



Resident Information - Stormwater Management

Dear Township Resident/Applicant:

The State of Pennsylvania Storm Water Management Act, or Act 167, requires local municipalities, including Lancaster Township, to adopt their own storm water management ordinance. As of April 2014, ours is now in place. This requires the township to look at all zoning and building permit applications and examine the proposed project against this new regulation. The ultimate goal of our storm water management plan is to protect, maintain, reclaim, and restore our local waters and those of the Commonwealth of Pennsylvania.

Water is critical and a good thing when it is moderate and managed appropriately. As we increase the amount of hard (impervious*) surfaces in our communities such as concrete, blacktop, and houses, we decrease the amount of storm water that can be absorbed naturally into the ground. This storm water is collected into a separate sewer system and is typically discharged into a larger body of water. Poorly managed storm water runoff creates several problems such as flooding and pollution, which are harmful to both human and wildlife populations.

Every permit application will be reviewed to see how the proposed project manages the additional storm water runoff it creates. Each property is eligible for an exemption of 1000 square feet of new impervious surface and the township is tracking it as of the April 14, 2014 adoption of the ordinance. Depending on the size and scope of the project it will fall into one of three categories:

- Up to 1000 square feet (SF) of new **impervious surface*** or **land disturbance****:
 - As long as they are not in certain environmentally sensitive areas, projects are exempt from doing a storm water management plan. A *Storm Water Management Site Plan Exemption Application* must be completed and there is a nominal fee depending on the project size.
- Projects of 1001-5000 square feet (SF) of new **impervious surface** or **land disturbance**:
 - As long as they are not in certain environmentally sensitive areas, projects will require a *Storm Water Management Minor Land Disturbance Application*. This is much more involved as we must determine the effectiveness of the water runoff and retention plan calculation. There is a \$500.00 escrow/deposit fee that is due with the application, and a \$150.00 administrative fee that is due when the permit is issued. The escrow/deposit fee is used against professional engineering services if required, and any unused amount will be refunded after the completion of the project.
- Larger plans that include over 5000 square feet (SF) of new **impervious surface** or **land disturbance**:
 - These must execute a *Storm Water Management Site Plan Application*. These projects, due to their complicated nature, are typically handled by professional engineers and most of the associated fees are usually paid directly to them. There is a \$500.00 escrow/deposit fee that is due with the application, and a \$150.00 administrative fee that is due when the permit is issued. The escrow/deposit fee is used against professional engineering services if required, and any unused amount will be refunded after the completion of the project.

Please note, the time and associated costs for the larger projects are potentially significant. We recommend all applicants begin the planning, design, and cost estimation as early as possible.

*Impervious Surface: A surface that prevents the infiltration of water into the ground.

**Land Disturbance: Any activity involving grading, tilling, digging, or filling of ground or stripping of vegetation or any other activity that causes an alteration to the natural condition of the land.