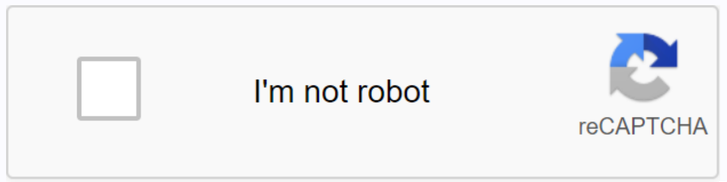

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The provisions of this chapter will be described as a case of storm water management of Tacoma City Park (below chapter). (Orad. 2010-20 § 1 (part), 2010/orad. 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002/Ord. 2001-29 § 1 (part), 2001/previous code § 10C-1) 16.04.020 purpose and authority. A: The purpose of this chapter is to protect, maintain and improve public health, safety and general well-being by establishing minimal requirements and procedures to control the negative effects associated with rising rough waters within the city. The goal is to manage storm water through environmental web design (ESD) to the maximum extent possible (MEP) to keep development as close as possible, the disengagement characteristics of early development, and reduce current channel erosion, pollution, erosion and precipitation, and local flooding, and to use appropriate structural best practices (BMPs) only when necessary. This will restore, improve and maintain the chemical, physical and technological integrity of the currents, minimise damage to public and private property and reduce the effects of land development. B. The provisions of this chapter are adopted under the environmental article, Title 4, Subtitle 2, Maryland's annotated code and 2009 alternative volume, as amended, adopted under the authority of the Takoma Park Code, will apply to all development taking place within the city. C. The Of this chapter and the provisions expressed herein shall be the minimum storm water management requirements and shall not be deemed to limit any authority or the abolition of other powers granted to the city under state law. The city's Department of Public Works will be responsible for coordinating and enforcing the provisions of this chapter. This chapter, as amended, applies to all new projects and renovations that have not received final approval for erosion and precipitation control and storm water management plans until May 4, 2010. (Orad. 2010-20 § 1 (part), 2010/orad. 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-2) 16.04.030 Integration by reference. For the purposes of this chapter, the following documents are combined by reference: A. The 2000 Maryland Stormwater Design Guide, Volumes I & II (Maryland Department of Environmental Quality, April 2000) and all of the following amendments are incorporated into the city's reference and will serve as the official guide to stormwater principles, practices and practices. B. USDA Department of Agriculture Conservation Service Maryland Conservation Practice Standard Pool Code 378 (January 2000). (Orad. 2010-20 § 1 (part), 2010/orad. 2010-15 § 1 (Part), 2010/Ord. 2002-6 § 1 (Part), 2002: Ord. 2001-29 § 1 (Part), 2001: Previous code § 10C-2A) 16.04.040 Settings. For the purposes of this chapter, the following words and phrases will have the meanings specified: Management means maryland's Department of Environmental Quality (MDE) water management (WMA). A negative impact means any detrimental effect on water or swamps, including their quality, quantity, surface area, composition of species, aesthetics or usability for human or natural uses that could harm or harm human health, well-being, safety or property, biological productivity, diversity or stability, or unreasonably interfere with the enjoyment of life or property, including nature. Agricultural land management methods mean these methods and procedures used to grow land in order to continue crop and animal production and conservation of related soil and water resources. A candidate means any person, office or government agency that performs the necessary forms to obtain official approval of a project or permit to carry out the construction of a project. Agency approval means the entity responsible for reviewing and approving storm water management plans. The city's esoter agency is the Department of Public Works. Aquifer means a porous water-carrying geological formation that is generally limited to materials capable of yielding a porous water supply. Best Practices (BMP) means a structural device or non-strocatical practice designed Temporarily store or treat rough waters to mitig flooding, reduce pollution and provide other services. A channel protection volume (Cpv) means the volume used to design structural management procedures to control abrasion on the stream channel. Methods for calculating the channel protection volume score in the 2000 Maryland Storm Water Design Guide. A city means the city of Tacoma Park, Maryland. The city manager means the city manager of Tacoma City Park or his or her trustee. Cleaning means removing trees and shrubs from the ground, but will not include regular mowing of grass. A concept plan means the first of three required plan approvals that includes the information needed to enable an initial evaluation of a proposed project. The Design Guide means Maryland's 2000 Storm water design guide, and all of the following amendments, which serve as the official guide to storm water management principles, methods and methods. A detention structure means a permanent structure for temporary storage of the run, which is designed not to create a permanent reservoir of water. Land development means changing the construction characteristics of a plot of land combined with the construction or modification of residential, commercial, industrial or institutional. Development means the process of changing land use, including the construction or modification of buildings, buildings or other improvements to the land. A drainage zone means an area contributing to a run to one point measured by a horizontal plane, surrounded by a ridgeline. The easements mean granting or ordering the landowner to use this land by others for a specific purpose or purpose, and should be included in the transfer of land affected by these easements. Environmental site design (ESD) means using small-scale stormwater management methods, non-stratal techniques and better site planning to mimic natural hydrological emission characteristics and minimize the impact of soil development on water resources. Methods for designing ESD methods were specified in the Design Guide. Exemption means these land development activities, which are not subject to the storm water management requirements contained in this chapter. Prolonged detention means a stormwater planning feature that provides a gradual release of water volume in order to increase the colonization of pollutants and protect downstream channels from frequent storm events. Methods for designing BMPs extended sea arrest is specified in the design guide. Extreme flood volume (Qf) means the storage required to control rare but large storm events where Overbank flows reach or exceed the limits of a 100-year flood death. The significance of a final storm water management plan The last of three program approvals are required that include the information needed to allow all permits and permits to be issued by the approving agency. A reduction in flow means extending the runtime to reduce peak