

Developing New and Existing Properties

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District



Chapter 102

12/13/2012

12/14/2012

The Pennsylvania Clean Streams Law (1937)

SUMMARY:

- The clean streams law protects Pennsylvania's waters and regulates all types of pollutants
- Provides the basis for many environmental regulations

– **Chapter 93:** Water Quality Standards (1971)

– **Chapter 102:** Erosion & Sedimentation Control (1972)

– **Chapter 105:** Dam Safety & Waterway Mgmt. (1980)

102.1 Definitions

- ▶ NPDES Permit (Construction) – Permit required for discharge or potential discharge of stormwater into waters of PA from construction activities including clearing & grubbing, grading & excavation of 1 acre or more of earth disturbance activity or an earth disturbance activity on any portion, part or during any stage of a larger common plan of development or sale that involves 1 acre or more of earth disturbance activity over the life of the project
- ▶ =Stormwater permit driven by earth disturbance

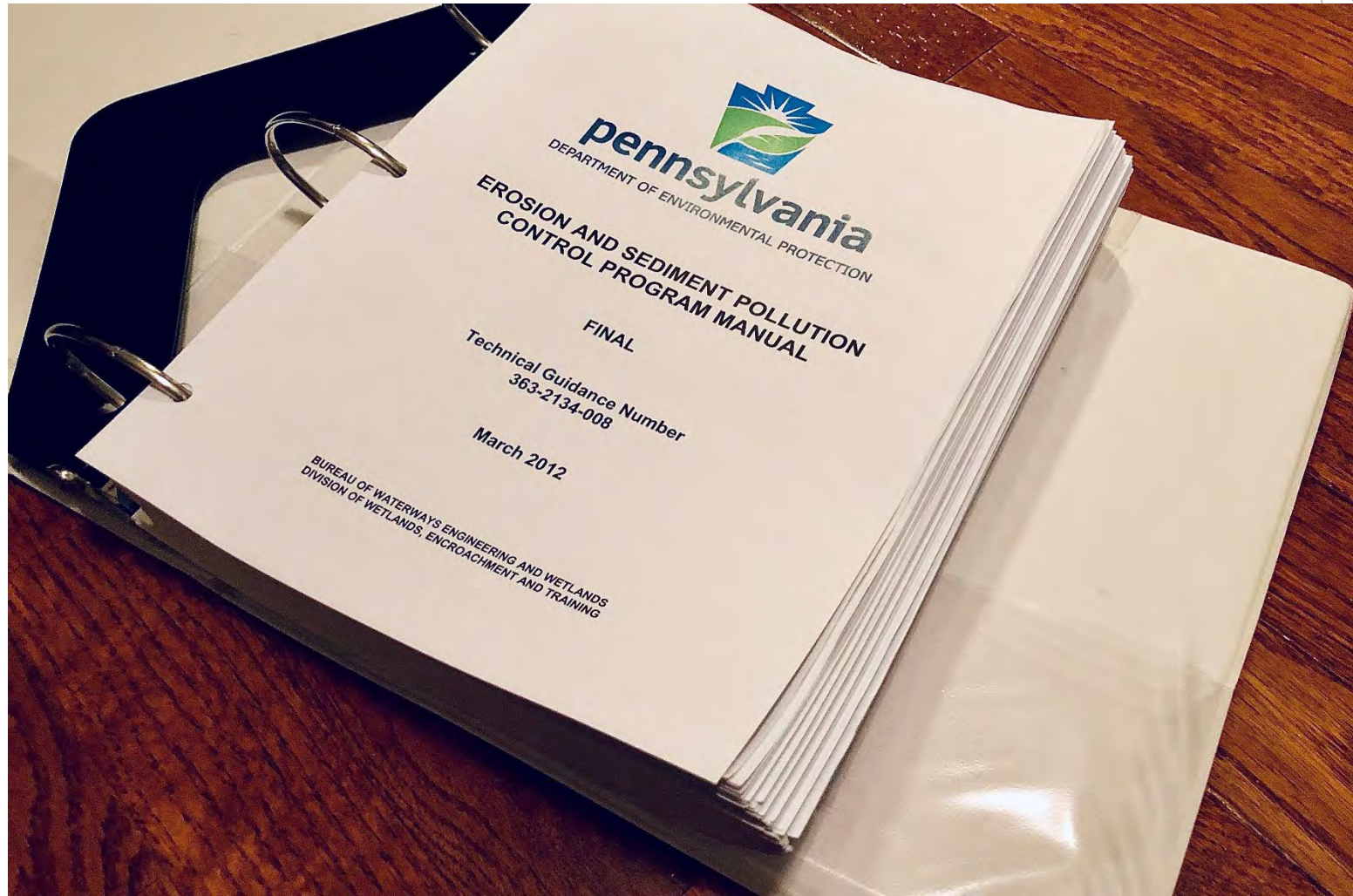
Chapter 102: NPDES Exceptions

- ▶ Agricultural tilling or plowing
- ▶ Animal heavy use areas
- ▶ Timber harvesting activities
- ▶ Road maintenance activities
 - ▶ Timber Harvesting and Road Maintenance Activities with ≥ 25 acres of earth disturbance require an Erosion and Sediment Control Permit (E&S Permit)
- ▶ Oil and Gas Activities with ≥ 5 acres of earth disturbance require an Erosion and Sediment Control General Permit (ESCGP)

