

NEW ULM STORM WATER PERMIT
LARGE SITE PROJECT
APPLICATION PROCEDURES CHECKLIST
For Ordinance No. 08-070

Definition of Large Site:

Large site projects requiring a Storm Water Permit are defined as follows:

1. All land disturbing activities greater than one acre or phased and connected land disturbing activities that cumulatively disturb more than one acre within a three year period.
2. Excavation or fill of greater than 1,000 cubic yards of material.
3. Any alteration of the course, current, or cross-section of natural or constructed drainageways.

Submittals:

- ☐ Online Application for a New Ulm Storm Water Permit through [Geopermits](#).
- ☐ Submittals and fee
 - In general, all submittals shall include the following:
 - 2 sets clearly legible copies prepared to scale
 - Scale of drawings shall be minimum 1 inch equals 50 feet
 - Date of preparation of any maps provided
 - Names, addresses, and phone numbers of the land surveyor, and engineer, if any.
 - Fee:
 - \$125 fee payable online in Geopermits application
 - \$125 check made payable to "City of New Ulm"
 - **NPDES General Construction Permit**
 - **Existing Conditions Plan** shall include:
 - General location map
 - Location of existing roads, property lines and structures.
 - Boundary lines of the construction limits of the proposed project.
 - Lot Dimensions
 - Legal description and address of the property
 - Existing topography shown at 2 foot, or less, contour intervals
 - Existing drainage, utility, and other easements.
 - Existing zoning classifications for land within and abutting the development.
 - Location and dimensions of existing natural waterways and storm water drainage systems, with flow direction indicated
 - Location of existing natural water bodies including lakes, ponds, streams, and wetlands on or immediately adjacent to property, as well as normal water level or ordinary high water level.
 - Vegetative cover, wooded areas, and a clear delineation of any vegetation proposed for removal
 - **Site Construction Plan** shall include:
 - All information required for the Existing Conditions Plan
 - Locations and dimensions of all proposed structures.

- Location of proposed sanitary sewers, storm sewers, and water mains.
 - Lot sizes, layout, numbers and preliminary dimensions of lots and blocks.
 - Locations and dimensions of all proposed land-disturbing activities and any phasing of those activities.
 - Minimum building setback lines as required by the zoning ordinance.
 - Areas and size of areas other than streets, alleys, pedestrian ways and utility easements, intended to be dedicated or reserved for public use.
 - Finished grading shown as 2-foot contours or less to clearly indicate the relationship of proposed changes to existing topography and remaining features.
 - Any temporary easements needed during construction.
 - Estimated earthwork volumes with supporting calculations.
 - Normal water level, high water level, and emergency overflow elevations for ponding areas on or adjacent to the site.
 - Any additional information and supporting calculations to comply with the post-construction ordinance.
 - Any other information pertinent to the particular project that, in the opinion of the City Engineer, is necessary for the review of the project.
- **Erosion and Sediment Control Plan** shall include:
 - All information required for the Existing Conditions Plan
 - Arrows indicating direction of water flow during and after construction
 - Locations of sediment control devices (silt fence, inlet protection, etc.)
 - Locations of any drainage intakes
 - Details of any sediment control devices
 - Locations and types of proposed ground cover (final stabilization)
 - Erosion and sediment control measures for all temporary soil or dirt stockpiles.
- **Stormwater Pollution Prevention Plan (SWPPP)**
 - The owner must develop a SWPPP prior to submitting any large site storm water permit application and prior to conducting any land-disturbing activity. The SWPPP must be a combination of narrative, plan sheets and, if appropriate, standard detail sheets that address the foreseeable conditions, at any stage in the construction or post construction activities.
 - For storm water discharges from construction activities where the owner or operator changes, the new owner or operator may implement the original SWPPP created for the project, or develop and implement their own SWPPP. The new owner or operator must notify the City Engineer of permit transfer/modification within 7 days of assuming control of the site or commencing work on-site, or of the legal transfer, sale or closing on the property.
 - Owners and operators shall ensure either directly or through coordination with other permittees that their SWPPP meets all terms and conditions of their New Ulm Storm Water Permit and that their activities do not render another party's erosion and sediment control and storm water management plans ineffective.
 - The SWPPP must require that site inspections be done, at a minimum, weekly by the permittee (general contractor, developer, or developer's designated representative), and within 24 hours after every storm or snow melt event large enough to result in runoff from the site (approximately 0.25 inches or more in 24 hours). At a minimum, these inspections shall be done during active construction. Results of the required inspections shall be recorded and kept on file by the permittee and shall be available upon request by the City. At a minimum, the permittee is required to inspect all sediment and erosion control devices, turf restoration, and inlet protection devices to ensure proper functioning.
 - Provisions for maintenance of the construction site erosion control measures during construction.
- **Maintenance Plan**
 - A maintenance plan indicating the responsible party or parties charged with the long-term maintenance, repair, or replacement of any privately owned storm water conveyance and retention facilities. Such plan shall also include information on the

intended final ownership of the properties containing such facilities and the means by which inspection, maintenance, repair, or replacement shall be funded and accomplished.

- **Legal documents.**

- Legal documents for securing temporary or permanent easements as necessary shall be submitted for review.

☐ Additional Information Pertinent To This Particular Project:
