



Prattville MS4 Program

Post Construction Stormwater Management Technical Memorandum – 21 March 2020

To: Owners, Developers and Consultants

Date: 21 March 2020

From: Jonathan Larkin
Stormwater Coordinator

Re: Post Construction Stormwater Management
Updated Design Requirements

Overview

In 1990, the U.S. Environmental Protection Agency (EPA) promulgated regulations establishing Phase I of the National Pollutant Discharge Elimination Systems (NPDES) stormwater program. The Phase I program for municipal separate storm sewer systems (MS4s) require operators of “medium” and “large” MS4s that generally serve populations of 100,000 or greater to implement a stormwater management program as a means to control, to the maximum extent practicable (MEP), polluted discharges from certain municipal, industrial and construction activities into the MS4.

In 1999, EPA promulgated regulations establishing Phase II of the NPDES storm water program. The Phase II program extends coverage of the NPDES storm water program to regulated “small” MS4s. A regulated “small” MS4 is defined as a MS4 located within an “urbanized area” as defined by the Census Bureau or as designated by the NPDES permitting authority.

The Alabama Department of Environmental Management (ADEM) presently has primary jurisdiction over permitting and enforcement of the Stormwater Program for Alabama. On 17 June 2016, ADEM issued NPDES Permit Number ALS000010 to the City of Prattville (Prattville) for stormwater discharges associated with the City’s MS4. The City’s NPDES Permit became effective on 1 July 2016. The City is required to develop and implement a Stormwater Management Program (SWMP) in accordance with the NPDES Permit requirements.

In accordance with the NPDES Permit, the City has developed and implemented a Post-Construction Stormwater Program to address stormwater runoff from qualifying new development and re-development projects. This memorandum provides technical guidance regarding the City’s updated post-construction stormwater management requirements in accordance with the City’s NPDES Permit.



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Applicable Developments

The City's updated post-construction stormwater management requirements are applicable to "Qualifying New Development or Redevelopment" projects that meet one of the following criteria:

1. "Qualifying New Development and Redevelopment" means any site that results from the disturbance of one acre or more of land or the disturbance of less than one acre of land if part of a larger common plan of development or sale that is greater than one acre. Qualifying new development and redevelopment does not include land disturbances conducted by entities under the jurisdiction and supervision of the Alabama Public Service Commission (APC); or,
2. New development and redevelopment projects that result from the disturbance of less than one acre and stormwater management is required to provide adequate protection of the City's MS4. Projects meeting this requirement shall be identified at the discretion of the City.

Since the City has implemented its post-construction stormwater management program in October 2018, the primary Best Management Practices (BMPs) that have been used for post-construction stormwater management include but are not limited to detention ponds, retention ponds, underground detention, bioretention and hydrodynamic separators. This technical memorandum has been updated to address stormwater management BMPs that have been used for post-construction stormwater management. However, this does not preclude the use of other generally accepted BMPs.

Implementation

Effective 5 October 2018, all qualifying new development and redevelopment projects shall be designed in accordance with this technical memorandum.

Waiver Request

The City recognizes that certain developments may qualify for a waiver from post-construction stormwater management requirements: Developments that meet one of the following criteria may request a waiver:

1. An existing development that has been constructed or approved prior to the effective date (5 October 2018) of this technical memorandum;



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2. A development that is part of a larger development that has been approved prior to the effective date (5 October 2018) of this technical memorandum and all stormwater management facilities were constructed as part of the larger development; or,
3. A Development that reduces the existing impervious area within the development.

A development that meets criteria 1 or 2 may apply for a waiver by completing an Existing Development Waiver Request Form (Figure 1A). A development that meets criteria 3 may apply for a waiver by completing a Redevelopment Impervious Area Waiver Request Form (Figure 1B).

In order for a development to be considered for a waiver, the proposed development shall meet the following requirements:

1. The appropriate waiver request form shall be completed and submitted to the City for review.
2. All supporting documentation (i.e. master plan, basin maps, H&H calculations, development plan approval, etc.) shall be submitted with the waiver request form.
3. For an Existing Development project, density of the development has not increased and/or been modified.
4. For a Redevelopment project, the development does not adversely impact and/or cause flooding of properties within the development, upstream of the development, or downstream of the development. If known flooding or stormwater related concerns are located within the development, upstream of the development, or downstream of the development, the City may deny the waiver request.

Permit Application Review Fee

A Permit Application Review Fee of \$1,500 shall be included with the permit application. The permit application review fee shall be in a check made payable to "City of Prattville". The permit application will not be processed until the permit application review fee is received by the City.