Minimize Accelerated Erosion



Erosion & Sedimentation Control BMPS

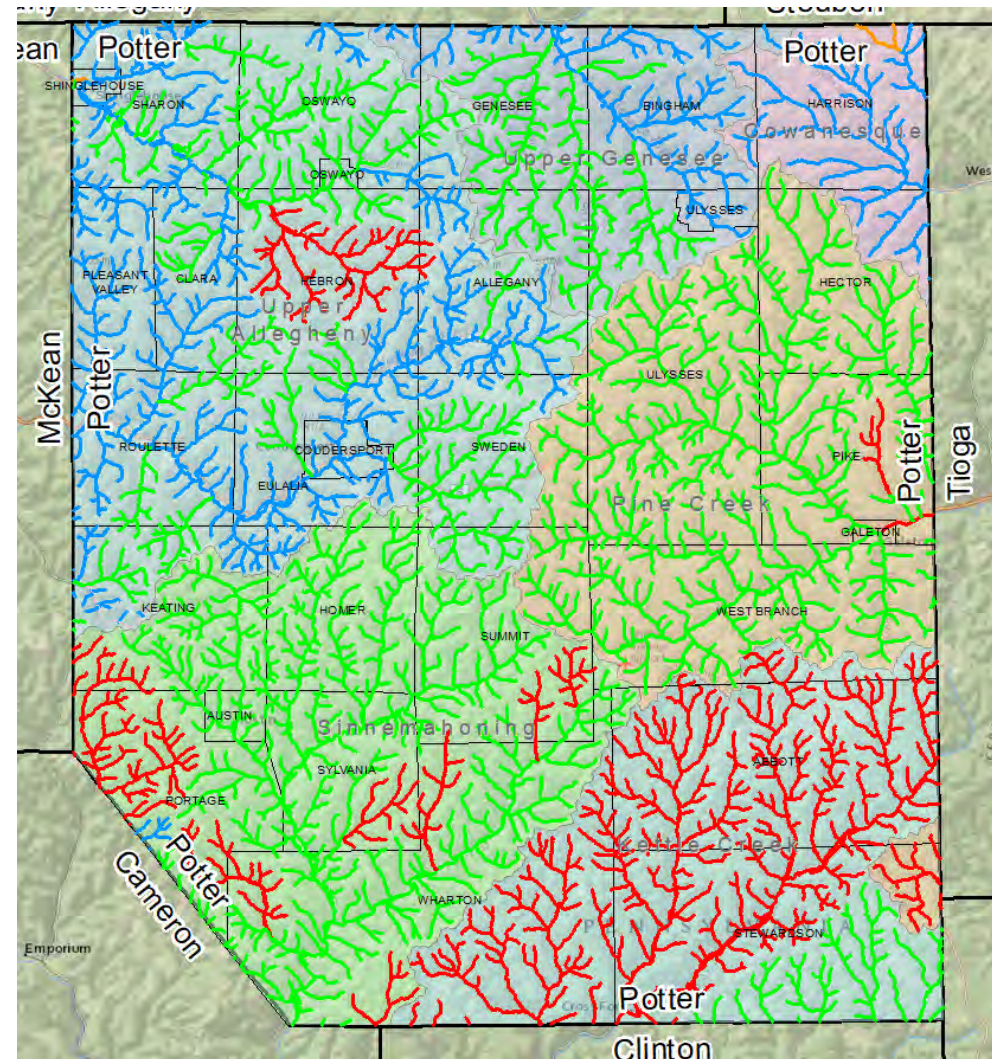


Potter County Watershed Characteristics

- Pennsylvania is second only to Alaska in the miles of streams it contains.
- Potter County, Pennsylvania contains 3,131 miles of waterways within its borders.
- The county has an abundance of exceptional value and high quality, naturally producing trout streams.
 - Nearly **60** streams are designated Class A Wild Trout Streams by the PA Fish and Boat Commission in Potter County.
 - Approximately **27%** are classified Exceptional Value (EV).
 - Approximately **56%** are classified High Quality (HQ).
 - Approximately **17 %** are classified Cold Water Fishery (CWF).
 - **< 1%** are classified Warm Water Fishery (WWF).



Why does this matter?



- EV - 27%
- HQ - 56%
- CWF - 17 %
- WWF - < 1%

Earth Disturbance Requirements

Disturbed Area	Written E&S Plan On-Site	E&S Plan Approval	NPDES Stormwater Construction Permit	PCSM Plan	PCSM Plan Approval	Riparian Buffer Requirement
0 to 5,000 Sq. Ft.	No (YES-HQ,EV)	No May be required upon complaint referral to Conservation District/ DEP	No	No	No	No (50' Rule Applies)
5,000 Sq. Ft. to less than 1 acre	Yes	No May be required upon complaint referral to Conservation District/ DEP	No	No Municipal-167 If Applicable	No Municipal-167 If Applicable	No (50' Rule Applies)
1 or more acres	Yes	Required Conservation District/ DEP	Yes	Yes Conservation District/ DEP/ Municipality-167	Yes Conservation District/ DEP/ Municipality-167	Yes 150' Setback (PAI)

Why is stormwater management important?

- Minimize or Reduce the risk of flooding
- Legacy SW issues from sites without proper management (167)
- New sites developed with SW BMP's
 - Manage volume and rate of the site from a pre to post development condition
 - Recording requirements for new sites.
- Maintaining SW BMP's for development on existing sites with a change of use

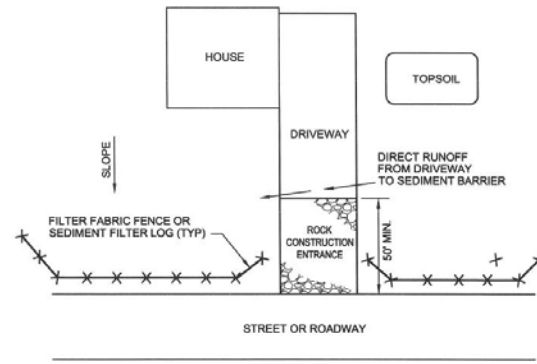


- ▶ Generally, E&S Plans identify:
 - ▶ What the earth disturbance will involve
 - ▶ How erosion, sediment and other potential pollutants will be controlled during the operation
 - ▶ How the site will be stabilized after the operation is completed

