

ANNE ARUNDEL COUNTY  
AA 12-06 - Dreams Landing Pumping REC  
VAR 0482 Station

MSA\_S-1829-5376

CH  
1/12/06  
Comment

Bill Usko-DPW

(410) 222-7569

Mark Patenoster } Dowberry  
Joe Burns } (410) 265-  
9500

FAY (410) 265-  
8875

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
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/](http://www.dnr.state.md.us/criticalarea/)

June 4, 2007

Mr. William Lesko  
Anne Arundel County  
Department of Public Works  
Bureau of Engineering  
2662 Riva Road, MS -7301  
Annapolis, Maryland 21401

Re: Dreams Landing Collection System  
Contract No.: S792201

Dear Mr. Lesko:

This office has received the above-referenced landscape planting plans for review and comment. It appears the current set of plans are in compliance with the Dreams Landing project mitigation requirements. Please contact this office to perform a follow-up site inspection the first growing season following the initial planting, which you have indicated will be in September 2007.

Thank you and your consultant team for their cooperation. If you have any questions, please telephone me at (410) 260-3481 or Lisa Hoerger at (410) 260-3478.

Sincerely,

A handwritten signature in cursive script that reads "Megan J. Sines".

Megan J. Sines  
Natural Resources Planner

cc: Mr. Mark Patemoster, Dewberry & Davis, LLC  
Mr. Joseph Burns, Dewberry & Davis, LLC

AA 12-06

**Widmayer, Amber**

---

**From:** Chris Soldano [PZSOLD00@aacounty.org]  
**Sent:** Wednesday, August 05, 2009 1:08 PM  
**To:** Widmayer, Amber; Serey, Ren  
**Subject:** Fwd: dreams landing  
**Attachments:** CAC letter.pdf; DSCF3444.JPG; DSCF3445.JPG; DSCF3446.JPG; DSCF3447.JPG

FYI. Let George know if there is something specific you need.

>>> George Heiner 8/4/2009 3:04 PM >>>  
Chris,

Bruce is correct in that there was a change order on the project to revise the landscaping plan which was reviewed by the CAC. The landscaping work was completed in the November of 2007 I believe, although I would need to confirm this from the records.

I was asked about the change order by MDE at one point so I happened to have a copy of the letter on my computer. We also had a few plants replaced about a year later and I found a few pictures that show the general areas.

Is there something specific that is being sought or that you would like me to provide?

Sincerely,  
George Heiner













**From:** Bruce Wright  
**To:** Chris Soldano, George Heiner, Robert Winchester, Kelly Krinetz  
**Date:** 8/4/2009 2:14 PM  
**Subject:** Re: Dreams Landing reforestation

Chris

I recall an extensive landscape plan as part of the project. George Heiner of my office over saw the project's close out. By copy I will ask George to confirm the planting was completed.

-----Original Message-----

From: Chris Soldano  
Cc: Robert Winchester <IPWINC00@aacounty.org>  
To: Bruce Wright <PWWRIG51@aacounty.org>  
Cc: Kelly Krinetz <PZKRIN00@aacounty.org>  
Cc: Amber Widmayer <AWidmayer@dnr.state.md.us>

Sent: 8/4/2009 2:06:48 PM  
Subject: Dreams Landing reforestation

Bruce,

Who would I talk to about whether reforestation was supposed to be planted for the Dreams Landing pumping station and whther this was a county project? I've copied Amber Widmayer of the Critical Area Commission staff as they are receiving inquiries. Thanks.



ANNE  
ARUNDEL  
COUNTY

MARYLAND  
COUNTY EXECUTIVE JOHN R. R. LEOPOLD

DEPARTMENT OF PUBLIC WORKS  
BUREAU OF ENGINEERING  
2662 RIVA ROAD, MS-7301  
ANNAPOLIS, MD 21401

December 12, 2006

State of Maryland  
Critical Area Commission  
1804 West Street, Suite 100  
Annapolis, MD 21401

Attn: Mrs. Lisa Hoerger

Re: Dreams Landing Collection System  
Contract No.: S792201

Dear Mrs. Hoerger:

This letter is to confirm that the Anne Arundel County Department of Public Works and Dewberry LLC will work with the Dreams Landing residents to select trees and shrubs for the landscapt plan as per our previous discussion. The trees and shrubs selected will be from the native species list as required by the Critical Area Commission.

Should you have any questions, please contact me at (410) 222-7569.

Sincerely yours,

*William Lesko*  
William Lesko  
Project Manager

WL

cc: S. Burzenski  
File: 792201 (12)  
Diary

J:\BLesko\S792201\HOERGERLTR.doc

Phone: 410-222-7569 • Mailstop: 7301 • FAX: 410-222-7589  
"Recycled Paper"  
Web Site: [www.aacounty.org/DPW](http://www.aacounty.org/DPW)

# Planting Agreement for State and Local Projects

State or Local Agency

ANNE ARUNDEL COUNTY DEPT. OF PUBLIC WORKS

Project Number

S792200

Agency Contact

BILL LESKO

Phone Number

410.222.7569

Commission Approval Date

SEPTEMBER 6, 2006

CAC Planner

LISA HOEGER

Project Name

DREAMS LANDING SEWAGE PUMPING STATION AND FORCE MAIN

Project Location

THE BOTTOM OF DREAMS LANDING WAY

Square Feet Cleared Outside 100ft Buffer

Mitigation Ratio for Clearing Outside Buffer

Mitigation Calculation Outside Buffer

Square Feet Disturbed/Cleared Within 100ft Buffer

2,545

Mitigation Ratio for Disturbance/Clearing Within Buffer

3:1

Mitigation Calculation Within Buffer

7,635

% Afforestation Requirement Met

N/A

Total Mitigation Required

7,635 SF 7,635

Planting and Natural Regeneration Plan (attach additional sheets if necessary)

Planting Date

SEPTEMBER

Year

2007

First Site Visit Date

8/24/2006

First Site Visit By

HOEGER

Second Site Visit Date

Second Site Visit By

Mitigation Completed?

\* see back for explanations

Revised 9/03

AA1206



ANNE  
ARUNDEL  
COUNTY

MARYLAND

COUNTY EXECUTIVE JOHN R. R. LEOPOLD

DEPARTMENT OF PUBLIC WORKS  
BUREAU OF ENGINEERING  
2662 RIVA ROAD, MS-7301  
ANNAPOLIS, MD 21401

December 12, 2006

State of Maryland  
Critical Area Commission  
1804 West Street, Suite 100  
Annapolis, MD 21401

Attn: Mrs. Lisa Hoerger

Re: Dreams Landing Collection System  
Contract No.: S792201

Dear Mrs. Hoerger:

This letter is to confirm that the Anne Arundel County Department of Public Works and Dewberry LLC will work with the Dreams Landing residents to select trees and shrubs for the landscape plan as per our previous discussion. The trees and shrubs selected will be from the native species list as required by the Critical Area Commission.

Should you have any questions, please contact me at (410) 222-7569.

