



## Standard Stormwater Management Plan for Single Lot Residential Construction

Building Permit No: \_\_\_\_\_ Standard Plan No: \_\_\_\_\_

**OWNER/DEVELOPER INFORMATION**

Owner Name	Phone	e-mail address	
Present Address (No. & Street)	City/ Town	State	Zip

**PROJECT INFORMATION**

Present Address (No. & Street)	City/ Town	State	Zip
Tax Map _____	Parcel _____	Lot Number _____	ADC map/Grid _____
Lot Size _____ sq ft	Total Disturbed Area _____ sq ft	Total Impervious Area _____ sq ft	

**REQUIREMENTS**

The requirements for stormwater management found in the Town of Bel Air, Chapter 405, 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.

The 2000 Maryland Stormwater Design Manual, Volumes I & II and subsequent revisions is available in hard copy or electronic format. For more information or to order a copy of the Design Manual, see MDE's website [www.mde.state.md.us](http://www.mde.state.md.us) or call 410-537-3543.

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, non-tidal and tidal wetlands, perennial streams and their associated floodplain;
4. Limits of disturbance; and;
5. The location of all disconnected impervious areas and ESD practices.

Limitations:

1. The project is a single lot residential construction not within a developing subdivision.
2. There is no contiguous land undergoing development by the same owner, builder, or developer;
3. Total site impervious cover shall not exceed 20% of the lot size; and
4. Total land area disturbed during construction shall be less than 30,000 square feet. Land area that is disturbed for septic system construction may be subtracted from the total disturbed area provided it is revegetated.
5. The 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 system, etc.)
6. Documentation must be submitted to show that ESD has been implemented to the MEP before structural practices found in the Design Manual that address these characteristics is/are used and specified by the Town of Bel Air Public Works.

**CONDITIONS**

The following conditions for design and construction shall be met and maintained. All stormwater management systems shall be designed by integrating site designs, 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

1. All ESD practices shall be designed and located to prevent basement seepage flooding, soil erosion, increase 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 discharge to and drain continuously through vegetation in a non-erosive manner. The length shall be equal to that of the contribution 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 Design Manual must be addressed.
7. The total impervious area draining to any ESD practice shall conform to the specifications listed in the Design 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 Town of Bel Air Public Works.

Construction

1. Town of Bel Air Public Works shall be contacted at least 48 hours prior to the start of construction. Contact Stormwater Management Inspections at 410-638-4544.
2. All stormwater practices and/or runoff controls shall be installed according to this Standard Plan and criteria contained in Chapter 5 of the Design Manual. Subsequent alteration or modification of these practices requires the written approval of the Town of Bel Air Public Works.
3. Access to the site will be made available at all reasonable times during construction and with reasonable notification after construction for inspection by Town of Bel Air Public Works.
4. The applicant/homeowners shall promptly repair and/or restore all stormwater practices found in noncompliance by the Town of Bel Air Public Works.
5. Town of Bel Air Public Works reserves the right to deny approval under this Standard Plan and require that a design be prepared according to the Town of Bel Air Code and the Design 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 town 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 (2) years from the date approval.

**CERTIFICATION**

I 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.

\_\_\_\_\_  
Name (please print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Approved By

\_\_\_\_\_  
Date