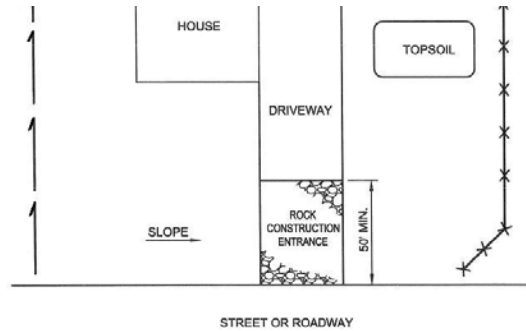
§ 102.4(b)(5)

E&S Plans

- <1 Acre
- Twp 167 Applies
- Building Code
- SEO
- CCD

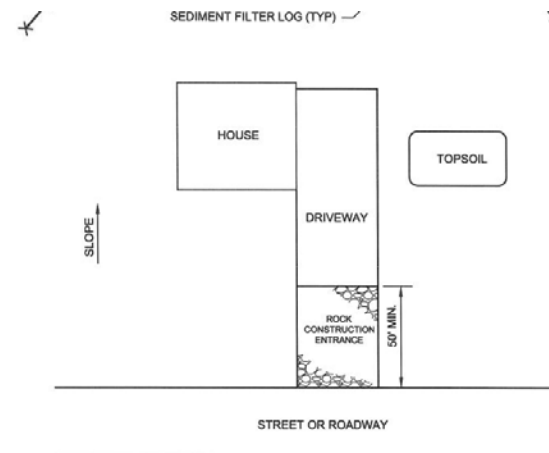


THE UPSLOPE DIVERSION CHANNEL SHOULD BE INSTALLED WHEREVER THE LOT EXTENDS MORE THAN 150 FEET ABOVE THE ROADWAY OR WHERE RUNOFF FROM AREAS ABOVE THE LOT IS NOT OTHERWISE DIVERTED AWAY FROM THE LOT. THE CHANNEL SHOULD BE PROPERLY SIZED AND PROVIDED WITH A SUITABLE PROTECTIVE LINING. THE DESIGNER MUST EXERCISE CAUTION TO PROTECT ALL DOWNSTREAM PROPERTY OWNERS WHEN SELECTING THE DISCHARGE POINT FOR THIS CHANNEL.

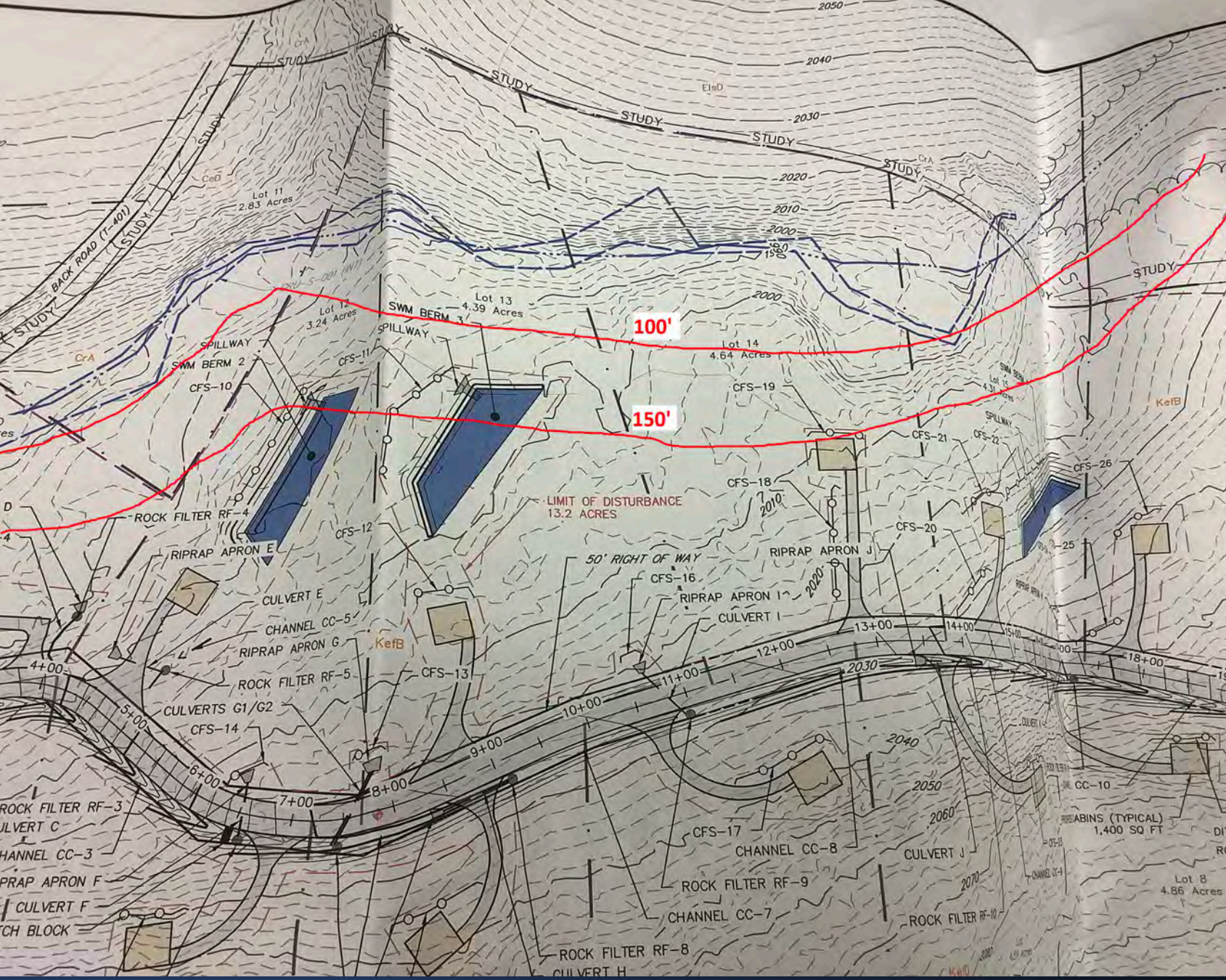


THE AREA DOWNSLOPE FROM THE FILTER FABRIC FENCE MAY NOT BE UNDER DEVELOPMENT OR OTHERWISE DISTURBED.

