

## **MCM #5 - Post-Construction Storm Water Management in New Development and Redevelopment**

The City of Evans intends to make Post-Construction Storm Water Management in New Development and Redevelopment a high priority in the City's NPDES Phase II program. The main focus of the Post-Construction Storm Water Management in New Development and Redevelopment program is to maintain and clean existing streams and drainage ways within the City using a variety of structural and nonstructural BMPs that are now in place and developing new BMPs to allow for more options for transferring and detaining storm water, to reduce the amount of impervious surfaces, to set a inspection and maintenance schedule for the storm water system, and to develop an ordinance that requires developers to maintain newly installed BMPs for a set period of time. The City has set goals in these areas to focus on taking steps to prevent and reduce the pollution in the City's storm drainage system.

### **BMP: Detaining Storm Water**

The City of Evans currently requires all developments to meet the City's drainage criteria set forth in the Comprehensive Drainage Study for the City of Evans (Rocky Mountain Consultants, Inc., March 1997). This requires the developer to detain the storm water runoff to allow for settlement of sediment and to reduce peak flows. The City currently allows both dry extended detention ponds and storm water wetlands.

### **BMP: Vegetative Practices**

The City of Evans will allow grass swales as an alternate to storm water pipes for storm water runoff. The swales will be designed to slow runoff water to allow pollution and sediment to filter out before entering the storm water piping system. The City intends to make grass swales an option by the end of the 2003. Another vegetative practice the City will allow by the end of 2003 is what the EPA describes as a "Buffer Zone." Developers will be encouraged by the City to implement buffer zones to treat storm water runoff before runoff enters any existing or constructed water bodies in new developments.

### **BMP: Non-Impervious Surface Construction**

To reduce the amount of impervious surface within the City of Evans the City intends to allow green parking in conjunction with open concrete pavers as alternates to impervious pavement for parking and driveways. Other non-impervious surface alternatives the City will make available to developers for new development and redevelopment are landscape centers in turnarounds (cul-de-sacs) and to allow for the narrowing of residential streets, with grass swales as drainage ways, in approved areas of the City. These options will be made available by the end of 2003.

**BMP: In-Line Structures**

The City of Evans requires all automotive garages, automotive storage facilities, and car washes to have sand traps on their sewer drains and the City also requires all restaurants to have grease traps on their sewers. Other in-line structures the City will make available by the end of 2003 are the in-line storage structures/catch basins as alternates to a typical curb inlet.

**BMP: Better Site Design**

The City of Evans has zoning ordinances in place that require developer to provide open space for all developments. The City also has an ordinance in place that allows developers to provide conservation easements for use as open space. The City will develop an ordinance that will require all home builders to install front yard landscaping, which will includes the grass and a minimum of one tree. This ordinance will be in place by the end of 2003.

**BMP: Inspection and Maintenance**

The City of Evans will inspect the entire storm water system annually, and after any major storm water event (>2” of rainfall) to identify areas that require maintenance. Typical landscaping maintenance, such as debris clean up and mowing will be completed on an as needed basis. The inspection and maintenance schedule of the City’s storm water system will be in place by the end of 2003.

**BMP: Post-Construction Ordinance**

The City of Evans will develop a post-construction ordinance that requires developers to maintain their storm water facilities for two years after final acceptance of the development. In this ordinance, the City will require the developer to give the City a letter of credit or escrow sufficient funds to cover any cost the City may incur, if the developer fails to comply with the ordinance. The ordinance will be in place by the end of 2004.

<b>Post-Construction Storm Water Management in New Development and Redevelopment Program Time Line</b>					
<b>BMP</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
<u>Vegetative Practices</u>	Grass Swales & Buffer Zone Options				
<u>Non-Impervious Surface Construction</u>	Green Parking & Landscaped Cul-de-Sacs & Narrow Residential Streets Options				
<u>In-Line Structures</u>	Catch Basins Option				
<u>Better Site Design</u>	Home Builder’s Landscaping Ordinance				
<u>Inspection and Maintenance</u>	Continue Inspection & Maintenance Schedule	Continue Inspection & Maintenance Schedule	Continue Inspection & Maintenance Schedule	Continue Inspection & Maintenance Schedule	Continue Inspection & Maintenance Schedule
<u>Post-Construction Ordinance</u>		Post Construction Ordinance			