

Village of Lexington
Post Construction Control Review Procedure

Purpose:

To provide a review process in the Village of Lexington for stormwater management and water quality for new development or redevelopment within the Village of Lexington and maintain compliance with regulations as they relate to the federal Clean Water Act as administered by the State of Michigan.

Procedure:

The Village of Lexington has a National Pollutant Discharge Elimination System (NPDES) Discharge Permit number MIS040087 to discharge stormwater from outlets within the jurisdictional boundaries of the Village to Waters of the State. **Waters of the State** are defined as: Groundwater, Lakes, Including the Great Lakes bordering the state, Rivers, Streams, all other watercourses and bodies of water within the jurisdiction of the state including wetlands.

The purpose of developing this procedure is to aid developers in the design of their storm water runoff collection and detention systems. Current storm water quality requirements are in the form of Village's Storm Water Management Plan developed as part of their NPDES Discharge Permit.

The Village has adopted a Post Construction Control Plan that establishes the framework through which detention measures and the design of storm water collection systems will be implemented and details the process that must be followed to gain approval for new developments or redevelopment projects that disturb one (1) acre or more. It also includes projects less than one (1) acre that are part of a larger common plan of development or sale that would disturb one (1) acre or more. The plan requires storm water management design practices, which will help to minimize the impacts of proposed development or redevelopment projects on the existing storm drainage system and water quality. In addition, these guidelines will help to insure adequate drainage systems are being constructed for future development in the Village.

The Post Construction Control Plan provides information about the Village's storm drainage system and explains the Village's proactive approach to managing storm water within its jurisdiction.

The Post Construction Controls design guidelines include:

1. A summary of the administrative procedures to be followed to comply with the plan, including meeting requirements, review procedures, inspection requirements, fee schedule, issuance of the permit, penalties and enforcement, and other agency requirements.

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2. A description of design calculations.
3. A description of design standards and guidelines.
4. Enforcement mechanisms with record keeping procedures.
5. Operation and maintenance requirements.

This procedure is only for commercial, non residential development, or platted subdivisions or condominium complex development or re-development. It is not to be applied to single family or duplex residential developments.

The developer or their representative shall submit to the village three sets of plans and one set of calculations that have been completed for the proposed development or re-development and follow the Villages Post Construction Control Design Guidelines. The submittal packet will be reviewed by the planning commission and their technical designee to assure that design standards are followed. Additionally, no building permit will be issued for the proposed site until the plans and calculations related to storm water have been approved and a valid soil erosion and sediment control permit is obtained.

The Village will retain records of all Post Construction Control reviews done under this procedure. The adopted Post Construction Controls must be reviewed and updated every NPDES permit period (5 years) to assure compliance with the regulations as administered by the State of Michigan.