

REDEVELOPMENT STORMWATER REQUIREMENTS

Q *Is an erosion control plan required?*

A If the site disturbance exceeds 4000 square feet, a plan with Universal Soil Loss Equations (USLE) is required.

Q *When are stormwater management practices required on a redevelopment site?*

A Redevelopment requires stormwater management practices if the disturbed area exceeds 4000 square feet.

Q *If stormwater management is required what components are required and when?*

A Redevelopment has four (4) stormwater management requirements: **sediment control** (40% or 20-micron particle), **thermal control**, **stormwater detention**, and **oil & grease control**.

Q *When are those specific requirements triggered?*

Sediment control applies if there is exposed parking area included as part of the development. Rooftops do not need to be treated for sediment control.

Oil & grease control applies if the exposed parking area has forty (40) or more parking spaces, or if there is a drive-thru facility on the property.

Thermal control applies if the area is in the Sugar River Watershed.

Stormwater detention is required if, as part of redevelopment, 20,000 sf of impervious area is being added as part of the project, or if the development is in an area with flooding problems. The City Engineer defines the areas upstream of University Avenue from Midvale Boulevard to Highland Avenue and East Washington Avenue from Blair Street to the Yahara River as being at risk for flooding. The required detention shall be pro-rated between the impervious area of the redevelopment and the total impervious area of the watershed in which the redevelopment is located.

Infiltration is required as part of a redevelopment that creates more than 20,000 sf of new impervious area as part of the project.

Q *When these practices are mandated, what are the goals that must be met?*

A **Sediment control** – A 40% control of sediment from the paved areas of the site is required. In Dane County this effectively means that the 20-micron particle must be controlled, post-construction, during a 1-year rain event.

Oil & Grease control – Using the best available technology, oil and grease must be trapped from the first ½” of runoff from the paved areas. The best available technology must be approved by the Dane County Land Conservation Department.

Thermal control –The applicant must show that they are making an effort to reduce the temperature of the storm water discharging from the site. This is typically done with rock cribs, rain gardens, or other infiltration devices.

Stormwater detention –Post-development peak flows from the 2-year and 10-year storm events must match peak flows from the area in the pre-developed state. Predevelopment refers to the extent of land cover and land use present on the site prior to the proposed development. If impervious area exists on the site that can be taken into account using a RCN of 98, pervious area on the site is requires the use of a maximum RCN of 68. If the existing pervious area supports the use of a lower RCN based on the guidance provided by the Natural Resources Conservation Service that RCN shall be used.