6.0 Additional Design Considerations

6.1 Compensating Stormwater Treatment

Occasionally, applicants find that it is impractical to construct a stormwater management system to capture the runoff from a portion of the project site due to on-site conditions such as extreme physical limitations, availability of right-of-way, or maintenance access. Two methods have been developed to compensate for the lack of treatment for a portion of a project. The first method is to treat the runoff that is captured to a greater extent than required by rule (i.e., "overtreatment"). The second method is to provide treatment for an off-site area which currently is not being treated (i.e., "off-site compensation"). Each method is designed to furnish the same level of treatment as if the runoff from the entire project site was captured and treated in accordance with the provisions of this technical manual.

Either of these methods will only be allowed as a last resort and the applicant is strongly encouraged to schedule a pre-application conference with Agency staff to discuss the project if these alternatives are being considered. Other criteria, such as peak discharge attenuation, will still have to be met if the applicant utilizes these methods. Each alternative is described in more detail in the following sections.

6.2 Overtreatment

Overtreatment means to treat the runoff from the project area to a higher level than the rule requires compensating for the lack of treatment for a portion of the project area. To meet these goals, the area not being treated generally must be small (less than 10%) in relation to the area, which is encompassed in the SWMF. County staff can aid in determining the proper level of overtreatment for a particular situation.

6.3 Off-site Compensation

Off-site compensation means to provide treatment in another location to compensate for the lack of treatment for portions of the proposed project. The following conditions must be met when utilizing off-site compensation:

A. The off-site area must be in the same watershed as the proposed project, and in the closest vicinity practical to the location of those untreated stormwater discharge(s) requiring compensating treatment; and

B. The applicant shall provide reasonable assurance that the compensating treatment system removes at least the same amount of stormwater pollution loading as was estimated from the untreated project area.

C. The site not receiving treatment cannot directly discharge into any natural water systems such as lakes, rivers, streams, wetlands, or the bay.

D. Approval of this approach will be at the discretion of the County.
6.4 Erosion and Sediment Control Criteria

No sedimentation or excess water to go off-site during or after construction.

Construction activities, including land clearing and/or the construction of stormwater management systems, shall be designed, constructed, and maintained at all times so that erosion and sedimentation from the system, including the areas served by the system, do not cause violations of applicable state water quality standards. Erosion and sediment controls shall be designed using BMPs and be implemented to retain sediment on-site.

The project shall have no adverse effects on water quality in or around the area. It is the intent of this technical manual to assist the property owner with the design of an on-site stormwater treated via natural infiltration / percolation. Flooding, extreme changes in stormwater run-off patterns, changes to water quality, and long-term changes in groundwater levels shall not be acceptable.

Prior to any site disturbance, silt fencing shall be installed around the perimeter of the site. Erosion control measures including but not limited to silt fencing and hay bales (if necessary) shall be maintained throughout all phases of construction. Erosion control mitigation will prevent soil migration off site until permanent erosion controls can be established. The stormwater retention areas will be stabilized with vegetation or sod within 48 hours with the intent of establishing permanent stabilized ground cover.

Once construction is complete, the site must be stabilized with sod on slopes equal to or greater than 4:1. All other areas will be seeded and mulched with the ultimate goal of establishing permanent stabilization. Once the site has been stabilized, silt fencing and all other sediment control devices may be removed and disposed of or reused in accordance with appropriate regulations.