discharge. Ranking means any act whereby soil is cleaned, stripped, hoarded, dug, scarred, filled or any combination of it. An airtight area means any surface that does not allow storm water to penetrate the soil. Penetration means the passage or movement of water to the surface. Maintenance means any action required to conserve storm water management facilities, both structural and non-structural, in an appropriate working state, in order to serve their intended purposes and prevent failure of these facilities. Practical maximum scope (MEP) means designing storm water management systems so that all reasonable opportunities for using ESD design techniques and treatment methods are exhausted and only when absolute structural BMP is needed is implemented. Managing storm water off-site means designing and building a facility necessary to control storm water from a single development. Managing storm water at the site means designing and building systems necessary to control storm water amid immediate development. Overbank flood protection (Qp) volume means the volume controlled by structural practices to prevent an increase in the frequency of flooding outside the bank generated by development. Methods for calculating the volume to protect against floods in a non-banking way are specified in the Design Guide. A person means the federal government, the state, any district, municipal corporation or other political sub-division of the state, or any of their units, or a receiver of assets, trustee, guardian, executor, director, trustee or representative of any kind, or any partnership, company, association, public or private corporation or any other being. Planning techniques mean a combination of strategies employed early in the design of the project to reduce the impact of development and incorporate natural features into the storm water management program. Rev means that part of the water quality volume used to maintain groundwater charging tariffs at development sites. Methods for calculating the mount volume were specified in the Design Guide. Redevelopment means that any construction, modification or improvement carried out on sites where existing land use is commercial, industrial, institutional or multi-family, and existing site land exceeds 40%. A guard structure means a permanent structure that provides storage of a runoff and is designed to maintain a permanent reservoir of water. Renovation means implementation of ESD methods, construction BMP, or modification of existing structural BMP in an area previously developed to improve water quality over current conditions. Sediment means soils or other surfing materials transferred or deposited by wind, water, ice or gravity action as a product of erosion. Precipitation and erosion control means montgomery county's department of precipitation and erosion. A site means any area, plot or plot of land or a combination of land, plots or plots of land, which are owned by one, or are continuous and of varied ownership, when the development will be carried out as part of a unit, sub-division or project. For redevelopment, a site also means the new area of construction or development as a representation in an approved web development plan or on the original package. The final determination of the relevant area will be made by the municipality. A site development plan means the second of three required program approvals that includes the information needed to enable a detailed evaluation of a proposed project. Stabilization means preventing the movement of soil by each of the various plant and/or structural means. Storm water means water originating from a precipitation event. A storm water management system means natural areas, ESD procedures, storm water management measures, and any other structure through which storm water flows, penetrates or discharges from a site. Abstraction means any activity that removes the covering of the plant surface, including the removal of trees, cleaning, storing and storing or removing the upper ground. Sub-division means the division of a lot, area or plot of land into two or more plots, plots, sites, areas, plots or other divisions by output or object. Miscellaneous means changing minimum storm water management requirements to specific circumstances, so strict adherence to the requirements will cause unnecessary distress and will not fulfill the intent of this chapter. Waiver means reducing storm water management requirements by the city for specific development on a case-by-case review basis. Water quality volume (WQv) means the volume needed to capture and handle smuggling from 90% of the average annual precipitation volume at a development site. Methods for calculating water quality are specified in the design guide. A waterway means any natural or artificial stream, river, stream, canal, gorge, canal, pipe, canal, canal, drainage, waterway, gorge, ravine or wash, in and including any nearby area that is subject to flooding from surfing or floodwaters. The watershed means the total drainage area contributing to the run to one point. Wetlands means an area with saturated soils or periodic high groundwater levels and vegetation adapted to wet conditions and periodic flooding. (Orad. 2010-20 § 1 (part), 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-3) 16.04.050 scope. No person will develop any land for residential, commercial, industrial or institutional uses without providing appropriate stormwater management measures, occupying or managing these developments, except as provided in this chapter. Storm water management measures must be designed in accordance with the Design Guide and bricks in accordance with the plan approved for new development or the explicit policy in Section 16.04.090 of the redevelopment. (Orad. 2010-20 § 1 (part), 2010/orad. 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-4) 16.04.060 Exempt from requirements. The following development activities are exempt from the provisions of this chapter and the requirements of providing storm water management: A. Agricultural land management activities; b. Additions or modifications to existing detached single-family residential buildings that do not interfere with more than 5,000 serpents of land; C. Land development activities which the Administration determines will be regulated under specific state and/or county laws, which provide for storm water management and this determination is approved by the City Public Works Administration. (Orad. 2010-20 § 1 (part), 2010/Ord. 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: previous code § 10C-5) (Orad. 2008-14, 4-14-08) 16.04.070 deviations. The Municipality is entitled to grant a different written request for Section 16.04.100, minimum control requirements, of this chapter, if there are exceptional circumstances applicable to the Site, so that strict adherence to the provisions of this chapter will cause unnecessary distress and will not fulfill the intent of this chapter. A. A written request for variance will be given to the city and will detail the specific variance requested and the reasons for granting variance. B. The municipality will not produce any variance unless and until sufficient justification is provided by those who develop land that the implementation of ESD to the MEP is thoroughly investigated. (Orad. 2010-20 § 1 (part), 2010/orad. 