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CECIL COUNTY, MARYLAND

Division of Development Plans Review
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POLICY MEMORANDUM

Clarification of the Modified Standard Stormwater Management Plans

Effective Date - January 1, 2018

I. Purpose

- A. The purpose of this document is to provide guidance and clarifications of the site conditions under which Development Plans Review will accept a “**Modified Standard Stormwater Management Plan**”. The objective is to establish limitations that the consultants and development community can easily understand and consistently rely on when considering the plan review process. Designing within these limitations will facilitate a quicker review and approval for the proposed single family residential development.
- B. In accordance with Section 325-9 of the Cecil County Stormwater Management Ordinance the ‘Modified Standard Stormwater Management Plan’ will be considered a variance and the following must be provided:
- 1) Compliance with ESD to the MEP standard is demonstrated;
 - i. The stormwater management report must include computations that show ESDv for the target Pe was provided within the ESD practices; and
 - 2) The following planning techniques shall be applied according to the Design Manual to satisfy the applicable minimum control requirements:
 - i. Preserving and protecting natural resources;
 - ii. Conserving natural drainage patterns;
 - iii. Limiting soil disturbance, mass grading, compaction and placing four inches of topsoil on any area(s) which has been disturbed
 - 3) The following ESD treatment practices shall be designed according to the Design Manual to satisfy the applicable minimum control requirements:
 - i. Disconnection of rooftop runoff;
 - ii. Disconnection of non-rooftop runoff;
 - iii. Sheet flow to conservation areas;
 - iv. Rainwater harvesting;
 - v. Submerged gravel wetlands;
 - vi. Landscape infiltration;
 - vii. Infiltration berms;
 - viii. Dry wells;
 - ix. Micro-bioretentation;
 - x. Rain gardens;
 - xi. Swales;
 - xii. Enhanced filters

- 4) All of the information required for the 'Final Lot Grading Plan' checklist must be included; and
- 5) The project meets all of the limitations contained on the Cecil County Modified Standard Stormwater Management Plan application.
 - i. In most circumstances if a project satisfies those limitations (listed below) a 'Modified Standard Stormwater Management Plan' will be approved. However each project is considered a variance and the existing site characteristics must be considered.
 - ii. Land owners may deed to themselves, their parents, grandparents, children or grandchildren, approved parcels of ground for the purpose of building a structure to be used as this family's primary residence using the 'Modified Standard Stormwater Management Plan'. The limitations and conditions of the 'Modified Standard Stormwater Management Plan' must be satisfied. The 'Modified Standard Stormwater Management Plan' can be used for a maximum of two lots with a combined disturbance of less than 1 acre. After the new parcel has been created, the owner of the new parcel cannot sell or transfer the parcel for a period of five (5) years.
 - iii. If some limitations are not satisfied, additional supporting information and justifications must be provided with the 'Modified Standard Stormwater Management Plan' request.
- 6) The 'Variance Fee' **and** 'BMP Review Fees' will apply.
- 7) Prior to final SWM approval, DSD must receive a signed and approved stand alone 'Erosion and Sediment Control Plan' from CSCD.

C. The following site limitations **must be met** to request a 'Modified Standard Stormwater Management Plan':

- 1) Total land area disturbed during construction shall be less than 1acre;
- 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 **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 Public Works is/are used.
- 12) 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.