

**Residential Site Assessment**

Homeowner:

Site Address: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Date: \_\_\_\_\_

Phone number: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ E-mail:\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**Step 1: Pre Assessment – WERS GIS**

Watershed:  Subwatershed:

Distance to nearest stream:

Soil expected on site: A B C D Well/Septic *or* City Water/Sewer

Impervious Surface (Sq ft): House: \_\_\_\_\_\_\_ Driveway: \_\_\_\_\_\_\_\_\_ Outbuildings: \_\_\_\_\_\_\_\_ Total: \_\_\_\_\_\_\_\_\_\_

Parcel Size (Sq ft): Percent Impervious Surface:

Optional: Look at terrain, land cover, storm drain infrastructure, utilities, stream assessment

Using WERS GIS, create 2 Maps:

1) Ortho Image Map of the parcel, with related storm drain system (inlets, outfalls, streams)

2) A Base Map of the parcel, buildings and fences

**Step 2: Homeowner Interview and Site Assessment**

Using the Homeowner Interview, Site Assessment Sheet and Base Map (as above), note the existing site conditions, hot spots, pollution sources and homeowner perceptions. Use the form to observe and note conditions.

Use RainScaping flip cards and Base Map to discuss possible Pollution Reducing Behavior Changes and RainScaping Actions. *You may see many more or different opportunities than the homeowner is ready to address. With some neighbors, starting slowly with small changes will yield the greatest long term results. In many cases, the Residential Site Assessment is a point of beginning.*

**Step 3: Follow up with Homeowner**

Using the Homeowner Follow-up Letter and WSA RainScaping Action Graphic document, symbolize and describe possible RainScaping actions for homeowner. You may want to include example photographs of each type of RainScaping Action along with cost range, professional designers/contractors and pollutant removal/prevention benefits. Please include AA County Stormwater management Property Tax Credit information. This process is intended to identify opportunities and suggestions only. **Master Watershed Stewards are not authorized to make specific plans to redirect large volumes of water flow.** If water redirection or bioretention is a possible solution, please refer the homeowner to an appropriate contractor. In the case of a small (one downspout) rain garden, the Steward may guide or mentor the homeowner using the Rain Gardens Across Maryland and the Anne Arundel County Rain Garden Guidelines. ***If a rain garden or other infiltration BMP is a possibility, please highlight information regarding perc tests and Miss Utility.***



**Homeowner Interview and Site Assessment**

Date: \_\_\_\_\_\_\_\_\_ Assessed by: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Homeowner Name:

Address:

**Owner Information:**

* + Willing to construct and maintain a retrofit
* Likely to use contractor
* Knowledgeable of problem
* Homeowner perceived problems (describe and/or sketch on map):

**General Site Conditions:**

**Soil:** If possible take a soil core and complete perc test *Description*

* Fine grain (clay/silt)
* Course grain (sand/gravel)
* High Groundwater

Perc Yes No Rate of percolation:

**Sun:** *Description*

* Full Sun
* Partial Sun
* Shade

**Vegetation:** *Description*

* Mature trees (% of Property:\_\_\_\_\_\_)
* Highly maintained turf grass (% of Property:\_\_\_\_\_\_)
* Bare Spots (% of Property:\_\_\_\_\_\_)
* Invasive species (% of Property:\_\_\_\_\_\_)
* Mulched beds (% of Property:\_\_\_\_\_\_)

**Terrain:** *Description*

* Steep Slopes
* Critical Area

**Downspouts connected to:** *Description*

* Impervious Surface
* Mulched bed or grass
* Buried (If so, where do they daylight? Are more than one downspout tied together?)