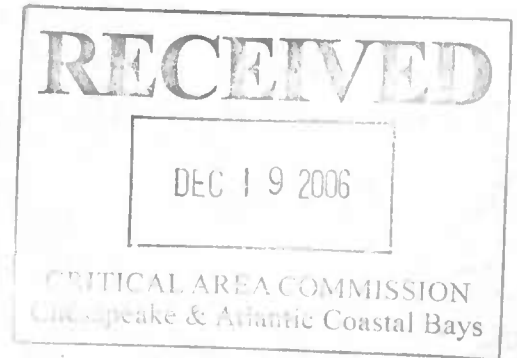
Sincerely yours,

William Lesko  
Project Manager

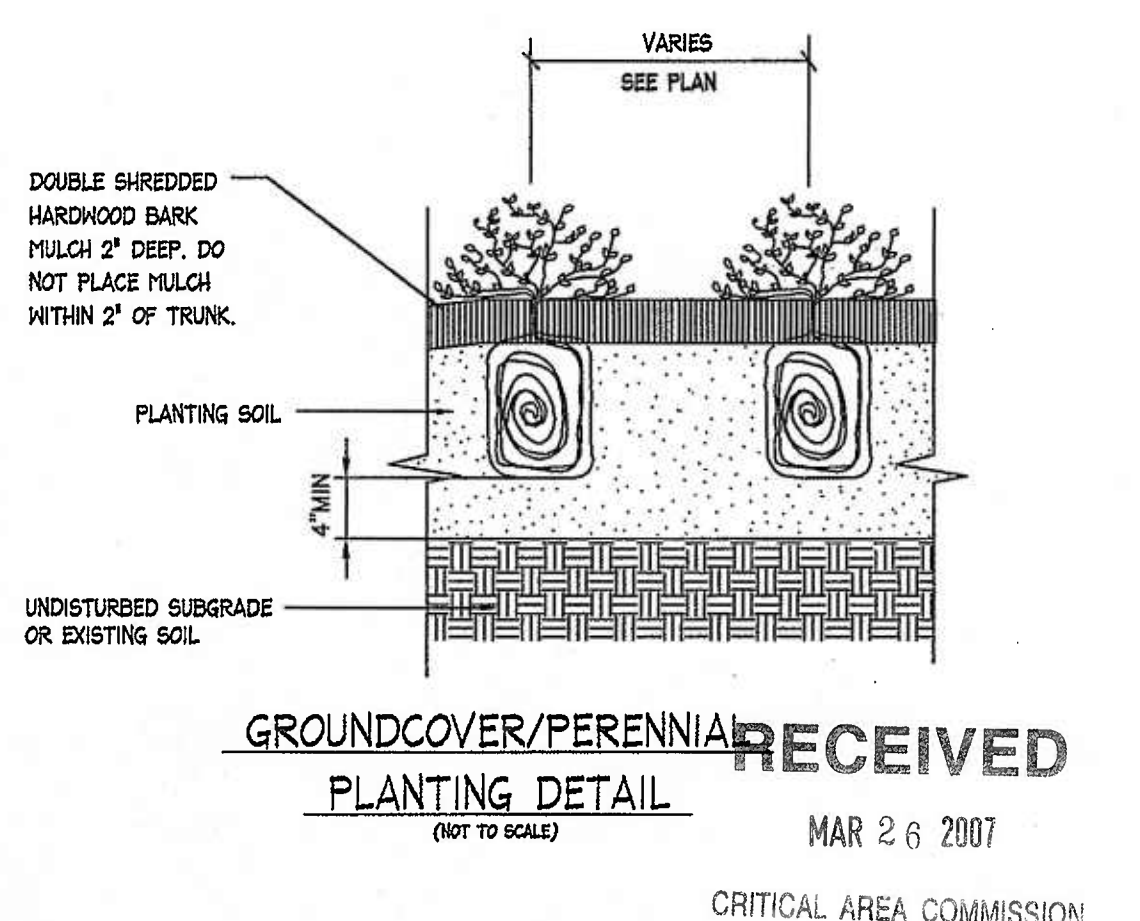
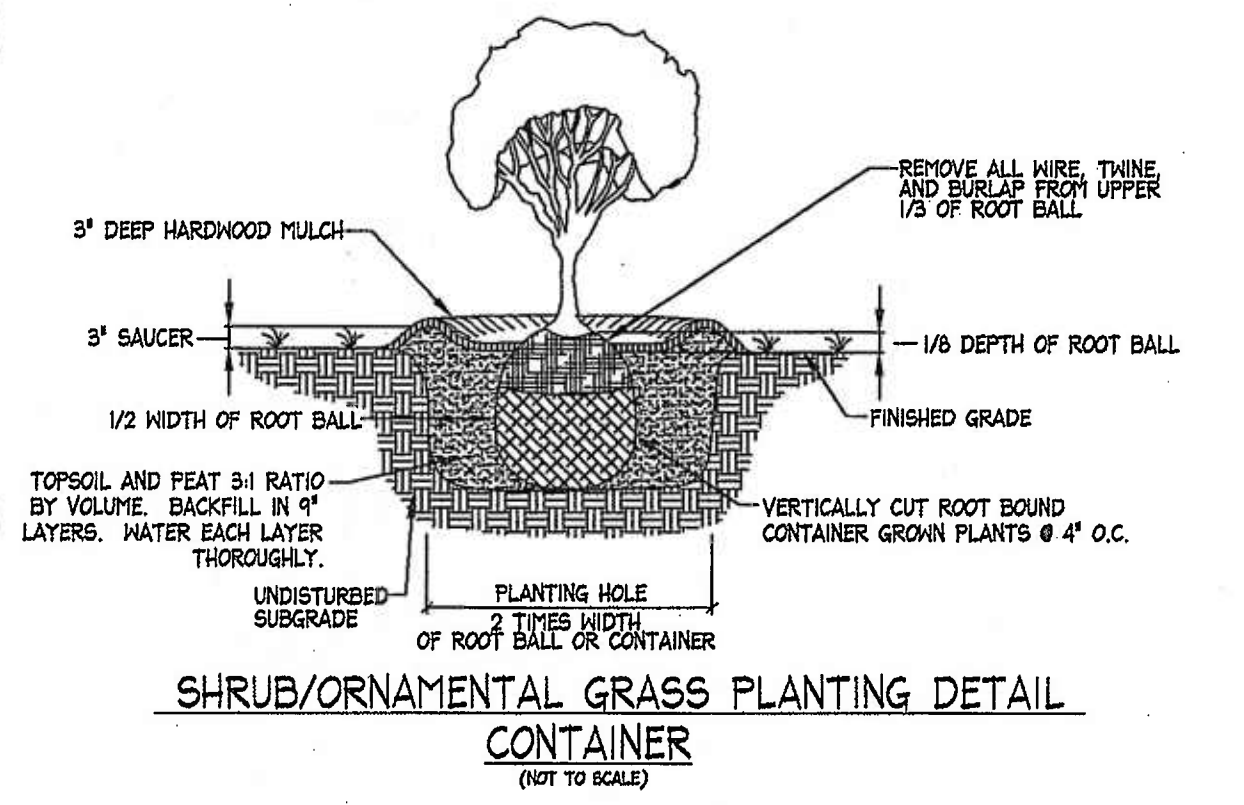
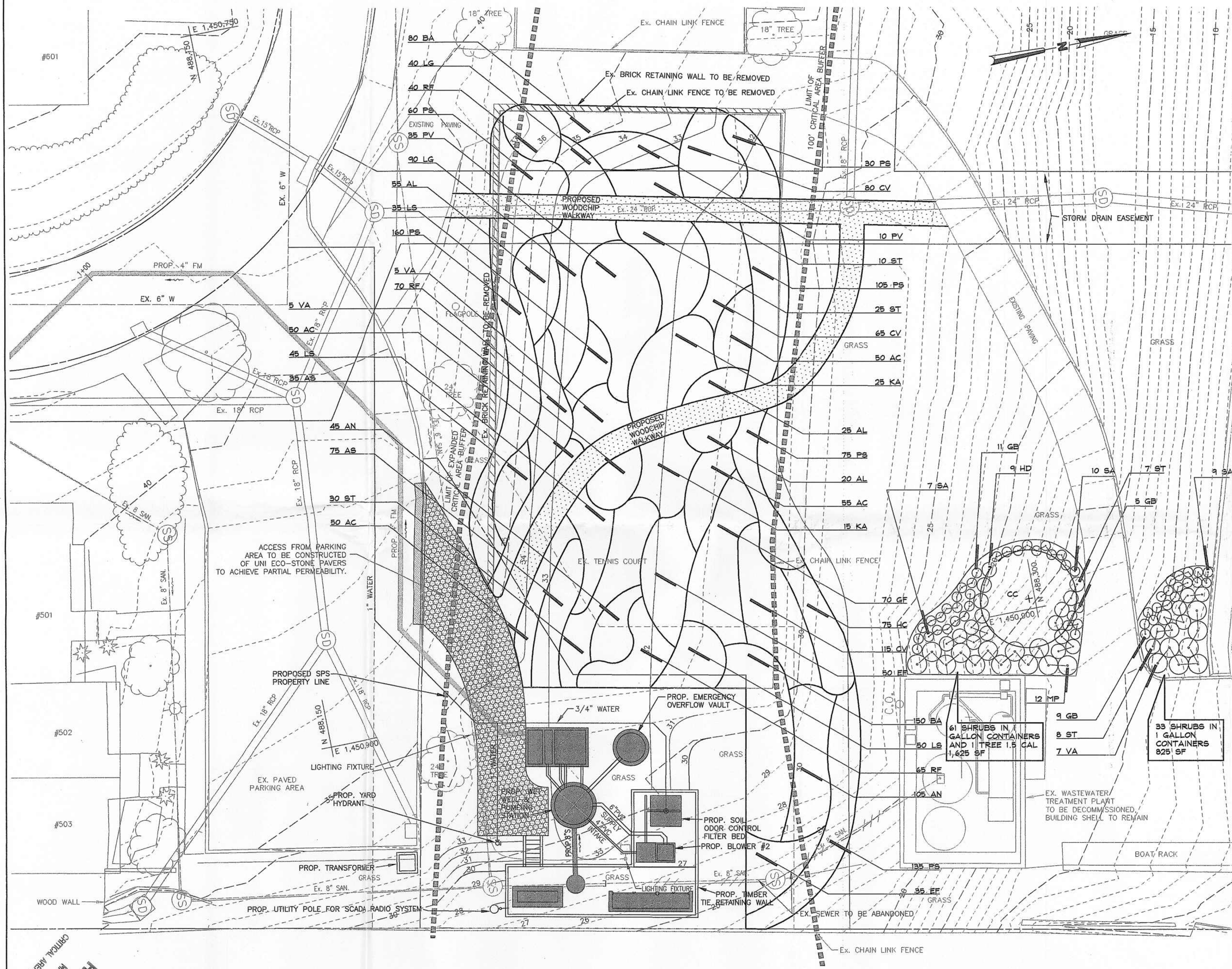
WL

