



Borough of Somerset

Incorporated 1804
 A Council – Manager Form of Government
 P.O. Box 71, 347 West Union Street, Somerset PA 15501-0071
 Office: (814) 443-2661 • Fax: (814) 445-3881
 www.somersetborough.com



SMALL PROJECT APPLICATION

PROPERTY OWNER INFORMATION			
Name(s):			
Address:			
Telephone:			
Email:			
APPLICANT/CONTRACTOR/DEVELOPER INFORMATION (IF DIFFERENT FROM PROPERTY OWNER)			
Name(s):			
Address:			
Telephone:			
Email:			
LAND DEVELOPMENT & PROPERTY INFORMATION			
	PROJECT SITE MANAGEMENT	OFF-SITE MANAGEMENT	
Site/Project Name(s):			
Tax Map ID:			
911 Address:			
Zoning:			
Proposed Use:			
Total Parcel(s) Acreage:			
Disturbed Acreage/Project Site Acreage:			
Fee Amount:	\$ 75.00		
MUNICIPAL & COUNTY APPROVALS (INDICATE OTHER REQUIRED APPROVALS)			
Building Permit:		Major Subdivision:	
Planning Approval:		Minor Subdivision:	
Zoning Variance:		None:	

Municipal Approval

Print Name

Signature

Date



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SMALL PROJECT BMP DESIGN INFORMATION				
Regulated Impervious Area Determination				
	LAND COVER TYPE	Area (sq. ft.):		
(1)	ADDITIONAL or NEW Impervious Area (sq. ft.):			
(2)	RE-DEVELOPED Impervious Area (sq. ft.):			
(3)	Regulated Impervious Area (sq.ft.): Row (1) + Row (2) = Row (3)			
BMP Volume Determination				
		ROW (3)	Multiply By:	Total:
(4)	Total Volume Captured:		0.0833	
<i>(BMP Storage Volume should be equal to or greater than Row (4))</i>				
	Address:			
		ROW (4)	Multiply By:	Total:
(5)	Total Volume Infiltrated or Retained:		0.5	
<i>(Set all outlets at or above elevation of Row 5 Volume to meet infiltration/retained requirement)</i>				
BMP Selection and Sizing (Refer to Guidelines for Sizing Charts)				
	BMP Type	Volume Captured	Volume Infiltrated/Retained	
(A)	Dry well			
(B)	Infiltration Trench			
(C)	Rain Garden			
(D)	Grading Feature			
(E)	Other			
BMP STORAGE VOLUME TOTAL (A – E)				
ROW (4)				
ROW (5)				
Net Difference				
<i>(Subtract Row 4 & 5 from BMP Storage Volumes to obtain net difference. BMP design meets ordinance if net difference is 0 or greater)</i>				



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Owner/Applicant Certification:

Upon signing this application, the property owner does hereby grant permission to the BOROUGH OF SOMERSET, its staff, and/or agent(s) to enter upon the above-mentioned parcels for the purposes of site-inspection(s) until such time as the application is formally withdrawn; or if development activities are implemented, so long as developed facilities exist. The property owner also agrees that all installed stormwater management BMPs shall be operated and maintained in perpetuity and shall run with the land. An Operation and Maintenance Agreement shall be executed by the property owner and Borough which shall be recorded at the Somerset County Recorder of Deeds Office.

Signature of Property Owner(s) _____ Date _____

Signature of Property Owner(s) _____ Date _____

(If different from Owner)

Signature of Applicant(s) _____ Date _____

Signature of Applicant(s) _____ Date _____

SMALL PROJECT APPLICATION CHECKLIST

YES	NO	N/A	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exhibit D.1 – Sketch Plan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Exhibit D.2 – BMP Sizing Guideline
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Small Project Fee - \$75.00 (Made payable to “Borough of Somerset”)

SMALL PROJECT APPLICATION

Sketch Plan

Exhibit D.1

Property Owners:	
Name(s):	
Address:	
Telephone:	
Email:	
Sketch Plan: <i>(Illustrate land cover types (existing and proposed) and BMPs. Provide overall dimensions of property, land cover types, and BMPs)</i>	

SMALL PROJECT APPLICATION

BMP Sizing Guidelines

Exhibit D.2

Guideline Review: The following information is provided to assist the Property Owner/Applicant/Developer in selecting and sizing a Best Management Practice (BMP) consistent with the Ordinance. The Owner/Applicant/Developer may use multiple BMPs to meet required Capture and Infiltration/Retention Volume control. The Owner/Applicant/Developer may use alternative BMPs not listed here if desired but should follow PA DEP Guidelines when selecting alternative BMPs. Innovative practices should be reviewed with the Borough prior to submitting the Small Project Application.

Use additional sheets as necessary to calculate additional quantities of the same BMP.

Dry Well (BMP A)					
Depth	Width	Length	Total	Multiply Total by 0.4 for Volume Captured	Volume Captured
				Total (D x W x L) x 0.40 =	
				Total (D x A) x 0.40 =	
	Area (S.F.)				
Refer to PA Stormwater Best Management Practices Manual, BMP 6.4.6					

Infiltration Trench (BMP B)							
Pipe							
Dia. (in)	Length	Multiply by Conv. Factor	Pipe Volume (4)				
6"		0.196 (cf/ft)					
8"		0.349 (cf/ft)					
12"		0.785 (cf/ft)					
TOTAL PIPE VOLUME (1)							
Stone Bedding							
Depth	Width	Length	Total Stone Bed (2)	Total Pipe Volume (1)	Deduct Pipe Volume (2) - (1) = (3)	Multiply Total by 0.4 for Volume	Stone Bed Volume (5)
						(3) x 0.40 =	
Infiltration Trench Volume							
Pipe Volume (4)			Stone Bed Volume (5)		(4) + (5) = Total		
Refer to PA Stormwater Best Management Practices Manual, BMP 6.4.4							

SMALL PROJECT APPLICATION

BMP Sizing Guidelines

Exhibit D.2

Rain Garden (BMP C)		
Pond Bottom Surface Area (sq. ft.) (1)	Depth to lowest Outlet (ft) (2)	Volume (3) = (1) x (2)
Pond Bottom Surface Area (sq. ft.) (4)	Soil Depth (ft) (5)	Volume (6) = (4) x (5) x 0.4
Total Volume (3) + (6)		
Refer to PA Stormwater Best Management Practices Manual, BMP 6.4.4		

Grading Feature (BMP D)		
Surface Area (sq. ft.) (1)	Depth to lowest Outlet (ft) (2)	Volume (3) = (1) x (2)

Other (BMP E)
Owner/Developer shall provide sufficient detail to describe proposed BMP and volume requirement when utilizing other BMPs not listed in Exhibit D.



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STORMWATER MANAGEMENT REQUIREMENTS DETERMINATION

APPLICANT/DEVELOPER INFORMATION		
Name(s):		
Address:		
Telephone:		
Email:		
ACTIVITY		
	Earth Disturbance or Excavation	No Earth Disturbance or Excavation
Land Development:		
Subdivision:		Management Not Required
Other:		
IMPERVIOUS AREA		
	Square Feet	Percent as Regulated Impervious Area
Additional or New Impervious Area:		100%
Re-Developed Impervious Area:		100%
Regulated Impervious Area:		
STORMWATER MANAGEMENT REQUIREMENTS		
Regulated Impervious Area		
0 sq. ft. to 500 sq. ft.		Management Not Required
501 sq. ft. to 10,000 sq. ft.		Small Project
10,001 sq. ft. to 43,560 sq. ft.		Rate & Volume (Section 4.4.A, Class 1)
Greater than 43,560 sq. ft.		Rate & Volume (Section 4.4.A, Class 2)
EXISTING STORMWATER MANAGEMENT FACILITIES		
	Ordinance Compliant*	Additional Management Required
Existing Rate Control		Submit Stormwater Management Plan consistent with the above classification.
Existing Volume Control		

*Provide documentation to support existing Rate and Volume Control measures are compliant with current ordinance regulations.

**EXHIBIT B - STORMWATER MANAGEMENT PLAN
OPERATION AND MAINTENANCE AGREEMENT**

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between _____, (“Landowner”), and the Borough of Somerset, Somerset County, Pennsylvania, (hereinafter “Borough”);

WHEREAS, Landowner is the owner of certain real property as recorded by Deed in the land record of Somerset County, Pennsylvania, in Record Book Volume _____ at Page _____, (hereinafter “Property”) located in the Borough of Somerset; and,

WHEREAS, Landowner is proceeding to build and develop the Property; and,

WHEREAS, the Drainage Plan approved by the Borough (“Plan”) for the Property which is attached hereto as Appendix A and made a part hereof, as approved by the Borough, provides for management of stormwater within the confines of the Property through the use of Best Management Practices (BMP’s); and,