Water Quality Requirements

Post-construction stormwater runoff quality is an important component of the City's SWMP. In order to meet the requirements of the City's NPDES Permit, a Water Quality Volume (WQ_v) must be accounted for on each development and BMPs must be utilized to store and/or treat



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the WQ_v . The required WQ_v is based upon the first 1.14 inches of rainfall that occurs on the development. The WQ_v can be estimated as described below:

$$WQ_v = 1.14 \text{ inches per acre of additional impervious area}$$

For example: An existing 12.5-acre site planned for redevelopment contains 3 acres of existing impervious area. The proposed development will contain 7 total acres of impervious area in the post-development condition. The required WQ_v shall be calculated as follows:

$$WQ_v = 1.14 \text{ inches} * 4 \text{ acres of additional impervious area}$$

$$WQ_v = 1.14 \text{ inches} * (1 \text{ foot} / 12 \text{ inches}) * 4 \text{ acres} * (43,560 \text{ sq.ft.} / 1 \text{ acre})$$

$$WQ_v = 16,553 \text{ cubic feet of storage required}$$

The WQ_v that is required for each development may be provided in multiple ways to allow greater flexibility during design. There are a number of post-construction BMPs (such as detention ponds, retention ponds, underground detention, bioretention areas, proprietary stormwater quality treatment devices, etc.) that may be utilized by the Owner and Engineer to meet the water quality and stormwater management requirements.

Low Impact Development (LID)

As an option for meeting the updated post-construction stormwater management requirements, the City encourages Owners, Developers, and Engineers to incorporate the use of low impact development (LID) and/or green infrastructure (GI) practices into qualifying development and redevelopment projects. The latest version of the Alabama Low Impact Development Handbook is incorporated into this technical memorandum by reference.

Design Standards and Requirements

All stormwater management facilities and BMPs shall be designed in accordance with the following requirements:

1. The calculation methodology for hydrologic and hydraulic (H&H) analysis shall utilize the National Resource Conservation Resources (NRCS) Urban Hydrology for Small Watersheds Technical Release 55 (TR-55) or equivalent as approved by the City. For the determination of pre-construction and post-construction stormwater runoff hydrology, the 24-hour rainfall depths from National Oceanic and Atmospheric Administration (NOAA) Atlas14, Volume 9, Version 2 included in Table 1 shall be used:



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Table 1 – Design Storms

Storm Event (24 hour)	Rainfall (inches)
WQ _v	1.14
2-year	4.21
5-year	5.24
10-Year	6.17
25-Year	7.55
100-Year	9.93

2. As a part of the City's requirements for post-construction stormwater runoff management, all project sites shall be responsible for ensuring, to the MEP, that post-development runoff mimics pre-development hydrology for the WQ_v, 2-year, 5-year, 10-year, and 25-year rainfall depths listed in Table 1.
3. Stormwater management facilities cannot be constructed within a floodway.
4. The Owner and/or Developer shall ensure, to the MEP, that installation of post-construction BMPs shall not adversely impact and/or cause flooding of properties within the development, located upstream, and/or located downstream of post-construction BMPs.
5. The storm drainage system (i.e. piped storm sewer, overland flow, etc.) within the development shall be designed to convey the discharge resulting from a 100-year, 24-hour storm event in a manner that will not adversely impact and/or cause flooding of structures within the development, located upstream of the development, and/or located downstream of the development.
6. The principal spillway for a stormwater management facility shall be sized to convey the 25-year, 24-hour discharge without allowing any discharge from the emergency spillway.
7. All stormwater management facilities shall be able to convey the peak discharge associated with a 100-year, 24-hour storm event.
8. Each stormwater management facility shall provide for an emergency spillway designed to convey the discharge resulting from a 100-year, 24-hour rainfall event. A



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- freeboard of 20 percent (1 foot minimum) should be added to the embankment above the emergency spillway height to prevent overtopping.
9. Design plans for stormwater management facilities shall show existing contours, proposed contours, details of outlet structure, details of emergency spillway, layout of storm sewer system, details of storm sewer system outlet protection, property lines, drainage area boundaries, roads, rights-of-way, streets, easements, etc.
 10. H&H studies for stormwater management facilities shall include model network schematic, existing drainage areas, proposed drainage areas, time of concentration, curve number, pre-development peak discharges, post-development peak discharges, outlet structure geometry, emergency spillway geometry, stage-area-storage summary, discharge summary, inflow and outflow hydrographs, outlet velocities, etc.
 11. Design Forms have been developed by the City to aid in the review and approval of stormwater management BMP submittals. The design forms provide a standard format for the Engineer to provide information concerning pre-development conditions, post-development conditions, and BMP information. For a development that contains multiple BMPs, the Engineer shall provide a completed Design Form for each .BMP

