

7.0 MCM #4 - Post-Construction Stormwater Management in New Development and Redevelopment

The Post-Construction Stormwater Management minimum control measure consists of BMPs that focus on the prevention or minimization of water quality impacts from new development and redevelopment projects that disturb greater than or equal to one acre. The BMPs describe the legal authority mechanism (to the extent allowable under State or local law); plan review, project acceptance and site inspection procedures; permanent erosion and sediment control BMPs and long term operation and maintenance plan to address post construction runoff from new development and redevelopment projects.

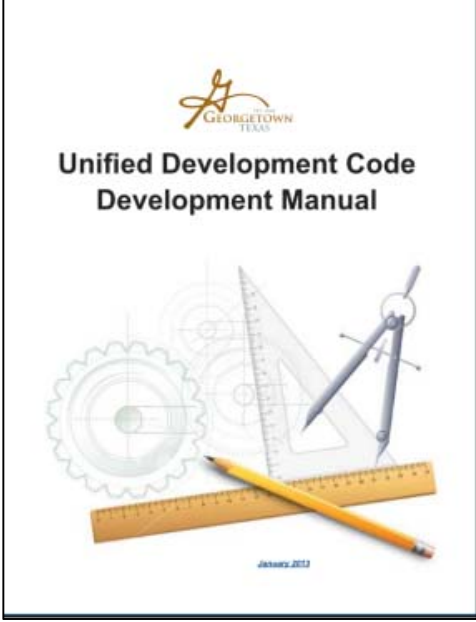
7.1 Regulatory Requirements

To the extent allowable under State and local law, the MS4 operator must develop, implement, and enforce a program to address stormwater runoff from new development and redevelopment projects that disturb greater than or equal to one acre of land, including projects less than one acre that are part of a larger common plan of development or sale that will result in disturbance of one or more acres, that discharge into the MS4. The program must ensure that controls are in place that would prevent or minimize water quality impacts. The MS4 Operator shall:


- I. Develop and implement strategies which include a combination of structural and/or non-structural BMPs appropriate for the community;
- II. Use an ordinance or other regulatory mechanism to address post-construction runoff from new development and redevelopment projects to the extent allowable under State and local law; and
- III. Ensure adequate long-term operation and maintenance of BMPs.

7.2 Selected Best Management Practices

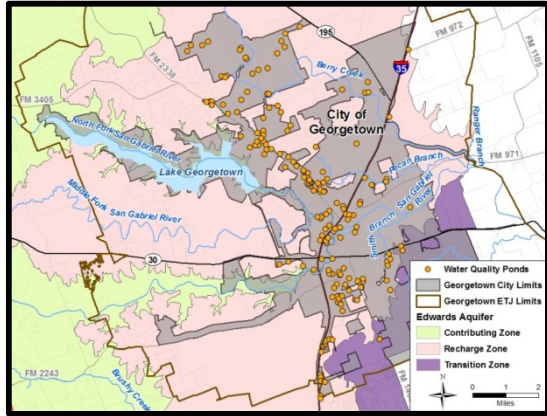
PC-1 Review of Permanent BMPs

PC-1	Review of Permanent BMPs											
	<p>BMP Description: The City will document procedures and standards for plan review. Conduct plan review for all new construction and redevelopment projects to ensure designs address permanent water quality measures in the most sensitive areas of the City (i.e. Edwards Aquifer Recharge Zone).</p>											
<p>Responsible Department GUS-Sys Eng.</p>	<p>Target Audience</p>	<p>Commercial and industrial facilities, construction site personnel, businesses</p>										
<p>Supporting Departments Transportation Planning</p>	<p>Year</p>	<p>Measurable Goal</p> <table border="1"> <tr> <td data-bbox="506 1257 626 1352">1</td> <td data-bbox="626 1257 1481 1352">Assess current plan and identify areas requiring improvement</td> </tr> <tr> <td data-bbox="506 1352 626 1446">2</td> <td data-bbox="626 1352 1481 1446">Develop revisions to plan review procedures based on assessment</td> </tr> <tr> <td data-bbox="506 1446 626 1541">3</td> <td data-bbox="626 1446 1481 1541">Develop system for tracking proposed permanent stormwater quality measures</td> </tr> <tr> <td data-bbox="506 1541 626 1635">4</td> <td data-bbox="626 1541 1481 1635">Continue implementing revised plan review procedures</td> </tr> <tr> <td data-bbox="506 1635 626 1728">5</td> <td data-bbox="626 1635 1481 1728">Continue implementing revised plan review procedures</td> </tr> </table>	1	Assess current plan and identify areas requiring improvement	2	Develop revisions to plan review procedures based on assessment	3	Develop system for tracking proposed permanent stormwater quality measures	4	Continue implementing revised plan review procedures	5	Continue implementing revised plan review procedures
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PC-2 Detention and Pollutant Attenuation

