



Madison County Soil and Water Conservation District Statement for Subdivision and Redistricting Requests

Adopted by the Madison County SWCD Board of Commissioners on February 8, 2024

At Madison County Soil & Water Conservation District (SWCD) our mission is to conserve, protect, and enhance our resources for current and future generations by providing information and assistance to landowners, operators, and residents of Madison County, Iowa. Our natural resources provide sustenance for all things living, plant and animal (including humans); therefore, their conservation should be more than an afterthought but instead an area of emphasis when choosing to disturb or alter the landscape across all of Madison County, our state, and our planet.

Land disturbing activities associated with urbanization can lead to soil loss and/or excessive compaction. Whereas landowners and developers are required to establish and maintain soil conservation practices to prevent sediment from leaving the site in excess of the established soil loss limits, land disturbing activities may have a lasting impact on the quality of the soil on site long after construction has been completed.

Urbanization significantly alters the hydrology of a watershed as residential and commercial development leads to an increase in impervious surfaces in the drainage area. As a result, the response of an urbanized watershed to precipitation is significantly different from the response of a natural watershed. Post-development peak runoff is expected to exceed pre-developed runoff from a similar storm event. The most common effects are reduced infiltration and decreased travel time, which significantly increase peak discharge rates and runoff volumes. This not only affects the local landscape and waterways, but it will impact areas downstream as well.

With this said, Madison SWCD requests the following stipulations to be maintained throughout all aspects of every development (from planning, through the ensuing construction processes, to completion and beyond) as a term of acceptance for development and/or subdivision:

- ☐ The peak rate of stormwater runoff / discharge should not increase from pre-development conditions. This criterion shall apply to the total activity as well as at the conclusion of every stage of the development to take place even if performed by different developers or contractors.
- ☐ Stormwater management facilities on all development sites should be designed and constructed to control the peak stormwater discharge for the 100-year storm rate.
- ☐ Topsoil depth should be maintained or returned to pre-development levels.
- ☐ Identify all federal and state protected plant and animal species on the property.

References to established government policy and guidelines:

- ❖ **Iowa Statewide Urban Design and Specifications (SUDAS):** [iowasudas.org](https://www.iowasudas.org)
- ❖ **Iowa Construction Site Erosion Control Manual:** <https://www.iowadnr.gov/environmental-protection/water-quality/watershed-improvement/stormwater>
- ❖ **Iowa Stormwater Management Manual (ISWMM):** <https://www.iowadnr.gov/Environmental-Protection/Water-Quality/NPDES-Storm-Water/Storm-Water-Manual>