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-6) 16.04.080 Concessions /Watershed Management Plans. A: The municipality will grant concessions on quantitative control to manage stormwater only for these projects in areas where watershed management plans have been developed in accordance with Section F of this section. Written requests for quantitative storm water management concessions will be submitted containing descriptions, drawings and any other information necessary to prove that ESD Has been applied to the MEP. A separate written waiver application will be required in accordance with the provisions of this section if there are any additional additions, extensions or changes in the development of the waiver recipient. b. If watershed management plans have not been developed in accordance with Section F of this section, concessions on quantitative control can be granted to manage storm water when the municipality determines that there are circumstances preventing reasonable implementation of quantity control procedures; Provided that he proved that ESD was implemented in the MEP. c. Concessions to high-quality control for storm water management apply only to: 1. Development projects in fulfillment where ESD has been implemented to the MEP and it has been shown that other BMPs are not possible; 2. Redevelopment projects if the requirements of Section 16.04.090 are satisfactory; Or three. Sites where the municipality determines that there are circumstances that prevent the reasonable implementation of ESD to the MEP. d. Concessions will only be prepared when it is proven that ESD has been applied to the MEP and must: 1. be on a case-by-case basis; 2. Consider the cumulative effects of the city's waiver policy; And three. Reasonably ensuring that development does not adversely affect the quality of the current. An island. If the municipality established a comprehensive watershed management plan for a specific watershed, the city may develop a monumental waiver and redevelopment provisions other than Section 16.04.080 B and Section 16.04.090. F. The watershed management plan developed to implement a different stormwater management policy for concessions and redevelopment will be: 1. Include detailed hydrological and hydraulic analyses to determine hydrograph timing; 2. Evaluate both quantity and quality management and opportunities for implementing ESD; 3. Include an incremental impact assessment of the development of the current and proposed watershed; 4. Same as existing flooding and receiving stream channel conditions; 5. Conduct on a reasonable scale; 6. Specify where quantitative and elitive storm water management procedures should be implemented on or off site; 7. Be consistent with the general performance standards for managing storm water in Maryland found in the Design Guide; And eight. Will be approved by the Administration. (Orad. 2010-20 § 1 (part), 2010/orad. 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-7) 16.04.090 Redevelopment. A. Stormwater management plans are required by the municipality for all redevelopment, unless otherwise specified by watershed management plans developed under Section 16.04.080 F. Stormwater management measures must be consistent with Section 16.04.080 F. Stormwater management measures must be in line with Design guide. B. All redevelopment designs will be: 1. Reduce the area hidden within the interference boundary (LOD) by at least 50 percent according to the design guide; 2. Apply ESD to the MEP to provide water quality handling to at least 50 percent of the brazen area within the LOD; Or three. Use a combination of 1 and 2 above for at least 50 percent of the outbound site sealed area. C. Alternative storm water management measures may be used to meet the requirements in Section 16.04.090 B if the owner/developer satisfactorily demonstrates to the city that the reduction of sealed space has been increased and ESD has been implemented to the MEP. Alternative storm water management measures include, but are not limited to: 1. BMP structural site; 2. BMP structural off-site to provide water quality treatment to an area equal to or more than 50 percent of the existing brazen area; Or three. A combination of reducing sealed space, implementing ESD and structural BMP on or off-site for an area equal to 50% or greater than 50% of the site within the LOD. D. The municipality may develop a separate policy for providing water quality treatment for redevelopment projects if the requirements of Sections A and B cannot be found. Each separate redevelopment policy will be reviewed and approved by the Administration. An island. Storm water management will be handled in accordance with the new development requirements in the Design Guide for any net growth in a sealed area. (Orad. 2010-20 § 1 (part), 2010/orad. 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-8) 16.04.100 Storm water management criteria – Minimum control requirements. A. The minimum control requirements set forth in this section and the Design Guide are as follows: 1. The city requires that the planning techniques, non-stratal practices and design methods specified in the Design Guide be used to implement ESD for MEP. The use of ESD design techniques and treatment methods must be exhausted before implementing BMP structural application. Stormwater management plans for development projects subject to this chapter will be designed using criteria for resizing ESD, loading volume, water quality volume, and channel protection storage criteria according to the Design Guide. The MEP standard is played when channel stability is maintained, groundwater charging is poured, nonpoint source pollution is minimized, and structural stormwater management methods are used only if it is determined to be absolutely necessary. 2. Control of the frequency storm event for 2 years and 10 years is required according to the Design Guide and all the following repairs if the municipality determines this. Management is

