



Township of O'Hara FEE REDUCTION PROGRAM

Ways you can reduce your stormwater fee

WHY THE TOWNSHIP OF O'HARA HAS A STORMWATER FEE

As a result of the Environmental Protection Agency establishing a Municipal Separate Storm Sewer System ("MS4") Mandate and the heavy rainfalls in 2018 and 2019 that caused extensive flooding and damage in the Township to residential properties, businesses and municipal infrastructure, various projects and mitigation measures have been designed or are being developed to help ease flooding and stormwater runoff in the future.

The Environmental Protection Agency established a MS4 Stormwater Management Program to improve the waterways by reducing the number of pollutants **and sediment that** stormwater carries into a system during a rain fall. The Township of O'Hara is an MS4 community, as adopted by Ordinance No. 1296 in July 2015, and is required to obtain a National Pollutant Discharge Elimination System ("NPDES") permit to discharge stormwater runoff into the waterways. The permit also requires the development, implementation and enforcement of a Comprehensive Stormwater Management Program approved by the Department of Environmental Protection. The program includes reducing pollutants in stormwater runoff, educating the public about stormwater, and protecting water quality.

Due to southwestern Pennsylvania's hilly terrain, clay soils and land development, the natural absorption of water runoff is compromised. Recent storm events produced a greater amount of rainfall in a short period of time causing faster water runoff, which pooled to the bottom of valleys and resulted in flash flooding. Also, clay soils absorb very little rain water and land development creates more impervious surfaces, which may cause the storm sewer system to have untreated, polluted water, contaminated with oil and grease from roads, lawn or farm fertilizers, pesticides, sediment from land development sites, carelessly discarded trash, such as cigarette butts, paper wrappers, plastic bottles, soda cans and other pollutants that enter the rivers, lakes and creeks we use for swimming, fishing and drinking water.

In the past, the Township funded stormwater projects with general funds from tax revenue. Due to the severe storms, particularly in the last two years, and increased regulatory requirements, a stormwater funding program was determined to be the fair and equitable mechanism for the Township to maintain its stormwater services and plan and construct new stormwater facilities.

On August 11, 2020 the Township of O'Hara adopted a Stormwater System User Fee which is used to provide funds for improving drainage, fulfilling MS-4 regulatory requirements, and reducing pollution carried by stormwater to our waterways by implementing the Comprehensive Stormwater Quality Management Plan required by the United States Environmental Protection Agency. This money is specifically designated for this purpose.

An Equivalent Residential Unit (ERU) has been developed for equitable assessment of the fee. Based on a study conducted by Lennon Smith Souleret Engineering, Inc. dated March 2020, one ERU contains 3,200 square feet of impervious area, as determined based on a sample of typical residential properties within the Township. A Single Family Residential Property of less than one acre is assessed a fee of 1 ERU. A Large Single Family Residential Property of one acre or greater and a Non-Single Family Residential (commercial, industrial, institutional, etc.) Property is assessed based on the actual amount of impervious surface.

POLLUTION/VOLUME REDUCTION = FEE REDUCTION

The Township of O'Hara's Stormwater Fee Reduction Program is intended to provide incentives to reduce the Stormwater System User Fee by encouraging Single Family Residential Property, Large Single Family Residential Property and Non-Single Family Residential Property owners to take measures which would supplement or add additional capacity to any new or existing stormwater management facilities ("SWMF") that are required by the Township's Stormwater Management ordinance or any other Township ordinance, which can reduce the impact their impermeable surface has on waterways and on the Township's storm sewer infrastructure. This includes measures to reduce the rate and volume of runoff generated from impervious surfaces, along with reducing the amount of pollutants entering the stormwater system.

SINGLE FAMILY RESIDENTIAL STORMWATER MANAGEMENT

Residents may individually or collaboratively implement stormwater reduction measures. A maintenance agreement will need to be prepared, executed and recorded with the County on the property deeds. Any stormwater reduction plan must be submitted to the Township for review and approval prior to installation. The SWMF must be installed as outlined in the plan. Consultation with a qualified contractor and/or Engineer is recommended for residential SWMFs, but not required. Property owners are required to follow all Township, State and Federal laws and acquire all the necessary permits, i.e. land disturbance, grading, construction and environmental. Multiple SWMFs may be installed per property to stack water runoff reductions, but may not treat the same drainage area.