WHEREAS, Borough and Landowner agree that the health, safety, and welfare of the residents of the Borough and the protection and maintenance of water quality require that on-site stormwater BMPs be constructed and maintained on the Property; and,

WHEREAS, for purposes of this agreement, the following definition shall apply: BMP – “Best Management Practices.”) Activities, facilities, designs, measures or procedures used to manage stormwater impacts from land development, to protect and maintain water quality and groundwater recharge and to otherwise meet the purposes of the Somerset Borough Stormwater Management Ordinance (“Ordinance”), including but not limited to infiltration trenches, seepage pits, filter strips, bioretention, wet ponds, permeable paving, rain gardens, grassed swales, forested buffers, sand filters, and detention basins,

WHEREAS, Borough requires, through implementation of the Plan, that the BMP’s as required by the Plan and the Ordinance be constructed and adequately operated and maintained by Landowner.

NOW, THEREFORE, in consideration of the foregoing promises, the mutual covenants contained herein, and the following terms and conditions, the parties hereto, intending to be legally bound hereby, covenant and agree as follows:

1. The BMPs shall be constructed by Landowner in accordance with the plans and specifications identified in the Plan.
2. Landowner shall operate and maintain the BMP(s) as shown in the Plan in good working order acceptable to the Borough and in accordance with the specific maintenance requirements noted in the Plan.

3. Landowner hereby grants permission to the Borough, its authorized agents and employees, to enter upon the property, at reasonable times and upon presentation of proper identification, to inspect the BMP(s) whenever the Borough deems necessary. Whenever possible, Borough shall notify Landowner prior to entering the Property.
4. In the event Landowner fails to operate and maintain the BMP(s) as shown in the Plan in good working order acceptable to the Borough, Borough or its representative may enter upon the Property and take whatever action is deemed necessary to maintain said BMP(s). This provision shall not be construed to allow Borough to erect any permanent structure on the Property. It is expressly understood and agreed that the Borough is under no obligation to maintain or repair said facilities, and in no event shall this Agreement be construed to impose any such obligation on the Borough.
5. In the event the Borough, pursuant to the Agreement, performs work of any nature, or expends any funds in performance of said work for labor, use of equipment, supplies, materials, and the like, Landowner shall reimburse the Borough for all expenses (direct and indirect) incurred within 10 days of receipt of invoice from the Borough. All work performed by Borough and expenses incurred by Borough in direct or indirect consequence of Landowner's failure to abide by this Agreement, including reasonable counsel fees and expenses, may be collectable by the Borough by any lawful measure, including, but not limited to, the entry of municipal liens under the laws of the Commonwealth of Pennsylvania.
6. The intent and purpose of this Agreement is to ensure the proper maintenance of the onsite BMP(s) by Landowner; provided however, that this Agreement shall not be deemed to create or effect any additional liability of any party for damage alleged to result from or be caused by stormwater runoff.
7. Landowner, his executors, administrators, assigns, and other successors in interests, shall release the Borough and its agents, employees and designated representatives, of and from all claims, damages, accidents, casualties, occurrences or claims of any other kind or type which might arise or be asserted by reason of the construction, presence, existence, or maintenance of the BMP(s) by Landowner or Borough. In the event that any claim is asserted against the Borough, its agents, employees and/or designated representatives, Borough shall promptly notify Landowner and Landowner shall defend, at Landowner's sole expense, any suit based on such claim(s) together with any judgment entered against the Borough and/or its agents, employees and designated representatives.
8. Borough shall inspect the BMP(s) at a minimum of once every three (3) years to ensure their continued functioning.
9. This Agreement shall be binding on the parties and their respective heirs, executors, successors or assigns.
10. This Agreement shall be recorded at the Office of the Recorder of Deeds of Somerset County, Pennsylvania, and shall constitute a covenant running with the Property and/or equitable servitude, and shall be binding in perpetuity unless released by the Borough.

IN WITNESS WHEREOF the parties hereto have executed this instrument as of the date first above stated, and each party hereby represents to the other that the person(s) executing this instrument have full authority to do so.

Witness/Attest:

LANDOWNER:

Witness/Attest:

BOROUGH:

By _____

Authorized Official

COMMONWEALTH OF PENNSYLVANIA)

ss:

COUNTY OF SOMERSET)

On this, the ____ day of _____, 20____, before me, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person(s) whose names are subscribed to be within instrument as Landowner(s) or authorized representatives thereof, and acknowledged that he/she/they executed the same for the purposed therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____ (SEAL)