

USA-S-1829-560

LC

Letter faxed
and mailed
8-18-99



Judge John C. North, II
Chairman

Ren Serey
Executive Director

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

August 18, 1999

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 260-7516 Fax: (410) 974-5338

Mr. Rick Dwyer
Salisbury/Wicomico County
Dept. of Planning, Zoning, and Community Development
P.O. Box 870
Salisbury, Maryland 21803

RE: Brew River Site Plan

Dear Mr. ^{Rick}Dwyer:

Thank you for providing the site plan and Critical Area report for the proposed Brew River Restaurant. Commission staff has reviewed the information provided. It appears that the proposed stormwater management (i.e., the french drain in the eastern corner of the site) will be adequate to meet the 10% pollutant reduction requirement for this property. However, with regard to the 10% worksheet provided, I wanted to bring the following to your attention. First, in calculating the pre- and post-development pollutant load, the I_{pre} and I_{post} figures (site imperviousness) should be a whole number. For example, pre-development the site is 20% impervious so the I_{pre} should have been 20 instead of 0.20. Post development the I_{post} should have been 35.2 instead of 0.352. This has increased the pollutant removal requirement to 1.55 lbs. In using the revised numbers with the proposed BMPs, it appears that the french drain will remove 1.83 lbs., thus meeting the 10% requirement. Pollutant removal "credit" cannot be given for the grass swale, as this BMP is offsite and already in existence. I have enclosed revised 10% worksheets with these corrections for your use.

Also, in reviewing the site plan, it appears that the drainage area served by the onsite stormwater facility is less than 93% of the site. The corner which will drain offsite, by my rough measurements is approximately 5000 square feet, or 10.4% of the site. If the french drain serves only 89.6% of the site, the 10% requirement will still be met but the additional stormwater flow from this site may be an issue for the City of Salisbury's Public Works Department.

Lastly, as you know, this site is within a Buffer Exemption Area (BEA). In accordance with the City of Salisbury's Critical Area Program and Ordinance, development within a BEA requires offsets as listed in SS149-12 (C)(5) to mitigate impacts to the Buffer. The area between the building and the water is required to be established in natural vegetation. This office requests the opportunity to review the proposed landscaping plan for this site.

Thank you for the opportunity to review this site plan. Please forward a copy of the landscaping plan when it is submitted. If you have any questions or concerns, please contact me at (410) 260-7035.

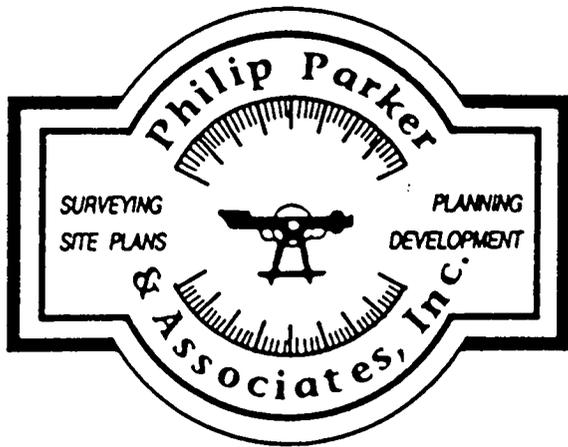
Sincerely,

LeeAnne Chandler
Natural Resources Planner

cc: SA431-99

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093





SA 431-99

PLANNING DEPARTMENT

RECEIVED

DATE 7/19/99 BY [signature]

100 Wilson Street
Salisbury MD 21801-4100
Telephone: 410-749-1023
Fax: 410:749-1012

CRITICAL AREAS REPORT

BREW RIVER RESTAURANT
Salisbury Marina, Fitzwater Street
City of Salisbury, Wicomico County, Maryland

Owner/Developer: Frank Hanna

July 12, 1999

(A) PRE-DEVELOPMENT CONDITIONS:

The existing site was improved with several commercial buildings which were demolished as part of the Riverfront Marina Re-Development Plan. This site at present consists of mixed poor grass and stone and is improved with bulkheading and piers. The existing soils are made land and do not appear to be hydric. The site is completely devoid of any other vegetation and is obviously not a habitat for any wildlife or plants. There are no non-tidal wetlands or areas of significant erosion on this site, however, the site is within the 100-Year Floodplain.