cc: S. Burzenski  
File: 792201 (12)  
Diary

J:\BLesko\S792201\HOERGERLTR.doc







**PLANT SCHEDULE**

QTY.	KEY	BOTANICAL / COMMON NAME	ROOT	SIZE	COMMENTS
<b>FLOWERING TREES</b>					
2	CC	Carpinus caroliniana / American Hornbeam	B & B	1.5' Cal	Multi-stemmed 3 stems min.
<b>SHRUBS</b>					
46	GB	Gaylussacia baccata / Black Huckleberry	Container	1 Gallon	Plant 2' o.c.
70	GF	Gaylussacia frondosa / Dangleberry	Container	1 Gallon	Plant 2' o.c.
21	HD	Hypericum densiflorum / Dense St. John's Wort	Container	1 Gallon	Plant 3' o.c.
40	KA	Kalmia angustifolia / Sheep Laurel	Container	1 Gallon	Plant 3' o.c.
17	MP	Myrica pensylvanica / Northern Bayberry	Container	1 Gallon	Plant 4' o.c.
44	SA	Spirea alba / Narrow-leaved meadow-sweet	Container	1 Gallon	Plant 2' o.c.
90	ST	Spirea tomentosa / Steeplebush	Container	1 Gallon	Plant 3' o.c.
24	VA	Viburnum acerifolium / Maple-leaved Arrowwood	Container	1 Gallon	Plant 4' o.c.
<b>ORNAMENTAL GRASSES</b>					
110	AS	Andropogon scoparius / Little Bluestem	Container	1 Gallon	Plant 18" o.c.
45	PV	Panicum virgatum / Switchgrass	Container	1 Gallon	Plant 3' o.c.
<b>PERENNIALS</b>					
205	AC	Aquilegia canadensis / Eastern Columbine	Container	1 Quart	Plant 18" o.c.
100	AL	Aster linariifolius / Stiff-leaf Aster	Container	1 Quart	Plant 18" o.c.
150	AN	Aster novae-angliae / New England Aster	Container	1 Gallon	Plant 18" o.c.
230	BA	Baptisia australis / False Blue Indigo	Container	1 Gallon	Plant 18" o.c.
260	CV	Coreopsis verticillata / Thread-leaf Coreopsis	Container	1 Gallon	Plant 18" o.c.
85	EF	Eupatorium verticillatum / Joe-Pye Weed	Container	1 Gallon	Plant 2' o.c.
75	HC	Houstonia caerulea / Bluet	Container	1 Quart	Plant 18" o.c.
130	LG	Lobelia siphilitica / Great Blue Lobelia	Container	1 Gallon	Plant 18" o.c.
130	LS	Lilium superbum / Turk's Cap Lily	Container	1 Gallon	Plant 18" o.c.
565	PS	Phlox subulata / Moss Phlox	Container	1 Quart	Plant 18" o.c.
175	RF	Rudbeckia fulgida / Eastern Coneflower	Container	1 Gallon	Plant 18" o.c.

NOTE: THIS PLANT SCHEDULE INCLUDES PLANT MATERIAL SHOWN ON THIS SHEET (CS-1A) AND CS-1B.

PLANTINGS WITHIN THE 100'-FT CRITICAL AREA BUFFER:

2	TREES	@ 100 sf/tree	= 200 sf
167	SHRUBS	@ 25 sf/shrub	= 4,175 sf
	<b>TOTAL</b>		<b>= 4,375 sf</b>

PLANTINGS WITHIN THE EXPANDED CRITICAL AREA BUFFER:

185	SHRUBS	@ 25 sf/shrub	= 4,625 sf
2,260	PERENNIALS*	@ 2 sf/perennial	= 4,520 sf
	<b>TOTAL</b>		<b>= 9,145 sf</b>

\* ORNAMENTAL GRASSES ARE INCLUDED WITH PERENNIALS

RECEIVED  
MAR 26 2007  
CRITICAL AREA COMMISSION

PLAN  
SCALE: 1" = 10'

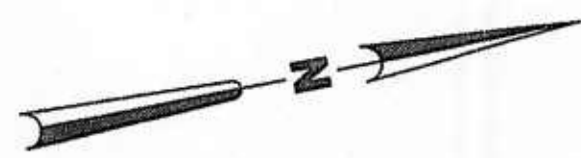
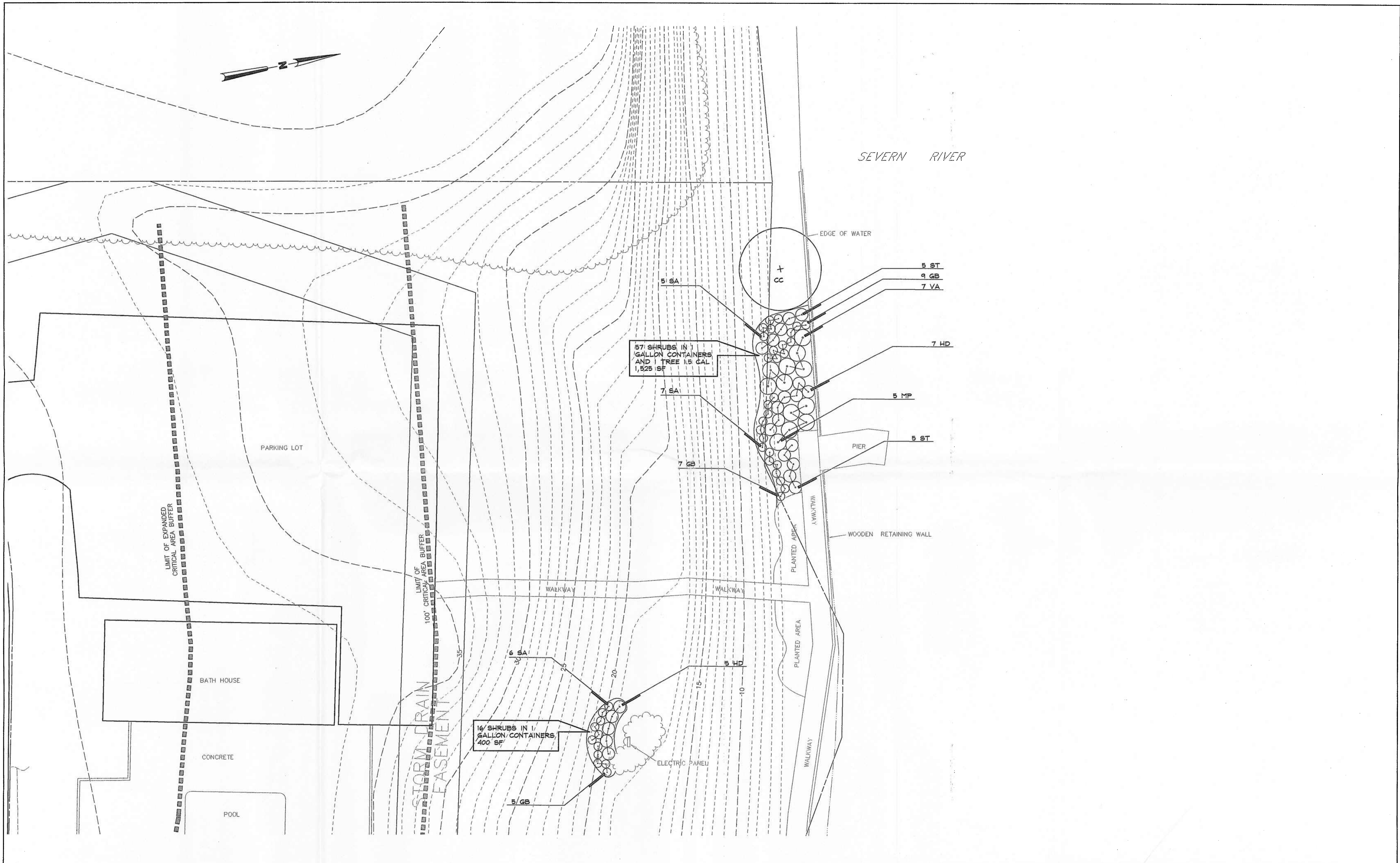
**Dewberry**  
Dewberry & Davis LLC  
3120 LORD BALTIMORE DRIVE  
SUITE 211  
BALTIMORE, MD 21244-2662  
410.265.8500  
FAX: 410.265.8675

LANDSCAPE ARCHITECT  
No. 3041  
FOR LICENSE REVISION  
STATE OF MARYLAND  
3/8/07

**ANNE ARUNDEL COUNTY**  
**DEPARTMENT OF PUBLIC WORKS**

REVISED DATE BY	APPROVED DATE	APPROVED DATE	SCALE: AS SHOWN	DREAMS LANDING SEWAGE PUMPING STATION AND FORCE MAIN
	3/1/06	12/1/06	DRAWN BY:	LANDSCAPE PLAN CS-1A
	3/1/06	2/1/06	CHECKED BY: RJB	
	2/3/06	2/1/06	SHEET NO. 10A OF 32	
			PROJECT NO. S792200	FOURTH DISTRICT-ANNE ARUNDEL CO., MD.





SEVERN RIVER

EDGE OF WATER

CC

5 ST  
9 GB  
7 VA

7 HD

5 MP

5 ST

PIER

WOODEN RETAINING WALL

PARKING LOT

BATH HOUSE

CONCRETE

POOL

LIMIT OF EXPANDED CRITICAL AREA BUFFER

STORM DRAIN EASEMENT

LIMIT OF 100' CRITICAL AREA BUFFER

57 SHRUBS IN 1 GALLON CONTAINERS AND 1 TREE 1.5 GAL 1,525 SF

16 SHRUBS IN 1 GALLON CONTAINERS, 400 SF

ELECTRIC PANEL

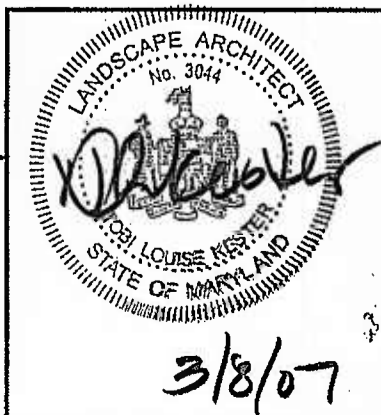
6 SA

5 HD

5 GB

PLAN  
SCALE: 1" = 10'

**Dewberry**  
Dewberry & Davis LLC  
8120 LORD BALTIMORE DRIVE  
SUITE 211  
BALTIMORE, MD 21244-2882  
410.295.9500  
FAX: 410.295.6875



3/8/07

ANNE ARUNDEL COUNTY  
DEPARTMENT OF PUBLIC WORKS

REVISED DATE	BY	APPROVED DATE	BY	APPROVED DATE	BY	SCALE: AS SHOWN	DREAM'S LANDING SEWAGE PUMPING STATION AND FORCE MAIN
		<i>[Signature]</i> 4/1/06	CHIEF ENGINEER	<i>[Signature]</i> 12/1/06	PROJECT MANAGER	DRAWN BY:	
		<i>[Signature]</i> 2-3-07	ASSISTANT CHIEF ENGINEER	<i>[Signature]</i> 2/1/06	CHIEF, RIGHT-OF-WAY	CHECKED BY: RJB	
						SHEET NO. 10A OF 32	LANDSCAPE PLAN
						PROJECT NO. S792200	CS-1B
						CONTRACT NO. S792201	FOURTH DISTRICT-ANNE ARUNDEL CO., MD.

