

Allen County Summary - Stormwater Permitting Scenarios

- 1.) Large Residential Project - Platted with utilities, has or will have an NOI issued to IDEM
 - a.) Large Residential Project not part of a larger permitted project
 1. Less than 1 acre (where disturbance results in building permit being required)
 - i.) Stormwater Quantity Permit Required. Site inspection required.
 2. One acre or greater
 - i.) Stormwater Quantity Permit Required. Site inspection required.
 - ii.) Stormwater Pollution Prevention Plan & Post Construction Plan Required. Site Inspection Required.
 - iii.) Must file an NOI with IDEM.
 - b.) Individual lots within a residential permitted project; NOI has been issued to IDEM
 1. Before NOT Issued
 - i.) No permit for quantity – required to comply with overall design in the original submittal of the permit for the entire subdivision/section.
 - ii.) Individual Lot Owner or Agent must obtain and comply with the erosion control plan for a typical individual lot that is based off of the original permitted project plan or a generic lot plan from the Surveyor’s Office.
 2. After Verified NOT Issued
 - i.) No permit for quantity - required to comply with overall design in the original submittal of the permit for the entire subdivision/section.
 - ii.) Individual Lot Plot Plan Permit is required to be submitted to Surveyor’s Office for any size lot. Site inspection required.
- 2.) Existing Large Residential – Platted with utilities (An NOI or NOT was never issued)
 - a.) Individual lots within this residential area
 1. Less than 1 acre
 - i.) Permit for Drain Encroachments may be required.
 2. One acre or greater
 - i.) Permit for Stormwater Management or Drain Encroachments may be required.
 - ii.) Individual Lot Plot Plan Permit required.
 - iii.) Submittal of NOI to IDEM may or may not be required depending on project disturbed area and what is being constructed. Site inspection required.
- 3.) Residential - Metes & Bounds
 - a.) Single Individual Lot
 1. Less than 1 acre
 - i.) Permit for Drain Encroachments may be required.
 2. One acre or greater

- i.) Permit for Stormwater Management or Drain Encroachments may be required.
- ii.) Individual Lot Plot Plan Permit required.
- iii.) Submittal of NOI to IDEM may or may not be required depending on project disturbed area and what is being constructed. Site inspection required.

4.) Non-Residential Projects

a.) Project not part of a larger permitted project

- 1. Less than 1 acre (where disturbance results in building permit or occupancy permit being required)
 - i.) Stormwater Quantity Permit Required
 - ii.) An Individual Lot Plot Plan Permit for Erosion Control is required to be submitted to the Surveyor's Office. Site inspection required.
- 2. One acre or greater
 - i.) Stormwater Quantity Permit Required
 - ii.) Must submit a Stormwater Pollution Prevention Plan & Post Construction Plan to the Surveyor's Office. Site inspection required.
 - iii.) Must file an NOI with IDEM.

b.) Non-Residential lots within a previously permitted project (regardless of whether a "verified NOT" for the larger permitted project has been issued to IDEM)

- 1. Acreage less than one 1 acre
 - i.) Stormwater Quantity Permit Required.
 - ii.) An Individual Lot Plot Plan Permit for Erosion Control is required to be submitted to the Surveyor's Office. Site inspection required.
- 2. Acreage 1 acre or more
 - i.) Stormwater Quantity Permit Required.
 - ii.) Must submit a Stormwater Pollution Prevention Plan & Post Construction Plan to the Surveyor's Office. Site inspection required.
 - iii.) Must file an NOI with IDEM.

5.) For a single-family residential development consisting of four (4) or fewer lots or a single-family residential strip development where the developer offers lots for sale or lease without land improvements:

- 1. The project site owner shall develop a set of construction plans containing storm water quality measures that achieve the minimum project site requirements specified in 327 IAC 15-5-7
- 2. The construction plan must also include the information required by 327 IAC 15-5-6.5(b).