(B) PROPOSED DEVELOPMENT:

This site will be improved with a one-story building of 9,400 square feet. The existing City parking lot will be enlarged for access. The first flush runoff will be directed to sodded landscape swales constructed over a stone-filled infiltration trench which will assure that the quality of runoff meets the Chesapeake Bay Critical Areas requirements for a 10% reduction in pollutant loads within intensely developed areas, as well as meeting the City of Salisbury stormwater management requirements (see enclosed worksheets). A new piped outfall will be installed through the existing bulkhead to the Wicomico River.

(C) CONCLUSION:

The proposed redevelopment of this site will comply with all applicable Chesapeake Bay Critical Areas requirements for the I. D. A. Zone and will not have any adverse impact on the water resources, plant, or wildlife habitat of the Chesapeake Bay Critical Areas.

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JUL 23 1999

CHESAPEAKE BAY
CRITICAL AREA COMMISSION



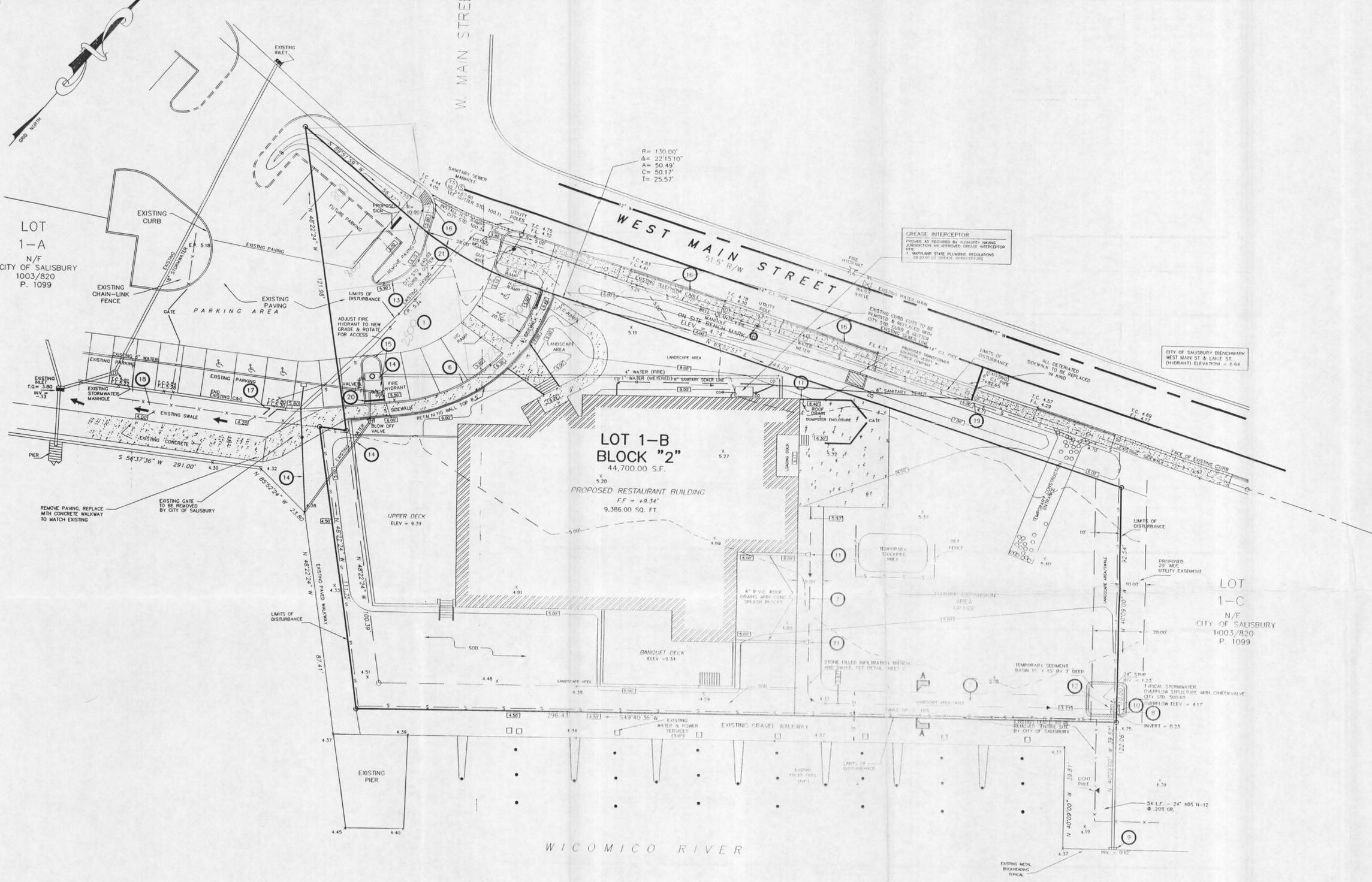
LOCATION MAP - NOT TO SCALE

- GENERAL NOTES**
- 1) The property shown hereon is currently owned by The City of Salisbury.
 - 2) Deed reference: 1011/789, 1024/467, 1003/822, 1003/817, 1003/881, 1004/312, 1003/820, 1025/887, 1025/884.
 - 3) Plot reference: 6/28-109.
 - 4) This property is shown on Tax Map 106 as part of Parcel 1099 and on City Property Map 84.
 - 5) Total area of property: 44,700 square feet/-.
 - 6) The present zoning of this property is River Front Redevelopment Multi-use and Central Business District.
 - 7) This property is shown on F.R.M. Community Panel 240080028, (Panel 2 of 4), dated 9/28/84, as being in Flood Zone A-3, 100-Year Flood Zone Elevation 6.
 - 8) This property is served by City of Salisbury water and sewer.
