



**Stormwater Department
CITY OF GOSHEN**

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Help!! What is a PCSMP!?

A Post-Construction Stormwater Management Plan (PCSMP) is a document signed by a property owner of a newly developed or re-developed property which includes a legal “Maintenance Agreement” with the City of Goshen for stormwater measures tied to the property (installed either directly on, or to the benefit, of the property). The bulk of the PCSMP however, is a guidance document for the operation and maintenance of stormwater measures. Proper functioning of stormwater measures is essential to reduce stormwater pollution and flood risks.

What are the essential requirements in a PCSMP and its included Maintenance Agreement?

1. Maintenance
 - a. **Maintain stormwater measures** on your property, or that service your property, per the guidance for each measure described in your PCSMP.
2. Inspections
 - a. Conduct **self-inspections each year**. The template “Inspection Report” provided as an Exhibit in your PCSMP is a great place to start to understand what should be inspected and when.
 - b. Maintain inspection reports in your records for at least five years.
 - c. **Every five years, contract a 3rd party inspector** to inspect stormwater measures on your property. Provide a copy of the inspection report to the City of Goshen Stormwater Department.
 - d. An inspector from the City of Goshen will perform an inspection of stormwater measures on your property on a five-year cycle, or as needed when issues are observed.
3. Corrective Actions
 - a. **Corrective actions should be taken within 60 days** for issues identified in an inspection report (self, 3rd party, or City).
 - b. If you do not believe repairs or corrective actions are needed you may submit a written appeal to the Board of Stormwater Management within 20 days of receiving an inspection report and letter.
4. Sale of Property Notification Requirements
 - a. In the event of the sale of the property, or a portion of the property, property **owners are required to inform buyers of the existence of the PCSMP** and its associated legal maintenance agreement.

FAQs

What are stormwater measures?

Stormwater measures include built infrastructure and landscaping meant to protect soils from erosion, redirect and hold stormwater runoff away from infrastructure, and/or filter out pollutants from stormwater.

Measures are sometimes obvious like stormwater basins, swales, storm drains, storm pipes, constructed wetlands or other built infrastructure, but other measures might be less noticeable. For example, parking lots with pervious concrete or asphalt may look like a regular parking lot, but are designed to drain stormwater.

Perhaps surprising to some, your properties' landscaping may be a stormwater measure! Vegetated rain gardens or bioretention that look like common landscaping choices might be specifically constructed to soak in stormwater and/or filter stormwater pollutants like pesticides, fertilizers, and sediment. Generally, vegetation of any kind must be maintained on a property to anchor soils in place and prevent erosion during rain events.

Why does my property have a PCSMP?

The Clean Water Act designates communities in urbanized areas as Municipal Separate Storm Sewer Systems (MS4s) and tasks them with managing stormwater runoff. As an MS4 community, Goshen established a Stormwater Department which helps the City meet Federal and State requirements for stormwater runoff quality (pollution prevention) and quantity (flood control).

As part of these requirements, stormwater measures must be designed and installed for new and redeveloped properties and a plan for the operation and maintenance of those measures must be created and implemented. The PCSMP, and the maintenance agreement within, help property owners and the City meet their respective State stormwater permit requirements.

The Post-Construction program and its associated PCSMPs have been in place since 2006. Any property that was either newly developed or re-developed since that time should have a recorded PCSMP.

I am a property owner who cannot locate the PCSMP; where can I obtain a new copy?

The PCSMP is recorded with the County Recorder's Office and can be obtained there along with other essential documents pertaining to your property. Alternatively, the City of Goshen Stormwater Department maintains copies for their own records and can make a copy upon request.

I am resident in a subdivision; how can I obtain a copy of my neighborhood's PCSMP?

Maintenance of stormwater measures in many cases is coordinated by a Homeowner's Association. They should have a copy of your neighborhood's PCSMP or you can obtain a copy from the County Recorder's Office/Goshen Stormwater Department as described above.

What happens if I fail to meet the requirements of the PCSMP?

In the event that a property owner fails to meet the requirements within their PCSMP, they may be subject to those actions outlined in the Maintenance Agreement section. This section references enforcement actions described in the City's Post Construction Storm Water Management Ordinance (Ordinance #4329).

Where can I find information on qualified 3rd party inspector options?

Check out the "Stormwater Infrastructure Maintenance" resource page found on the City of Goshen's Stormwater Department webpage.

My property's PCSMP does not include an example inspection report; where can I find one?

Check out the "Stormwater Infrastructure Maintenance" resource page found on the City of Goshen's Stormwater Department webpage. Consult the Stormwater Department to understand which sections are applicable to your property.

Who can I contact for help in understanding maintenance procedures for my stormwater measures?

City of Goshen Stormwater Department – (574)534-2201 or stormwater@goshencity.com