necessary because existing historical flooding problems and downstream plains development and transport system design cannot be controlled. 3. The city may require more than the minimum control requirements specified in this chapter if hydrological or topographical conditions warrant or if flooding, erosion of the current channel or water quality issues exist downstream from a proposed project. B. Alternative minimum control requirements may be adopted subject to management approval. The Administration will require a demonstration that alternative requirements will implement ESD to the MEP and ensure flood damage, will fuel the erosion of the stream, water quality and precipitation. Comprehensive watershed studies may also be needed. C. Stormwater management and development plans, to the extent applicable, will be compliant with watershed management plans adopted and approved or flood management plans as approved by the Administration in accordance with the Flood Risk Management Act of 1976, as amended. (Orad. 2010-20 § 1 (Part), 2010/Ord. 2010-15 § 1 (Part), 2010/Ord. 2002-6 § 1 (Part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-11. Previously § 16.04.120) 16.04.110 Storm water management measures. A. ESD design techniques and methods. 1. The following planning methods will apply according to the Design Guide to meet the applicable minimum control requirements set forth in Section 16.04.100. A. Conservation and protection of natural resources; b. Conservation of natural drainage patterns; c. Minimize the cheeky area; d. Reduce the storage power of the run; An island. Using ESD methods to maintain 100% of the annual groundwater loading volume for proper development; f. Use of green roofs, permeable pavement, reinforced area and other alternative surfaces; G. limiting soil disturbances, mass rating, compression; H. developing clustering; And. Any practice approved by the Administration. 2. The following ESD treatment procedures will be documented according to the Design Guide to meet the applicable minimum control requirements set forth on 16.04.100. A. Detachment of takeoff on the roof; b. Detachment of a throatless delivery; c. Flow of sheets to conservation areas; d. Harvesting rainwater; An island. submerged gravel swamps; f. Infiltration of the view; G. intrusion in Rams; H. dry wells; I. micro-beurration; Jay. rain gardens; K.. Swales; L. Enhanced filters; And M. All practices approved by the Administration. 3. The use of ESD planning techniques and treatment methods specified in this section will not conflict with existing law or local regulations, regulations or policies. B. Structural storm water management measures. Following structural storm water management procedures, the design guide will be documented to meet the applicable minimum control requirements set forth in Section 16.04.100: A. stormwater management pools; b. Swamps for managing storm water; c. Infiltration to manage storm water; d. Storm water management filtration systems; And E. Storm water management open channel systems. 2. The performance criteria specified in the Design Guide regarding general feasibility, transportation, pre-treatment, treatment and geometry, environment and landscaping and maintenance will be considered when choosing structural storm water management procedures. 3. Structural storm water management procedures will be chosen to accommodate the unique hydrological or geological areas of the city. C. ESD planning techniques and treatment methods and structural measures for storm water management used to satisfy the minimum requirements in Section 16.04.120 must be listed in montgomery county land records and remain unchanged by the following property owners. Pre-approval from the municipality will be obtained before changing the storm water management practice. D. Alternative ESD design techniques and treatment methods and structural storm water measures may be used for new operating control for development if they meet the performance criteria set forth in the Design Guide and in all the following amendments and are approved by the Administration. Procedures used to redevelop projects will be approved by the city. An island. To change the minimum control requirements or design criteria, the owner/developer will submit to the city an analysis of the effects of storm water flowing downstream at the watershed. The analysis will include hydraulic hydrological calculations necessary to determine the impact of hydrographic timing changes of the proposed development on a dam, road, structure, or natural point of limited flow. The point of inquiry is to be created with simultaneously of the city, downstream of a tributary downstream first stream whose drainage area equals or exceeds the contributing area to a project or storm water management facility. (Orad. 2010-20 § 1 (Part), 2010/Ord. 2010-15 § 1 (Part), 2010/Ord. 2002-6 § 1 (Part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-12. Previously § 16.04.130) 16.04.120 Design-specific criteria. The basic design criteria, methodologies and building specifications of storm water systems subject to approval by the municipality and administration will be those of the Design Guide. (Orad. 2010-20 § 1 (Part), 2010/Ord. 2010-15 § 1 (Part), 2010/Ord. 2002-6 § 1 (Part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-13. Former § 16.04.140) 16.04.130 Review and approval of Management plans. A: For each proposed development, the owner/developer will submit storm water management plans to the city in stages for inspection and approval. At the very least plans will be submitted for the concept, development of the site, and final storm water construction stages of the project planning. Each submission of a plan will include the minimum content specified in Section 16.04.140 and will meet the requirements of the Design Guide and Section 16.04.100. B. The municipality will conduct a comprehensive review of the storm water management plans for each stage of the site's planning. Coordinated notes will be provided for each program phase that reflects input from all appropriate municipal departments, including, but not exclusively, housing and community development and the urban arbioist, and county or other appropriate agencies. All comments from the appropriate departments and district or other agencies will be handled and approval will be received at each stage of the project design prior to subsequent submissions. C. In the stages of site development and final storm water management, owners/developers are advised to submit the proposed precipitation control and erosion plan to the Montgomery County Department responsible for approving precipitation and erosion control programs. Approval of precipitation and erosion control programs is provided by Montgomery County. (Orad. 2010-20 § 1 (Part), 2010/Ord. 2010-15 § 1 (Part), 2010/Ord. 2002-6 § 1 (Part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-14. Previously § 16.04.150) 16.04.140 Content and submissions of storm water management programs. A. The owner/developer will submit a concept plan that provides sufficient information for an initial assessment of the proposed project and whether storm water management can be provided in accordance with Section 16.04.110 and the Design Guide. The plans submitted for approval of the concept will include, but are not limited to: 1. A map of the scale specified by the municipality showing the location of the site, existing natural features, water and other sensitive resources, topography and natural drainage patterns; 2. The expected location of all areas, buildings, roads, parking, sidewalks, services and other improvements to the site; 3. The location of the proposed limit of disruption, eroding soils, steep slopes, areas to be protected during construction; 4. Preliminary assessments of storm water management requirements, selection and location of ESD procedures for use and location of all discharge points from the site; 5. A narrative that supports the