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/](http://www.dnr.state.md.us/criticalarea/)

September 8, 2006

Mr. William Lesko  
Anne Arundel County  
Department of Public Works  
Bureau of Engineering, MS -7301  
2662 Riva Road  
Annapolis, Maryland 21401

Re: Dreams Landing Sewage Pumping Station and Force Main

Dear Mr. Lesko:

At its meeting on September 6, 2006 the Critical Area Commission for the Chesapeake and Atlantic Coastal Bays unanimously approved the Dreams Landing Sewage Pumping Station and Force Main project with the following conditions:

- (1) Mitigation shall be provided at a 3:1 ratio for the area of new disturbance in the expanded Buffer. The mitigation shall consist of a mix of native shrubs and herbaceous species, and shall be primarily located within the 100-foot Buffer. The County will work with the community and Commission staff to finalize the mitigation plans with 90 days; and
- (2) The tennis court shall be removed no later than the completion of the project.

I have enclosed a Plantings Agreement Form that should be returned to this office within the next 90 days. Thank you and your consultant team for attending the Commission meeting and making yourselves available for questions. If you have any questions, please telephone me at (410) 260-3478.

Sincerely,

  
Lisa A. Hoerger  
Natural Resources Planner

Enclosure

cc: Mr. Mark Paternoster, Dewberry & Davis, LLC  
Mr. Joseph Burns, Dewberry & Davis, LLC  
Ms. Elinor Gawel, AA Co. - OECR

## ***Critical Area Commission***

### **STAFF REPORT**

September 6, 2006

**APPLICANT:** Anne Arundel County  
Department of Public Works

**PROPOSAL:** Dreams Landing Sewage Pumping Station and Force Main

**COMMISSION ACTION:** Vote - Conditional Approval

**STAFF RECOMMENDATION:** Approve with Conditions

**STAFF:** Lisa Hoerger

**APPLICABLE LAW/  
REGULATIONS:** Code of Maryland Regulations 27.02.06 - Conditional  
Approval of State or Local Agency Programs in the Critical  
Area

### **DISCUSSION:**

The Anne Arundel County Department of Recreation and Parks is requesting a conditional approval to locate a sewage pumping station and force main in the expanded Buffer for steep slopes and highly erodible soils. There is a public need for the community of Dreams Landing to be connected to the public sewage collection and treatment systems. The existing wastewater treatment facility is presently owned and operated by the community. It has reached its service life and has become expensive to maintain and operate. In addition, because of its age, it is difficult to meet the current treatment and discharge standards. The project will also consist of some 20,000 square feet of disturbance to install a four inch diameter pipe and eight inch diameter pipe that will be outside the Buffer and in the roadways. This portion of the project will not require conditional approval.

Dreams Landing is located on the Severn River. The community consists of 56 residential units. The existing wastewater treatment plant is located in the northeast corner of the site inside the 100-foot Buffer to the Severn River. At its closet point, it is located approximately 50-feet from the river. The County Department of Public Works has determined that the current structure is not suitable for housing the proposed sewage pumping station due to space limitations, the condition of the structure and difficulty in accessing the site with tanker trucks. The existing structure will be abandoned; however, it will not be removed. The residents use the rooftop of the structure as a community amenity.

The proposed sewage pumping station and force main will be located in the expanded Buffer behind the current structure. It will be a low profile system and consist of a wet well, motor control center enclosure and blower. These structures will be located above ground. Overall, the construction will impact 2,544 square feet. The residents have agreed to remove the existing



tennis court that is inside the expanded Buffer. This will result in the removal of 7,200 square feet of impervious area resulting in a net reduction in impervious area in the expanded Buffer.

Permits for stormwater management and sediment and erosion control practices were reviewed and approved. No nontidal wetlands will be disturbed for this project. No rare, threatened or endangered species will be impacted by the project.

### **Conditional Approval Process**

*In order to qualify for consideration by the Commission for conditional approval, it shall be shown by the proposing or sponsoring agency that the project or program has the following characteristics:*

**The following are the responses of the applicant:**

***B.(1) That there exist special features of the site or there are other special circumstances such that the literal enforcement of these regulations would prevent a project or program from being implemented;***

The topography of the site requires that the sewage pumping station be located such that all the residents can be served by a gravity system. All the other similar locations are occupied by buildings or a swimming pool. In addition, DPW could not build in any location within the community without impacting the Critical Area.

***B.(2) That the project or program otherwise provides substantial public benefits to the Critical Area Program;***

This project provides substantial benefit to the Critical Area Program in that it will eliminate a source of pollutant discharge. The sewage pumping station is designed to replace a failing private wastewater treatment system that continually has problems meeting its discharge criteria and could cause serious pollution risks to the Bay if it fails completely. The proposed sewage pumping station will pump to a public wastewater treatment plant.

***B.(3) That the project or program is otherwise in conformance with this subtitle;***

The project is otherwise in conformance with this subtitle. Except for impacts to the 100-foot Buffer, there will be no other impacts to any Habitat Protection Areas. The site will have a net reduction in impervious area with the removal of the tennis court. No vegetation will be removed as a result of this project.

***The conditional approval request shall, at a minimum, contain the following:***

***C.(1) A showing that the literal enforcement of the provisions of this subtitle would prevent the conduct of an authorized State or local agency program or project;***

Literal enforcement of the provisions of this subtitle would prevent the Anne Arundel County Department of Public Works from completing a project that would benefit the residents of

Dreams Landing as well as protecting its neighboring waterfront communities from the potential pollution problems resulting from the failure of the private wastewater treatment plant.

***C.(2) A proposed process by which the program or project could be so conducted as to conform, insofar as possible, with the approved local Critical Area program or if the development is to occur on State-owned lands, with the criteria set forth in COMAR 27.02.05;***

The project is designed to provide as small amount of disturbance to the Critical Area as possible in that the County has allowed the use of a low profile sewage pumping station that creates only 1,250 square feet of impervious surfaces verses a standard sewage pumping station that creates 3,000-4,000 square feet of impervious surfaces. The project also allows for the removal of approximately 7,000 square feet of impervious surface.

***C.(3) Measures proposed to mitigate adverse effects of the project or program or an approved local Critical Area program or, if on State-owned lands, on the criteria set forth in COMAR 27.02.05.***

The project is covered by a mitigation plan that replaces the tennis court area and the area around the sewage pumping station with native grasses and low growing shrubs to mitigate for disturbance of steep slopes in the Critical Area.

***The Commission shall approve, deny, or request modifications to the request for conditional approval based on the following factors:***

***E.(1) The extent to which the project or program is in compliance with the requirements of the relevant chapters of this subtitle;***

***E.(2) The adequacy of any mitigation measures proposed to address the requirements of this subtitle that cannot be met by the project or program; and***

***E.(3) The extent to which the project or program, including any mitigation measures, provides substantial public benefits to the overall Critical Area Program.***

**Staff Recommendations:**

Approve the request for a sewage pumping station and force main in the expanded Buffer for steep slopes with the following conditions:

1) Mitigation shall be provided at a 3:1 ratio for the area of new disturbance in the expanded Buffer. The mitigation shall consist of a mix of native shrubs and herbaceous species, and shall be primarily located within the 100-foot Buffer. The County will work with the community and Commission staff to finalize the mitigation plans.

2) The tennis court is removed no later than the completion of the project.



ANNE  
ARUNDEL  
COUNTY

M A R Y L A N D  
County Executive Janet S. Owens

2664 RIVA ROAD, P.O. BOX 6675  
ANNAPOLIS, MARYLAND 21401  
OFFICE OF ENVIRONMENTAL &  
CULTURAL RESOURCES

July 19, 2006

Lisa Hoerger  
Critical Area Commission  
Chesapeake and Atlantic Coastal Bays  
1804 West Street, Suite 100  
Annapolis, Maryland 21401

Re: Dreams Landing Sewage Pumping Station and Force Main

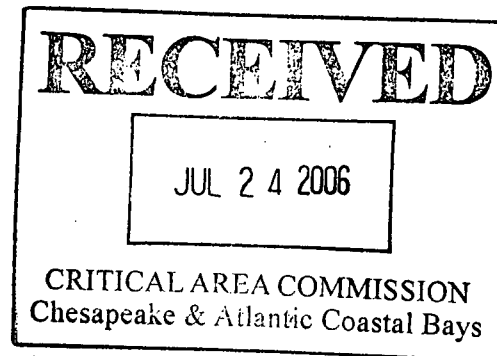
Dear Ms. Hoerger: <sup>Lisa</sup>

Anne Arundel County is submitting to the Critical Area Commission a conditional approval application for the Dreams Landing Sewage Pumping Station and Force Main Project. Please feel free to call me if you have any questions.

Sincerely,

Elinor D. Gawel, AICP  
Environmental Planner

cc. Paternoster  
Lesko



DPW- Bill Lesko

DeWBerry- Mack Pate



# Dewberry

3120 Lord Baltimore Drive  
Suite 211  
Baltimore, Maryland 21244-2662

410 265 9500  
410 265 8875 fax  
www.dewberry.com

Anne Arundel County  
Office of Environmental and Cultural Resources  
2664 Riva Road MS 6402  
Annapolis, MD 21401  
Attn: Ms. Elinor Gawel

Project # S7922  
Dreams Landing Pumping  
Station and Force Main

Dear Ms. Gawel,  
Please find below our request for conditional of the Critical Area Commission for this project as outlined Title 27.

