

Definition of the “Site”

Purpose:

The “site” is only used to determine if the project is classified as new or redevelopment.

Rationale:

The “site” is defined as the area potentially available for the development and associated stormwater management measures.

Areas Included:

Normally the “site” is the entire property or Right of Way (ROW) plus any areas disturbed beyond the property or ROW boundary as part of the project. Examples of such disturbances are entrances onto public roadways, underground or surface utility lines, storm drain outfalls, etc.

Areas Potentially Excluded:

We have allowed areas of various properties to be excluded from their respective “sites” when the rationale does not require their inclusion. Stream buffers, wetlands, and wetland buffers, FEMA or county floodplain easements or other areas where SWM measures are not permissible such as graveyards can potentially be excluded.

If you think that a portion of the property should be excluded, the Concept Submission Phase is the time to explain why and present what you think the “site” boundary should be. Include the explanation in the narrative of the SWM report.

Delineation:

An existing condition drawing must be provided delineating the “site” with a dark line with red shading outside, Site, around the exterior forming a closed polygon. All impervious areas within the polygon must be shaded light grey.

Calculation:

Measure the area of the “site” and the total existing impervious area within it. If the existing impervious surfaces cover more than 40% of the “site” the project qualifies as redevelopment with reduced SWM requirements. If the existing impervious surfaces cover 40% or less of the “site” the project is new development with full SWM requirements.

Martin B. Covington, III, P.E., CFM, D.WRE

Carroll County Stormwater Management Program Engineer

Created & posted on website May 2025

R:\Stormwater\2025 Revised Documents\Definition of the Site.docx