

OC 807-05 Palm Isles Condo
Site Plan 05-18100030

MSA-S-1829-5077

JO 12/23/05
CC 4/17/06

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

April 12, 2006

Mr. Blaine Smith, Zoning Administrator
Town of Ocean City
PO Box 158
Ocean City, MD 21843

VIA FACSIMILE

RE: Site Plan – Palm Isle Condominium, File 10769, 10770, & 10771

Dear Mr. Smith:

Thank you for providing the updated information on the above referenced project. The applicant proposes to demolish the existing structures and redevelop the site with 20 townhouse style condominiums. The site is not waterfront and is reported to be 24,000 square feet in size. Critical Area requirements include 10% pollutant reduction and 15% afforestation. This site was previously reviewed in December 2005.

During the last review the Commission had concerns about the pervious paver detail for the drive isles. This detail has been provided to the Commission. Since the developer is using the paver system as a BMP it is important to ensure the proper installation and maintenance of the pavers in the drive isles. The site plan as submitted meets the 10% pollutant reduction and 15% afforestation requirements.

Thank you for the opportunity to comment. If there are any changes to the site plans that would warrant further review, please submit them to this office. If you have any questions or concerns, please contact me directly at 410-260-3476.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Clark".

Chris Clark
Natural Resources Planner

cc: OC807-05

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
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www.dnr.state.md.us/criticalarea/

December 23, 2005

Mr. Blaine Smith, Zoning Administrator
Town of Ocean City
PO Box 158
Ocean City, MD 21843

VIA FACSIMILE

RE: Site Plan – Palm Isles Condominium, File #05-18100030

Dear Mr. Smith:

Thank you for providing information on the above referenced site plan. The applicant proposes to demolish existing structures and redevelop the site with 20 townhouse-style condominiums. The site is not waterfront and is 24,000 square feet in size. Critical Area requirements include 10% pollutant reduction and 15% afforestation. Commission staff has reviewed the information provided and we have the following comments:

1. It appears that all of the pervious pavers are proposed within the drive isles. This may (depending on the type of paver system) be inconsistent with the paving standards of the Town and the need for the subsoil to be permeable and moderately compacted at most. Documentation on the permeability of the underlying soils and compliance with the Town's paving standards must be provided. The full efficiency rating for the pavers may not be warranted.
2. In order to be considered a Best Management Practice, the proposed wet swale must be designed in accordance with the specifications of the MDE Stormwater Manual. A detailed cross-section is needed.
3. It appears that the 15% afforestation requirement is proposed to be addressed adequately on site.

Thank you for the opportunity to comment. If you have any questions or concerns, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "LeeAnne Chandler".
LeeAnne Chandler
Science Advisor

cc: OC807-05

Worksheet A: Standard Application Process

Calculating Pollutant Removal Requirements¹

Step 1: Calculate Existing and Proposed Site Imperviousness

A. Calculate Percent Imperviousness

- 1) Site Area within the Critical Area IDA, A = ^{24,000} 0.55 acres
- 2) Site Impervious Surface Area, Existing and Proposed, (See Table 4.1 for details)

	(a) Existing (acres)	(b) Proposed (acres)
Roads		
Parking lots	0.13	0.03
Driveways	0.04	0.06
Sidewalks/paths	0.02	0.06
Rooftops	0.16	0.28
Decks	0.01	
Swimming pools/ponds		0.01
Other		
Impervious Surface Area	<u>0.36</u>	<u>0.38</u>

3) Imperviousness (I)

Existing Imperviousness, I_{pre} = Impervious Surface Area / Site Area
 = (Step 2a) / (Step 1)
 = $\frac{0.36}{0.55}$
 = 0.65 %

Proposed Imperviousness, I_{post} = Impervious Surface Area / Site Area
 = (Step 2b) / (Step 1)
 = $\frac{0.38}{0.55}$
 = 0.69 %

B. Define Development Category (circle)

- 1) New Development: Existing imperviousness less than 15% (Go to Step 2A)
- 2) Redevelopment: Existing imperviousness of 15% or more (Go to Step 2B)
- 3) Single Lot Residential Development: Single lot being developed or improved; single family residential development; and more than 250 square feet of impervious area and associated disturbance (Go to Section 5, Residential Approach, for detailed criteria and requirements).

¹ NOTE: All acreage used in this worksheet refers to areas within the IDA of the Critical Area only.

