

## **TOWN OF LOOKOUT MOUNTAIN LAND DISTURBANCE REQUIREMENTS**

The Town of Lookout Mountain is covered under the same Phase II Stormwater Permit as other communities in the Hamilton County Water Quality Program. The Phase II Permit requires development and implementation of programs to control water quality in the municipal drainage system. One of the major components of the Water Quality Program includes requirements for temporary controls for erosion and sediment on construction sites and permanent water quality controls to prevent long term channel erosion and remove pollutants from runoff. Lookout Mountain's construction stormwater requirements include:

- Permits – Land Disturbance and Runoff Management
- Review of sites stormwater pollution prevention plans (SWPPPs),
- On-site inspections of construction BMPs to assure compliance with SWPPP

### **Land Disturbance Permit**

Effective 1/1/08, a Land Disturbance Permit issued by the Hamilton County Water Quality Program is required for any new land disturbance activity which impacts one acre or more OR impacts less than an acre but is part of a larger common plan of development or sale. In special cases, permits may be required for smaller sites or existing sites that fail to comply with the terms and conditions of the Stormwater Rules and Regulations. The Land Disturbance Permit application requires the following components:

- Total number of acres potentially disturbed
- Street address or Map, Group and Parcel
- Property owner/Developer name and contact information
- Contractor's name and contact information
- Erosion and sediment control SWPPP. These measures must protect the downstream area during a 2-year, 24-hour storm (5-year, 24-hour storm for impaired/high quality waters) until final stabilization of the site is accomplished.
- Name of the certified inspector responsible for site's erosion prevention and sediment control inspections and documentation
- Hydrologic calculations during construction phase
- Site plan showing existing and proposed elevations and other pertinent information including – but not limited to roads, drainage flow during construction, outfalls, drainage easements, and sanitary sewers.
- TDEC Notice of Intent to Discharge Stormwater from a construction site.
- Aquatic Resource Alteration Permit (ARAP) issued by TDEC if project includes any work within waters of the state.

### Runoff Management Permit

A Runoff Management Permit is required for permanent water quality controls on all new industrial facilities, institutional facilities, commercial facilities, multifamily residential facilities that disturb more than one acre. Residential developments with greater than 10 lots that disturb one or more acres are also required to obtain a Runoff Management Permit. This permit application requires the following information:

- Hydrologic Report describing Pre-development and Post-development runoff
- First flush treatment best management practices (See Section 3.3 1st Flush/Water Quality Requirements)
- Peak flow controls
- Inspection and Maintenance Agreement for water quality facilities
- As-built drawings of drainage system including plans and profiles
- Drainage system manhole covers, curb inlets/grates should be cast with the message "No Dumping Drains to River."



### Permit Fees

The cost of the permits is calculated as follows:

#### Land Disturbance Permit

\$100 for one acre and \$5 for each additional acre or portion thereof.

#### Runoff Management Permit

\$100 for one acre and \$5 for each additional acre or portion thereof.

#### Residential Developments

Residential developments containing a common retention/detention /water quality control basin(s) shall be charged a Lifetime Operation and Maintenance Fee for periodic inspections and maintenance/repairs as needed to assure proper functionality of the water quality control basin. Basins will be mowed and/or bush hogged only when necessary to maintain capacity or functionality of the basin. The fee is based on total pond volume computed from the design water level associated with a 25-year storm event as follows:

- Dry detention basin: \$2500 per acre foot of pond volume

- Wet (retention/detention) basin: \$5000 per acre foot of pond volume.

Under this fee, neither the Town of Lookout Mountain nor the Hamilton County Water Quality Program accepts responsibility for the upkeep, maintenance, and/or operation of basin amenities such as retaining walls, shoreline treatments, walkways, boardwalks, docks, fountains, mechanical aeration devices, lighting, and other aesthetic enhancements. Provisions for the maintenance and operation of such amenities must be included in the facility's Runoff Management Plan.

Permit application fees are due at the time the applications are submitted. Permit applications, supporting documentation and fees should be submitted to:

Hamilton County Water Quality Program  
Chattanooga/Hamilton County Development Resources Center  
1250 Market Street, Suite 3050  
Chattanooga, TN 37402

Permit fees shall be made payable to the Hamilton County Water Quality Program.

### **Links**

[Hamilton County Water Quality Program](#)

Lookout Mountain Homepage (link not available to date)