THE UPSLOPE DIVERSION CHANNEL SHOULD BE INSTALLED WHEREVER RUNOFF FROM AREAS ABOVE THE LOT IS NOT OTHERWISE DIVERTED AWAY FROM THE LOT. THE CHANNEL



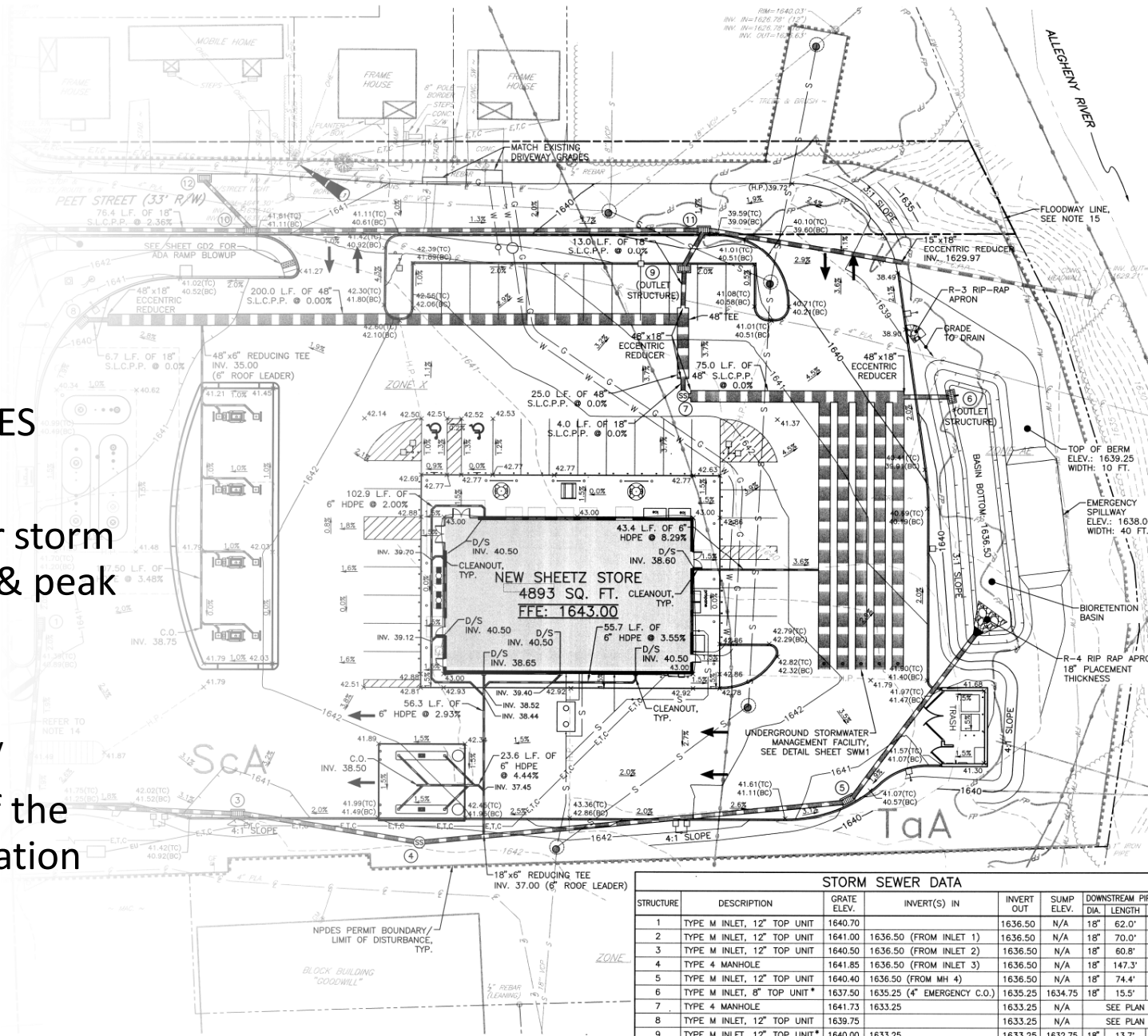




Riparian Buffer

- Buffer requirements apply in Special Protection Watersheds
- Individual Permits
- Equivalency and/or offsetting within 0-100/100-150 from stream if earth disturbance occurs in that area

- Example of a PAG-02 NPDES Permit
- Meet 2-100 year /24-hour storm events managing volume & peak rate
- Commercial Property
 - No Zoning in Potter County
- Different considerations if the WQ was higher at this location



BENCHMARK INFO

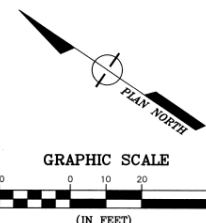
BM NO. 1
MAG NAIL IN UTILITY POLE WITH STREET LIGHT.
(NO POLE # LISTED)
ELEV.=1642.57' (NAVD88)