Step 2: Calculate the Predevelopment Load (L_{pre})

A. New Development

$$\begin{aligned} L_{pre} &= (0.5) (A) \\ &= (0.5) (\quad) \\ &= \quad \text{lbs /year of total phosphorus} \end{aligned}$$

Where:

- L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- 0.5 = Annual total phosphorus load from undeveloped lands (lbs/acre/year)
- A = Area of the site within the Critical Area IDA (acres)

B. Redevelopment

$$\begin{aligned} L_{pre} &= (R_v) (C) (A) (8.16) \\ R_v &= 0.05 + 0.009 (I_{pre}) \\ &= 0.05 + 0.009 (\underline{65}) = \underline{0.64} \\ L_{pre} &= (\underline{0.64}) (\underline{0.30}) (\underline{0.55}) (8.16) \\ &= \underline{0.86} \text{ lbs/year of total phosphorus} \end{aligned}$$

Where:

- L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
- R_v = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff
- I_{pre} = Pre-development (existing) site imperviousness (i.e., $I = 75$ if site is 75% impervious)
- C = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l) = 0.30 mg/l
- A = Area of the site within the Critical Area IDA (acres)
- 8.16 = Includes regional constants and unit conversion factors

Step 3: Calculate the Post-Development Load (L_{post})

A. New Development and Redevelopment:

$$L_{post} = (R_v) (C) (A) (8.16)$$

$$R_v = 0.05 + 0.009 (I_{post})$$

$$= 0.05 + 0.009 (\underline{69}) = \underline{0.67}$$

$$L_{post} = (\underline{0.67}) (\underline{0.30}) (\underline{0.55}) (8.16)$$

$$= \underline{0.90} \text{ lbs/year of total phosphorus}$$

Where:

L_{post} = Average annual load of total phosphorus exported from the post-development site (lbs/year)

R_v = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff

I_{post} = Post-development (proposed) site imperviousness (i.e., $I = 75$ if site is 75% impervious)

C = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l) = 0.30 mg/l

A = Area of the site within the Critical Area IDA (acres)

8.16 = Includes regional constants and unit conversion factors

Step 4: Calculate the Pollutant Removal Requirement (RR)

$$RR = L_{post} - (0.9) (L_{pre})$$

$$= (\underline{0.90}) - (0.9) (\underline{0.86})$$

$$= \underline{0.13} \text{ lbs/year of total phosphorus}$$

Where:

RR = Pollutant removal requirement (lbs/year)

L_{post} = Average annual load of total phosphorus exported from the post-development site (lbs/year)

L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)

9000.375

Step 5: Identify Feasible BMP(s)

Select BMP Options using the screening matrices provided in the Chapter 4 of the 2000 Maryland Stormwater Design Manual. Calculate the load removed for each option.

BMP Type	(L_{post})	x	(BMP _{RE})	x	(% DA Served)	=	LR	
<u>PAVERS</u>	<u>0.90</u>	x	<u>65%</u>	x	<u>46%</u> ^{35%}	=	0.27 lbs/year	
_____	_____	x	_____	x	_____	=	_____ lbs/year	
_____	_____	x	_____	x	_____	=	_____ lbs/year	
_____	_____	x	_____	x	_____	=	_____ lbs/year	
Load Removed, LR (total) =							0.27	lbs/year
Pollutant Removal Requirement, RR (from Step 4) =							<u>0.13</u>	lbs/year

.204

.201

Where:

- Load Removed, LR = Annual total phosphorus load removed by the proposed BMP (lbs/year)
- L_{post} = Average annual load of total phosphorus exported from the post-development site (lbs/year)
- BMP_{RE} = BMP removal efficiency for total phosphorus, Table 4.8 (%)
- % DA Served = Fraction of the site area within the critical area IDA served by the BMP (%)
- RR = Pollutant removal requirement (lbs/year)

If the Load Removed is equal to or greater than the Pollutant Removal Requirement computed in Step 4, then the on-site BMP complies with the 10% Rule.

Has the RR (pollutant removal requirement) been met? Yes No

Leif Blay

OC 807-05

MEMORANDUM

TO: Departmental Representatives and Other Public Agencies

FROM: Planning and Community Development

DATE: December 5, 2005

SUBJECT: Staff Review of Palm Isles Condominium – Proposed 20 multi-family residential units (8-3BR units and 12-4BR units) to be located on Lots 17 and 18, Block 108, Ocean Bay City Plat, further described as located on the north side of 75th Street and known locally as 104 – 75th Street, in the Town of Ocean City, Maryland. File #05-18100030

APPLICANT: OC 75, LLC, c/o Steve Grebow

An application has been made for the above referenced project requiring your review.

