

# MCM5: Post-Construction Stormwater Management

## Purpose and Scope

The goal of the Post-Construction Stormwater Management MCM is to avoid increased stormwater runoff problems and increased non-point source pollution that often accompanies the development of land and the associated increase in impervious surfaces.

Under Chapter 102, Erosion and Sediment (E&S) Control, County Conservation Districts and/or DEP must issue a permit for earth disturbance activities one acre or greater. If the MS4 permittee elects to use their participation in the Chapter 102 program as a Qualifying Local Program (QLP) under their MS4 permit requirements, then MCM 5 BMPs 1 -3 are automatically accounted for.

## Requirements

### *BMP#1*

- Develop a post-construction stormwater management procedure. This written procedure describes how the permittee will address all required components of the plan.
- Minimum requirements of the plan should include:
  - Minimum requirements for use of structural and/or non-structural BMPs in plans for development and redevelopment
  - Criteria for selecting and standards for sizing stormwater BMPs
  - Implementation of an inspection program to ensure that BMPs are properly installed

### *BMP#2*

- Require the implementation of a combination of structural and/or non-structural BMPs that are appropriate to the local community; minimize water quality impacts; and are designed to maintain pre-development runoff conditions.

### *BMP#3*

- Ensure that controls are installed that will prevent or minimize water quality impacts. Qualifying development or redevelopment projects should be inspected during construction to ensure proper installation of the approved postconstruction stormwater management (PCSM) BMPs.
- Permittees that do not rely on Chapter 102 as a QLP to fulfill these requirements must summarize construction inspections and results in periodic reports.

### *BMP#4*

- Enact, implement, and enforce a postconstruction stormwater runoff ordinance or other regulatory mechanism to address new development and redevelopment projects, as well as sanctions and penalties associated with noncompliance. PCSM controls apply to disturbances one acre or greater but can also apply to those less than one acre.

### *BMP#5*

- Develop and implement measures to encourage and expand the use of Low Impact Development (LID) in new and redevelopment. DEP's Pennsylvania Stormwater Best Management Practices (BMP) Manual provides guidance on implementing LID practices, including, but not limited to:
  - Protect sensitive and special-value features by avoiding floodplains, woods and wetlands
  - Cluster and concentrate
  - Minimize disturbance
  - Reduce impervious cover
  - Disconnect, distribute, decentralize
  - Source control, such as street-sweeping
- An inventory of development and redevelopment projects that discharge stormwater to your regulated MS4 must be kept. In this inventory, note which projects that have been authorized for construction since 3/10/2003 that incorporated LID practices (and specifics on what LID practices were used). Additionally, ordinances should be enacted that are consistent with LID practices.

### *BMP#6*

- Ensure adequate operation and maintenance of all postconstruction stormwater management BMPs installed at all qualifying development or redevelopment projects (including those owned or operated by the permittee). An inventory of BMPs should be developed and updated regularly. The inventory should include all BMPs installed since 3/10/2003 that discharge to your regulated MS4.

Since West Chester University is not a municipality, this program has been tailored to best meet the University's needs.

## Procedures

### *Construction Provisions*

West Chester University places contractual requirements on contractors who perform work for the University, requiring them to comply with the local governing municipalities ordinances as well as requirements of the Chester County Conservation District.

Construction contracts require a minimum one-year period to maintain the condition and the proper operations of the SWM constructed as part of the capital projects. The Chester County Conservation District, if requested to do so, may conduct post construction inspections of the work to confirm the maintenance practices are being performed.

### *Maintain All BMPs*

The University takes measures to ensure the success of all stormwater BMP's by making certain they are properly built, operated, and maintained. The University has implemented several sustainable building designs including an outdoor classroom, green walls, green roofs, rain gardens, infiltration beds, detention vaults, tree plantings, bioswales, etc. These are designed to reduce storm runoff by the transpiration of plants, delaying the first flush of rainwater, and cleansing stormwater via the

uptake of contaminants. These PCSWM BMP's need the regular maintenance of water, sunlight, weeding, clearing of dead debris, and the replacing of plants.

The university maintains an inventory of BMPs through MS4 reporting and Pollution Reduction Plan updates.

### Contact:

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*10/24/2024*