GRADING & DRAINAGE NOTES

- ALL EXISTING TREES, VEGETATION, PAVEMENTS, CONCRETE FOUNDATIONS, STRUCTURES AND ORGANIC TOPSOIL SHALL BE STRIPPED AND REMOVED FROM NEW CONSTRUCTION AREAS UNLESS NOTED OTHERWISE.
- ALL SLOPES SHALL BE 3:1 (HORIZONTAL:VERTICAL) MAXIMUM UNLESS NOTED OTHERWISE.
- AN AS-BUILT DRAWING OF NEW UTILITY SERVICES MUST BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
- ALL AREAS NOT PAVED SHALL BE TOPSOILED, SEEDED, MULCHED OR LANDSCAPED UNLESS OTHERWISE NOTED IN THE CONSTRUCTION DRAWINGS. SITE SPECIFICATIONS OR INSTRUCTED BY THE OWNER.
- CONTRACTOR SHALL REFER TO THE GEOTECHNICAL REPORT PREPARED BY EARTHTECH, INC. PRIOR TO INITIATION OF ANY EARTHWORK ACTIVITY.
- STRUCTURAL STEEL BICYCLE SAFE GRATES SHALL BE PROVIDED FOR ALL INLETS EXCEPT STRUCTURE 6. STRUCTURE 6 SHALL HAVE A STRUCTURAL STEEL GRATE. STORM SEWER MANHOLES SHALL HAVE SOLID COVERS.
- REGULATORY FLOOD ELEVATION IS 1638.75.
- CONTRACTOR SHALL COORDINATE PUMP ISLAND CANOPY DRAINS CONNECTION TO THE MAIN COLLECTOR PIPE WITH SHEETZ AND PROVIDE ALL NECESSARY FITTINGS TO MAKE THE CONNECTION TO THE MAIN COLLECTOR PIPE.
- CONTRACTOR TO PROVIDE SHOP DRAWINGS ON ALL STORM SEWER MANHOLES AND INLETS.
- AN AS-BUILT DRAWING OF STORM SEWER FACILITIES SHALL BE PREPARED BY THE CONTRACTOR AND SUBMITTED TO THE OWNER UPON COMPLETION OF THE PROJECT.
- ALL STORM SEWER PIPE SHALL BE SMOOTH-LINED CORRUGATED POLYETHYLENE PIPE (SLC/P) UNLESS NOTED OTHERWISE. ALL JOINTS AND CONNECTIONS TO INLETS/MANHOLES SHALL BE WATERTIGHT.
- CONTRACTOR SHALL REFER TO OTHER PLANS WITHIN THIS CONSTRUCTION SET FOR OTHER PERTINENT INFORMATION.
- REFER TO THE PLAN PREPARED BY DAVID E. WOOSTER AND ASSOCIATES, INC. FOR THE PROPOSED MODIFICATIONS TO SR 0006, THE SIDEWALK, GRADING, DRAINAGE IMPROVEMENTS, AND ADA RAMP DESIGNS ALONG SR 0006.
- MATCH THE PROPOSED GRADES FOR SR 0006 AS SHOWN IN THE PLANS PREPARED BY DAVID E. WOOSTER AND ASSOCIATES, INC.
- NO GRADING SHALL BE PERFORMED WITHIN THE FLOODWAY AREA.