The staff review meeting for this project is scheduled for **Thursday, January 5, 2006**, at 10:30 a.m. in the downstairs conference room of City Hall. The applicant and all agencies are encouraged to attend. Your input is vital to the overall approval process.

Should you have any questions, please call Blaine Smith at 410-289-8855.

- cc: M.B. Richardson, Chief Building Official
- Terry McGean, Engineering
- Sam Villani, Fire Marshal
- Woodrow Shockley, Solid Waste
- Allen Absher, Verizon
- Paul Skorobatsch, Conectiv
- Perry Linz, Water Department
- Charles Felin, Wastewater Department
- Nelson Kelly, Wastewater
- Bob Small, State Highway Administration
- Dean Dashiell, Public Works
- Jimmy Jarman, Comcast, 8301 Coastal Hwy, Ocean City, Md.
- Jesse C. Houston, Director of P & D
- LeeAnne Chandler, Critical Area Commission
- Karen Zera, GIS
- File P&Z 05-18100030
- Correspondence '05

RECEIVED
 DEC 7 2005 *SMB*
 CRITICAL AREA COMMISSION

**Critical Area Project Application
Town of Ocean City**

Date: 11/16/05 File# 05-18100030

Project Name: 75th STREET CONDO

Project Address 75th STREET OCEAN CITY MD

Tax Map: 114 Parcel: 201A Block: 10B Lot# 17~~8~~ 10 Zoning LC-1

Property Owner OC 75 LLC Phone 443 857-6665

Property Owner Address 3627 BROADLEAF CT., GLENWOOD MD
21738

Parcel size (SF): 24,000

I. Project Description

In the 100 foot buffer? Yes _____ No (If yes, continue with Sec. I)
(If no, skip to Sec. III)

Parcels 40,000 SF or more: Critical Area setback is 25 feet. No impervious surface or cantilevering permitted within 25 feet of the shoreline/wetlands. ("Pervious" decks are permitted 10' into setback, per construction standards.)

Parcels less than 40,000 SF: Critical Area set back is equal to the zoning setback (____ feet). No impervious surfaces permitted within the setback. ("Pervious" decks at ground level are permitted in the setback, per construction standards.)

Existing Conditions N/A

Impervious surface (SF) _____ % of site impervious: _____

Impervious surface within the 100-foot buffer (SF): _____

Proposed Conditions

Impervious surface (SF): _____ % of site impervious: _____

Total SF of disturbed area: _____

Impervious surface within the 100-foot buffer (SF): _____

RECEIVED
DEC 7 2005 *SMB*

II. Mitigation Worksheet in the 100-foot Buffer *N/A*

1. **Detached Single Family Dwellings**

Value of Construction: \$ _____

- a. Landscaping required in the amount of 2% of the cost of construction
(Value of construction x .02 = \$ _____)
- b. Total landscaping provided. Attach cost values and plant schedule. (Must equal or exceed "Means" book value.)
\$ _____
- c. Mitigation requirement (if a - b > 0) = Fee in Lieu of landscaping.
\$ _____ (To be paid prior to issuance of Certificate of Occupancy.)

2. **Multi-Family and Commercial Mitigation worksheet (within the 100' buffer)**
- If not in 100-foot buffer skip to Section III below.
- All SF values determined from "Landscaping Conversion Table" below.

Activity Description (Complete all that apply):

- a. Trees or shrubs removed from buffer (outside of setback):
_____ x _____ SF x 1 = _____ SF
- b. Trees or shrubs removed from setback # _____ x SF = _____ x 2 = _____ SF
- c. Pervious to impervious _____ SF x 2 = _____ SF
- d. Improved pervious to improved pervious _____ SF x 1 = _____ SF
- e. Undisturbed surface disturbed but remaining pervious
_____ SF x 1 = _____ SF
- f. Impervious to impervious _____ SF x 1 = _____ SF
- g. Impervious to pervious _____ SF x 0 = 0 SF
- h. Construction of decks in setback _____ SF x 2 = _____ SF
- i. TOTAL MITIGATION REQUIRED (sum of a through h) = _____ SF
- j. TOTAL LANDSCAPING PROVIDED (Refer to "Landscaping Conversion Chart" below)

