Based on my inquiry of those individuals immediately responsible for obtaining the information or of the Qualified Credentialed Professional responsible for preparing any portion of the application or correspondence, I believe the submitted information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and civil penalty.		
_____	_____	_____
Printed Name and Title of Applicant	Signature of Applicant	Date
_____	_____	_____
Printed Name and Title of Owner	Signature of Owner (Required)	Date
For City Use Only		
Permit Number:	Project Approved? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Date:	_____	_____
Fee:	Print Name of Approver	Department
Bond/Check Amount:	_____	_____
Bond/Check Number:	Signature of Approver	Date
_____	_____	_____

Note: Shaded portion for City of Prattville use only

GRADING PERMIT FEE AND BOND SCHEDULE FEE ATCH(A)

- BOND AMOUNTS ARE BASED ON TOTAL DISTURBED ACRES



City of Prattville
Grading Permit Application Packet

GRADING PERMIT AND BOND FEES

Grading Permit Fee:	
Permit Application Fee Commercial (Development Plans, DP) Subdivisions and Infrastructure Plans	\$400.00
One or Two Family Residential Units	\$150.00
Bond Amounts Required For Development:	
Clearing Operations Only	\$1,000 per acre or fraction of disturbed
Earthwork or Clearing and Earthwork Operations	\$3,000 per acre or fraction of disturbed
<small>Note: Inspections for project completion includes one punch list inspection and one final inspections. If additional inspections are required to verify the project is complete and ready for bond release, a \$500 re-inspection fee is required for each additional inspection.</small>	

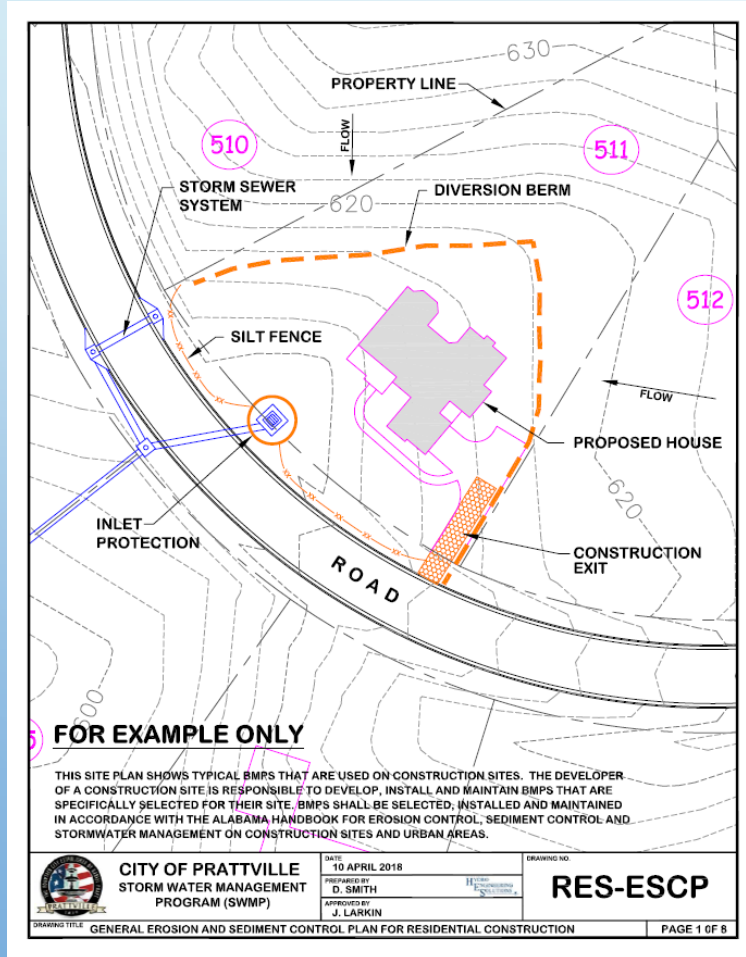
COMMENT:

- In general, all Development Plans (DPs) are considered commercial projects and the bonds are calculated on total disturbed acreage.
- Construction Plans and Profiles (CPAP) and infrastructure projects bonds are calculated on total disturbed acreage.
- One or two family residential construction is required to apply for a separate grading permit from the subdivision plans. One or two family residential construction shall not be required to obtain a bond for the disturbed area.
- Any project which is submitted as a Rough Grading™ or Temporary Stockpile permit shall also have to apply for an additional grading permit and bond upon final grading plan approval.

