

Approved on: 6/24/14

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Director, Public Works

Technical Memorandum No. 2 Stormwater Minor Development

Section 29-27(a) Permits for Construction

- 1) Interpretation, guideline and policy – all activities on a property involving demolition, filling, grading, are considered construction that alters the flow and runoff of stormwater that require permits. Applications will be reviewed so as to comply with regulation and also to mitigate or eliminate impact of stormwater runoff onto adjacent properties; public, as well as private properties.
- 2) Credit is provided for existing impervious area for a redevelopment project if the following criteria are met:
 - a. The owner provides documentation of the impervious area utilizing a signed and sealed survey of the property that clearly quantifies the limits and material subject to credit.
 - b. The property is not being subdivided;
 - c. There is no change of use of the property;
 - d. The redevelopment is not a Planned Unit Development (PUD).

Section 29-26(c) Minor Developments

- 1) Properties that do not discharge or adversely impact a City conveyance system are only required to meet the Stormwater requirements of the State. Such properties may utilize the Modified Rational Method and pre/post discharge criteria. The degree of impact and capacity available will be determined by the City Stormwater Engineer.
- 2) Historic Area Development (HP 1 & 2, 3 & 4) (not HP 5). Projects shall provide mitigation through Low Impact Development (LID), Best Management Practices (BMP) to mitigate 1 inch of runoff for projects with greater than 500 sf impervious area. The Stormwater Engineer shall determine and verify that runoff has been mitigated to best extent possible.