	Number	Value	Total
Large trees	_____ x	200 SF	SF _____
Small trees	_____ x	100 SF	SF _____
Large shrubs	_____ x	75 SF	SF _____
Small shrubs	_____ x	50 SF	SF _____
Plants	_____ x	2 SF	SF _____
TOTAL VALUE OF LANDSCAPING PROVIDED			SF _____

(Must provide this SF of plantable area not only the plants listed above)

FEE-IN-LIEU OF LANDSCAPING (OFFSET) = i - j x \$1.20 \$ _____

(To be paid prior to issuance of Certificate of Occupancy)

- k. Setback from water/wetlands _____ SF x .25 = _____ SF
(Landscape to be provided in setback area)

LANDSCAPING CONVERSION CHART

Large tree = 200 square feet of mitigation

Small tree = 100 square feet " " "

Large shrub = 75 square feet " " "

Small shrub = 50 square feet " " "

Herbaceous plants = 2 square feet of mitigation per plant

III. Afforestation (Landscaping) Requirements Outside the 100-foot Buffer

1. All Development within the 1000' Critical Area (but outside the 100' buffer) every development or redevelopment must be planted in woody vegetation in an amount of 15% of the site area.

a. Total landscaping required: Parcel size x .15 = 3,600 SF.

(This SF area must be plantable and planted with the following number of plants)

b. Landscaping provided (use Landscaping Conversion Chart)

Large trees	#	<u> </u>	x	200 SF =	<u> </u>	SF
Small trees	#	<u>11</u>	x	100 SF =	<u>1,100</u>	SF
Large shrubs	#	<u>8</u>	x	75 SF =	<u>600</u>	SF
Small shrubs	#	<u>58</u>	x	50 SF =	<u>2,900</u>	SF

TOTAL VALUE OF LANDSCAPING PROVIDED: 4,600 SF

IV. Stormwater management and the 10% rule - Pollutant reduction requirement for all disturbances over 250 SF in the 1000 foot Critical Area.

1. Single family development subject to stormwater management requirements that use the "Standard Stormwater Management Plan" automatically meet the 10% Rule.

2. Single family development not subject to stormwater management regulations can meet the intent of the 10% Rule by submitting a Water Quality Management Plan.

3. Commercial and multi-family development must submit the 10% Rule Worksheet.

V. Habitat Protection (skip if it is less than 40,000 SF)

For lots of 40,000 square feet or greater, the applicant must consult with the Maryland Department of Natural Resources to determine the existence of any Habitat Protection Areas that may be affected by the proposed development.

VI. Landscape Plan
ALL VEGETATION SHALL BE PROVIDED IN ACCORDANCE WITH
CHAPTER 98, ARTICLE II, LANDSCAPING, OF THE CODE.

VII. Site plan requirements

Critical Area site plan is required and it must include the following information:

- 1. Topography**
- 2. Mean high water line**
- 3. Delineation of private and State tidal wetlands**
- 4. Delineation of non-tidal wetlands**
- 5. Soil Types**
- 6. Tree cover (show location of individual trees or a tree line defining wooded areas).**
- 7. Landscaping plan with required plants and plantable area**
- 8. 100-foot Buffer and applicable setback**
- 9. Habitat protection areas (if applicable)**
- 10. All impervious surfaces labeled as existing or proposed.**
- 11. All proposed clearing, grading and disturbance.**
- 11. Computation of total existing and proposed impervious surfaces, existing forest cover and proposed clearing and total area of disturbance.**
- 12. Proposed landscaping/mitigation plan.**

Reviewed by: _____ Zoning Administrator (Date _____)

_____ Environmental Engineer (Date _____)

Worksheet A: Standard Application Process

Calculating Pollutant Removal Requirements¹

Step 1: Calculate Existing and Proposed Site Imperviousness

A. Calculate Percent Imperviousness

- 1) Site Area within the Critical Area IDA, A = 0.55 acres
- 2) Site Impervious Surface Area, Existing and Proposed, (See Table 4.1 for details)

