



Remit To: Sewickley Township
2288 Mars Hill Road
Irwin, PA 15642
724-446-7202

Sewickley Township Full Stormwater Management Site Plan Application

Please Read and Complete all Information			Date
Property Owner(s) Information			
Last Name	First Name	Middle Initial	Phone #
Property Address Information			
No. & Street	City	State, Zip	
Owner(s) Mailing Address (if different)			
No. & Street	City	State, Zip	
<p>A Full Stormwater Management Site Plan must be submitted to the Township and shall consist of the following items and related support materials:</p> <ul style="list-style-type: none">✓ Application, Stormwater Management Plan Checklist (Appendix D), Fees✓ Location Map (USGS)✓ Three (3) complete sets of plans and narrative✓ E&S plan, as submitted for approval✓ Operation and Maintenance agreement✓ Municipal Notification(s)✓ Financial guarantees, maintenance fund (Appendix E)			

Narrative: (General Description of Proposed Stormwater Management Techniques)

Application General Description Area: (Please attach additional sheets, calculations, drawings, etc. as necessary)

Application Fee:

Sites with new impervious of 3,000 Sq. Ft., or disturbed area of 5,000 Sq. Ft. or more a \$4,100.00 (non-refundable) check must be included with the application. Fees includes application fee (\$500), Engineering Review fee (\$2,000), and (4) Post Construction Inspections (\$1,600).

Application Fee Enclosed: \$_____

Certification:

I certify that the information contained in the application is, to the best of my knowledge, correct and represents a complete and accurate statement. By signing below, I agree to allow Sewickley Township staff or authorized agents to inspect the above identified BMP's on site to review and verify the above information.

Print Name: _____

Signature: _____

Date: _____

- B. Projects that propose greater than one (1) acre of earth disturbance are subject to NPDES Permit requirements and will require a Stormwater Management Plan.
- C. No regulated activities, unless exempted, shall commence until the Township issues written approval of an SWM Site Plan, which demonstrates compliance with the requirements of this Ordinance.
- D. Regulated Development Activities shall be as follows:

REGULATED DEVELOPMENT ACTIVITY TABLE

SWM Plan Requirement	New Impervious Area for New and Redevelopment	Disturbed Area*	Next Steps
Exempt	0	Less than 1 acre	Comply with Exemption section of this ordinance
Waiver / Modification / Demonstrated Equivalency	Less than one half (1/2) acre, subject to municipal approval	Less than 1 acre	Comply with Waiver / Modification / Demonstrated Equivalency section of this ordinance
Small Project (per definition), refer to Appendix C	1,000 square feet to 3,000 square feet	3,000 square feet to 5,000 square feet	Submit Small Project Site Plan complete with all attachments
Stormwater Management Plan meeting the Ordinance requirements	Greater than 3,000 square feet if Exempt, Waiver / Modification / Demonstrated Equivalence and Small Project criteria are not met	Greater than 5,000 square feet	Consult a qualified professional

*The above Table is only applicable for projects with earth disturbance less than 1 acre and that have not had cumulative impacts, within five (5) years preceding the permit application date, that are in excess of the square foot limits.

§303. Exemption from performance standards.

- A. The following regulated activities are specifically **exempt** from the Stormwater Management Plan preparation and submission requirements articulated in this Ordinance:
1. Agricultural activity limited to plowing or tilling activities, for animal concentrated (heavy) use areas provided the activities are performed according to the requirements of Chapter 102, or Conservation Practices being installed as part of the implementation of a Conservation Plan written by an NRCS or SCS-certified planner. This exemption does not include any other type of earth disturbance subject to NPDES permit requirements such as

APPENDIX A

STORMWATER MANAGEMENT PERFORMANCE DISTRICT MAPS

Refer to the Watershed Performance District (Release Rate) Maps at

www.westmorelandstormwater.org

NOTE: For areas not covered by current recommended Performance District (release rate) Maps, municipalities are authorized to establish performance standards / release rates as discussed in 308.D of the Stormwater Management and Land Disturbance Activity Ordinance.

NOTE: Municipalities are authorized to establish release rates stricter than those established by the recommended Performance District Maps upon consultation with WCD and their municipal engineer.

APPENDIX B

LANDOWNER LETTER OF ACKNOWLEDGMENT

Project Name: _____ Date: _____
Location: _____

- New impervious areas can potentially increase stormwater runoff from this site and the use of proposed stormwater facilities and/or best management practices (BMPs) can manage those impacts by mimicking natural processes to provide groundwater recharge and stream base flow.
- Regulated development activities on this site shall not begin until the Sewickley Township Board of Supervisors has issued an approval for a Small Project Stormwater Management Plan.
- If stormwater management facilities and/or BMPs included on the approved Small Project Stormwater Site Plan require revisions or changes, the applicant shall submit a revised plan to the Township for approval. If a problem arises, the applicant may need to seek the assistance of a qualified professional.
- Installed stormwater facilities and/or BMPs shall not adversely affect any property, septic systems, or drinking water wells on this or any other property.
- The applicant acknowledges that the installed stormwater management facilities and/or BMPs will be a permanent fixture of the property, shall be inspected and maintained regularly to retain the original function, and cannot be altered or removed without the approval of the Sewickley Township Board of Supervisors.

