

If the parent lot has a retention facility that guarantees no water will leave the site, can the developer and/or builder avoid the permit process?

Yes. If you can prevent your project from discharging water into state surface waters (lakes, rivers, streams, creeks, and wetlands) or into storm sewer systems that drain to state surface waters, you do not need a permit. Even if the parent lot is 20 acres, if it has a well designed retention facility that *only* discharges to the ground, it will not need a permit, nor will the individual lot builders if their construction stormwater is fully contained by the retention facility. However, if the retention facility has an emergency valve or spillway that discharges to surface waters or municipal storm drains, a permit will be required.