***EXAMPLE BOND CALCULATION:** For a project that is disturbing 4.42 acres (or rounded to 5 acres), the fee would be calculated as: $(5 \times \$3,000) = \underline{\$15,000.00}$ Total Bond Amount

EROSION CONTROL PLAN / CBMP PLAN ATCH (D)

- IF YOUR SITE REQUIRES A NPDES PERMIT SUBMIT YOUR ENGINEERED EROSION CONTROL PLAN
- IF IT DOESN'T, YOU MAY DRAW YOUR OWN PLAN
- A GUIDE FOR THIS IS IN THE GRADING PACKAGE



City of Prattville
Grading Permit Application Packet

CHECKLIST CONSTRUCTION BEST MANAGEMENT PRACTICES (CBMP) PLANS

Minimum Standards – CBMP Plans shall be developed in accordance with the latest version of the *Alabama Handbook for Erosion Control, Sediment Control and Stormwater Management on Construction Sites and Urban Areas*.

COMPONENTS of NARRATIVE:

- ___ **Project Description:** Briefly describes the nature and purpose of the land-disturbing activity, and the area (acres) to be disturbed.
- ___ **Vicinity map:** A small map locating the site in relation to the surrounding area.
- ___ **Indicate north:** The direction of north in relation to the site along with the plan scale.
- ___ **Existing site conditions:** A description of the existing topography, vegetation and drainage.
- ___ **Limits of clearing and grading:** Areas which are to be cleared and graded
- ___ **Existing contours:** The existing contours of the site
- ___ **Final contours:** Changes to the existing contours, including final drainage patterns
- ___ **Existing Vegetation:** The existing tree lines, grassed areas, or unique vegetation described.
- ___ **Buffers:** Provide a 25-foot natural riparian buffer or equivalent sediment controls to all waters of the state.
- ___ **Adjacent Areas:** A description of neighboring areas such as streams, lakes, residential areas, roads, etc., which might be affected by the land disturbance.
- ___ **Off-site areas:** Describe any off-site land-disturbing activities that shall occur (including borrow sites, waste or surplus areas, etc.). Will any other areas be disturbed?
- ___ **Soils:** A brief description of the soils on the site giving such information as soil name, mapping unit, erodibility, permeability, depth, texture and soil structure.
- ___ **Critical Areas:** A description of areas on the site which have potentially serious erosion problems (e.g., steep slopes, channels, wet weather/underground springs, etc.).
- ___ **Erosion and sediment control measures:** A description of the methods, which shall be used to control erosion and sedimentation on the site.
- ___ **Permanent Stabilization:** A brief description, including specifications, of how the site shall be stabilized after construction is completed
- ___ **Stormwater runoff considerations:**
 - Will the development site cause an increase in peak runoff rates? Yes No.
 - Will the increase in runoff cause flooding or channel degradation downstream? Yes No
 - Describe the strategy to control stormwater runoff.
- ___ **Calculations:** Calculations for the design of temporary sediment basins, permanent stormwater detention basins, diversions, channels, etc. Include calculations for pre- and post- development runoff.
- ___ **Landmarks:** Include any landmarks, which might assist in locating the site.

ADEM NPDES LINKS ATCH (C)



City of Prattville Grading Permit Application Packet

ADEM - Construction General Permit

<http://www.adem.state.al.us/programs/water/constructionstormwater.cnt>

The Clean Water Act and Federal regulations require construction site operators to obtain NPDES permit coverage for regulated land disturbances and associated discharges of stormwater runoff to State waters.

Effective April 1, 2011, ADEM established General NPDES Permit No. ALR100000 for discharges associated with regulated construction activity that will result in land disturbance equal to or greater than one acre or from construction activities involving less than one acre and which are part of a common plan of development or sale equal to or greater than one acre.

Construction site operators / owners seeking coverage under this general permit must submit a Notice of Intent (NOI) in accordance with the permit requirements.

