

## Stormwater Permitting

There are two big questions to answer about stormwater planning.

1. When am I required to do it?
2. If I am required to do it, what do I have to do?

**When am I required to do it?** When you add new impervious cover to your lot (buildings and additions, driveway extensions (including gravel), sidewalks, swimming pool decks, porches, patios and any other improvement that water can't pass through). The surface area of a swimming pool doesn't count.

Every lot created before August 2002 (the date of the Township's first stormwater ordinance) is allocated a cumulative total of 1000 square feet of "unregulated activity." That means you only need a zoning permit and you don't need a stormwater permit. This is a cumulative total, so if the lot added 400 square feet in 2005, 500 square feet in 2010 and you want to add another 600 square feet today, you're over the threshold of unregulated activity and you'll need a stormwater permit.

A lot may also be eligible for peak flow exemption based on lot size. For instance a lot of 2 to 5 acres gets a 5000 square foot exemption from peak flow. However, if the lot is in the Cooks Creek Watershed, it is not exempt from water quality requirements, and you'll have to get a stormwater permit to manage water quality. If you're not in the Cooks Creek Watershed, you're just exempt and your zoning permit will deduct the amount of impervious in your application from the total exemption.

**What am I required to do?** It depends on how big your project is. If you're adding less than 2500 square of impervious (again cumulative) AND you're disturbing less than 5000 square feet of ground, you can use what's called the "simplified method." This method does not require you to hire an engineer, but it does require you to do some basic math. Appendix C of Chapter 152 (Stormwater) in the Township Code gives detailed instructions. The fee for this method is \$300. The Zoning Officer will review and approve your permit, and then you'll have the Township Engineer inspect it twice. The first inspection is when the hole is dug and the geotextile fabric is laid. The second is when the stone is in. The Township Engineer will give approval to cover at that time.

If your project is bigger than that—or if you just want to have someone do it for you—hire a professional engineer to submit a stormwater management plan. The fee is \$100 and you're required to put down \$750 escrow. The Township Engineer will review and approve the plan. You'll have to post escrow for the cost of construction. You'll also have to have an Operations & Maintenance Agreement developed by the Township Solicitor recorded on your deed.

For detailed information, Chapter 152 of the Springfield Township Code of Ordinances is here: [http://library.amlegal.com/nxt/gateway.dll/Pennsylvania/springfieldtwp\\_pa/titlexvlandusage/appendixastormwatermanagementordinance?f=templates\\$fn=default.htm\\$3.0\\$vid=amlegal:springfieldtwp\\_pa\\$anc=JD\\_Ch.152AppendixA](http://library.amlegal.com/nxt/gateway.dll/Pennsylvania/springfieldtwp_pa/titlexvlandusage/appendixastormwatermanagementordinance?f=templates$fn=default.htm$3.0$vid=amlegal:springfieldtwp_pa$anc=JD_Ch.152AppendixA)

Here's a handy flowchart:

[http://www.springfieldbucks.org/images/stormwater\\_permitting\\_process.png](http://www.springfieldbucks.org/images/stormwater_permitting_process.png)