PC-2	Detention and Pollutant Attenuation											
	<p>BMP Description: The City will refine and update procedures and regulations regarding detention and pollutant attenuation, as appropriate. Develop an adaptive management review process to ensure regular reevaluation and updating of these regulations based on new water quality information.</p>											
<p>Responsible Department GUS-Sys Eng.</p>	<p>Target Audience</p>	<p>Commercial and industrial facilities, construction site personnel, businesses</p>										
<p>Supporting Departments Transportation Planning Parks</p>	<p>Year</p>	<p>Measurable Goal</p> <table border="1"> <tr> <td data-bbox="506 989 626 1083">1</td> <td data-bbox="626 989 1481 1083">Review procedures and regulations to identify required improvements</td> </tr> <tr> <td data-bbox="506 1083 626 1178">2</td> <td data-bbox="626 1083 1481 1178">Review procedures and regulations to identify required improvements</td> </tr> <tr> <td data-bbox="506 1178 626 1272">3</td> <td data-bbox="626 1178 1481 1272">Refine and update regulations. Develop process for regular review and updating of procedures and regulations</td> </tr> <tr> <td data-bbox="506 1272 626 1367">4</td> <td data-bbox="626 1272 1481 1367">Begin implementing procedure regulation review and updating process</td> </tr> <tr> <td data-bbox="506 1367 626 1461">5</td> <td data-bbox="626 1367 1481 1461">Continue implementing procedure regulation review and updating process</td> </tr> </table>	1	Review procedures and regulations to identify required improvements	2	Review procedures and regulations to identify required improvements	3	Refine and update regulations. Develop process for regular review and updating of procedures and regulations	4	Begin implementing procedure regulation review and updating process	5	Continue implementing procedure regulation review and updating process
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PC-3 Long-Term Maintenance of PC BMPs

PC-3		Long-Term Maintenance of PC BMPs	
		<p>BMP Description:</p> <p>The City will set up processes and procedures to ensure maintenance by initial owner and subsequent property owners by requiring developers to create a maintenance plan and require that plan be recorded in the Williamson County property records.</p>	
<p>Responsible Department Planning</p>	<p>Target Audience</p>	<p>Commercial and industrial facilities, construction site personnel, businesses</p>	
<p>Supporting Departments</p> <p>GUS-Sys Eng. Transportation Legal</p>	<p>Year</p>	<p>Measurable Goal</p>	
	<p>1</p>	<p>Assess existing ordinances and codes, determine if modifications are necessary to allow City to require owners to develop and implement maintenance plans</p>	
	<p>2</p>	<p>Assess existing ordinances and codes, determine if modifications are necessary to allow City to require owners to develop and implement maintenance plans</p>	
	<p>3</p>	<p>Develop or modify ordinances or code to allow City to require owners to develop and implement maintenance plans</p>	
	<p>4</p>	<p>Develop maintenance plan tracking procedures to verify that maintenance plans have been prepared and recorded</p>	
<p>5</p>	<p>Begin implementing maintenance plan tracking procedures</p>		

PC-4 Post-Construction Stormwater Management Ordinance

PC-4	Post-Construction Stormwater Management Ordinance	
	<p>BMP Description:</p> <p>The City will require compliance with Edwards Aquifer Recharge Zone rules for owners and operators of new development and redevelopment sites. The City will require that operation and maintenance is performed and documented and that documentation is retained by O&M entity. The City will develop a legal authority to address post construction stormwater management of development and re-development construction projects.</p> <p>The City will develop a list of items that need to be incorporated in the regulations and enforcement procedures including a long term operation and maintenance ordinance for permanent erosion and sediment control BMPs; inspection measures for permanent BMPs, and enforcement actions for noncompliance to the ordinance. The post construction stormwater management legal authority will provide the City with the required authority to enforce long term operation and maintenance of permanent erosion and sediment control BMPs.</p>	
<p>Responsible Department GUS Util</p>	<p>Target Audience</p>	<p>Commercial and industrial facilities, construction site personnel, businesses</p>
<p>Supporting Departments</p> <p>GUS-Sys Eng. Transportation Legal</p>	<p>Year</p>	<p>Measurable Goal</p> <p>1 Assess existing ordinances and development code to determine whether modifications are necessary to allow City to require owners to perform and document maintenance</p> <p>2 Develop or modify ordinances or code to allow City to require owners to perform and document maintenance</p> <p>3 Develop procedures to review maintenance records</p> <p>4 Begin implementing maintenance record review procedures</p> <p>5 Continue implementing maintenance record review procedures</p>