Operators / owners of all regulated construction sites must implement and maintain effective erosion and sediment controls in accordance with a Construction Best Management Practices Plan (CBMPP) prepared and certified by a Qualified Credentialed Professional (QCP). For priority construction sites, which include any site that discharges to (1) a waterbody which is listed on the most recently EPA approved 303(d) list of impaired waters for turbidity, siltation, or sedimentation, (2) any waterbody for which a TMDL has been finalized or approved by EPA for turbidity, siltation, or sedimentation, (3) any waterbody assigned the Outstanding Alabama Water use classification in accordance with ADEM Admin. Code r. 335-6-10-.09, and (4) any waterbody assigned a special designation in accordance with ADEM Admin. Code r. 335-6-10-.10, the CBMPP must be submitted to ADEM for review along with the NOI.

A QCP or Qualified Credentialed Inspector (QCI) conduct regular inspections of regulated construction activities to ensure effective erosion and sediment controls are being maintained. In certain circumstances, the QCI or QCP must also monitor construction site discharges for turbidity.

On December 1, 2009, the U.S. Environmental Protection Agency (EPA) published effluent limit guidelines (ELGs) and new source performance standards (NSPS) for regulated construction sites. The regulation was effective on February 1, 2010. After this date, all permits issued by EPA or states must incorporate the final rule requirements. Although certain parts of the rule were since stayed, ADEM's general permit incorporates those non-numeric effluent limits promulgated by EPA and which remain in effect.

Alabama Construction General Permit, April 1, 2016

<http://www.adem.state.al.us/programs/water/waterforms/ALR16CGP.pdf>

Construction General Permit Forms (Form will automatically download to "Downloads" folder)

CGP - Draft Notice of Intent

www.adem.state.al.us/programs/water/waterforms/DraftCSW-CGP-NOI.pdf

CGP - Inspection Report

www.adem.state.al.us/programs/water/waterforms/CSW-CGP-InspectionReport.pdf

CGP - Notice of Noncompliance

www.adem.state.al.us/programs/water/waterforms/CSW-CGP-Noncompliance.pdf

CGP - Termination Request

www.adem.state.al.us/programs/water/waterforms/CSW-CGP-NOT.pdf

NOW AVAILABLE: eNOI <https://app.adem.alabama.gov/eNOI/>

ADEM's construction general permit requires the registrant to post and maintain facility identification. The registrant is required to post a sign at easily accessible location(s) to identify the site. The registrant may use this example sign or create and use a sign with equivalent identifying information.



City of Prattville Grading Permit Application Packet

Example Facility ID Sign

www.adem.state.al.us/programs/water/waterforms/CSW-CGP-FacilitySignExample.doc

Permit Fee Schedule D

www.adem.state.al.us/programs/water/waterforms/FeeScheduleD.pdf

Updated ADEM CBMPP Template

www.adem.state.al.us/programs/water/waterforms/CSW-CBMPPTemplate.pdf

AL Handbook for Erosion Control, Sediment Control and Stormwater management on Construction Sites and Urban Areas

<https://alconservationdistricts.gov/resources/erosion-and-sediment-control/>

Low Impact Development Handbook for the State of Alabama

www.adem.state.al.us/programs/water/waterforms/LIDHandbook.pdf

Priority Construction Sites

Construction sites discharging directly to these waters, and those within any identified watershed areas, will be required to submit a CBMPP with any request for permit coverage. For waters where only the stream segment is identified, ADEM may still, on a case-by-case, designate sites within the surrounding watershed as priority construction sites. Contact the Department for additional guidance.

Construction Stormwater GIS Files

www.adem.state.al.us/programs/water/waterforms/csw2014.zip

Alabama 303(d) list of Impaired Waters

<http://adem.alabama.gov/programs/water/303d.cnt>

Information on Alabama TMDLs

<http://adem.alabama.gov/programs/water/tmdl.cnt>

Qualified Credentialed Inspector Training

www.adem.state.al.us/programs/water/waterforms/QCPQCIProg.pdf

ADEM currently recognizes the following QCI Training Programs:

Homebuilders Association of Alabama (HBAA)

[HBAA Qualified Credentialed Inspector \(QCI\) training program](#)

Thompson Engineering, Inc. (TEI)

[Thompson Engineering, Inc. \(TEI\) Qualified Credentialed Inspector \(QCI\) training program](#)

