



**Maryland Department of the Environment
Water Management Administration
Standard Stormwater Management Plan for
Single Lot Residential Construction – MODEL**

Building Permit: _____
Grading Permit: _____

Last Name		First Name		MI	Phone	e-mail address	
Present Address (No. & Street)				City/Town		State	Zip
Project Address (No. & Street)				City/Town		State	Zip
Tax Map	Liber	Folio		Parcel	Block		
Builder				Phone			
Lot Size:		_____ square feet.					
Total area of disturbance:		_____ square feet.					
Total Impervious Area:		_____ square feet.					

The requirements for stormwater management found in [local ordinance] and the Code of Maryland Regulations (COMAR) will be satisfied if environmental site design (ESD) practices are used to the maximum extent practicable (MEP) to treat runoff according to Chapter 5 of the **2000 Maryland Stormwater Design Manual** (Manual).

Limitations

1. The project is a single lot residential construction, not within a developing subdivision, and there is no contiguous land undergoing development by the same owner, builder, or developer;
2. Total site impervious cover shall not exceed 15% of the lot size;
3. Total land area disturbed during construction shall be less than 30,000 square feet;
4. Land area that is disturbed for septic system construction may be subtracted from the total disturbed area provided it is revegetated;
5. This Standard Plan shall not be used in areas of special concern (e.g., karst geology, sinkhole activity, surface water supply reservoirs, wellhead protection areas, sensitive stream systems, etc.) or if site conditions such as slope, soil type, high groundwater, etc. present a challenge; and
6. Documentation must be submitted to show that ESD has been implemented to the MEP before structural practices found in the (Manual) that address these characteristics and specified by the [local approval authority] is/are used.

Conditions

The following conditions for design and construction shall be met and maintained. All stormwater management systems shall be designed by integrating site design, natural hydrology, and smaller controls to capture and treat runoff onsite. The standard for characterizing predevelopment runoff characteristics for new development projects shall be woods in good hydrologic condition. If the following design conditions are met, all stormwater management obligations will be satisfied.

Design

A.

1. All ESD practices shall be designed and located to prevent basement seepage, flooding, soil erosion, increases in nonpoint pollution and minimize pollutants in stormwater runoff from both new and redevelopment.
2. All rooftop downspouts shall discharge to and drain continuously through at least 75 feet of vegetation (e.g., vegetated channel, swale, or filter strip) in a non-erosive manner to the property line.

3. To the extent practical, all other site impervious areas shall drain and discharge continuously through vegetation in a non-erosive manner. The length shall be equal to that of contributing impervious area.
4. All access roads and/or driveways constructed for this project shall use open sections in lieu of curb and gutter.
5. ESD practices may be used in lieu of providing the required rooftop and other impervious area vegetation lengths.
6. Design constraints specific to each ESD practice as specified in the Manual must be addressed.
7. The total impervious area draining to any ESD practice shall conform to the specifications listed in the Manual.
8. The drainage area to each rooftop downspout shall be 500 square feet or less. Drainage areas to individual downspouts greater than 500 square feet shall be treated using rain gardens, rain barrels, or other similar practices as approved by the [MDE/WMA or local approval authority].

B. The following information must be attached to this application for coverage under the standard plan:

1. Plat showing the dimensions of property lines and road frontage;
2. Location and dimensions of all proposed structures (e.g., house, garage, driveway, well, septic system);
3. If present, the location of the Critical Area buffer, nontidal and tidal wetlands, and perennial streams and their associated floodplain;
4. Limits of disturbance; and
5. The location of all disconnected impervious areas and ESD practices.

Construction

1. The [local approval authority] shall be contacted at least 48 hours prior to the start of construction.
2. All stormwater practices and/or runoff controls shall be installed and maintained according to this Standard Plan and the criteria contained in Chapter 5 of the Manual. Subsequent alteration or modification of these practices requires the approval from the [local approval authority].
3. Access to the site will be made available at all reasonable times during construction and with reasonable notification after construction for inspection by the [the local approval authority].
4. The applicant/homeowners shall promptly repair and/or restore all stormwater practices found in noncompliance by [local approval authority].
5. The [local approval authority] reserves the right to deny approval under this Standard Plan and require that a design be prepared according to the [local ordinance] and the Manual.
6. Nothing in this Standard Plan relieves the applicant from complying with any and all federal, State, and local laws and regulations.
7. At a minimum, inspections shall be made by county or municipal staff or by a professional engineer licensed in the State and documented for each ESD planning technique and practice upon completion of final grading, establishment of permanent stabilization, and before issuance of use and occupancy approval.
8. Coverage under this Standard Plan shall remain valid for [two] years from the date of approval.

I hereby certify that I have the authority to make application to this Standard Plan; that the information contained herein is correct and accurate; and that all clearing, grading, construction, and development will be conducted according to the above Requirements, Conditions and Project Information.

Signature of Applicant

Date

Printed Name of Applicant

Approved by

Date