design of the concept and describes how ESD will be implemented to the MEP; And six. Any other information required by the city. B. Following approval of the concept plan by the municipality, the owner/developer will submit a site development plan that reflects comments During the previous review phase. The plans submitted for approval of the development of the site will be detailed enough to enable the design of the site development and include but not only: 1. All information provided during the concept plan review phase; 2. Final site deployment, precise locations of areas and acreage, proposed topography, drainage areas scattered at all discharge points from the site, and stormwater volume panels for ESD methods and quantity control structures; 3. The proposed erosion and precipitation control program containing the construction sequence, any contraction necessary to limit Earth's interference and impacts to natural resources and a cover plan showing the types and locations of ESD and erosion control methods and precipitation for use; 4. A narrative that supports the design of the site describes how ESD will be used to end the minimum control requirements, and justifies any proposed structural storm water management measures; And five. Any other information required by the city or other certification agency. C. Once the municipality approves the development of the site, the owner/developer will submit the final storm water management plan reflecting the comments received during the previous review phase. The plans submitted for final approval will be sufficiently detailed to allow all permits and permits issued in accordance with the following notice: 1. Final erosion and precipitation control programs will be submitted to Montgomery County and include the minimum program content under COMAR 26.17.01.05; And two. Final storm water management plans will be submitted for approval in the form of building blueprints and will be followed by a report that includes sufficient information to assess the effectiveness of the proposed smuggling control design. d. Reports submitted for final approval of the Storm Water Management Plan will include, but are not limited to: 1. Geotechnical investigations including land maps, bores, site-specific recommendations and any additional information necessary for the final planning of storm water management; 2. Drainage zone maps describing sea development 100 and post flow development targeting and land use; 3. Hydrological calculations of the relevant consolidated ESD and design criteria according to the design guide for all unplux points from the site; 4. Hydraulic and structural calculations for all ESD methods and structural storm water management measures for use; 5. A narrative that supports the final design of storm water management; And six. Any other information required by the city or other certification agency. An island. Building blueprints submitted for final approval of the Storm Water Management Plan will include, but are not limited to: 1. Environment Map; 2. Exists and Topography and drainage areas are proposed, including areas necessary to determine downstream analysis for proposed stormwater management facilities; 3. All proposed improvements including location of other buildings or structures, sealed surfaces, storm drainage facilities, and any rating; 4. Location of existing and proposed buildings and utilities; 5. All easements and road rights; 6. The score, if available, of the 100-year flood death and swamps at the site; 7. Structural and construction details including a representative cross-section for all components of the drainage system or systems offered, and storm water management facilities; 8. All necessary construction specifications; 9. Sequence of construction; 10. Data on the total site area, the disturbed area, the new area and the tempas, and the total hidden area; 11. Table showing the volume of ESD size criteria and unifiss required in the Design Guide; 12. Table of materials to be used to plant a storm water management facility; 13. All logs bore land and locations; 14. Schedule for inspection and maintenance; 15. Confirmation by the owner/developer that all storm water management construction will be done according to this plan; 16. Approval signature block as girls to run after project completion; And 17. Any other information required by the city or other certification agency. F. If a stormwater management plan involves the direction of part or all of the site, it is the responsibility of the developer to obtain from the nearby property owners the easements or other necessary interests of the assets relating to the flow of water. Approval of a storm water management plan does not create or affect any right to operate directly to a nearby property without the approval of the owner of this property. (Orad. 2010-20 § 1 (part), 2010/Ord. 2010-15 § 1 (part), 2010) 16.04.150 Preparing storm water management plans. A: The planning of storm water management plans will be prepared by anyone whose skills are acceptable to the city. The city may require that the design be prepared by a professional engineer, professional land surveyor, or licensed landscape architect in the state, as needed to protect the public or environment. b. If BMP Storm Water requires dam safety approval from MDE or a small pool permit from the Montgomery County Land Conservation District (SCD), the city will require the design to be prepared by a professional engineer who permits the state. (Orad. 2010-20 § 1 (Part), 2010/Ord. 2010-15 § 1 (Part), 2010) 16.04.160 Permit Requirements. A building or building permit cannot be issued for any plot or plot unless a storm water management plan has been approved by the city as a season for all of the design guide and this chapter. If necessary, a building permit cannot be issued without: A. Performance bond as described in Section 16.04.200; b. Recorded easements for storm water management facility and easements to provide adequate access to inspection and maintenance from the public right of way; c. Recorded maintenance agreement for storm water management as described in Section 16.04.240 of this chapter. (Orad. 2010-20 § 1 (part), 2010/orad. 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-15) 16.04.170 fees. Nonrefundable permit fees will be charged at any stage of submitting a storm water management plan. The permit fee will provide the cost of reviewing the program, managing and managing the permit process, and reviewing all projects subject to this chapter. A payment schedule was established by the municipality based on the relative complexity of the project and was amended from time to time. A. Concept plan review fees. A non-refundable request and the reason for reviewing a plan will be paid when submitting the concept plan for a white paper. The amount of the review fee will be as follows: 1. Single-family residence: $50.00. 2. Multif family residence: 2 to 20 units, $10.00 per unit, with a minimum of $50.00. 