**Pollution Reducing Behavior Changes:**

* Adopt a Storm Drain
* Boat Care
* Cover and Stabilize Bare Soil
* Energy Conservation
* Fertilizer Use/Lawn Care (evidence of highly maintained turf)
* Keep leaves off hard surfaces (curbs, sidewalks, stormdrain)
* Keep concentrated yard waste away from streams
* Manage Trash
* Nontoxic Household Products
* Pet Waste
* Septic Care/Upgrades

**Hot Spots:**

Sketch and describe on Map:

* + Concentrated stormwater entering site
  + Concentrated stormwater leaving site
  + Erosion
  + Debris
  + Downspouts connected to grass, impervious surface or piped under ground
  + Pavement Conditions
  + Perceived problems and solutions identified by homeowner
  + Ponding or wet spots
  + Site constraints such as: Utilities, septic tank, well
  + Other

**Opportunities for RainScaping**

🞏 **Cistern/rain barrel**: a water storage container attached to a downspout using a flexible hose, used to regulate the flow of water from roofs and gutters

🞏 **Conservation Landscape:** areas planted with locally native plants, designed to absorb stormwater runoff, provide wildlife habitat, clean water and reduce the use of energy and chemicals

🞏 **Downspout disconnect:** redirect your downspouts away from impervious surfaces or storm system pipes

🞏 **Dry Well:** a pit filled with gravel, riprap, rubble, or other debris, through which water is able to slowly infiltrate the surrounding soils

🞏 **Green roof:** vegetated rooftop systems that reduce stormwater runoff and increase the life expectancy of a roof

🞏 **Infiltration Trench:** a trench filled with round stones which receives water from an adjacent impervious surface and allows it to percolate down into the soil

🞏 **Living Shoreline:** address erosion in lower-energy situations by providing long-term protection, restoration or enhancement of vegetated shoreline habitats using plants, stone, sand fill and other structural or organic materials

🞏 **Pervious pavement:** porous concrete or porous pavers, allow water to infiltrate through to sub-soil

🞏 **Rain garden:** Bowl shaped garden that captures stormwater and allows it to sink into the ground

🞏 **Remove impervious area:** decrease the amount of impervious surface so that water can infiltrate instead of running off.

🞏 **Remove Invasive Species:** eliminate non-native trees and plants that grow aggressively, displacing beneficial natives

🞏 **Stormwater Planter:** a small, contained vegetated area that collects and treats stormwater that would otherwise flow directly to impervious surface

🞏 **Swales and Berms:** Swales are depressions and berms are raised areas, both of which redirect the flow of stormwater to allow better infiltration

🞏 **Tree Planting:** plant trees for their ability to stop erosion and absorb stormwater

🞏 **Other – describe**

*Notes, positive points:*



Date

Dear

Thank you for the opportunity to visit your property for the Residential Site Assessment. I hope the suggestions and resources below will be helpful as you. Please feel free to contact me at any time if you have questions or need additional help with your property.

*Please note that my suggestions below are intended to help guide you toward reducing your personal pollution. As a Master Watershed Steward, I am not authorized to make specific plans to redirect water flow. For professional guidance on specific designs or installations, you may contact the contractors listed below.* (include a list - there are suggestions on the WSA Vendors and Contractors list and on CCLC’s Organizational Members Directory… note that your contractor lists cannot imply endorsement, but is simply a listing of contractors who provide the services needed).

Sincerely,

Master Watershed Steward

(list your contact information)

**Positive Points**

*List a few positive observations.*

**Opportunities**

**Reduce Your Personal Pollution**

Describe 1-2 opportunities for reduce pollution sources.

**RainScape Your Yard – *Slow It Down, Spread It Out, Soak It In***

Describe 2-3 RainScaping actions that could be taken.

**Resources** (give some suggested links or hard copy resources and contractor names if applicable. *If referring the homeowner to a contractor, please suggest a minimum of 3 names. Refer to your Vendor and Contractor list for ideas*)

**Next Steps**

*List concrete next steps regarding your follow up/involvement with this homeowner. It is not necessary or even possible to be involved in every step of the process, but be clear on what you are agreeing to do and not do…*

***If a rain garden or other infiltration BMP is a possibility, highlight information on perc tests and Miss Utility. These should be done PRIOR to siting or designing a project.***