	(a) Existing (acres)	(b) Proposed (acres)
Roads	<u>0.13</u>	<u>0.03</u>
Parking lots	<u>0.04</u>	<u>0.05</u>
Driveways	<u>0.02</u>	<u>0.16</u>
Sidewalks/paths	<u>0.16</u>	<u>0.01</u>
Rooftops	<u>0.01</u>	<u>0.01</u>
Decks	<u>0.01</u>	<u>0.01</u>
Swimming pools/ponds	<u>0.01</u>	<u>0.01</u>
Other	<u>0.01</u>	<u>0.01</u>
Impervious Surface Area	<u>0.36 acres</u>	<u>0.36</u>

3) Imperviousness (I)

Existing Imperviousness, I_{pre} = Impervious Surface Area / Site Area
 (Step 2a) / (Step 1)
 = $(0.36) / (0.55)$
 = 65 %

Proposed Imperviousness, I_{post} = Impervious Surface Area / Site Area
 (Step 2b) / (Step 1)
 = $(0.36) / (0.55)$
 = 65 %

B. Define Development Category (circle)

- 1) New Development: Existing imperviousness less than 15% (Go to Step 2A)
- 2) Redevelopment: Existing Imperviousness of 15% or more (Go to Step 2B)
- 3) Single Lot Residential Development: Single lot being developed or improved; single family residential development; and more than 250 square feet of impervious area and associated disturbance (Go to Section 5, Residential Approach, for detailed criteria and requirements).

¹ NOTE: All acreage used in this worksheet refers to areas within the IDA of the Critical Area only.

Step 2: Calculate the Predevelopment Load (L_{pre})

A. New Development

~~$$L_{pre} = (0.5) (A)$$
$$= (0.5) (\quad)$$
$$= \quad \text{lbs/year of total phosphorus}$$~~

Where:

- ~~L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
0.5 = Annual total phosphorus load from undeveloped lands (lbs/acre/year)
A = Area of the site within the Critical Area IDA (acres)~~

B. Redevelopment

$$L_{pre} = (R_v) (C) (A) (8.16)$$
$$R_v = 0.05 + 0.009 (I_{pre})$$
$$= 0.05 + 0.009 (\underline{65}) = \underline{0.64}$$
$$L_{pre} = (\underline{0.64}) (\underline{0.30}) (\underline{0.55}) (8.16)$$
$$= \underline{0.86} \text{ lbs/year of total phosphorus}$$

Where:

- L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)
 R_v = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff
 I_{pre} = Pre-development (existing) site imperviousness (i.e., $I = 75$ if site is 75% impervious)
C = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l) = 0.30 mg/l
A = Area of the site within the Critical Area IDA (acres)
8.16 = Includes regional constants and unit conversion factors

Step 3: Calculate the Post-Development Load (L_{post})

A. New Development and Redevelopment:

$$L_{post} = (R_v) (C) (A) (8.16)$$

$$R_v = 0.05 + 0.009 (I_{post})$$

$$= 0.05 + 0.009 (\underline{65}) = \underline{0.64}$$

$$L_{post} = (\underline{0.64}) (\underline{0.30}) (\underline{0.55}) (8.16)$$

$$= \underline{0.86} \text{ lbs/year of total phosphorus}$$

Where:

L_{post} = Average annual load of total phosphorus exported from the post-development site (lbs/year)

R_v = Runoff coefficient, which expresses the fraction of rainfall which is converted into runoff

I_{post} = Post-development (proposed) site imperviousness (i.e., $I = 75$ if site is 75% impervious)

C = Flow-weighted mean concentration of the pollutant (total phosphorus) in urban runoff (mg/l) = 0.30 mg/l

A = Area of the site within the Critical Area IDA (acres)

8.16 = Includes regional constants and unit conversion factors

Step 4: Calculate the Pollutant Removal Requirement (RR)

$$RR = L_{post} - (0.9) (L_{pre})$$

$$= (\underline{0.86}) - (0.9) (\underline{0.86})$$

$$= \underline{0.09} \text{ lbs/year of total phosphorus}$$

Where:

RR = Pollutant removal requirement (lbs/year)

L_{post} = Average annual load of total phosphorus exported from the post-development site (lbs/year)

L_{pre} = Average annual load of total phosphorus exported from the site prior to development (lbs/year)

Step 5:**Identify Feasible BMP(s)**

Select BMP Options using the screening matrices provided in the Chapter 4 of the 2000 Maryland Stormwater Design Manual. Calculate the load removed for each option.