3. Commercial, industrial and institutional development and multifunctional residence of 21 units or more: $0.05 per square foot of airtight space. For example, a sealed area includes the roof of a building and paved parking. Minimum payment $250.00, maximum fee $500.00. B. Site Development Review Fees. A non-refundable request and a review will be paid when submitting the site development plan for a white paper. The amount of the review fee will be as follows: 1. Single-family residence: $50.00. 2. Multif family residence: 2 to 20 units, $10.00 per unit, with a minimum of $50.00. 3. Commercial, industrial and institutional development and multifunctional residence of 21 units or more: $0.05 per square foot of airtight space. For example, a sealed area includes the roof of a building and paved parking. Minimum payment $250.00, maximum fee $500.00. C. Repair fees. No payment will be made for the first amendment of the program submitted for review. The charge for the second release and any following fixes in the plan submitted for review will be 50% of the original payment. d. Update renewal fees. A program update is required if a storm water management permit is not obtained within 12 months after approval of storm water management plans. A fee of USD 100 will be charged for reviewing the updated plans. An island. Waiver fees. When an applicant receives a waiver of storm water management requirements in accordance with Section 16.04.080, the applicant A waiver fee of $0.50 per square foot of sealed area is estimated. 1. Intensity is determined for the developed area and existing developed areas of the applicant's owned docks that contribute to the flow of storm water through or through the developed area will flow storm water from the developed area. Atom of areas devoted to braces to open space is not included. 2. Instead of all or part of the waiver fee, the municipality is entitled to sign an agreement with the applicant for the transfer of land, other specific improvements, the provision of easements or dedication of the land by the applicant to be used to build, operate and maintain an off-site storm water management facility. These agreements must include the reason for the give-up and the option chosen (i.e., land transfer, other specific improvements, mitigability or land devotion) must be similar to the storm water management requirements for the site. p. Permit fees for a final storm water management plan. 1. Single-family residence: $500.00. 2. Multif family residence: 2 to 20 units, $100.00 per unit, with a minimum fee of $500.00. 3. Commercial, industrial and institutional development and multifunctional residence of 21 units and more: equal to 10% of the estimated construction costs for the controls required to manage storm water. 4. If the controls planned to manage storm water exceed the requirements set forth in this chapter, the applicant may be entitled to a reduction of the commission by up to 50%. The criteria under which the salary reduction will be determined will be determined by regulation. (Orad. 2010-20 § 1 (part), 2010/Ord. 2010-15 § 1 (part), 2010/Ord. 2008-57, 2009/Ord. 2008-14, 2008/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-16) 16.04.180 Suspension and revocation. The city can suspend or revoke the storm water management permit after giving written notice to the authorized person for any of the following reasons: a. any violation of the conditions of approval of the Storm Water Management Plan; b. Changes in the smuggling characteristics of the site to which approval or waiver was granted; c. Construction is not in accordance with the approved plan; d. Failure to comply with notices of repair or termination of work orders issued to build any storm water management practice; Or an island. There is an imminent danger in the downstream area to the city's opinion. (Orad. 2010-20 § 1 (part), 2010/orad. 2010-15 § 1 (Part), 2010/Ord. 2002-6 § 1 (Part), 2002: Ord. 2001-29 § 1 (Part), 2001: Previous Code § 10C-17) 16.04.190 Permit Terms. By granting approval for any stage of site development, the city may impose such conditions that may be deemed necessary to ensure compliance The provisions of this chapter and the preservation of public health and safety. (Orad. 2010-20 § 1 (part), 2010/orad. 2010-15 § 1 (Part), 2010/Ord. 2002-6 § 1 (Part), 2002: Ord. 2001-29 § 1 (Part), 2001: Previous Code § 10C-18) Performance Bond 16.04.200. A. The owner/developer will be required to provide a cash guarantee or bond, an irreversible letter of credit, a guarantee certificate or other security measures acceptable to the municipality before issuing a final storm water management permit for development requiring a public facility to manage storm water. b. If security is required, the security amount will not be less than the total cost of building a storm water management facility as estimated by the city. C. Any security required in accordance with this section shall include provisions regarding payment regarding the failure of work specified in the Approved Storm Water Management Program, compliance with all provisions of this chapter, other laws and regulations, and any other time limits. d. If security is required, security will not be fully released without a final inspection of the completed storm water management facility and the acceptance of plans built and certification of completion by the municipality that the storm water management facilities will comply with the approved plan and the provisions of this chapter. An island. A partial provision of the amount of security can be issued after various construction stages have been completed and accepted by the municipality. The procedures used to partially release performance bonds must be specified in writing before approving the final storm water management plan. (Orad. 2010-20 § 1 (part), 2010/orad. 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-19) 16.04.210 Schedule and test reports. A. Before issuing a final storm water management permit, the owner/developer will submit to the city a proposed timetable for inspection of maintenance and control of construction as provided in Section 16.04.260. B. The owner/developer will notify the municipality at least 48 hours prior to the start of any work in conjunction with the development of the site, the permit to manage the storm water and upon completion of the project. C. Regular inspections will be performed and documented for any ESD planning technique and practice in the construction phases specified in the Design Guide by the city, its authorized representative, or certified by a licensed professional engineer in the state of Maryland. At a minimum, all ESD methods and other methods will not be tested upon completion of the final rank, establishing permanent stabilization, and prior to issuing a usage and occupancy certificate. D. Written audit reports will include: 1. and the location of the test; 2. Will the construction comply with the approved storm water management plan; 3. Any variation from the approved building specification; And four. Any violation that exists. An island. The owner/developer and staff at the site were notified in writing at the time of the violations. Written notice will describe the nature of the violation and the necessary repair action. No work will progress in the next phase of development until the municipality has reviewed and approved the previously completed work and will wake up the developer's test results as soon as possible after completing any required test. (Orad. 2010-20 § 1 (part), 2010/orad. 