

3.01.1.1b

Residential Construction \geq 1.0 Acre Disturbed

Definitions:

1. "Forest" means a biological community dominated by trees and other woody plants covering a land area of one contiguous acre or greater, and that have at least 100 trees per acre with at least 50% of those trees having a 2 inch or greater diameter at 4.5 feet above the ground and larger. Forest does not include orchards or other stands of trees having a curve number equivalent to "woods-grass combination". To determine whether a site meets the definition of a forest at the baseline condition of 2012, the Department or its authorized Delegated Agency may use data from various sources, including but not limited to 2012 Land Use/Land Cover data, historic and recent aerial photography, field collected data, etc.
2. "Residential Construction" means single family residence and auxiliary structures such as detached garages, sheds, pole barns, accessory dwelling units, and other structures that create additional imperviousness.

Applicability:

1. The proposed construction is for residential construction that does not create common lands, common open space, or a public street.
2. The total land disturbance will not exceed 5.0 acres on any individual lot within the proposed project.
3. One of the following will be met on any individual lot:
 - a. Clearing of forest areas will not exceed 1.0 acre, or
 - b. Equivalent forest area will be retained on the parcel for the portion of the forest clearing that exceeds 1.0 acre.

Conditions:

1. Standard nutrient management plan recommendations will be followed for the project, during construction and throughout the life of the project.
 - a. Application of lawn nutrients will be based upon the recommendations of a soil test.
 - b. Nutrients will be applied only to turf areas, not impervious surfaces.
 - c. Nutrients will not be applied directly before a runoff event.
2. Discharges from rooftops will be disconnected using a method approved by the Department or Delegated Agency. For example:
 - a. Individual downspouts that discharge to lawn, landscape area, or preserved open space or forested area.
 - b. Discharges from downspouts can be collected in rain barrels or cisterns for reuse.

3. Driveways, sidewalks, patios, and other impervious surfaces will be graded to sheet flow to lawn or other pervious areas to the maximum extent practicable.
4. Construction site stormwater management best management practices will be used. Standard Detail and Specification DE-ESC-3.7.1 ESC For Minor Development will be followed during construction.
5. Construction projects exceeding 1.0 acre of total disturbance require submittal of a Notice of Intent (NOI) for Stormwater Discharges Associated with Construction Activity. A plan fulfilling Stormwater Pollution Prevention Plan (SWPPP) requirements must be developed to obtain general permit coverage for Stormwater Discharges Associated with Construction Activity.
6. Approval of this standard plan does not relieve the applicant from complying with any and all federal, state, county, or municipal laws and regulations.