As-Built Certification

As a part of the NPDES permit, the City shall ensure the BMPs that have been designed and approved are constructed and operated in accordance with their original design. In an effort to confirm that the constructed BMPs meet the designer's intent, the City has developed various As-Built Certification Forms. It shall be the Owner's responsibility to have as-built information of each post-construction stormwater management BMP field surveyed by a Professional Land Surveyor. It shall be the Engineer's responsibility to utilize the field surveyed information to fill out the applicable As-Built Certification Form. The As-Built Certification Form shall be submitted and approved by the City prior to the issuance of a Certificate of Occupancy (CO) and/or prior to the recording of the final subdivision plat.

Annual Inspections

In order to ensure post-construction BMPs continue to function in accordance with their original design and installation, annual inspections are required by the City. The Owner of the development is required to have these annual inspections performed and must then submit the required Annual Inspection Form to the City. The Annual Inspection Form shall provide documentation concerning the condition of each BMP and any maintenance required and/or



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performed. The City shall evaluate the documentation submitted to confirm that the stormwater management facilities are continuing to function as designed. Specific requirements for annual inspections include:

1. Retain a qualified professional to perform an annual inspection.
2. The qualified professional shall inspect each Post Construction Stormwater BMP to determine if the Post Construction Stormwater BMP is operating as it was originally designed.
3. Identify any maintenance that is required to restore the Post Construction Stormwater BMP back to its original condition. Maintenance activities may include but are not limited to the following:
 - a. Remove any accumulated sediment, debris, and/or trash;
 - b. Remove any invasive vegetation (i.e. trees, shrubs, kudzu, etc.);
 - c. Repair and re-vegetate any damaged slopes or embankments; or,
 - d. Repair or replace any damaged component(s) of the BMP.
4. Develop a cost estimate for all necessary maintenance required to restore the Post Construction Stormwater BMP back to its original condition.
5. Complete the applicable Annual Inspection Form and submit it to the City on or before 30 September.

Escrow Requirements

All HOAs or other multi member entities, shall create and contribute annually to a BMP maintenance escrow account. The annual contributions shall be recorded on the HOA Maintenance Request Form and shall be submitted to the City each year by 1 September.

Operation and Maintenance

It is the responsibility of the Owner to operate and maintain the stormwater management facility and/or BMPs in accordance with the original design intent and approval. If the original Owner or Developer has sold the development or transferred ownership to a Homeowner's Association (HOA) or other entity, the Operation and Maintenance Agreement (OMA) shall be transferred to the new Owner or HOA. It is the new Owner, HOA or other entity responsibility to maintain the stormwater management facility and provide any required inspection, maintenance and escrow funds.

Should maintenance be needed at a stormwater management facility as a result of the annual inspection or at the direction of the City, the Owner, HOA or other entity shall take the following actions:



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1. Retain a qualified registered professional to develop a scope of work and estimated cost for the maintenance to be performed;
2. Complete and submit the HOA Maintenance Request Form to the City Department for review and approval;
3. Upon approval of the Maintenance Request Form by the City, the City shall authorize the escrow agent to release funds from the escrow account to perform the necessary maintenance work; and,
4. Upon completion of all maintenance work, the qualified registered professional shall conduct an inspection to certify that all maintenance work has been completed and the stormwater management facility is operating as it was designed. A supplemental Annual Inspection Form shall be submitted to the City.

List of Forms

Waiver Request Forms

Form 1A - Existing Development Waiver Request Form

Form 1B – Redevelopment Impervious Area Waiver Request Form

Design Forms

Form 2A – Detention Pond Design Form

Form 2B – Retention Pond Design Form

Form 2C – Underground Detention Design Form

Form 2D – Bioretention Area Design Form

Form 2E – Hydrodynamic Separator Design Form

As-Built Certification Forms

Form 3A – Detention Pond As-Built Certification Form

Form 3B – Retention Pond As-Built Certification Form

Form 3C – Underground Detention As-Built Certification Form

Form 3D – Bioretention Area As-Built Certification Form

Form 3E – Hydrodynamic Separator As-Built Certification Form

Annual Inspection Forms

Form 4A – Detention Pond Annual Inspection Form

Form 4B – Retention Pond Annual Inspection Form

Form 4C – Underground Detention Annual Inspection Form

Form 4D – Bioretention Area Annual Inspection Form

Form 4E – Hydrodynamic Separator Annual Inspection Form



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Maintenance Request Forms

Form 5A – Home Owners Association (HOA) Escrow Account / Maintenance
Request Form