## Dreams Landing Conditional Approval Letter Request

Chapter 6 Conditional approval of State or local Agency Programs in the Critical Area.

01

B

- (1) The topography of the site requires that the Sewage Pumping Station (SPS) be located such that all the residents can be served by a gravity system. All the other similar locations are occupied by buildings or a swimming pool. In addition we could not build in any location within the community with out impacting the Critical Area
- (2) This project provides substantial benefit to the Chesapeake Bay Critical Area Program in that it will eliminate a source of pollutant discharge. The SPS is designed to replace a failing private Waste Water Treatment System (WWTP) that continually has problems meeting its discharge criteria and could cause serious pollution risk to the bay if it fails completely. The proposed SPS will pump to a public WWTP.
- (3) The project is otherwise in conformance with this subtitle.

C

- (1) Literal enforcement of the provisions of this subtitle would prevent the Anne Arundel Count Department of Public Works from completing a project that would benefit the residents of Dreams Landing as well a



protecting its neighboring waterfront communities from the potential pollution problems resulting from the failure of the private WWTP.

- (2) The project is designed to provide as small amount of disturbance to the Critical Area as possible in that the County has allowed the use of a low profile SSP that creates only 1,250 square feet of impervious surfaces verses a standard SPS that creates 3,000-4,000 square feet of impervious surfaces. The project also allows for the removal of approximately 7,000 square feet of impervious surface.
  
- (3) The project is covered by a mitigation plan that replaces the tennis court area and the area around the SPS with native grasses and low growing shrubs to mitigate for disturbance of steep slopes in the critical area.

Regards,



Mark Paternoster  
Project Engineer  
Dewberry

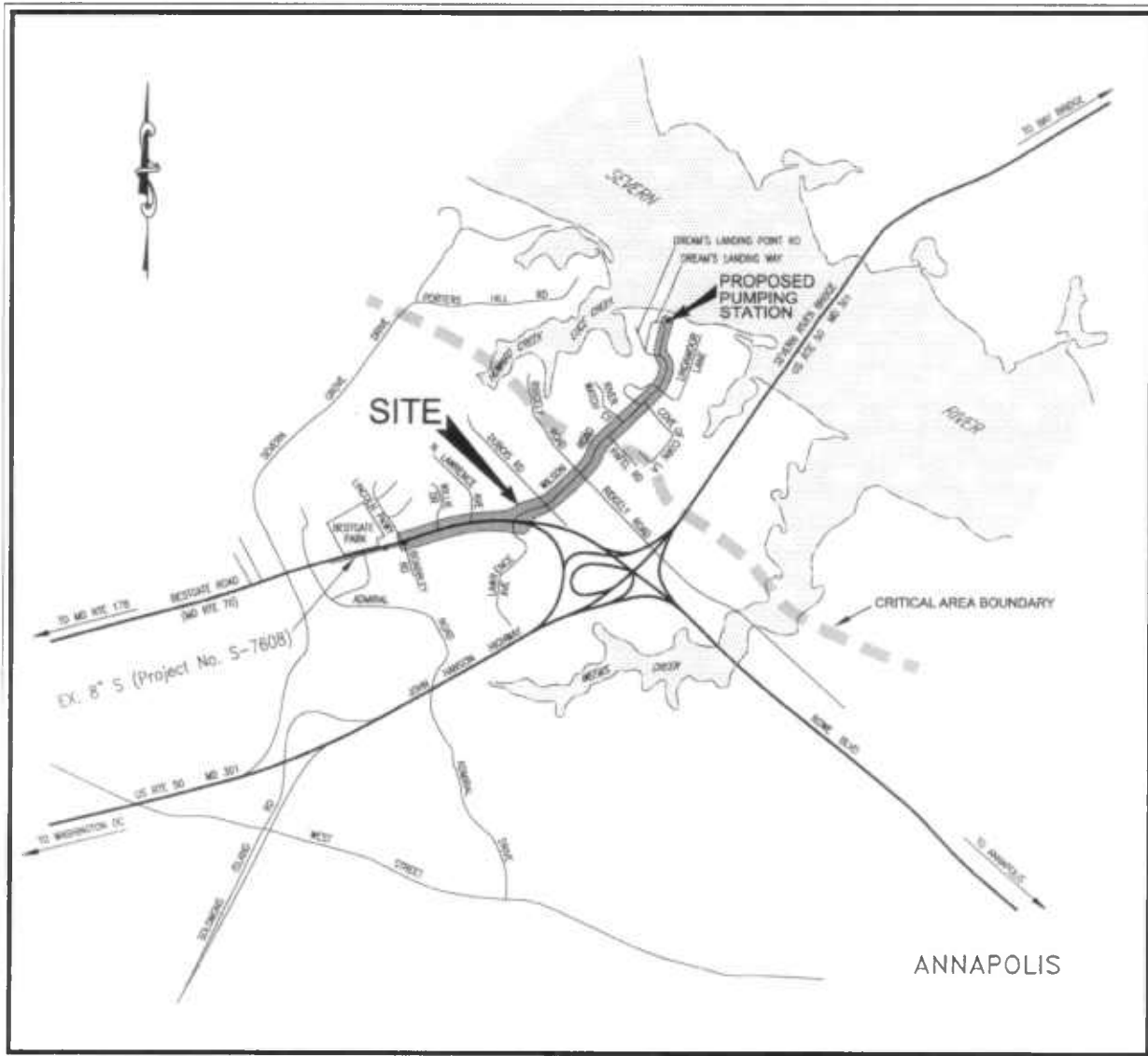


**Dewberry**

# I. Project Description

## A. Project Location

The project is located within the Dreams Landing Condominium Community located on the Severn River at the end of Dreams Landing Way as shown on Anne Arundel County ADC MAP Page 25 Grid G5. The community can be reached by taking Bestgate Road off of Route 50 to Wilson Road and then following Wilson Road North until it intersects Dreams Landing Way.



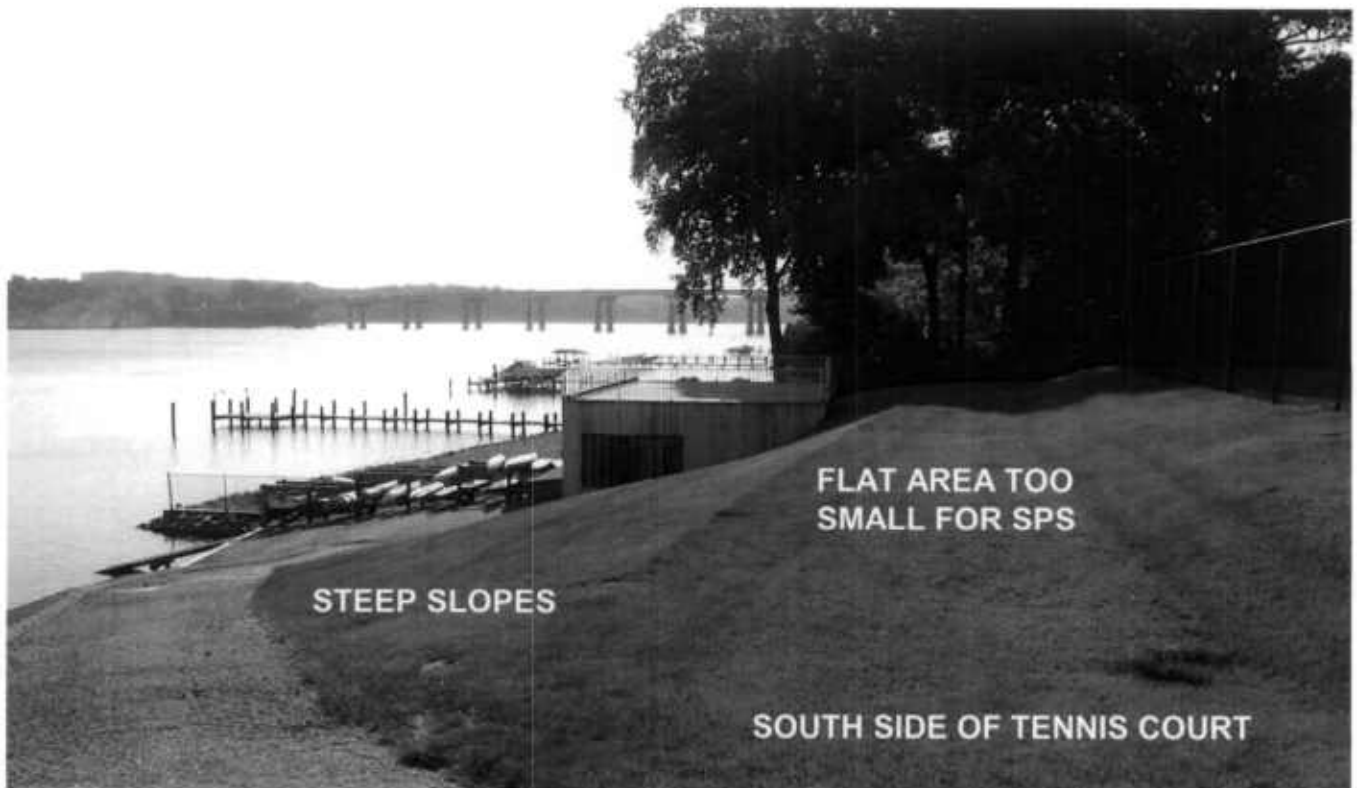
## **B. Purpose and Need**

The driving force behind this project is public need, specifically the need of the 56 residential units of the Dreams Landing community to be connected to the public sewage collection and treatment system of Anne Arundel County. The residents of the Dreams Landing Community have petitioned the Anne Arundel Department of Public Works to replace the existing Waste Water Treatment Facility (WWTF) with a county owned and operated Sewage Pumping Station (SPS) and force main to connect it to the County's public treatment system. The existing (WWTF) presently owned and operated by the community has reached the extent of its service life and has become expensive to maintain and operate. In addition because of the age of the facility the operators have found it to be increasing difficult to meet current treatment and discharge standards.