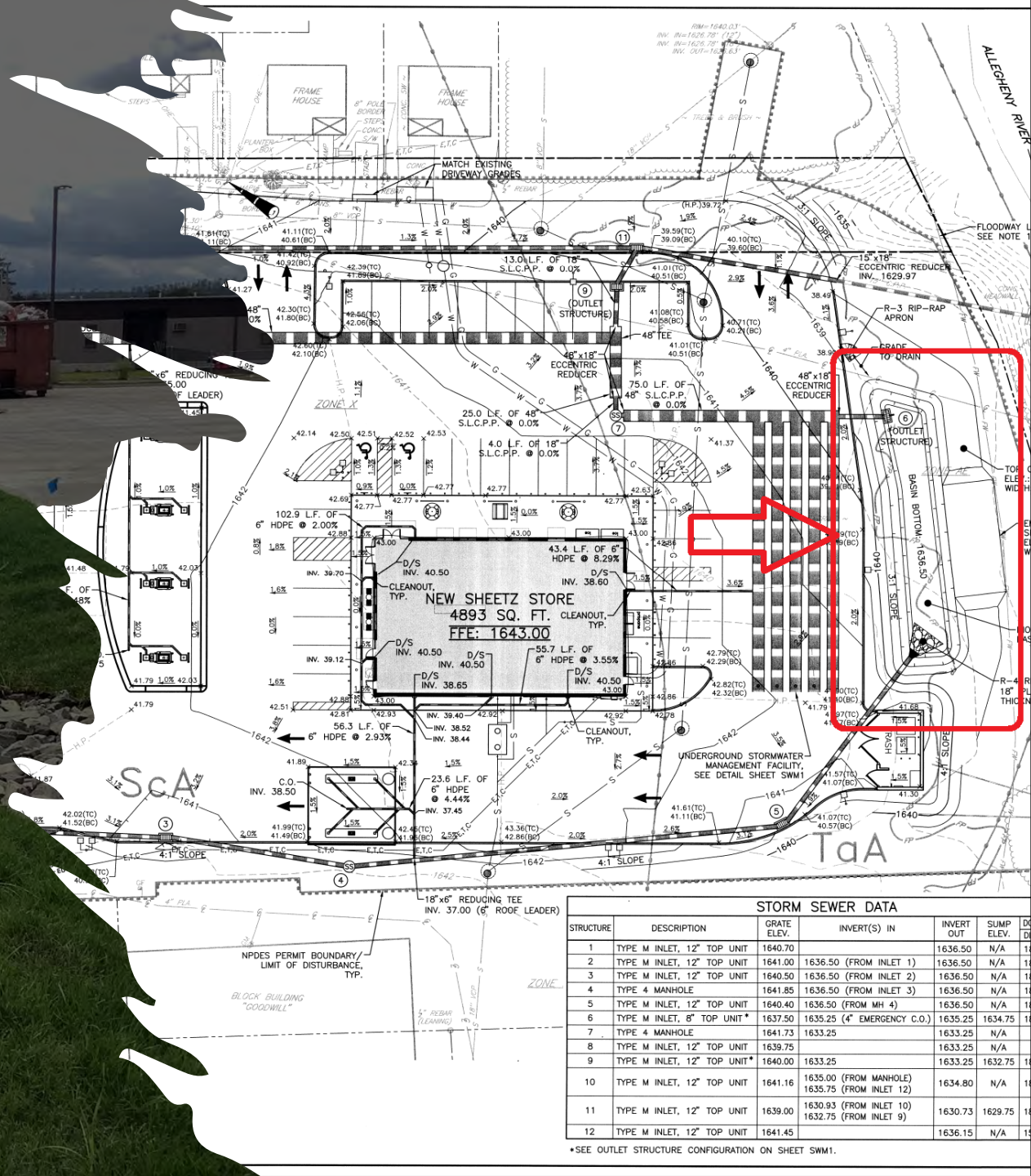
STORM SEWER DATA						
STRUCTURE	DESCRIPTION	GRATE ELEV.	INVERT(S) IN	INVERT OUT	SUMP ELEV.	DOWNSTREAM PIPE DATA
						DIA. LENGTH SLOPE
1	TYPE M INLET, 12" TOP UNIT	1640.70		1636.50	N/A	18" 62.0' 0.00%
2	TYPE M INLET, 12" TOP UNIT	1641.00	1636.50 (FROM INLET 1)	1636.50	N/A	18" 70.0' 0.00%
3	TYPE M INLET, 12" TOP UNIT	1640.50	1636.50 (FROM INLET 2)	1636.50	N/A	18" 60.8' 0.00%
4	TYPE 4 MANHOLE	1641.85	1636.50 (FROM INLET 3)	1636.50	N/A	18" 147.3' 0.00%
5	TYPE M INLET, 12" TOP UNIT	1640.40	1636.50 (FROM MH 4)	1636.50	N/A	18" 74.4' 0.00%
6	TYPE M INLET, 8" TOP UNIT*	1637.50	1635.25 (4" EMERGENCY C.O.)	1635.25	1634.75	18" 15.5' 12.88%
7	TYPE 4 MANHOLE	1641.73	1633.25	1633.25	N/A	SEE PLAN
8	TYPE M INLET, 12" TOP UNIT	1639.75		1633.25	N/A	SEE PLAN
9	TYPE M INLET, 12" TOP UNIT*	1640.00	1633.25	1633.25	1632.75	18" 13.7' 3.66%
10	TYPE M INLET, 12" TOP UNIT	1641.16	1635.00 (FROM MANHOLE) 1635.75 (FROM INLET 12)	1634.80	N/A	18" 155.7' 2.49%
11	TYPE M INLET, 12" TOP UNIT	1639.00	1630.93 (FROM INLET 10) 1632.75 (FROM INLET 9)	1630.73	1629.75	18" 68.7' 1.11%
12	TYPE M INLET, 12" TOP UNIT	1641.45		1636.15	N/A	15" 23.1' 1.73%

*SEE OUTLET STRUCTURE CONFIGURATION ON SHEET SWM1.