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-20) 16.04.220 Testing requirement during construction. A. At the very least, regular inspections will be carried out and documented in the following construction stages: 1. For pools: A. Upon completion of the excavation to the sub-base and, if necessary, the installation of structural subsidies or reinforcement of buildings, including but not only: i. core canals for structural dams; ii. Inlet and socket structures, collar or diaphragm against flutes and watertight connectors in pipes; And C. canals for storm drainage facilities are closed; b. during the placement of structural filling, concrete, and installation of plumbing and occupancy gardens; c. during the filling of the back of foundations and canals; d. During the construction of a dam; And E. Upon completion of the final rank and the establishment of permanent stabilization. 2. Swamps: In the specified stage for building a pond in this section, during and after planting a swamp reservoir area, and during the second growth season to verify a vegetation survival rate of at least 50 percent. 3. Penetration canals: A. during excavation of sub-gradations; b. during the placement and shelf of sub-draconian systems and observation wells; c. during the placement of geotextiles and any filter media; d. During the construction of muncher transport systems such as diversion structures, early filters and filters, bays, outlets and flow distribution structures; And E. Upon completion of the final rank and the establishment of permanent stabilization. 4. For penetration hogs: in the stages specified for the construction of a pool in Section A.1 of this section and during the location and backing of subdraconian systems. 5. For filtration systems: A. during the excavation of sub-gradations; b. during the placement and shelf of sub-draconian systems; c. during the placement of geotextiles and any filter media; D. During the construction of a sea conveyor belt such as flow diversion structures, pre-filters and filters, openings, sockets, openings, and flow distribution structures; And E. Upon completion of the final rank and the establishment of permanent stabilization. 6. For open channel systems: A. during the excavation of sub-gradations; b. During placement and shelf of sub-dermatology systems for dry swales; c. During diaphragm installation, check dams or ware; And D. Upon completion of the final rank and the establishment of permanent stabilization. B. The municipality is entitled, for enforcement purposes, to use any of or a combination of the following: 1. Notice of violation shall be issued indicating the need for corrective action if a storm water management plan has been specified; 2. A stop work order will be issued to the site by the municipality if a violation continues; 3. Bonds or securities will be avoided or the case will be referred to litigation if no reasonable efforts have been made to remedy the breach; Or four. In addition to any other sanctions, a civil suit or criminal prosecution may be given against any person or citations issued for violating the subtitle for storm water management, the design guide, or this chapter. C. Any stage of the enforcement process may be taken at any time, depending on the severity of the violation. D. Once construction is completed, a built-up plan certification will be submitted by a professional engineer or licensed professional land surveyor in the state of Maryland to ensure that ESD planning techniques, treatment procedures, and structural storm water management metrics and transportation systems comply with the specifications contained in the approved plans. At the very least, the built certification will include a set of drawings that equatorial the approved storm water management plan to what was built. The city may require more information. An island. The municipality will submit notice of completion of the construction to the Administration on a form provided by the Administration for any structural storm water management practice within 45 days. The type, number, total drainage area and total hidden accessory handled by all ESD techniques and methods will be reported to site administration on a site basis. If BMPs are to be bought requiring land conservation district (SCD) approval, notice of completion of the construction will also be submitted to the appropriate SCD. (Orad. 2010-20 § 1 (part), 2010/Ord. 2010-15 § 1 (part), 2010) 16.04.230 Obtaining certification instead of testing. The city manager, in his sole discretion, is entitled to obtain the approval of a registered professional engineer who permits maryland instead of any inspection during the construction required by this chapter. (Orad. 2010-20 § 1 (part), 2010/Orad. 2010-15 (Part), 2010/Ord. 2002-6 § 1 (Part), 2002: Ord. 2001-29 § 1 (Part), 2001: Previous Code § 10C-22) 16.04.240 Maintenance Agreement. A: A review and maintenance agreement will be made between the owner and the municipality for all privately owned ESD handling procedures and structural storm water management measures before issuing a final storm water management permit. This agreement will require all next owners of the land served by a private storm water management facility and provide access to the facility at reasonable times for regular inspections by the city or its competent representative to ensure the facility is maintained in adequate working conditions to meet planning standards. B. The agreement will be recorded by the applicant in the county's land records before issuing a storm water management permit. C. The agreement will also require that for failure to correct violations requiring maintenance work within 10 days after notification, the municipality is entitled to provide all necessary work to place the facility in a proper working state. Facility owners will assess labor costs and all fines. It can be done by placing that will be on the property, which may be placed on the tax bill and collected as property taxes by the city. (Orad. 2010-20 § 1 (part), 2010/orad. 