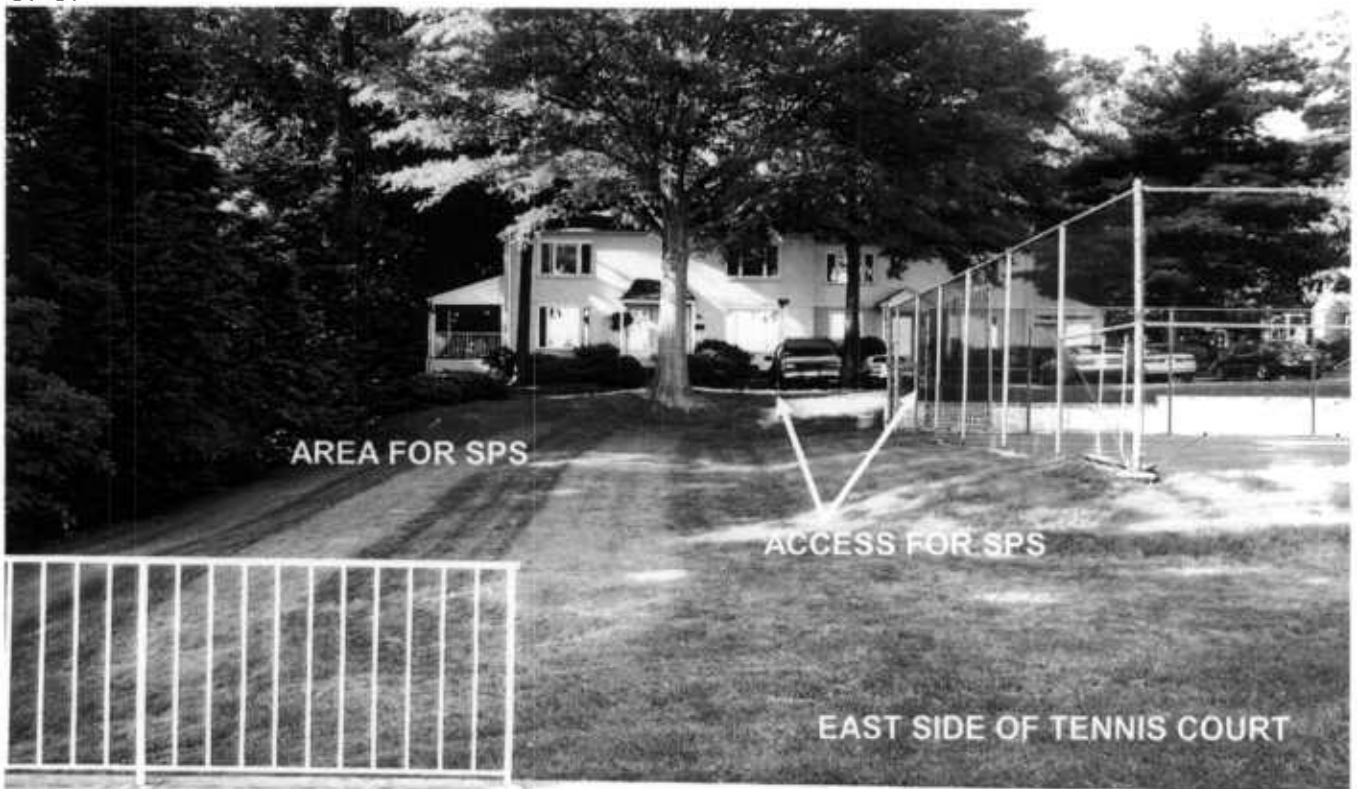


## **C. Scope of Work**

Selection of a location for the SPS is limited due to the topography of the site, SPS hydraulic requirements and the fact that most of the property is occupied by the condominium buildings, streets, sidewalks, and parking lots. The existing WWTF is located on a 1.05 acre parcel designated for recreational use that also contains a tennis court, a swimming pool and a community building. The existing WWTF is located in the Northeast corner of the site within the 100ft Critical Area Buffer. Evaluation of the existing WWTP structure by Dewberry and County DPW engineers have determined this facility would not be suitable for housing the SPS. This determination is a result of space limitations of the existing structure, condition of the structure relative to meeting Anne Arundel standards, and access difficulties for tanker trucks. The roof of the structure is currently used by the residents as a sun/observation deck which would also complicate use by the County.



The grassy area immediately adjacent to the east side of the tennis court is the only suitable area not currently developed and of sufficient size to accommodate the SPS.



**D. Owners of Properties on which Development will occur**

Properties are limited to:

Station 0+00 to 1+50: Dreams Landing Condominium Association, Dreams Landing Way, Annapolis, MD 21401

Station 1+50 to 21+50: Anne Arundel County, 2660 Riva Road, Annapolis MD 21404

**E. Quantity of New Impervious Area**

The new impervious area is limited to the pumping station components (Wet Well, Motor Control Center Enclosure, Blower, etc) and is estimated at approximately 1,250 square feet (SF). The balance of the project is within the paved roadway and will not increase impervious areas.

**F. Quantity of Limits of Disturbance (LOD)**

The total limit of disturbance (Critical Area) is approximately 20,500 SF of which 8,000 SF will be in the paved roadway.

**G. Pipe Lengths and Diameter to be installed**

The project includes 5,900 linear feet of 4-inch diameter sewer force main and approximately 480 feet of 8-inch diameter gravity sewer main.

**H. Dewatering Devices/BMPs**

Trench dewatering is assumed to be typical of sewer line construction with a drain and sump pump installed at the downstream (low) end of the trench as construction progresses. Pumped water will be drained through a filter bag or portable sediment tank prior to discharge. A detailed geotechnical investigation has not yet been conducted for this project and, therefore, the need for a more capable system such as a well point system has not been determined. All piping except for the first 800 linear feet of force main will be installed by directional drilling further reducing the likelihood of trench dewatering requirements. There are no stream crossings in the project area so by-pass pumping or stream diversions will not be required.

**II. Natural Resources Inventory**

**A. Tidal Wetlands**

There are no tidal wetlands within the limits of disturbance for the proposed pumping station or force main.

**B. Anadromous Fish Spawning Waters**

This project will not impact these waters in that no stream crossings, steam diversions or other activities that could block fish passage are proposed.

**C. Submerged Aquatic Vegetation; Shellfish Beds**

These resources are not present in the project footprint.

**D. Nontidal Wetlands, 25-Foot Wetland Buffer, & Tributary Streams**

These resources are not present in the project footprint.

### E. Soils

The 1973 U.S.D.A. Soil Conservation Service's *Soil Survey of Anne Arundel County Area* was reviewed. The soil survey maps indicate a total of 3 mapped soil types within the project vicinity, and are described in Table 1. None of the three soil types, Collington fine sandy loam 15-40% slopes (CoE), Collington fine sandy loam 5-10% slopes (CoC3), and Collington-Urban Complex 5-15% slopes (CpuD) are classified as hydric by the Soil Conservation Service.

**TABLE 1**

**MAPPED SOIL TYPES**

---

<b>Symbol</b>	<b>Description</b>	<b>Hydric</b>	<b>Highly Erodible</b>
CoE	Collington fine sandy loam, 15-40% slopes	No	Yes
CoC3	Collington fine sandy loam, 5-10% slopes	No	Yes
CpuD	Collington-Urban Complex, 5-15% slopes	No	Yes

Source: USDA - SCS, 1973 *Soil Survey of Anne Arundel County Area, Maryland*

---

### F. Steep Slopes

The majority of the undeveloped area in the 1.05 acre recreation parcel is comprised of steep slopes (greater than 15%). This quantity of steep slopes seriously limit the location of the SPS and is the reason we requesting a conditional approval from the Critical Area Commission. The site is also in the expanded buffer because of the proximity of steep slopes to the 100' buffer.

### G. Habitats of Threatened and Endangered Species

A formal request for an environmental review for Federal and State-listed rare, threatened, or endangered species in the area of the proposed Synum Run Interceptor Sewer Line was submitted to the Maryland Department of Natural Resources (MDNR) on November 4, 2004. A response was received on December 7, 2004 which states that the "Wildlife and Heritage Service has no records for Federal or State rare, threatened, or endangered plants or animals within this project site" (Appendix A).

### H. Colonial Water Bird Nesting Sites

No Colonial Water Bird Nesting Sites were identified within the project vicinity by the MDNR in their December 7, 2004 letter (Appendix A).

### I. Waterfowl Staging and Concentration Areas

No Waterfowl Staging and Concentration Areas were identified within the project vicinity by the MDNR in their December 7, 2004 letter (Appendix A).

### J. Trees and Woodland Areas

Due to the fact that the overwhelming majority of construction occurs in the paved roadway, it is anticipated that no clearing of any trees will be required for the installation of the pumping station and force main.



### III. DESCRIPTION OF IMPACTS TO NATURAL RESOURCES

#### **A. Changes in Impervious Surface Area**

The new impervious area is limited to the pumping station components (Wet Well, Motor Control Center Enclosure, Blower, ect) and is estimated at approximately 1,250 square feet (SF).

#### **B. Tidal Wetlands**

These resources are not present in the project footprint.

#### **C. Anadromous Fish Spawning Waters**

These resources are not present in the project footprint.