BMP Type	(L_{post})	x	(BMP_{RE})	x	(% DA Served)	=	LR
<u>WET SWALE</u>	<u>0.85</u>	x	<u>40%</u>	x	<u>43</u>	=	<u>0.15</u> lbs/year
<u>INFILTRATION</u>	<u>0.85</u>	x	<u>65%</u>	x	<u>42</u>	=	<u>0.23</u> lbs/year
_____	_____	x	_____	x	_____	=	_____ lbs/year
_____	_____	x	_____	x	_____	=	_____ lbs/year
Load Removed, LR (total) =						<u>0.38</u>	lbs/year
Pollutant Removal Requirement, RR (from Step 4) =						<u>0.09</u>	lbs/year

Where:

Load Removed, LR	=	Annual total phosphorus load removed by the proposed BMP (lbs/year)
L_{post}	=	Average annual load of total phosphorus exported from the post-development site (lbs/year)
BMP_{RE}	=	BMP removal efficiency for total phosphorus, Table 4.8 (%)
% DA Served	=	Fraction of the site area within the critical area IDA served by the BMP (%)
RR	=	Pollutant removal requirement (lbs/year)

If the Load Removed is equal to or greater than the Pollutant Removal Requirement computed in Step 4, then the on-site BMP complies with the 10% Rule.

Has the RR (pollutant removal requirement) been met?

Yes

No

W.S.E.L. 1.36

GENERAL NOTES

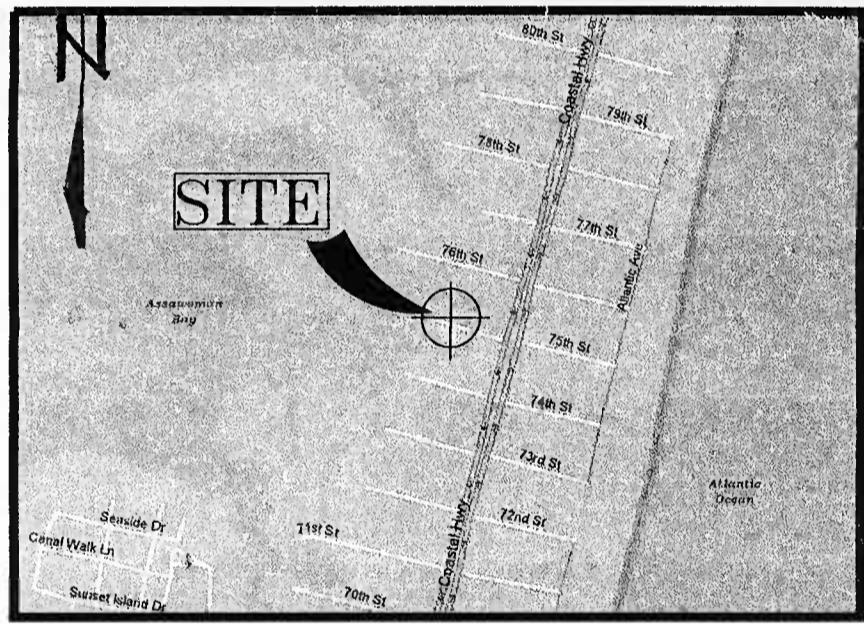
- OWNER/DEVELOPER:
OC75, LLC
100 EAST PRATT STREET
BALTIMORE MARYLAND 21201
DEED REF: S.V.H. 4335/722
- PREMISE ADDRESS:
TAX MAP 114, PARCEL 201A, 202A, 203A LOTS 17 & 18
BLOCK 108
"PLAT OF OCEANBAY CITY, MARYLAND", O.D.C. 2/76
- ZONED: LC-1
BUILDING SETBACKS:
FRONT: 10'
SIDE: 5'
REAR: 10'
- LOT AREA = 24,000 sq. ft. (0.55 Ac.)
- BUILDABLE AREA = 19,000 sq. ft.
- L.O.D. = 27,509 sq. ft. (0.63 Ac.)
AMOUNT OF FILL = ±185 cu. yds
- SOILS: Um (Urban Land)
- SITE HAS CURRENTLY 65% IMPERVIOUS COVERED WITH BUILDING AND PARKING AREA.
- SITE AREA IS LOCATED IN THE ATLANTIC COASTAL BAYS CRITICAL AREA.
- LOTS ARE LOCATED IN WORCESTER COUNTY SUBWATERSHED 2130103-ISLE OF WIGHT BAY DRAINAGE.
- THIS SITE IS LOCATED IN FLOOD ZONE A6 (ELEV 6.0'). BASED UPON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 245207 0002 F, DATED MARCH 3rd, 1986
- PARKING SUMMARY:
TOTAL PARKING SPACES REQUIRED: 56
TOTAL PARKING CREDITS: 12
TOTAL PARKING SPACES PROVIDED: 44
- PROPOSED BUILDING:
12 - 4 BEDROOM UNITS
8 - 3 BEDROOM UNITS
- ALL EXISTING CURB CUTS ARE TO BE REMOVED.