 - 9) All future construction shall conform to the City of Salisbury Code in effect at the time of construction.

LOT 1-A
N/F
CITY OF SALISBURY
1003/820
P. 1099

LOT 1-C
N/F
CITY OF SALISBURY
1003/820
P. 1099

LOT 1-B
BLOCK "2"
44,700.00 S.F.
PROPOSED RESTAURANT BUILDING
FF = +9.34'
9,386.00 SQ. FT.



R = 139.00'
Δ = 22°15'10"
A = 50.49'
C = 50.17'
T = 25.57'

GREASE INTERCEPTOR
PROVIDE AS REQUIRED BY AUTHORITY HAVING JURISDICTION OR APPROVED GREASE INTERCEPTOR PER: MARYLAND STATE PLUMBING REGULATIONS OR 29.07.03 GREASE INTERCEPTORS

CITY OF SALISBURY BENCHMARK
WEST MAIN ST. & LAKE ST.
(HYDRANT) ELEVATION = 6.64

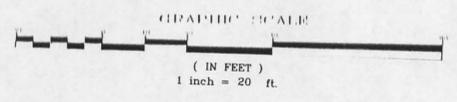
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AUG 13 1999
CHESAPEAKE BAY
CRITICAL AREA COMMISSION
PLANNING DEPARTMENT
RECEIVED
DATE 8/6/99 BY *gq*

- LEGEND**
- (---) --- INDICATES PROPOSED CONTOUR
 - (---) --- INDICATES PROPOSED GRADE
 - x 4.39 INDICATES EXISTING GRADE
 - S-S- INDICATES SILT FENCE
 - W INDICATES WATER VALVE
 - ⊕ INDICATES SANITARY SEWER MANHOLE
 - T.C. INDICATES TOP OF CURB
 - F.L. INDICATES FLOW LINE
 - ⊕ INDICATES FIRE HYDRANT
 - ⊕ INDICATES HANDICAPPED PARKING
 - INDICATES IRON PIPE PLACED
 - ⊕ INDICATES BELL ATLANTIC MANHOLE
 - CO INDICATES SEWER CLEANOUT
 - ⊕ INDICATES WATER METER
 - ⊕ INDICATES UTILITY POLE
 - ⊕ INDICATES IRON PIPE FOUND
 - INDICATES EXISTING CONTOUR
 - ⊕ INDICATES ON SITE BENCH MARK

SALISBURY-WICOMICO
Planning Office
Received
Date 8-9-99 BY *rick*
twyler



SHEET 1 OF 3



APPROVAL
CITY DEPARTMENT OF PUBLIC WORKS DATE

REVISIONS	
DATE	INIT.

**SITE PLAN OF
BREW RIVER RESTAURANT
FOR
FRANK HANNA**

LOCATION: SALISBURY ELECTION DISTRICT, WICOMICO COUNTY, MARYLAND

SCALE: 1" = 20' DATE: 9/16/98 TAX MAP: -

JOB NO.: S1323 DRAWN BY: M.V.M. PARCEL: -

DWG. NO.: \S1323\RIVER

Philip Hanna
SURVEYING
PLANNING
BY
Associates, Inc.
SALISBURY, MARYLAND
749-1023

TELEPHONE (410)-749-1023 FAX (410)-749-1012