Contact Information

Mailing Address	Physical Address
ADEM Attn: Water Division Stormwater Management Branch Post Office Box 301463 Montgomery, Alabama 36130-1463 (334) 271-7700 (334) 279-3051 Fax cswmail@adem.state.al.us	ADEM Attn: Water Division Stormwater Management Branch 1400 Coliseum Boulevard Montgomery, Alabama 36110 (334) 271-7700 (334) 279-3051 Fax cswmail@adem.state.al.us

BOND FORM / LETTER OF CREDIT ATCH (F&G)



City of Prattville
Grading Permit Application Packet

**SITE CLEARING, EARTHWORK, GRADING, AND OTHER SITE
ACTIVITY PERFORMANCE BOND**

BOND NUMBER _____

KNOW ALL MEN BY THESE PRESENTS, THAT WE _____
(hereinafter called the Principal) and _____
(hereinafter called the Surety) are held firmly unto the City of Prattville, Alabama (hereinafter called the Oblige), in full and just
sum of _____ Dollars (\$ _____),
lawful money of the United States of America, for the payment of which, well and truly to be made, we bind ourselves, our heirs,
administrators, executors and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Principal has applied to the Oblige for a permit to perform site clearing, earthwork, grading, and other
site activity on the land as described as follows: _____,
provided the Principal install the erosion and
sedimentation control BMPs in accordance with the approved erosion and sedimentation plan prepared by _____,
and filed at the City Planning Department.

NOW THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH THAT, if Principal shall promptly and
faithfully construct the improvements and achieve permanent site stabilization in accordance with the approved erosion and
sedimentation plans which are made a part hereof by reference as if set out in here full, and said construction approved by Oblige,
then the Bond shall be null and void; otherwise to remain in full force and effect. The bond will automatically extend without
amendment for additional one year period from the expiration date, or any future expiration date, until all disturbed areas have
been permanently stabilized in accordance with approved erosion and sedimentation plans.

WHENEVER, the Principal shall be, and is declared by Oblige to be in default under this agreement, the Surety may
promptly remedy the default; or shall promptly:

1. Complete the permanent site stabilization, or
2. Obtain a bid for submission to Oblige for complete and permanent site stabilization and upon determination by Oblige
and Surety of the lowest responsible bidder, arrange for a contract between such bidder and Oblige and make available
as work progresses sufficient funds to pay the cost not to exceed the cost for which the Surety may be liable hereunder,
the amount of this bond.

No right of action shall accrue on this bond to or for the use of any persons or corporation other than the Oblige named herein.

SIGNED, SEALED AND DELIVERED THIS _____ day _____ of _____.

PRINCIPAL (COMPANY NAME) ADDRESS
TELEPHONE NUMBER
FAX NUMBER
OFFICIAL SIGNATURE
SURETY (COMPANY NAME)
ADDRESS
TELEPHONE NUMBER
FAX NUMBER
OFFICIAL SIGNATURE



City of Prattville
Grading Permit Application Packet

**SITE CLEARING, EARTHWORK, GRADING, AND OTHER SITE ACTIVITY
IRREVOCABLE STANDBY LETTER OF CREDIT NO. _____**

ISSUE DATE: _____

STATED EXPIRATION DATE: _____

IN FAVOR OF:

FOR ACCOUNT OF:

City of Prattville, Alabama
Attn: Planning Department
102 West Main Street
Prattville, Alabama 36067

Name of Property Owner

Address

Telephone Number

To the City of Prattville, Alabama:

_____ (the "Issuer") hereby establishes its Irrevocable Standby
Letter of Credit No. _____ (this "Letter of Credit") in favor of the City of Prattville, Alabama
("Beneficiary") for the account of _____
("Customer") in an amount not exceeding _____ U.S. Dollars
(\$ _____) in the aggregate (the "Stated Amount"). These funds shall be available
to Beneficiary by draft drawn on Issuer at sight during hours on which Issuer is open for doing business
with the public at Issuer's office at _____

_____, Prattville, Alabama when accompanied by the following
documents:

1. Original of this Letter of Credit; and
2. Beneficiary's officially signed statement reading: "We hereby certify that _____
_____ has failed to construct the improvements and
achieve permanent site stabilization in accordance with the approved construction plans
prepared
by _____
and filed at the City Engineering Department."

