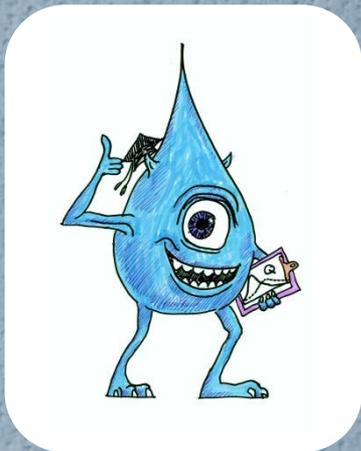


Storm Water U

Permits :

Navigating the Storm Water and Erosion Control Plan Review Processes

Waukesha County Storm Water Workshop
April 2014



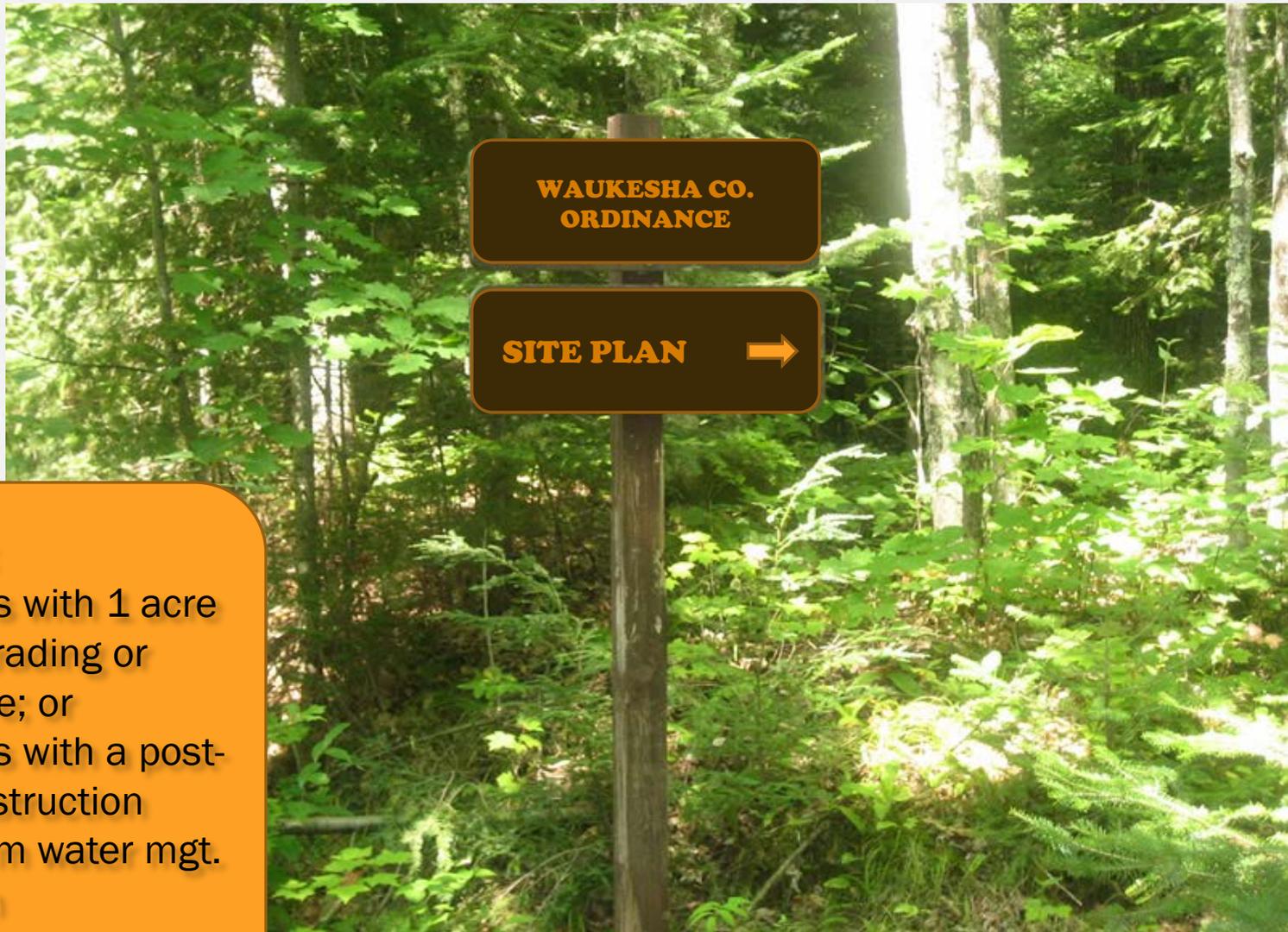
Alan Barrows
Waukesha County



Planning requirements change depending on site conditions



A site plan map



WHEN:

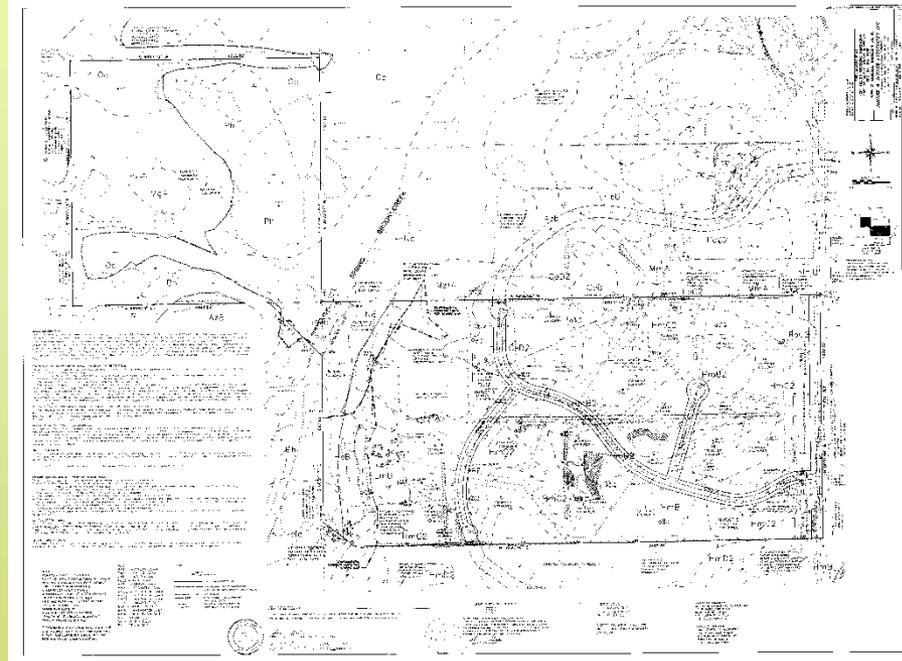
- Sites with 1 acre of grading or more; or
- Sites with a post-construction storm water mgt. plan

WHAT:

- Use Checklist #1

Summary of site plan map requirements

- Parcel lines;
- Topography;
- Critical spot elevations;
- Water bodies;
- Wetland boundaries;
- Shoreland zone;
- Ordinary high water marks;
- Floodplains;
- Soil map units;
- Soil investigation locations;
- Environmental corridors;
- Structures;
- Protective areas;
- Easements;
- Roads and ROWs;
- POWTS;
- Wells with setbacks;



Site plan map should serve as the basemap for the erosion control plan map and the storm water management plan maps.

Suggestion: Use color to distinguish map elements

Small site erosion control



WHEN:

- Sites with less than 1 acre of grading
- No storm water plan

WHAT:

- Need to submit a project narrative, map
- Can use GIS to make the map

Erosion Control Only Projects



Examples include long driveways, site filling/grading, utility trenches & outbuildings

Large site erosion control



WHEN:

- Sites with 1 acre of grading or more

WHAT:

- Use checklist #2

Large Site Erosion Control Only Projects



Examples are wetland restoration projects

Storm Water Management Plan



WHEN:

- Subdivision plats
- New roads
- ½ acre of new impervious surfaces

WHAT:

- Use checklist #3
- Needs to be stamped by a PE

Storm Water & Erosion Control Projects



Examples include new subdivision roads and commercial developments

Planning Requirements



WHEN:

- 1 acre of grading or more

WHEN NOT:

- Utility projects
- State projects

WHAT:

- Use checklists 1 & 2
- BER screening
- Wetland screening
- WGNHS screening

Certification of Compliance



WHEN:

- Subdivision plats
- ½ acre of new impervious surfaces
- New roads

WHAT:

- Use checklist #4
- Easements
- Setbacks
- Maintenance agreement

Okay, that's great! Now what do I need to do to get a permit?



So, we've covered:

- **When** a permit is needed;
- **What** types of plans are needed;
- **Why** a permit is needed (Leif's presentation);
- **Where** these permits are needed;

We will soon cover:

- **Who** can apply (Jim's presentation after the break):

That leaves **how** to get a permit

Plan Review & Approval Process





Two types of plan reviews available:

Preliminary Review

Resolve spatial/soils issues early in site planning

Preliminary approval required for approval of preliminary plat

Recommended for all projects, including large-sites with erosion control only

Requests for exemption from performance standards (i.e. infiltration)

Final Plan Review

Requires much more investment of time/\$

Same fee – covers the permit too



Applicability

Final subdivision plats

Sites adding ½ acre of new impervious surfaces

New roads

Zoning approvals by County or Town, as requested

Review Process

Forwarding agency provides a copy of subdivision plats to LRD

The Town or County provides a copy of a CSM to LRD

LRD either approves the submittal or sends review comments

Almost There!



Following plan approval:

- Plan implementation meeting (“PIM”)
- Financial assurance
- Record maintenance agreement (following land division, if any)

Questions?