HVAC PEDESTALS ELEVATION 8.0 MIN. (TYP.)

USE 8X8 SALT TREATED TIMBER FOR AREAS WHERE BERMS CANNOT BE DAYLIGHTED INTO EXISTING GRADE

USE 8X8 SALT TREATED TIMBER FOR AREAS WHERE BERMS CANNOT BE DAYLIGHTED INTO EXISTING GRADE

HVAC PEDESTALS ELEVATION 8.0 MIN. (TYP.)



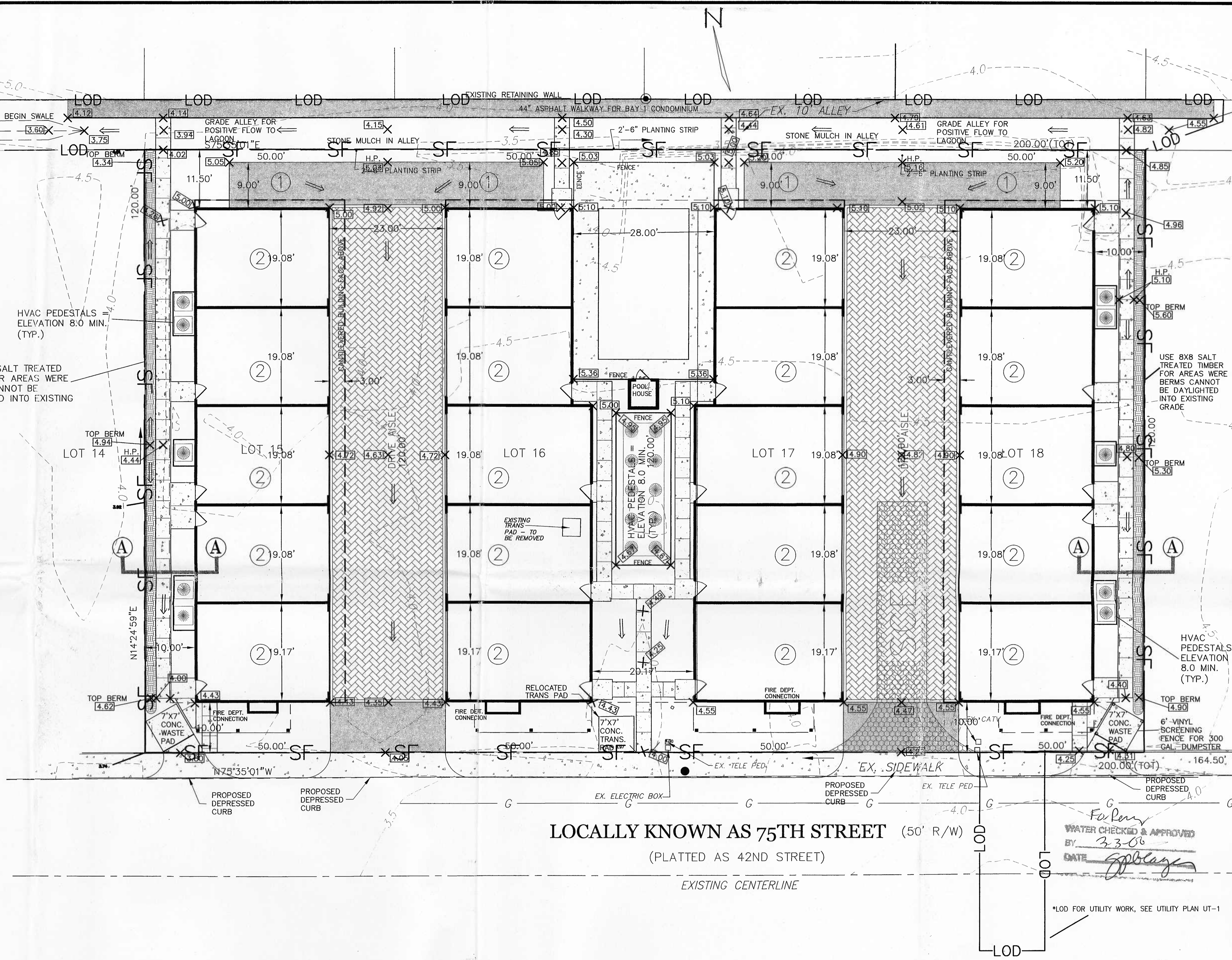
VICINITY MAP

AREA TABLE

TOTAL SITE AREA	24,000 s.f.
TOTAL DISTURBED AREA	24,000 s.f.
EXISTING IMPERVIOUS AREA	15,507 s.f.
EXISTING % IMPERVIOUS	65%
PROPOSED IMPERVIOUS AREA (NOT INCLUDING PAVERS)	16,675 s.f.
PROPOSED % IMPERVIOUS	69%
% INCREASE IN IMPERVIOUS	3%
% AREA REQUIRED FOR SWM	23%
AREA REQUIRED	5,520 s.f.
1" VOLUME REQUIRED	460 c.f.
AREA OF PAVERS	4312 s.f.
VOLUME PROVIDED IN PAVERS	1156 c.f.
AREA PAVERS SERVES	11,240 s.f.

PAVER VOLUME SHOWN INCLUDES AREA UNDER ROOF OVERHANG, WITH 8" BASE & 40% VOIDS.

SITE IMPERVIOUS AREAS	EXISTING (AC.)	PROPOSED (AC.)
ROADS		
PARKING LOTS	0.13	0.03
DRIVEWAYS	0.04	
SIDE WALKS/PATHS	0.02	0.06
ROOFTOPS	0.16	0.28
DECKS	0.01	
SWIMMING POOLS/PONDS		0.01
OTHER		
TOTAL =	0.36	0.38



LOCALLY KNOWN AS 75TH STREET (50' R/W)
(PLATTED AS 42ND STREET)

EXISTING CENTERLINE

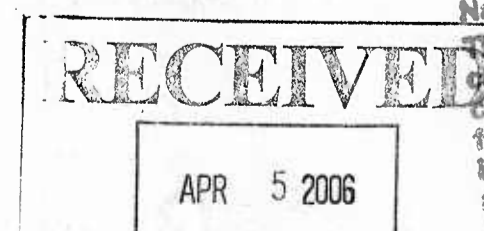
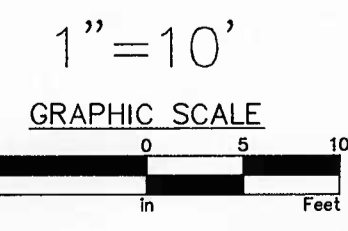