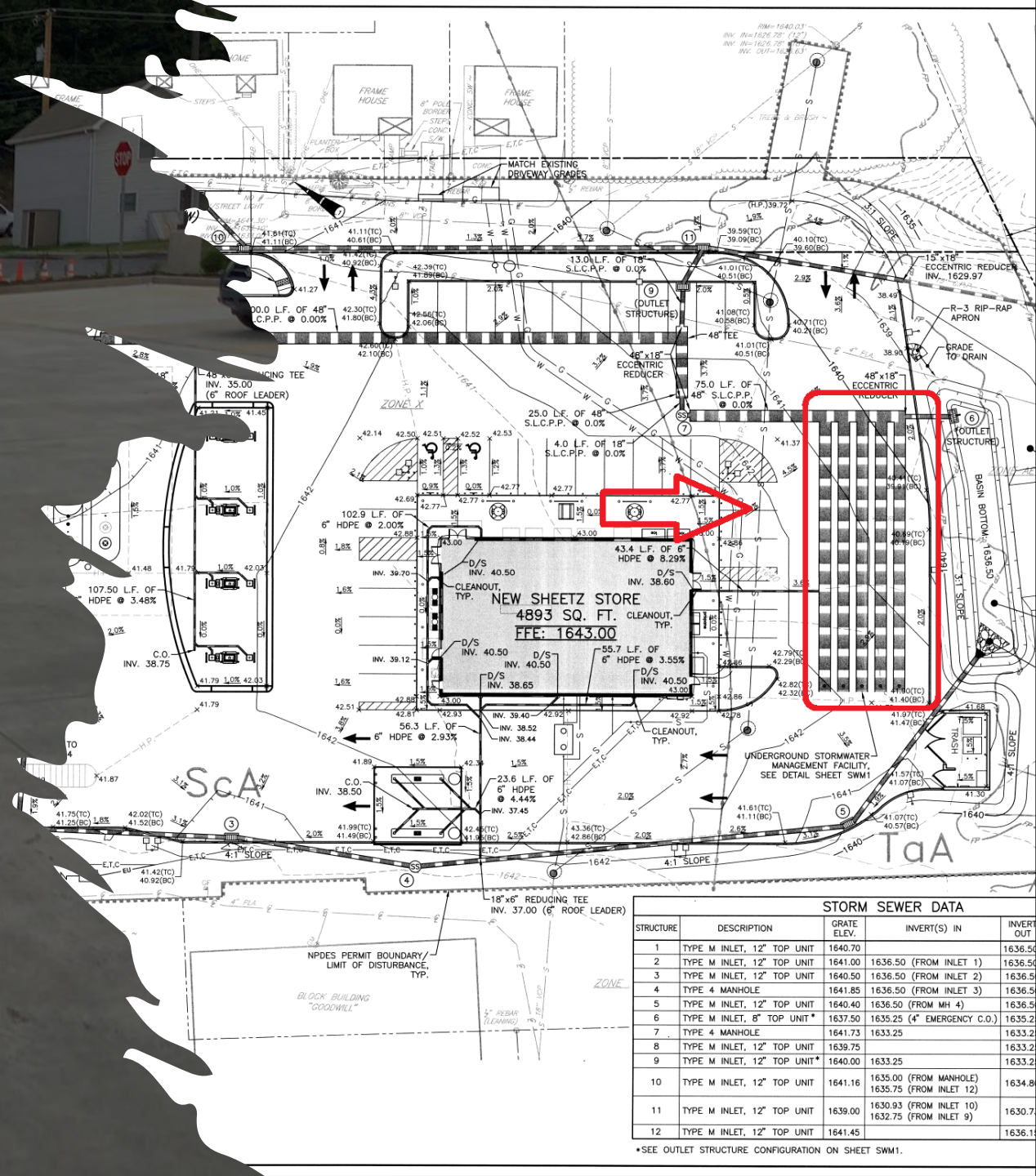
SW BMP's

- Installation / O&M
- Last Treatment before Discharge
- Recognizable SW BMP




SW BMP's

- Perpetuity
- May not always be visible
 - Site Constraints
- Deed filings with as-built drawings
- If the site use changes these BMP's need to be maintained





\$89,900 - 8.9 acres  Under Contract

• 200 Sq.Ft.

