



Cecil County Department of Land Use & Development Services

Division of Development Plans Review

200 Chesapeake Blvd., Suite 2300

Elkton, MD 21921

Phone: 410.996.5225

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Modified Standard Stormwater Management Plan for Single Lot Residential Construction

Grading Permit #: _____

Building Permit #: _____

The requirements for stormwater management found in the Cecil County Stormwater Management Ordinance and the Code of Maryland Regulations will be satisfied if environmental site design practices are used to the maximum extent practicable to treat runoff according to Chapter 5 of the 2000 Maryland Stormwater Design Manual. **This plan is considered a Variance request in accordance with Section 325-9 and the applicable fee must be paid with the application. In addition, a Lot Grading Sketch (prepared in accordance with the current checklist) must be attached.**

Owner/Developer Information

_____	_____	_____	_____	_____
Last Name	First Name	MI	Phone	e-mail address
_____		_____	_____	_____
Present Address (No. & Street)		City/Town	State	Zip

Builder/Contractor Information

_____	_____	_____	_____	_____
Last Name	First Name	MI	Phone	e-mail address
_____		_____	_____	_____
Present Address (No. & Street)		City/Town	State	Zip

Project/Site Information

_____		_____	_____	_____
Project Address (No. & Street)		City/Town	State	Zip
_____	_____	_____	_____	
Tax Map	Parcel	Lot	Deed Reference - Liber/ Folio	

Lot Size: _____ square feet Total area of disturbance: _____ square feet

	Existing	Proposed
Total Site Impervious Area:	_____	_____
Site Impervious Coverage Proposed:	_____	_____

	Required	Proposed
Rainfall Target (Pe):	_____	_____
Run-off Volume (ESDv):	_____	_____

Receiving Named Watercourse _____

Drainage Basin Number (12 digits): _____

Limitations:

The proposed project must meet all the limitations shown below, or an engineered stormwater management plan, submitted in accordance with Cecil County Stormwater Management Ordinance, is required.

1. Total land area disturbed during construction shall be less than 1 acre;
2. No slopes 2 horizontal to 1 vertical (2:1) or steeper will be disturbed or created;
3. Cuts and/or fills shall not exceed 15 feet in depth or height;
4. No earth disturbance shall occur within 50 feet of any perennial stream, water body, mean high water line of any water body affected by tidal action, or tidal wetland;
5. No earth disturbance shall occur within 25 feet of any non-tidal wetland or within 100 feet of any non-tidal wetland of special State concern;
6. The proposed development does not require a Local, County, State or Federal permit for work within any 100-year floodplain;
7. The owner, builder, or developer is not the same owner, builder, or developer of any contiguous lots undergoing development;
8. The project scope is single lot residential construction on an existing lot of record and is not within a developing subdivision, except as allowed for inter-family transfers;
9. Total site impervious cover shall not exceed 30% of the lot size;
10. This Modified Standard Stormwater Management Plan (MSSMP) 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
11. 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 Cecil County Department of Land Use & Development Services 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. **The Applicant is required to engage a qualified design consultant, at the applicant's cost, to prepare a final lot grading plan for the site.**

Design:

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. The average slope of areas identified for rooftop or non-rooftop disconnection shall be 5% or less.
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 Cecil County Department of Land Use & Development Services.
9. The total impervious area draining to any single discharge point shall be 1,000 square feet or less.
10. If site conditions exist (such as slope, soil type, high groundwater, etc...) that prevent all conditions of this

MSSMP from being met, the Owner/Developer shall implement those practices found in both the Design Manual and the Cecil County Stormwater Management Ordinance to insure compliance with the stormwater requirements.

11. The required ESDv shall be based on the target Pe.

Construction:

1. The Cecil County Department of Public Works shall be contacted at least 48 hours prior to the start of construction. Work may not begin at the site until a preconstruction meeting is held with or waived by the Department of Public Works.
2. All stormwater practices and/or runoff controls shall be installed and maintained according to this MSSMP and the criteria contained in Chapter 5 of the Manual. Subsequent alteration or modification of these practices requires the approval from the Department of Land Use & Development Services and the Maryland Department of the Environment.
3. The applicant/owner shall maintain in good condition all stormwater practices constructed in accordance with the MSSMP and the Cecil County Stormwater Ordinance. This requirement shall be binding on all future owners of the property.
4. The property owner shall promptly repair and/or restore all stormwater practices found in noncompliance by the Department of Public Works. Failure by the property owners to comply with these requirements may subject the property owner to legal action as specified in the Cecil County Stormwater Management Ordinance.
5. 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 of Public Works.
6. The Department of Public Works reserves the right to deny approval under this MSSMP and require that a design be prepared according to the Department of Land Use & Development Services and the Manual.
7. Nothing in this MSSMP relieves the applicant from complying with any and all federal, State, and local laws and regulations. It is the applicant's responsibility to obtain all necessary permits.
8. The developer shall engage the services of a professional engineer, a professional geotechnical engineer licensed in the State of Maryland or a qualified soil scientist to be present on the site and prepare reports of findings at the specified stages of construction in accordance with Cecil County Code 325-22 and Section 325-23 and other code sections as applicable.

Plan Submittals:

1. Submit one (1) plan and one Stormwater Management Report.
2. Upon approval submit three (3) copies for signature.
3. The title block must include the following "Modified Standard Stormwater Management Plan"

I hereby certify that I have the authority to make application to this Modified 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.

Signature of Applicant

Date

Printed Name of Applicant

Approved by (Development Plans Review Representative)

Date