

UNIFIED DEVELOPMENT CODE
(STORM WATER MANAGEMENT SYSTEMS)

AN ORDINANCE TO AMEND SUBSECTIONS 5.22.2 AND 5.22.3 OF SECTION 5.22 OF CHAPTER 55 (UNIFIED DEVELOPMENT CODE) OF TITLE V OF THE CODE OF THE CITY OF ANN ARBOR

The City of Ann Arbor ordains:

Section 1. That Subsections 5.22.2 and 5.22.3 of Section 5.22 of Chapter 55 (Unified Development Code) of Title V of the Code of the City of Ann Arbor be repealed and replaced as follows:

5.22.2 Storm Water Management Compliance

A Storm Water Management System meeting the criteria of Section 5.22.3 is required for:

- A. Any form of construction or removal or disturbance of any Natural Features that requires approval for any site plan, final preliminary plat, or PUD site plan.
- B. When a Grading Permit is required but not a site plan, final preliminary plat, or PUD site plan, except Grading Permits solely for vegetation clearing, Building demolition, removal of Impervious Surfaces, or other activities approved by the PSA Administrator.

5.22.3 Storm Water Management Systems

A. Jurisdiction

1. WCWRC

The following sites are within the jurisdiction of the WCWRC: Sites with existing or proposed Storm Water Management Systems under multiple ownership or for multiple parcels, including but not limited to site condominiums; or residential developments containing greater than four Dwelling Units within two or more detached Structures; or Sites with Storm Water Management Systems serving more than one parcel.

2. City of Ann Arbor

Any site that is not in the jurisdiction of the WCWRC is in the jurisdiction of the City of Ann Arbor for storm water management purposes.

B. Requirements

TABLE 5.22-1: STORM WATER MANAGEMENT REQUIREMENTS					
SITE TYPE	JURISDICTION	SITE AREA	IMPERVIOUS AREA IMPACT	STORM WATER MANAGEMENT SYSTEM	EXCEPTIONS OR ALTERNATIVES
SINGLE AND TWO-FAMILY RESIDENTIAL	WCWRC and City of Ann Arbor	Any Size	Adding 200 square feet or more of impervious area	First Flush for total net increase of Impervious Surface, and all downspouts directed to vegetated areas or other approved point in compliance with Chapter 100 of City Code “Drainage Nuisances and Complaints” section.	Not required for new homes in a site planned development with compliant development-wide system
ALL OTHER	WCWRC	Any size	Any increase in impervious area	As required by Rules of WCWRC	None
	City of Ann Arbor	Over 1 acre	Any increase in impervious area	As required by Rules of WCWRC	See Section 5.22.3.E
		1 acre or less	No net increase in impervious area	No changes to any existing storm water management system required	Not applicable
			Any increase in impervious area	As required by Rules of WCWRC	See Section 5.22.3.E

C. Standards and Procedures

Storm Water Management Systems shall meet the design criteria stated in the Rules of the WCWRC unless an alternative as provided in Paragraph E below is approved.

1. Sites within the City of Ann Arbor jurisdiction that are required to comply with this section shall provide a storm water management system meeting the design criteria stated in the Rules of the WCWRC for storm events as provided in Table 5.22-2:

TABLE 5.22-2: STORM WATER MANAGEMENT WITHIN THE CITY OF ANN ARBOR JURISDICTION

Impervious Area	Storm Event
Less than 10,000 square feet	Retention/infiltration of first flush storm event
10,000 square feet or more and less than 15,000 square feet	Retention/infiltration only of first flush and detention only of bankfull storm events.
15,000 square feet and greater	Retention/infiltration of the first flush, and detention of bankfull, and 100-year storm event. Detention facilities designed for the 100-year storm event shall include a sediment forebay.

2. On a Site that requires the installation of a Storm Water Management System, the detention facility shall be installed and stabilized prior to the issuance of building permits. The PSA Administrator may deem it necessary to modify the timing of installation of the detention facility when conditions, such as a detention facility that is integral to the Structure of a new Building, prevent installation prior to building permits. As-built verification from a Professional Engineer shall be submitted to the PSA Administrator for approval prior to issuance of any certificate of occupancy. The as-built verification shall include: elevations and volumes, outlet sizes and elevations, Stabilization information, and signature and seal of a Professional Engineer.
3. Existing Wetlands shall not be modified for the purposes of Storm Water Management Systems unless it is determined that the existing Wetland is not regulated by Sections **Error! Reference source not found.** and **Error! Reference source not found.**. Where modifications to Wetland areas are allowed, the existing storage shall be maintained and shall not count toward meeting the requirements of this section.
4. When residential Lots or units are proposed to be created, the runoff coefficients shall take into account the future Impervious Surfaces of these building Sites within the storm water management calculations.
5. Storm Water Management System facilities shall be designed so that any discharge of storm water from the facility, which does not empty directly into a drain, shall be converted to sheet flow over the ground through the use of an energy dissipater, in a manner which will preclude Erosion, or other approved method as determined by the PSA Administrator.
6. Prior to the issuance of a Grading Permit, the developer of the Storm Water Management System shall provide the City with an agreement, satisfactory to the City Attorney, that if maintenance is not performed to the reasonable satisfaction of the PSA Administrator, the City may, after posting reasonable notice on the Site, perform the maintenance activities

and charge all costs to the benefited properties. If the costs remain unpaid for 60 days, the City may assess those costs to the benefited properties as a single Lot assessment under City Code Section 1:292.

D. Approval

1. WCWRC Jurisdiction

Sites in the jurisdiction of the WCWRC shall be reviewed and receive preliminary plan approval from the WCWRC prior to site plan, final preliminary plat, or PUD site plan approval by the City, and a permit or letter of final plan approval from the WCWRC shall be obtained prior to issuance of a grading permit by the City.

2. City of Ann Arbor Jurisdiction

Sites in the jurisdiction of the City of Ann Arbor shall be reviewed and receive approval from the PSA Administrator.

E. Alternatives

When site constraints make it infeasible to meet the full detention volume requirement, the PSA Administrator may approve a lower detention volume if each of the following conditions are met:

1. Control of the first flush storm event has been provided.
2. A determination is provided by or Professional Engineer that Storm Water Management Systems have been provided on-site to the maximum extent feasible and that it is not feasible to provide any additional detention volume due to Site constraints including but not limited to ground water conflicts, soil contamination, existing Buildings, or protection of Natural Features.
3. The alternative method of storm water detention is consistent with the intent of this Section 5.22 and the goals of the Rules of the WCWRC, as determined by the PSA Administrator.
4. The proposed method of storm water detention and reason for not meeting the full detention volume is documented on a Grading Permit, site plan, final preliminary plat, or PUD site plan.

Section 2. This ordinance shall take effect and be in force on and after ten days from legal publication.