Whitney Creek Road, Lot#WP001 , Coudersport, PA 16915 - Potter County

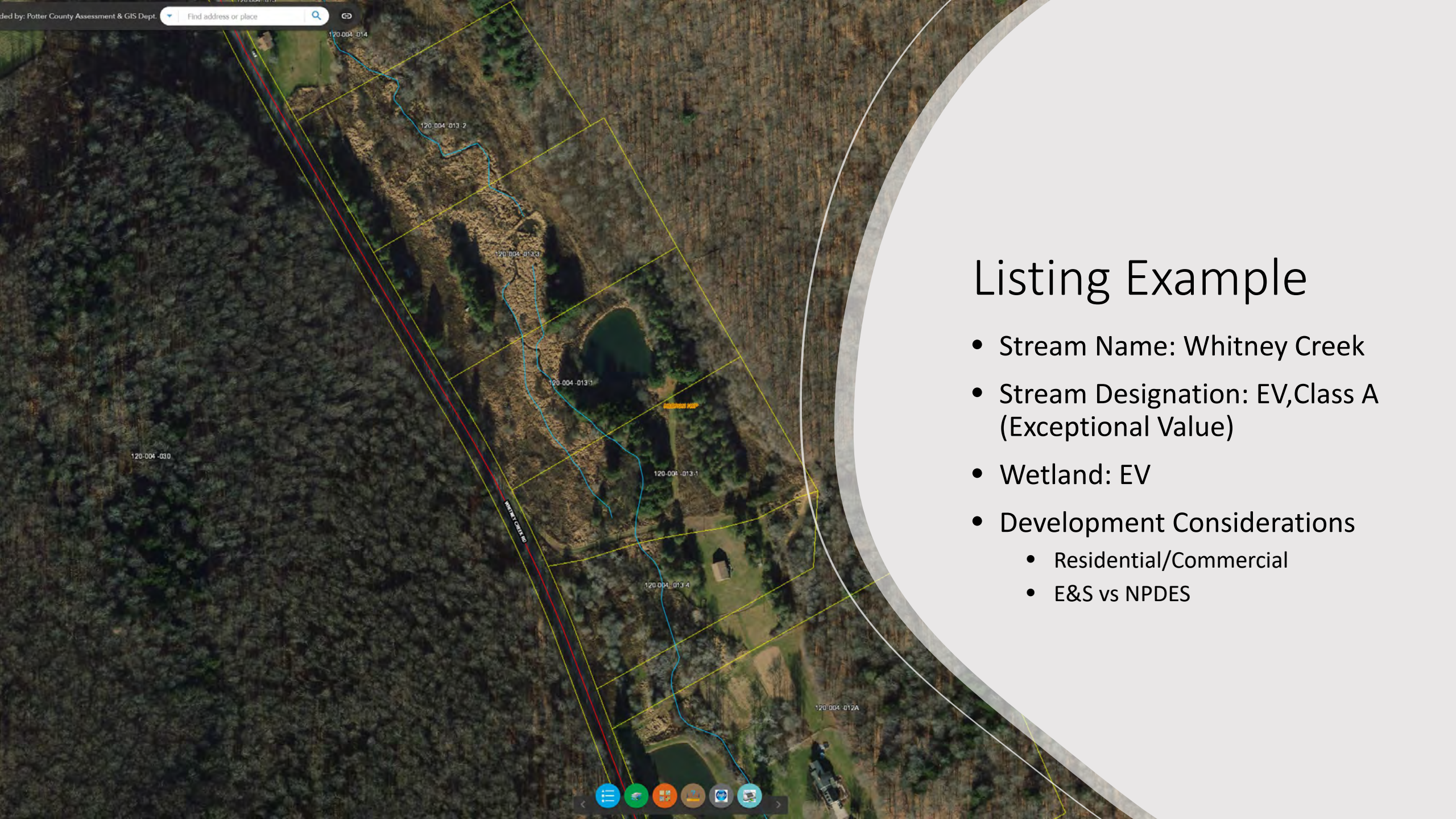
Recreational

Timberland

Hunting



Property ID 15024319



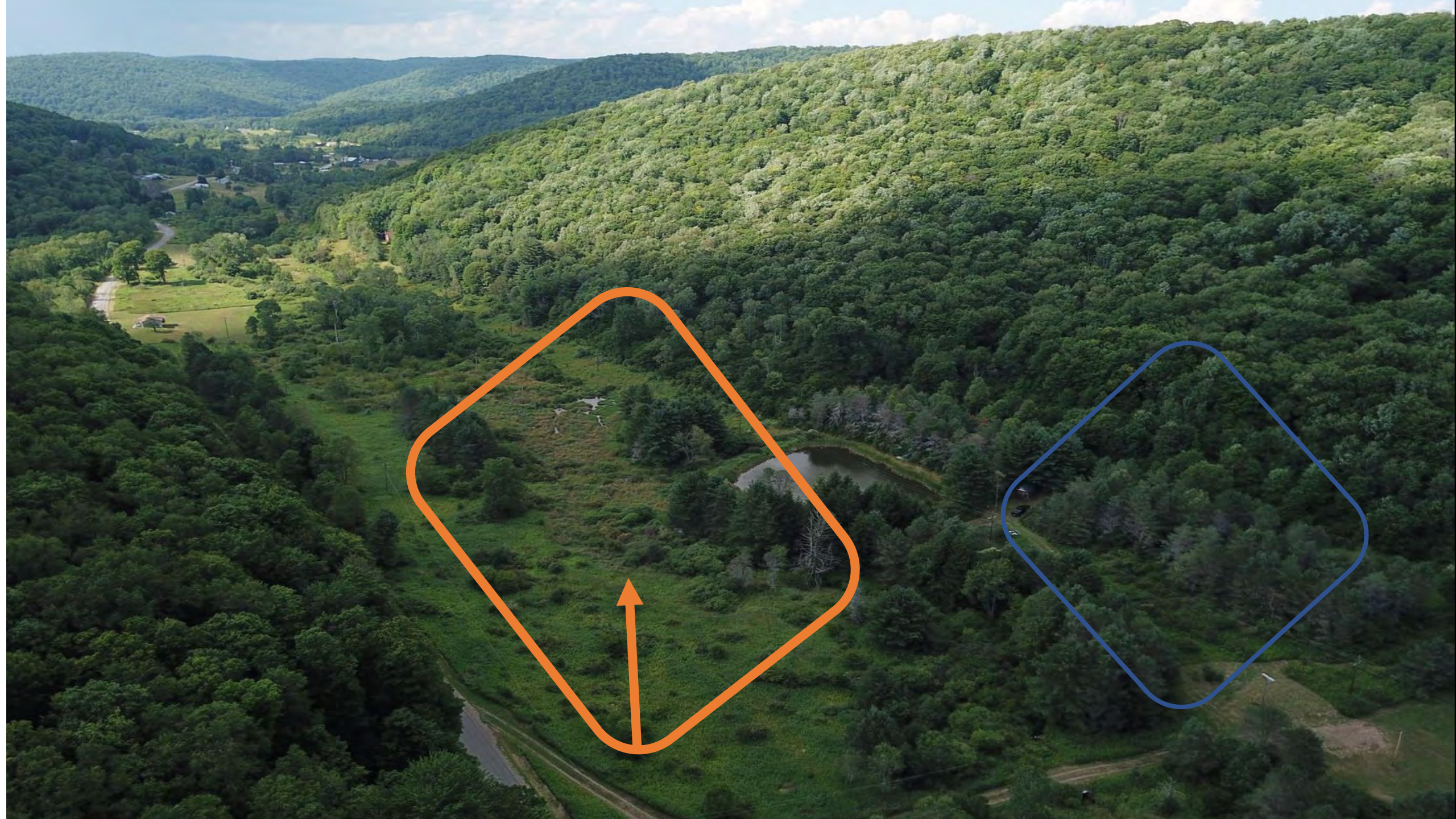
Listing Example

- Stream Name: Whitney Creek
- Stream Designation: EV, Class A (Exceptional Value)
- Wetland: EV
- Development Considerations
 - Residential/Commercial
 - E&S vs NPDES

An aerial photograph of a lush green landscape. A dense forest of tall trees covers most of the area. In the center, there is a small pond with a wooden structure on its edge. A road or path winds through the forest on the right side. The overall scene is a mix of dense forest and open grassy areas.

Listing Example

- 105 Impact potential
 - Stream Crossing
 - Wetlands
 - Pond Maintenance
- 102
- <1 Acre Feasible but limited
- <1 Acre Individual NPDES Permit
 - \$\$\$\$
 - Buffer Requirements





\$220,000 - 22.18 acres ● Available

Club Hill Road , Galetton, PA 16922 - Potter County

Undeveloped



Property ID 16052860

POTTER COUNTY 22.18 ACRES CLUB HILL RD

You gotta see this 22.18 acres of open fields overlooking Germania with incredible views!! This acreage sits right along the ATV and Snowmobile trails and is overlooking the Waldheim and Germania Hotel area. Come build your home, cabin or split up and create your AirBNB paradise in God's Country. This land has been used as agriculture fields in the past.



Example 2 Listing

- No Obvious Chapter 105 needs
- Special Protection Watershed
 - Mosch Hollow- EV,MF, Trout Natural Reproduction
- <1 Acre-E&S plan and 167
 - Twp
 - Building Code
 - SEO
 - CCD
- >1 Acre-Individual NPDES Permit
 - Twp
 - Building Code
 - SEO
 - County-Land Development or Planning
 - CCD / DEP

Questions?