The Township will perform inspections throughout the installation process to ensure compliance with the approved plan requirements. Any supporting documents providing proof that the SWMF was installed and functioning as designed must be provided to the Township prior to any fee reduction. The property must be fully stabilized to avoid sediment runoff prior to the fee reduction being approved.

Alternate stormwater best management practices not listed in this packet that provide the same or greater level of protection may also be used. It is incumbent on the person proposing the use of alternative best management practices to demonstrate their effectiveness with appropriate supporting analysis, calculations, test results or other alternate documentation. **A meeting should be requested with the Township Engineer to discuss the proposal** for approval.

LARGE SINGLE FAMILY RESIDENTIAL AND NON-SINGLE FAMILY RESIDENTIAL STORMWATER MANAGEMENT

Developed Large Single Family Residential properties greater than one acre, and Non-Single Family Residential properties (i.e. commercial, and industrial properties) may construct approved SWMFs to reduce water runoff and pollution from the site. Property owners may qualify for a stormwater system user fee reduction provided the stormwater management design and related calculations are developed and certified by a Professional Engineer or licensed surveyor with the Commonwealth of Pennsylvania. Facilities must be designed, constructed and maintained in accordance with the provisions and requirements of the Township Stormwater Management Ordinance and the Pennsylvania Department of Environmental Protection Stormwater Best

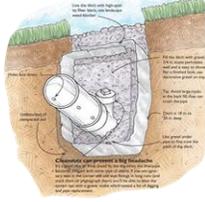
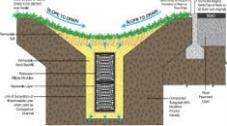
Management Practices Manual. Site plan review will be required by the Township prior to installation. A pre-construction meeting shall be scheduled with the Township at least 48-hours prior to construction. The SWMF must be installed and maintained as outlined in the plan. Any modifications must be approved by the Township. All sediment control measures must be installed prior to any land disturbing activity. All required land disturbing permits, construction permits and environmental permits must be obtained. Multiple SWMFs may be installed for each property to stack load reductions; however, the stacked SWMF may not treat the same drainage area.

The Township will perform inspections throughout the installation process to ensure compliance with the approved plan requirements. Any supporting documents providing proof that the SWMF was installed and functioning as designed must be signed by the design engineer upon completion and provided to the Township prior to any fee reduction. The property must be fully stabilized to avoid sediment runoff prior to the fee reduction being approved.

TYPES OF STORMWATER MANAGEMENT FACILITIES

Stormwater Management Facilities are facilities which have been shown to be effective in helping to reduce the rate of runoff, reduce the volume of runoff and/or remove pollutants from stormwater runoff. Below is a list of the types of SWMFs:

Facility Type	Photo	Description	% Fee Reduction Calculation
Bio-Swale		<p>A channel designed to concentrate and convey stormwater runoff while removing debris and pollution. They are typically vegetated, mulched, or landscaped in a way to reduce or eliminate the need for supplemental water. They consist of a drainage course with gently sloped sides (less than 6%). A bio-swale requires maintenance and vegetation, mulch or landscaping may need to be replaced every five years or so.</p>	<p>20% per Bio-Swale</p> <p>Bio-swale must have a minimum drainage area of 1,500 square feet including at least 1,000 square feet of impervious area</p>
Cistern		<p>A large tank used to store captured rainwater from a roof. Typically holds 200 or more gallons of rainwater.</p>	<p>20% Reduction per Cistern</p> <p>Cistern must have a capacity of at least 200 gallons and collect 1,200 sf of impervious area</p>

