



DIVISION OF  
**ENGINEERING & CONSTRUCTION MANAGEMENT**  
 PLAN REVIEW | PERMITTING | ENGINEERING | CONSTRUCTION

**STANDARD STORMWATER MANAGEMENT PLAN FOR  
 SINGLE LOT RESIDENTIAL CONSTRUCTION**

Owner Last Name      Owner First Name      MI      Owner Phone      Owner Email Address

Owner Present Address (No. & Street)      City/Town      State      Zip

Project Address (No. & Street)      City/Town      State      Zip

Tax Map\*          Block      Parcel        Lot

**\*Note: If Tax Map, Block, Parcel and Lot numbers are not complete this plan will not be processed**

Contractor Name & Address      Phone

Lot Size      \_\_\_\_\_      Square feet

Total Area of Disturbance      \_\_\_\_\_      Square feet       .      Acres

Total Impervious Area      \_\_\_\_\_      Square feet

**PRD Review Fee:**      **\$215.00**      **Total Fee Due:**       .

**SCD Review Fee\*\*:**         .

**\*\*Note: Applicant is required to contact SCD for Fee due.**

Executed Maintenance Agreement Included?      Y/N

Standard Detail for ESD Structure Attached?      Y/N

The requirements for stormwater management found in the Washington County Grading, SWM and Soil Erosion and Sediment Control Ordinance (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 the latest edition of the Maryland Stormwater Design Manual (Manual).

### **Limitations:**

1. The project is a single lot residential construction 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 or equal to 30,000 square feet;
4. Land area disturbed for septic system construction may be subtracted from the total disturbed area provided it is revegetated;
5. This Standard SWM Plan shall not be used within a sensitive area, as defined by the Ordinance; and,
6. Documentation, including calculations completed in accordance with the requirements of the Manual and the Washington County standards and specifications must be submitted for review and approval demonstrating ESD planning techniques and practices have been implemented to the MEP before structural practices are implemented. Structural stormwater measures must be consistent with the Manual and address the site characteristics and requirements of the Washington County Plan Review Department.

### **Conditions:**

The following conditions for design and construction shall be met and maintained. All ESD planning techniques and practices and structural stormwater management measures shall be designed by integrating site design, natural hydrology, and smaller controls to capture and treat surface water 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 planning techniques and practices shall be designed and located a minimum of 15 feet from the outside edge of any building or footer and shall be located to prevent basement seepage, flooding, soil erosion, and increases in nonpoint pollution.
2. Rain gardens, micro bio-retention, dry wells and other structural BMP's must be constructed out of the 100 foot radius of all wells and 25 feet from the 10,000 square foot septic reserve area.

3. All ESD planning techniques and practices shall be designed to minimize pollutants (sediment, nitrogen, and phosphorous) in the stormwater runoff from both new and redevelopment sites.
4. All rooftop downspouts shall discharge, in a non-erosive manner, to and drain continuously through at least 75 linear feet of vegetation (e.g. vegetated channel, swale, or filter strip) at a slope not exceeding five (5) percent.
5. To the MEP, all other site impervious areas shall discharge and drain, in a non-erosive manner, continuously through vegetated flow path at a slope not exceeding five (5) percent. The vegetated flow path length (in feet) shall be equal to or greater than the length (in feet) of the contributing impervious area.
6. All access roads and/or driveways constructed for this project shall use open sections in lieu of curb and gutter.
7. ESD planning techniques and practices may be used in lieu of providing the required rooftop and other impervious area vegetation lengths.
8. Design constraints specific to each ESD planning technique and practice as specified in the Manual and the Washington County standards and specifications for must be addressed.
9. The total impervious area draining to any ESD planning technique and practice shall conform to the specifications listed in the Manual and the Washington County standards and specifications.
10. The drainage area to any rooftop downspout shall not exceed 500 square feet.
11. The following information must be attached to this application for coverage under this Standard Stormwater Management Plan:
  - a. Plan showing the dimensions of property and road frontage.
  - b. Location and dimensions of all proposed structures (e.g., house, garage, driveway, well, septic system).
  - c. If present, the location of the sensitive areas (as defined by the Ordinance) and sensitive area buffers.
  - d. Limits of disturbance delineated.
  - e. The location of all disconnected impervious areas and ESD planning techniques and practices. Details for any ESD structural stormwater measures (existing, required or proposed) including elevations and dimensions.

### **Construction:**

1. The Department and the Washington County Soil Conservation District (District) shall be contacted at least five (5) days prior to the start of construction to schedule a preconstruction meeting.
2. All ESD planning techniques and practices and structural stormwater measures and/or runoff controls shall be installed and maintained according to this Standard Stormwater Management Plan and the Washington County Grading, SWM and Soil Erosion and Sediment Control Ordinance. Subsequent alteration or modification of these practices requires the prior approval from the Department and the District.

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 Department and the District.
4. The property owner shall promptly repair and/or restore all stormwater practices found in noncompliance by the Department and the District.
5. The Department and the District reserve the right to deny approval under this Standard Stormwater Management Plan and require that a design be prepared according to the Ordinance and the Manual.
6. Nothing in this Standard Stormwater Management Plan relieves the applicant from complying with any and all federal, State, and local laws and regulations.
7. At a minimum, regular inspections shall be made and documented for each ESD planning technique and practice and structural stormwater measure in accordance with the requirements of the Ordinance. For all structural measures, construction inspection shall be performed at a minimum, upon completion of final grading, the establishment of permanent stabilization, and a Grading Certification shall, in accordance with Article 4 of the Ordinance, be provided to the Department before issuance of use and occupancy permit.
8. Coverage under this Standard Stormwater Management Plan shall remain valid for two (2) years from the date of approval. It may be renewed, at the discretion of the Department, for an additional two (2) years after renewal application is received by the Department.
9. A completed and executed maintenance agreement for any structural SWM measure shall be provided prior to grading permit issuance in accordance with the Ordinance.
10. An approved Erosion and Sediment Control Plan (standard or site specific) must be obtained from the District prior to issuance of a grading permit for this project.

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I hereby certify that I have the authority to make application to this Standard Stormwater Management 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.

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Signature of Property Owner

Date

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Printed Name of Property Owner

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Approved by

Date