



## NORTH SHORES BOARD OF GOVERNORS

P.O. BOX 625 – REHOBOTH BEACH, DE 19971

PHONE: 302-227-6136 FAX: 302-227-7294

WEB: WWW.NORTHSHORES.NET – EMAIL: office@northshores.net

### Guidelines for Stormwater Management Plans

Stormwater management plan review throughout Sussex County is performed by the Sussex Conservation District. The North Shores Covenants include additional restrictions.

*Schedule A: (13) “The elevation of any given lot or land area shall not be changed so as to materially affect the surface grade of the surrounding lots or land area, without first obtaining the prior approval in writing of... the Board of Governors hereinafter provided.”*

*Exhibit A: 3. a) “Drainage: All changes of grade which will modify the flow, or change the direction, of rainwater run-off onto adjacent properties will be prohibited.”*

To ensure that construction activity in North Shores results in conditions that are compliant with the covenants, the following guidelines have been established to assist homeowners with the preparation of North Shores Construction Permit Applications.

1. Any proposed construction or landscaping project that increases the impervious lot coverage on a property by more than 5% of the total lot area will require submission of a stormwater management plan. Pools are considered impervious surfaces. The stormwater management plan is required to be prepared by, signed, and sealed by a licensed engineer and included with the construction permit application.
2. The stormwater management plan is required to include topographical elevation information for existing and proposed conditions on the property as well as directional flow information for stormwater runoff.
3. For new construction projects, the stormwater management plan is required to include calculations and a proposed design for an onsite storage and management system (“stormwater management plan”) with the capacity to handle a 5-year 24-hour rainfall event as defined by the most current NOAA Atlas for Sussex County, DE, based on the total impervious lot coverage. For renovation or addition projects, the stormwater management plan is required to provide the capacity to handle a 2-year 24-hour rainfall event as defined by the most current NOAA Atlas for Sussex County, DE. The stormwater management plan for renovation or addition projects is required to include storage capacity calculations based on the entire impervious lot coverage for existing structures and proposed additions.

BY ORDER OF THE: NORTH SHORES BOARD OF GOVERNORS, April 16, 2024