Upon such expiration, Issuer shall be fully discharged of all obligations under this Letter of Credit.
This Letter is effective as of the issue Date stated above and shall expire on _____, however,
this Letter of Credit shall be automatically renewed for additional periods of one year each, unless at least
30 days prior to the then expiration date Issuer notifies Beneficiary that issuer will not renew this letter of
Credit (such notice being call a "Notice of Non-Renewal). On the expiration date immediately following
delivery of said Notice of Non-Renewal to Beneficiary, this Letter of Credit will expire and Issuer shall

CONSTRUCTION PERMIT SUBMITTAL SUMMARY

ONE OR TWO FAMILY RESIDENTIAL CONSTRUCTION

APPLICATION

APPLICATION FEE

ANY SUPPORTING DOCUMENTS

EROSION CONTROL PLAN (NO LARGER THAN LEGAL SIZE)

ALL OTHER CONSTRUCTION

APPLICATION

APPLICATION FEE

ANY SUPPORTING DOCUMENTS

EROSION CONTROL BOND BASED ON TOTAL DISTURBED ACRES

2 SETS OF EROSION CONTROL PLAN (ONE 24"X36", DIGITAL)

POST CONSTRUCTION CHANGES

- THESE CHANGES BECOME EFFECTIVE OCTOBER 5, 2108
- THE CITY WILL NO LONGER EXCEPT OWNERSHIP OF STORMWATER MANAGEMENT SYSTEMS (I.E. RETENTION /DETENTION PONDS)
- ANY PROPERTY THAT USES AN SMS MUST APPLY FOR A POST-CONSTRUCTION STORMWATER PERMIT
- THIS PERMIT SHOULD BE APPLIED FOR WITH YOUR BUILDING PERMIT, GRADING PERMIT, OR SUBDIVISION PRELIMINARY PLAT
- ALL SMS WILL REQUIRE AN OPERATION AND MANAGEMENT AGREEMENT (OMA) AND MUST REFERENCED ON THE PLAT
- OMA MUST BE TRANSFERRED ALONG WITH THE OWNERSHIP OF THE PROPERTY
- HOA'S WILL BE REQUIRED TO HAVE AN ESCROW ACCOUNT TO MAINTAIN THE SMS

APPLICATION PROCESS

- FILL OUT THE POST-CONSTRUCTION STORMWATER APPLICATION
- SUBMIT FEE
- SUBMIT A COMPLETE SETS OF PLANS
- ATTACH DESIGN FORM
- UPON APPROVAL OF DESIGN
 - COMMERCIAL - SUBMIT A SIGNED COPY OF THE O.M.A.
 - IN THE O.M.A. THERE WILL NEED TO BE A LEGAL DESCRIPTION OF THE PROPERTY, AND A RECORDED PLAT OF THE EASEMENTS AND THE SMS
 - SUBDIVISIONS - SUBMIT THE OMA ALONG WITH FINAL PLAT APPROVAL
- WHEN THE SMS IS COMPLETED AN AS-BUILT EVALUATION AND CERTIFICATION FORM MUST SUBMITTED FOR A CO OR FINAL PLAT APPROVAL

HOA REQUIREMENTS

- SUBMIT AN ENGINEERS ESTIMATE FOR THE CONSTRUCTION COSTS OF THE SMS
- ESTABLISH AN HOA OR SIMILAR ENTITY TO OPERATE, MAINTAIN, REPAIR, AND INSPECT THE SMS ANNUALLY
- ESTABLISH AN ESCROW ACCOUNT WITH HALF THE INITIAL CONSTRUCTION COSTS
- DEPOSIT 10% ANNUALLY UNTIL HALF THE INITIAL COST IS IN THE ESCROW ACCOUNT
- EXAMPLE: SMS CONSTRUCTION COST IS \$100,000
 - HALF OF THE INITIAL COST IS \$50,000
 - DEVELOPER INITIALLY CONTRIBUTES \$5,000
 - ANNUAL CONTRIBUTION IS \$4,500 FOR 10 YEARS OR UNTIL \$50,000 IS REACHED

ANNUAL OBLIGATIONS

- ALL SMS MUST BE INSPECTED EACH YEAR BY A PE AND AN ANNUAL INSPECTION FORM TURNED IN BY SEPTEMBER 30
- HOA'S MUST ATTACH COPIES OF THE ESCROW FINANCIALS SHOWING THE ANNUAL DEPOSITS HAVE BEEN MADE