Facility Type	Photo	Description	% Fee Reduction Calculation
Dry Well/ Stone Pit		<p>A dry well is an underground storage facility that temporarily stores stormwater runoff from roofs. The runoff drains from the gutter into either a gravel filled pit or a prefabricated plastic or concrete tank. Runoff slowly drains out of the dry well into the surrounding soil. Dry wells reduce the volume of stormwater runoff by allowing the water to be infiltrated into the soil.</p>	<p>Class I Sump – 10% (Small Development Areas creating an impervious surface area of less than 400 s.f.) Class II or III Sump – 30% (Class II Sump – Small Development Areas creating an impervious surface area of greater than 400 s.f. but less than 3,000 s.f.) (Class III Sump – Large Development Areas creating an impervious surface area in excess of 3,000 s.f.)</p> <p>Dry wells must be designed and constructed in accordance with the Township Rock Sump Standard Construction Detail.</p>
Grass Swale		<p>A stable turf, parabolic or trapezoidal channel used for water quality or to convey stormwater runoff, which does not rely on the permeability of the soil as a pollutant removal mechanism. requires maintenance and vegetation, mulch or landscaping may need to be replaced every five years or so.</p>	<p>10% per Grass Swale</p> <p>Grass swale must have a minimum drainage area of 1,500 square feet including at least 1,000 square feet of impervious area.</p>
Green Roof		<p>A layer of vegetation planted over a waterproofing system that is installed on top of a flat or slightly-sloped roof.</p>	<p>30%</p> <p>Green Roof must capture runoff from at least 1,000 square feet of rooftop area.</p>
Rain Barrels		<p>A tank used to catch rainwater running off roofs from a downspout. Typically holds about 55 gallons of rainwater. Water collected can be used to water the lawn, a garden or house plants, washing a vehicle or other outdoor items.</p>	<p>5% per Rain Barrel</p> <p>Rain Barrel must have a capacity of at least 50 gallons and collect 300 sf of impervious area.</p>

Facility Type	Photo	Description	% Fee Reduction Calculation
Rain Garden		<p>A garden of native shrubs, perennials, and flowers planted in a small depression, which is generally formed on a natural slope. It is designed to temporarily hold and soak in rain water runoff that flows from roofs, driveways, patios or lawns. A rain garden requires maintenance and plantings may need to be replaced every five years or so.</p>	<p>30%</p> <p>Rain Garden must be designed to the same capacity as the Township Rock Sump Standard Construction Detail or the 2" rainfall event and treat a minimum impervious area of 1,000 sf.</p>
Riparian Buffer		<p>A vegetated area along a wetland or stream to physically separate and protect the aquatic area from development.</p>	<p>20%</p> <p>Riparian Buffer must have a minimum width of 35 feet and with a minimum drainage area of 1,500 square feet including 1,000 square feet of impervious area.</p>
Rooftop Disconnect with Soil Amendments		<p>Takes roof runoff that has been collected in gutters and piped directly to streets, storm drains, or streams and redirects it away from impervious surfaces to landscaped areas. The landscaped areas require maintenance and landscaping may need to be replaced every five years or so. Shall not cause a problem to neighbors</p>	<p>5% per Disconnect</p> <p>Disconnected downspout must collect at least 300 sf of impervious area and discharge to a soil amendment strip with a length of 30 feet or more.</p>
Stormwater Pond/Tank		<p>Bodies of water in commercial or residential developments that collect and store stormwater runoff. These ponds improve stormwater quality and control water quantity. Ponds reduce pollution and help to prevent downstream flooding</p>	$50\% \times \frac{\text{Area Served by Facility}}{\text{Total Site Area}}$

All Stormwater Management Facilities Shall Require the Execution of
A Maintenance Agreement

PROCESS TO RECEIVE THE STORMWATER FEE REDUCTION

Fee charges under the Stormwater Fee Reduction Program may be reduced by the installation and continued maintenance of SWMFs. Property owners must submit an Application for Stormwater System User Fee Reduction to the Township every two years for consideration of a fee reduction **or the fee reduction will be removed.**

The Township will inspect Single Family and Large Family Residential SWMFs on a biannual basis to ensure the facility is functioning properly and in compliance with the fee reduction program. Property owner will be notified of any discrepancies and corrective actions that need to be taken. If the Township determines the site characteristics surrounding the stormwater reduction are no longer valid, the fee discount shall be eliminated.

The Township will inspect Non-Single Family SWMFs on an annual basis to ensure the facility is functioning properly and in compliance with the fee reduction program. Property owner will be notified of any discrepancies and corrective actions that need to be taken. If the Township determines the site characteristics surrounding the stormwater reduction are no longer valid, the fee discount shall be eliminated.

The amount of any fee reduction is based on the type of SWMF installed, the rate and volume of stormwater runoff reduced, and amount of pollutants removed from stormwater runoff. The maximum fee reduction any one entity may receive through this stormwater system fee reduction program is a 50% reduction in their total stormwater system user fee.

FEE REDUCTION CALCULATION

The stormwater fee is based on the amount of impervious area on a property and the contribution of stormwater runoff. A benchmark for equitability was developed, which is the equivalent residential unit (ERU). Based on analysis, the average Single Family Residential Property in O'Hara Township has 3,200 square feet of impervious area, which includes rooftop, driveway, patio, sidewalk, etc. As a result, one ERU is equivalent to 3,200 square feet. A stormwater fee would not be assessed for vacant land until the land is developed. Large Single Family Residential Properties and Non-Single Family Residential Properties would be assessed based on the actual amount of impervious area on a property.