I (we) _____, hereby acknowledge the above statements

and agree to assume full responsibility for the implementation, construction, operation, and maintenance of the proposed stormwater management facilities and/or BMPs. Furthermore, I (we) acknowledge that the steps, assumptions, and guidelines provided in the Sewickley Township Small Project Stormwater Management Plan and Worksheet will be adhered to.

Signature: _____ Date: _____

Signature: _____ Date: _____

APPENDIX B
OPERATION AND MAINTENANCE (O&M) AGREEMENT STORMWATER
MANAGEMENT BEST MANAGEMENT PRACTICES (SWM BMPs)

THIS AGREEMENT, made and entered into this day _____ of _____, 20____, by and between _____ (hereinafter the "Landowner"), and Sewickley Township, Westmoreland County, Pennsylvania (hereinafter "Municipality");

WITNESSETH

WHEREAS, the Landowner is the owner of certain real property as recorded by deed in the land records of Westmoreland County, Pennsylvania, Deed Book _____ at page _____, (hereinafter "Property").

WHEREAS, the Landowner is proceeding to build and develop the Property; and

WHEREAS, the SWM BMP Operation and Maintenance (O&M) Plan approved by the Municipality (hereinafter referred to as the "O&M Plan") for the property identified herein, which is attached hereto as Appendix A and made part hereof, as approved by the Municipality, provides for management of stormwater within the confines of the Property through the use of BMPs; and

WHEREAS, the Municipality, and the Landowner, his successors and assigns, agree that the health, safety, and welfare of the residents of the Municipality and the protection and maintenance of water quality require that on-site SWM BMPs be constructed and maintained on the Property; and

WHEREAS, the Municipality requires, through the implementation of the SWM Site Plan, that SWM BMPs as required by said SWM Site Plan and the Municipal Stormwater Management Ordinance be constructed and adequately operated and maintained by the Landowner, successors, and assigns.

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto agree as follows:

1. The Landowner shall construct the BMPs in accordance with the plans and specifications identified in the SWM Site Plan.
2. The Landowner shall operate and maintain the BMPs as shown on the SWM Site Plan in good working order in accordance with the specific operation and maintenance requirements noted on the approved O&M Plan.
3. The Landowner hereby grants permission to the Municipality, its authorized agents and employees, to enter upon the property, at reasonable times and upon presentation of proper credentials, to inspect the BMPs whenever necessary. Whenever possible, the Municipality shall notify the Landowner prior to entering the property.
4. In the event the Landowner fails to operate and maintain the BMPs per paragraph 2, the Municipality or its representatives may enter upon the Property and take whatever action is deemed necessary to maintain said BMP(s). It is expressly understood and agreed that the Municipality is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Municipality. A timeline shall be set as mutually agreed upon

5. In the event the Municipality, pursuant to this Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, the Landowner shall reimburse the Municipality for all expenses (direct and indirect) incurred within 10 days of receipt of invoice from the Municipality.

6. The intent and purpose of this Agreement is to ensure the proper maintenance of the on-site BMPs by the Landowner; provided, however, that this Agreement shall not be deemed to create any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.

7. The Landowner, its executors, administrators, assigns, and other successors in interests, shall release the Municipality from all damages, accidents, casualties, occurrences, or claims which might arise or be asserted against said employees and representatives from the construction, presence, existence, or maintenance of the BMP(s) by the Landowner or Municipality.

8. The Municipality intends to inspect the BMPs at a minimum of once every three years to ensure their continued functioning.

This Agreement shall be recorded at the Office of the Recorder of Deeds of Westmoreland County, Pennsylvania, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding on the Landowner, his administrators, executors, assigns, heirs, and any other successors in interests, in perpetuity.

ATTEST:

WITNESS the following signatures and seals:

(SEAL)

For the Municipality:

For the Landowner:

ATTEST:

Sewickley Township

County of Westmoreland, Pennsylvania

I, _____, a Notary Public in and for the county and state aforesaid, whose commission expires on the day _____ of _____, 20____, do hereby certify that whose name(s) is/are signed to the foregoing Agreement bearing date of the _____ day of _____, 20____, has acknowledged the same before me in my said county and state.

GIVEN UNDER MY HAND THIS _____ day of _____, 20____.