For Review
WATER CHECKED & APPROVED
BY: [Signature]
DATE: 3-3-06

*LOD FOR UTILITY WORK, SEE UTILITY PLAN UT-1

LEGEND

- X[4.62] PROPOSED SPOT ELEVATION
- PROPOSED SWALE
- G EXISTING GAS LINE
- > DRAINAGE FLOW LINE
- [Hatched Box] PROPOSED PERVIOUS PAVERS
- [Solid Box] PROPOSED PAVING
- [Dashed Box] PROPOSED BERM

PLAN



CRITICAL AREA COMMISSION
tesapeake & Atlantic Coastal Bays

REVIEWED
STORMWATER MANAGEMENT ENGINEERING
DATE: 3-3-06

This Review is based upon information contained in the plan only and does not constitute a warranty or assurance of performance. The reviewer is not responsible for any errors or omissions in the plan. The reviewer is not responsible for any errors or omissions in the plan. The reviewer is not responsible for any errors or omissions in the plan.

Date Plotted: 2/20/06

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SALISBURY, MARYLAND 21801
(410) 742-7797

REVISIONS	Date	Issued for

STORMWATER MANAGEMENT & GRADING PLAN
LOT 15-18 BLOCK 108 OF OCEANBAY CITY SUBDIVISION
TENTH TAX DISTRICT
THE TOWN OF OCEAN CITY
MARYLAND
WORCESTER COUNTY



Designed By: RR
Drawn By: MCS/KND
Date: JULY 2005
Job No.: 05-140
Drawing File No.: 05-140SITEBASE.dwg
Sheet No.:

SW-1