The percent fee reduction will be computed to the nearest percent using the following formula:

$$\% \text{ Fee Reduction} = 50\% \times \frac{(\textit{Area Served by Stormwater Management Facility})}{(\textit{Total Site Area})}$$

The percent fee reduction is described in the preceding sections based on the type of SWMF.

RESTRICTIONS ON FEE REDUCTION

The Stormwater System Fee Reduction applies only to the applicant(s). Fee Reduction does not transfer if home ownership changes unless the new owner acknowledges in writing they will maintain the facility as it was designed. The Township may inspect the SWMF at any time during the year. If the on-site stormwater storage is no longer functioning or has not been maintained, the Township reserves the right to cancel the fee reduction until the SWMF is brought up to compliance. The property owners will be notified of any discrepancies and corrective actions that need to be taken. Fee reductions associated with SWMF installation on Residential and Non-Residential Properties will become effective starting the first day of the following month after approval from the Township.

Retroactive rate reductions will be considered for properties that installed a SWMF prior to adoption of the Stormwater System User Fee. Property owners may qualify for a stormwater system user fee reduction provided the SWMF was installed as designed and is functioning properly.

**If you have any questions, call 412-782-1400 and ask to speak with the Township Engineer.
We are here to help!**

**APPLICATION FOR STORMWATER SYSTEM USER FEE REDUCTION
PART 1**

Property Owner: _____

Property Address: _____

City, State, Zip Code: _____

Mailing Address (if different from property address): _____

City, State, Zip Code: _____

Parcel Block & Lot: _____ Phone Number: _____

Email Address: _____

Check One:

- This is the first fee reduction application for this property.
- This is a reapplication after suspension of fee reduction.

Fee Reduction Applying for:

- Single-Family Residential Property, less than one (1) acre – **Complete Part 2 on next page**
- Large Single-Family Residential Property, more than one (1) acre – **Complete Part 2 on next page**
- Non-Single Family Residential Property – **Supply Supporting Documentation**
- Proof of ownership
 - Stormwater maintenance schedule
 - Copy of approved site plan
 - Copy of stormwater calculations
 - As built or certifications, if applicable

Property Owner Signature: _____

Date: _____

Mail to: Township of O'Hara, Attn: Township Engineer,
325 Fox Chapel Road, Pittsburgh, PA 15238
Call 412-782-1400 with any Questions
Fax to: 412-782-4530; Or Email: info@ohara.pa.us

**SINGLE FAMILY RESIDENTIAL
STORMWATER SYSTEM USER FEE REDUCTION APPLICATION
PART 2**

Property Owner: _____

Credit Applying For: *Check all that apply*

RAIN GARDEN

Drainage Area Treated: _____ Surface Area & Average Depth: _____

Date of Construction: _____

ON-SITE STORMWATER STORAGE

Rain Barrels Cistern Dry Well / Stone Pit Other

Ponds/ Tanks

Roof Area Treated (s.f.): _____ Volume of on-site storage _____ gallons

Water Use: _____

VEGETATED FILTER

Bioswale Buffer Area Grass Swale Riparian Buffer

Drainage Area Treated (s.f.): _____ Length & Average Depth: _____ Planting Plan Attached

GREEN ROOF

Roof Surface Area (s.f.): _____ Planting Plan Attached

ROOFTOP DISCONNECTS WITH SOIL AMENDMENTS

Length & Width of Flow Path (s.f.): _____ Amended Soil Depth (s.f.): _____

PHOTOGRAPH OF STORMWATER MANAGEMENT FACILITY AS INSTALLED IS ATTACHED

**SINGLE FAMILY RESIDENTIAL
STORMWATER SYSTEM USER FEE REDUCTION APPLICATION
PART 3**

Sketch of property with Stormwater Management Facility shown. (Attach Approved Plan and Permit)



All applicable Township Ordinance:

_____ (initial) I, the applicant have complied with all Township ordinances applicable to the installation of the Stormwater Management Facility.

Owner certification:

_____ (initial) I hereby certify that I own and live at the property and I further declare, under penalty of perjury, that the information provided by me in this application is the truth to the best of my knowledge and belief.

Property Owner Signature: _____ Date: _____