#### **D. Submerged Aquatic Vegetation; Shellfish Beds**

These resources are not present in the project footprint.

#### **E. Nontidal Wetlands, 25-Foot Wetland Buffer, & Tributary Streams**

These resources are not present in the project footprint.

#### **F. Soils**

The proposed SPS will disturb three mapped soil types identified by Ann Arundel County as highly erodible. The amount of this disturbance is estimated to be approximately 12,500 square feet.

#### **G. Steep Slopes**

The proposed construction of the Dreams Landing Pumping Station will impact adjacent steep slope (greater than 15%) areas. Approximately 4,150 SF of steep slopes will be disturbed by the installation of the pumping station and adjacent landscaping. This is the only portion of the project that impacts steep slopes.

#### **H. Habitats of Threatened and Endangered Species**

These resources are not present in the project footprint.

#### **I. Colonial Water Bird Nesting Sites**

These resources are not present in the project footprint.

#### **J. Waterfowl Staging and Concentration Areas**

These resources are not present in the project footprint.

#### **K. Trees and Woodland Areas**

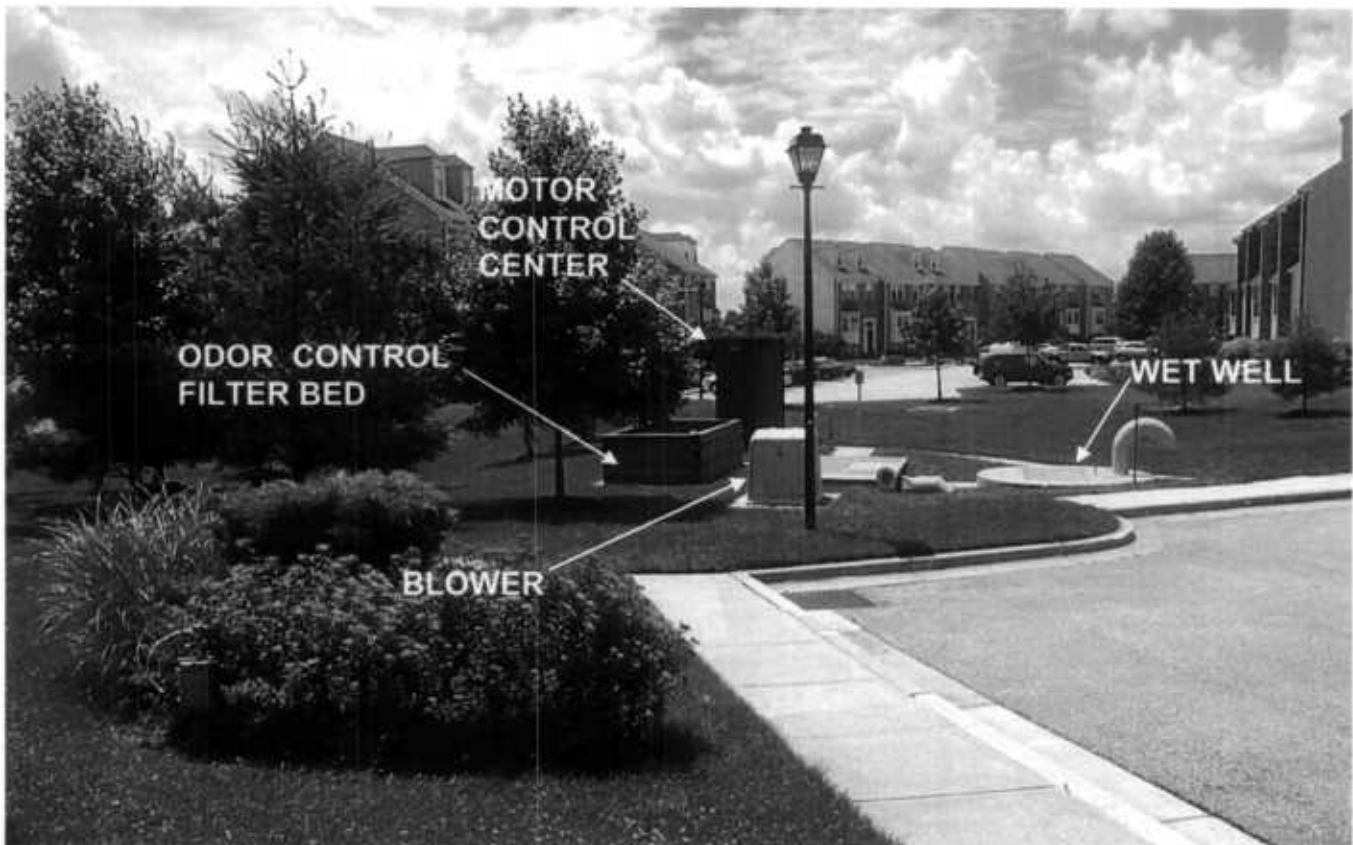
There is only a hand full of trees even close to the project footprint and great care will be exercised to insure that they are not damaged.

#### IV. Description of Mitigation for Impacts

##### A. *Impervious Surface Area Mitigation*

One of the other major considerations in selection of the SPS location is that all of this property is within the Chesapeake Bay Critical Area designed as Limited Developed Areas (LDA) which requires that any redevelopment stay below 15% impervious threshold for the site. Since the site is presently 38.7% impervious, this is not possible. One important factor in designing for this requirement is to limit increasing the impervious (paved or graveled) area.

The residents of Dreams Landing were approached and asked to consider giving up the tennis court, which is not much utilized, for use in this project and have agreed with limitations. They have agreed to the removal of the tennis court and the use of a portion of it for the paved access to the SPS provided that the SPS is located between the eastern edge of the existing tennis court and the property line. The former tennis court area and area around the SPS will be replanted with native grasses and low growing shrubs.



The pump station would be constructed on the East side of and adjacent to the existing tennis court and is designed to have a low profile and small footprint. The SPS will be mostly underground except for a motor control center and a back up generator. The motor control center

will be housed in a brick/concrete enclosure that is 4 ft wide by 8 ft long and 9 ft tall and the backup generator is approximately the same dimensions except a foot shorter. Areas between the SPS impervious components (Wet Well, Motor Control Center, Blower, ect) will be planted with grass and the only other added impervious areas will be the access driveway which will be constructed of UNI Eco-Stone pavers which will be considered by the regulatory agencies to be 40-60 percent pervious.

The DPW standard motor control center structure is normally 18 ft wide by 28 ft long and 12 ft tall, but in light of the beautiful view many of the residents are afforded of the river and the need to keep the facility impact on the critical area at a minimum, the County has agreed to allow the use of this low profile/small footprint design.

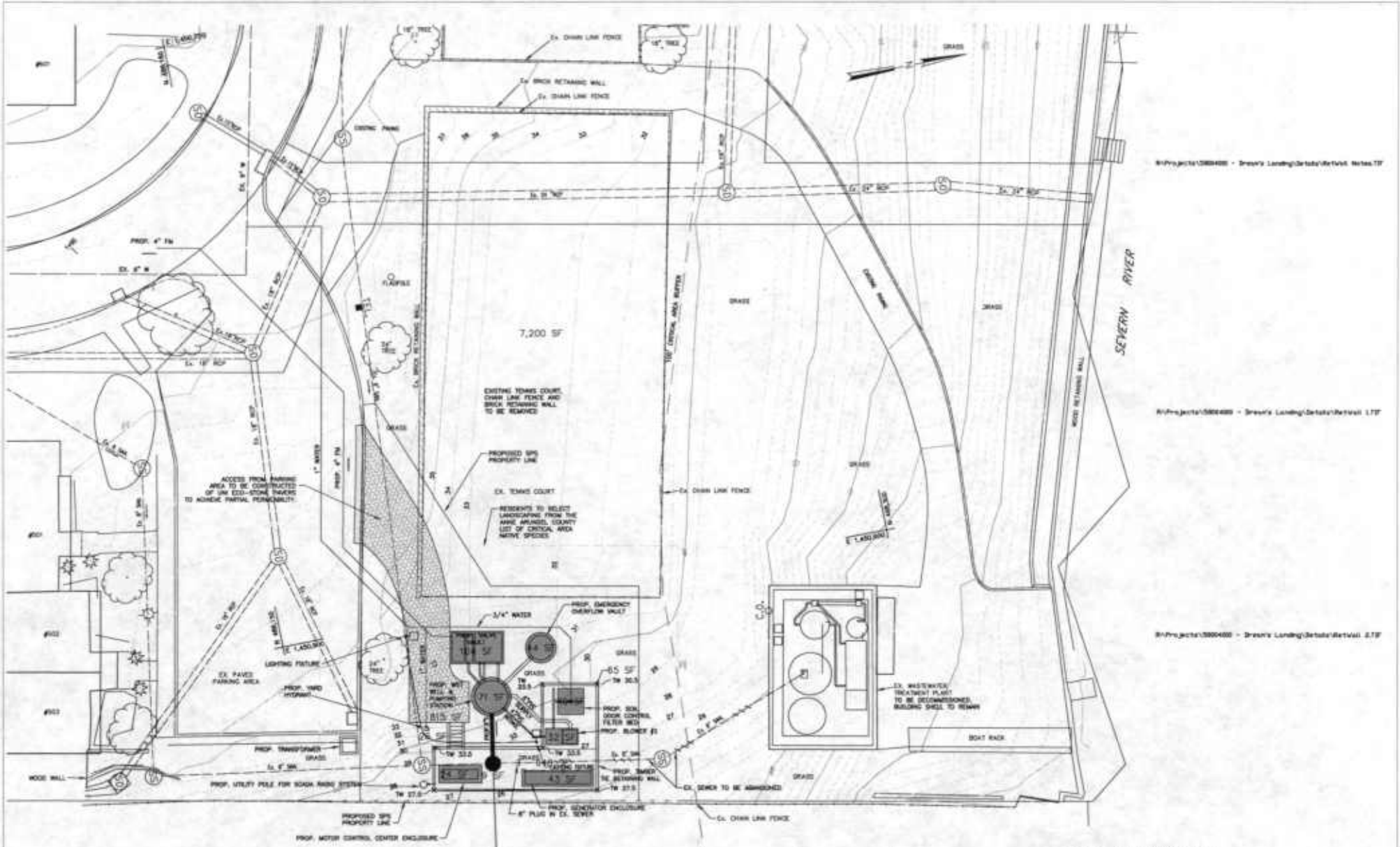


The new impervious area is limited to the pumping station components (Wet Well, Motor Control Center Enclosure, Blower, etc) and is estimated at approximately 1,250 square feet (SF). However, as part of the community's and county's effort to minimize the impact of this project 7,200 square feet (SF) of tennis court will be removed resulting in a net decrease of 5,950 square feet of impervious surfaces.