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-23) 16.04.250 Ownership and maintenance of storm water management facilities. A: Any storm water management measures that serve one plot or facility will be privately owned and maintained. The owner or any other person or agent in control of this property will maintain a good condition and immediately repair and restore all ESD methods, classroom surfaces, walls, drains, dams and buildings, vegetation, erosion and precipitation control measures, and other safeguards forever. Such repairs or restoration and maintenance will be in accordance with previously approved plans or newly submitted plans. B. Any means of managing storm water that rely on plant areas or site features will be privately owned and maintained. c. All storm water management facilities that serve the city's general storm water management system, built by the city or another public or government body that is delivered or dedicated to the city, will be publicly owned and maintained. D. A maintenance schedule will be developed for each storm water management facility or system of ESD procedures, noting the maintenance to be completed, the time period to complete, and who will perform the maintenance. This maintenance schedule will be printed in or added to the approved storm water management plan. (Orad. 2010-20 § 1 (part), 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-24) 16.04.260 Maintenance check. A: Preventive maintenance inspections of all ESD treatment procedures and structural storm water management measures will be carried out by the municipality. The test schedule will include testing during the first year of operation and at least once every 3 years thereafter. B. The municipality will retain a file of all maintenance inspection reports for all ESD handling procedures and structural storm water management measures. c. Test reports for ESD treatment procedures and structural storm water management systems will include the following: 1. Date of inspection; 2. The name of the supervisor; 3. Evaluation of the quality of the storm water management system related to the effectiveness of ESD handling and control of smuggling to the MEP; 4. the condition of vegetation or filtration measures, fences or other safety devices, wastewater, valves or other control structures, dams, slopes and safety baskets; pool or treatment areas; dent or canals or buildings, underground drainage, precipitation load and waste accumulation in storage and forebay areas, any practice that is not practically stratectical, or any other item that can affect the proper functioning of a stormwater management system; And five. A description of maintenance is necessary. d. If, upon inspection, the condition of a storm water management facility poses an immediate danger to public health or safety due to unsafe condition or improper construction or poor maintenance, the municipality will take such action as necessary to protect the public and make the facility safe. The owners of the facility will assess all costs of such action, and the cost will be to pop up in the property, which could be placed on the tax bill and collected as property taxes by the city. An island. Once the owner is notified of deficiencies discovered from an inspection of a storm water management system, the owner will have 30 days or some other such mutually agreed timeframe between the city and the owner, to correct the deficiencies. The municipality will then conduct another inspection to ensure the completion of the repairs. F. If the amendments are not carried out and completed properly, the enforcement proceedings as a set-up in this chapter will follow the city's footsteps. (Orad. 2010-20 § 1 (part), 2010/orad. 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-25) 16.04.270 Unsafe mode – Entering the property. A: If storm water in the city causes or threatens to cause an unsafe situation, then the city manager is allowed to enter the property for the purpose of Causes activation, checks the condition that causes the session, determines whether the run is managed or included correctly, and/or corrects the status. 1. For the purposes of this section, unsafe condition means damage to property or public health or safety. 2. Any entry into the property will be made at reasonable and reasonable times. b. If the city manager determines that storm water in the city causes or threatens to cause an unsafe situation, the city manager may rectify the situation or issue a infringement notice to the property owner. 1. The infringement notice will indicate the problem, the necessary corrective action, and the time at which corrective action should be taken. The property owner will be given no less than two weeks to complete the corrective action in a good manner and similar to the employee, unless, due to the nature of the unsafe situation, a shorter time is deemed appropriate by the city manager at his sole discretion. 2. Failure to perform a corrective action within the time specified in the infringement claim will be a violation of this chapter. 3. If the city manager corrects the condition, the costs of corrective action can be assessed. If the property is assessed, the costs of the corrective action will be that the property is not allowed, which can be placed on the tax bill and collected as property taxes by the city. (Orad. 2010-20 § 1 (part), 2010/orad. 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-26) 16.04.280 Appeals. Any person caught up in the prosecution of any official charged with enforcing this chapter, as a result of the disapproval of a properly submitted request for a permit, issuing written notice of infringement, or failure to properly enforce this chapter regarding a specific request, will have the right to challenge the claim to the city manager. The appeal will be submitted in writing within 10 days after the official transfer of the final decision or action to the owner/entrepreneur and the state clearly the grounds on which the appeal is based. Upon receipt of the notice of appeal, the city manager will investigate the facts as the city manager sees fit and issue a determination confirming, changing or revoking the denial of the permit, infringement notice or other notice, order or other action, which is the subject of the appeal. (Orad. 2010-20 § 1 (part), 2010/orad. 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-27) 16.04.290 Violations and penalties. A. Any violation of any of the provisions of this chapter shall be a Class A offense, as a gedding in Section 1.04.120, municipal offenses, of this B. Every day the violation continues will be a separate offense. C. If the violation causes, threatens to cause, or causes significant danger to public health or safety, the city manager may view the offense as a minor class A offense as stipulated in Section 1.04.130, minor offenses, of this Code. d. In addition to all other enforcement measures set forth in this chapter, the Municipality is entitled to take an injunction, manda or other appropriate actions or procedures for enforcement of this chapter or to remedy violations of this chapter, and any court with jurisdiction may issue temporary or permanent injunctions, injunctions, andthus or other appropriate forms of relief or relief. (Orad. 2010-20 § 1 (part), 2010/orad. 2010-15 § 1 (part), 2010/Ord. 2002-6 § 1 (part), 2002: Ord. 2001-29 § 1 (part), 2001: Previous code § 10C-28) 16.04.300 Snore. If a sea portion of this chapter is unlawful or unconstitutional by a court with competent jurisdiction, that part will not affect the validity of the remaining parts of this chapter. The city's intention is that this chapter will stand, even if a clause, subsection, sentence, clause, phrase or part may be found to be illegal. (Orad. 2010-20 § 1 (part), 2010/Orad. 2010-15 § 1 (part), 2010) 2010