NOTARY PUBLIC

(SEAL)

APPENDIX D
Sewickley Township
Stormwater Management Plan Checklist

See Sewickley Township Stormwater Management and Land Disturbance Activity Ordinance for complete requirements

Project Name: _____ Date: _____

Location: _____ Performance District: _____

Type of Plan: ___ Residential, ___ Commercial, ___ Institutional, ___ Industrial, ___ Recreational, ___ Other

Owner: _____ Contact Information: _____

Plan Preparer: _____ Contact Information: _____

Submission Requirements

- o Checklist
- o Application
- o Fees and
- o Location map (USGS)
- o T h r e e (3) sets completed plans, narrative
- o E&S plan, as submitted for approval
- o Operation and maintenance agreement
- o Municipal notification(s)
- o Financial guarantees, maintenance fund

General Requirements

Narrative:

- o Project description, including Watershed Performance District, existing and proposed features and improvements, soils and limitations, landform, land cover, drainage areas, utilities, proposed SWM facilities and BMPs, easements and other information required by the Sewickley Township Stormwater Management and Land Disturbance Activity Ordinance
- o Stormwater calculations
- o Project schedule
- o Construction sequence, including phases if applicable
- o Justification for SWM facilities and/or BMPs
- o Operation and Maintenance requirements and responsible party(s)

Plan:

- o Location map (USGS)
- o Watershed Performance District
- o Existing natural features
- o Soils; and limitations
- o Landform; existing and proposed contours at 2' intervals, or 5' intervals for slopes >15%
- o Land cover; existing and proposed improvements
- o Drainage areas; existing and proposed
- o Utilities; existing and proposed
- o SWM facilities and BMPs; existing and proposed
- o Easements, including offsite easements for drainage
- o Stormwater construction details and sections (as applicable)
- o Stormwater construction notes and sequence
- o Operation and Maintenance requirements and responsible party(s)

APPENDIX E
FEES, FINANCIAL GUARANTEES

1. The landowner shall pay to the Sewickley Township all fees as are established by Sewickley Township for issuance of permits, evaluation of plans, inspections, and re-inspection of properties governed by this ordinance and as outlined for each regulated development activity listed below.
2. The landowner shall pay to Sewickley Township a financial guarantee in the amount and form as acceptable to Sewickley Township and in accordance with §701 for the construction and/or reconstruction of any BMP as deemed necessary and appropriate by Sewickley Township
3. Separate fees for reviews and/or inspections by the Westmoreland Conservation District (WCD) are to be paid directly to the WCD and in accordance with their fee schedule.

Exemptions

(Sites with less than 500 Sq. Ft. of new impervious area AND less than 1 Acre of disturbed area.)

1. Application Fee: \$100
2. Review Fee: \$300 + Subsequent Review Fee (if required): \$124/Hour ⁽¹⁾
3. Site Inspection Fee: \$300 per inspection, if required. ⁽¹⁾

Waiver / Modification / Demonstrated Equivalency (Subject to Municipal approval)

(Sites with less than 1/2 acre of new impervious area AND less than 1 acre of disturbed area.)

1. Application Fee: \$100
2. Review Fee: \$600 + Subsequent Review Fee (if required): \$100/Hour ⁽¹⁾
3. Site Inspection Fee: \$300 per inspection, if required. ⁽¹⁾

Small Project Site Plan

(Sites with new impervious of 1,000 Sq. Ft. to 3,000 Sq. Ft., OR disturbed area of 3,000 Sq. Ft. to 5,000 Sq. Ft.)

1. Application Fee: \$100
2. Review Fee: \$500 + Subsequent Review Fee (if required): \$124/Hour ⁽¹⁾
3. Site & Construction Inspection Fee: \$124/Hour ⁽¹⁾
4. Post- Construction Inspections Deposit: \$1,200 (\$300/inspection for 4 inspections). ⁽³⁾
5. Post- Construction Maintenance Deposit: To be determined according to §604. ⁽²⁾

Stormwater Management Site Plan

(Greater than 3,000 Sq. Ft. of new impervious area, OR greater than 5,000 Sq. Ft. of disturbed area.)

1. Application Fee: \$500
2. Review Fee: \$2,000 + Subsequent Review Fee (if required): \$124/Hour ⁽¹⁾
3. Site & Construction Inspection Fee: \$124/Hour ⁽¹⁾
4. Post- Construction Inspections Deposit: \$1,600 (\$400/inspection for 4 inspections) ⁽³⁾

5. Post- Construction Maintenance Deposit: To be determined according to §704. (2)

Notes:

- (1) The Township may invoice applicants for associated costs over and above the amount of fees paid per §806.
- (2) See §604 regarding required deposits to the Stormwater Facility and BMP Operation and Maintenance Fund.
- (3) Upon completion of Construction in year 1 and every 3 years (years 4, 7 and 10) for a period of 10 years.