



City of Chattanooga Water Quality Credits

Stream Buffers and Conservation Easements (up to 40%)

Requirements:

- 1) Multi-family residential and non-residential site with 3 ERUs or more.
 - 2) A maximum of **25 % credit** will be offered for properties that maintain **Stream buffers**.
 - 3) A maximum of **15% credit** will be offered for a Conservation Easement adjacent to streams or jurisdictional wetlands.
 - 4) A natural buffer with a minimum width up to three (3) times the stream width shall be provided on each side of the stream.
 - (a) The required width per side shall be no less than twenty-five (25) feet and no more than one hundred (100) feet.
 - (b) The width of the buffer shall be measured from the top of the stream bank.
- * For buffers **over 55 feet in width** on each side, see the Stream Buffer establishment guidelines:
<http://www.hamiltontn.gov/WaterQuality/bmps/9.2buz.pdf>
- * For buffers **less than 55 feet**, the stream shall be left in natural vegetation or augmented with tree plantings. Regular maintenance is accepted (clearing trees and limbs from the stream and removing exotic vegetation) other than that, a Landscape Management Plan is required to be approved by the Water Quality Manager.
- 5) No vegetation within the natural buffer shall be removed or disturbed except for poisonous or non-native plant species.

* A **landscape management plan** must be submitted and approved to remove vegetation in the buffer except for clearing dead limbs and trees.
 - 6) No fill or cutting activities, including the storage of materials or equipment shall be permitted in the natural buffer area.
 - 7) You can also apply for other credits such as **Retrofit/Mitigation, Detention/Retention, Water Quality Devices, etc.**
 - 8) No impervious surfaces are permitted in the buffer.
 - 9) It is required that the protected/restored riparian buffer remains undisturbed and shall be dedicated and platted as an easement. When a restored riparian buffer BMP is used to meet the water quality requirements (water quality credit), the buffer and/or device(s) can not be dedicated to the City of Chattanooga even if the dedication is for **Drainage Way and Open Space**. An existing riparian buffer can not be disturbed during site development and then be "improved" or "restored" for water quality credit.

Required Documents:

- * Completed **BMP (Permanent Stormwater Control Structures) Credit Application Form:**

http://www.chattanooga.gov/Files/FormB_BMPCreditApplicationForm.pdf

- * Include **Drainage Site Map** showing drainage patterns and location of each BMP.

* It is required to provide a **routine inspection/maintenance of the Stream Buffer Area** with a least **quarterly** inspection in order to **continue to receive credits**.

See http://www.chattanooga.gov/Files/Typ_BMPs_MAINT_GUIDELINES.pdf for guidance.

DISCLAIMER:

* It is the responsibility of the User to apply for fee credits and to provide the necessary substantiating information with the credit application.

* The City shall not be responsible for initiating applications, performing engineering calculations, or otherwise providing technical information with the preparation of credit applications.

* Credit can be revoked or reduced at any time that it is determined by the City that the property stormwater plans, stormwater control structures, or other BMPs are not performing to the credit standard, that the qualified control structures are not being maintained to function as designed, or that the qualified control structures no longer meet the purpose of the credit.

* To receive credits, all properties must be in compliance with all city requirements and State of TN stormwater regulations.