

STANDARD STORMWATER MANAGEMENT PLAN
FOR SINGLE LOT RESIDENTIAL CONSTRUCTION



Town of Charlestown
P.O. Box 154
Charlestown, Maryland 21914

Building Permit # _____

Grading Permit # _____

OWNER/DEVELOPER INFORMATION

Last Name First Name MI Phone e-mail address

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

PROJECT INFORMATION

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

Tax Map _____ Liber _____ Folio _____ Parcel _____ Block _____

Lot Size _____ Total Disturbed Area _____ Total Impervious Area _____

LIMITATIONS

The requirements for stormwater management found in Town of Charlestown Stormwater Management Ordinance 2006-1 and the Code of Maryland Regulations (COMAR) will be satisfied if nonstructural practices are used to treat runoff according to Chapter 5 of the **2000 Maryland Stormwater Design Manual, Volumes I & II.**¹

1. The project is single lot residential construction;
2. There is no contiguous land undergoing development by the same owner, builder, or developer;
3. Total site impervious cover shall not exceed 15% of the lot size for Limited Developed Area (LDA) and 50% impervious cover for Intensely Developed Area (IDA).
4. Total land area disturbed during construction shall be less than 20,000 square feet.

CONDITIONS

The following conditions for design and construction shall be met and maintained. Should circumstances exist preventing one or more of these conditions from being satisfied, alternative techniques or conventional best management practices (BMP's) may be implemented at the discretion of the Charlestown Zoning Administrator.

Design

1. All stormwater practices shall be designed and located to prevent basement seepage, erosion, flooding, or other damage to adjacent or downstream properties.
2. 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 Town of Charlestown.
3. All rooftop downspouts shall discharge to and drain continuously through vegetation (e.g., vegetated channel, swale, or filter strip) in a non-erosive manner to the property line.
4. To the extent practical, all other site impervious areas shall discharge to and drain continuously through vegetation in a non-erosive manner.
5. The total impervious area draining to any single discharge point shall be 1,000 square feet or less.

¹ The 2000 Maryland Stormwater Design Manual, Volumes I & II (MDE, April 2000) 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" or call 410-537-3543.

6. All access roads and/or driveways constructed for this project shall use open sections in lieu of curb and gutter.
7. If site conditions such as slope, soil type, high groundwater, etc., exist that prevent all conditions of this Standard Plan from being met the owner/developer shall implement those practices found in the Design Manual that address any characteristics specified by the MDE.
8. 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.) without specific approval from the Town of Charlestown.

Construction

9. The Town of Charlestown shall be contacted at least 48 hours prior to the start of construction.
10. No earth disturbance shall occur within 100 feet landward of the Mean High-Water Line of tidal waters or from the edge of the tidal wetlands without an appropriate variance or buffer exemption.
11. The proposed work shall not impact waters and/or wetlands of the State and any associated buffers without authorization from the appropriate federal and/or State agencies. Permits required by federal or State agencies for the protection of tidal and nontidal wetlands are the responsibility of the property owner, contract purchaser, or authorized agent.
12. All stormwater practices and/or runoff controls shall be installed according to this Standard Plan. Subsequent alteration or modification of these practices requires the approval from the Charlestown Zoning Administrator.
13. The applicant/homeowner shall maintain in good condition all stormwater practices constructed in accordance with this Standard Plan.
14. Access to the site will be made available at all reasonable times during construction and with reasonable notification after construction for inspection by the Town of Charlestown.
15. The applicant/homeowners shall promptly repair and/or restore all stormwater practices found in noncompliance by Town of Charlestown.
16. The Town reserves the right to deny approval under this Standard Plan and require that a design be prepared according to the Town of Charlestown Stormwater Management Ordinance 1006-1 and the Design Manual.
17. Nothing in this Standard Plan relieves the applicant from complying with any and all federal, State, and local laws and regulations.
18. Coverage under this Standard Plan shall remain valid for two years from the date of 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 this Standard Plan and all applicable laws and regulations.

Name (Please Print)

Signature

Date

Approved by

Date