### **B. Steep Slopes and Erodible Soils Mitigation**

Approximately 4,150 SF of steep slopes (greater than 15%) will be disturbed by the construction of the pumping station and planting of the surrounding landscaping. Super silt fencing will be installed prior to land disturbing activities to intercept all storm water runoff that would flow across the proposed pumping station location. All previous impervious areas and adjacent to the SPS will be replanted with native grasses and low growing shrubs and the SPS will be stabilized using railroad ties to provide a small terraced area.

### **V. Site plans**



8/Project/580480 - Dewberry Landscaping/Details/Detail 1.7F

8/Project/580480 - Dewberry Landscaping/Details/Detail 1.7F

8/Project/580480 - Dewberry Landscaping/Details/Detail 2.7F

7,200 SF

EXISTING TENNIS COURT,  
CHAIN LINK FENCE AND  
BRICK RETAINING WALL  
TO BE REMOVED

PROPOSED SPS  
PROPERTY LINE

EX. TENNIS COURT

RESORTS TO SELECT  
LANDSCAPING FROM THE  
ANNE ARUNDEL COUNTY  
LIST OF CRITICAL AREA  
NATIVE SPECIES

ACCESS FROM PARKING  
AREA TO BE CONSTRUCTED  
OF LIM ESTO-STONE PAVING  
TO MONITOR FURTHER PERMEABILITY

EX. RANGE  
PARKING AREA

PROF. WIND  
STOPPING

PROF. TRANSFORMER

PROF. UTILITY POLE FOR BOACH RANGE SYSTEM

PROF. SPS  
PROPERTY LINE

PROF. MOTOR CONTROL CENTER ENCLOSURE

3/4\"/>

PROF. EMERGENCY  
OVERFLOW VALVE

PROF. 3/4\"/>

PROF. 3/4\"/>

PROF. 3/4\"/>

PROF. 3/4\"/>

PROF. 3/4\"/>

PROF. 3/4\"/>

PROF. 3/4\"/>

PROF. 3/4\"/>

PROF. 3/4\"/>

PROF. 3/4\"/>

PROF. 3/4\"/>

EX. WASTEWATER  
TREATMENT PLANT  
TO BE DEMONSTRATED  
BUILDING SHALL TO REMAIN

BOAT RACK

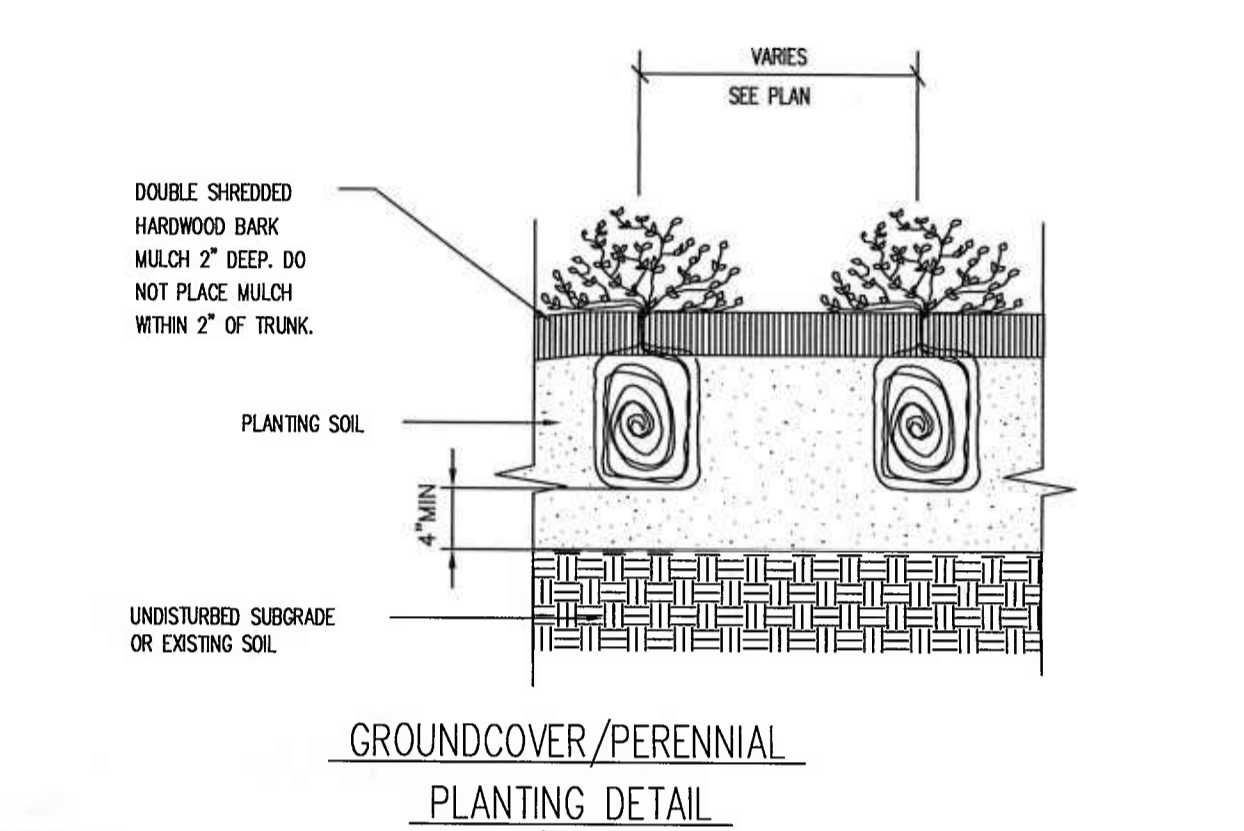
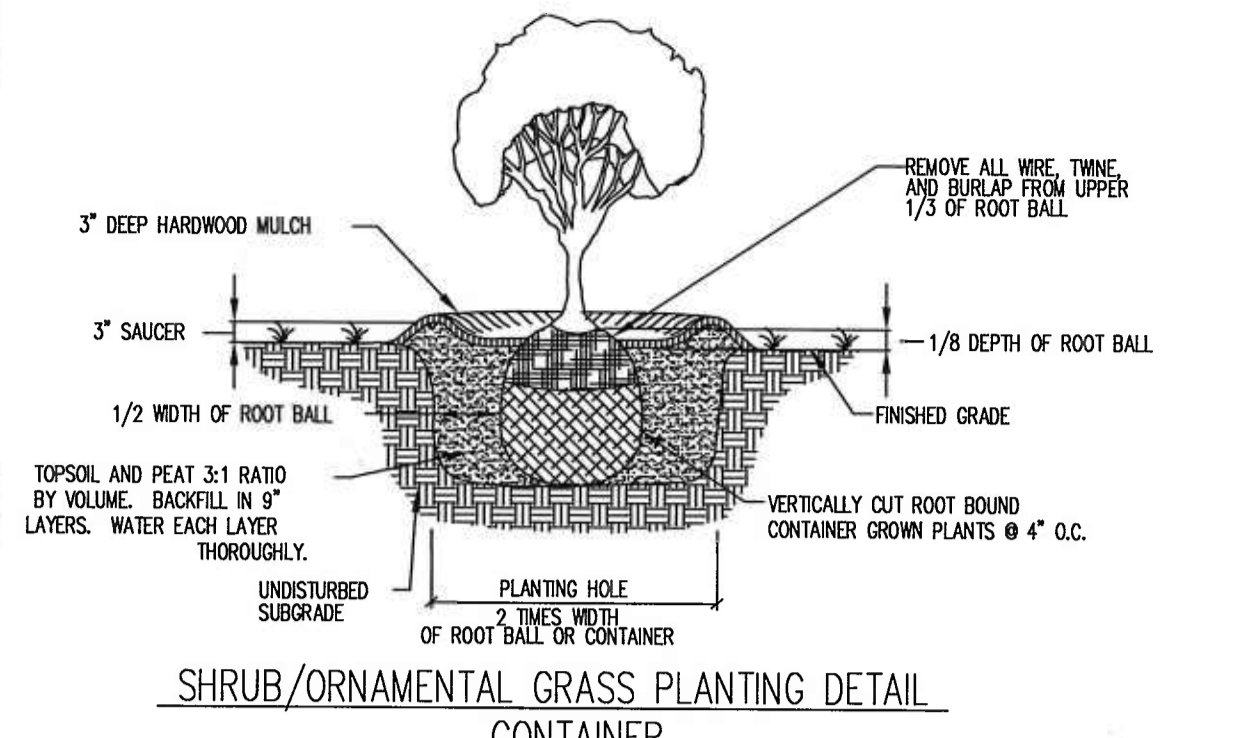
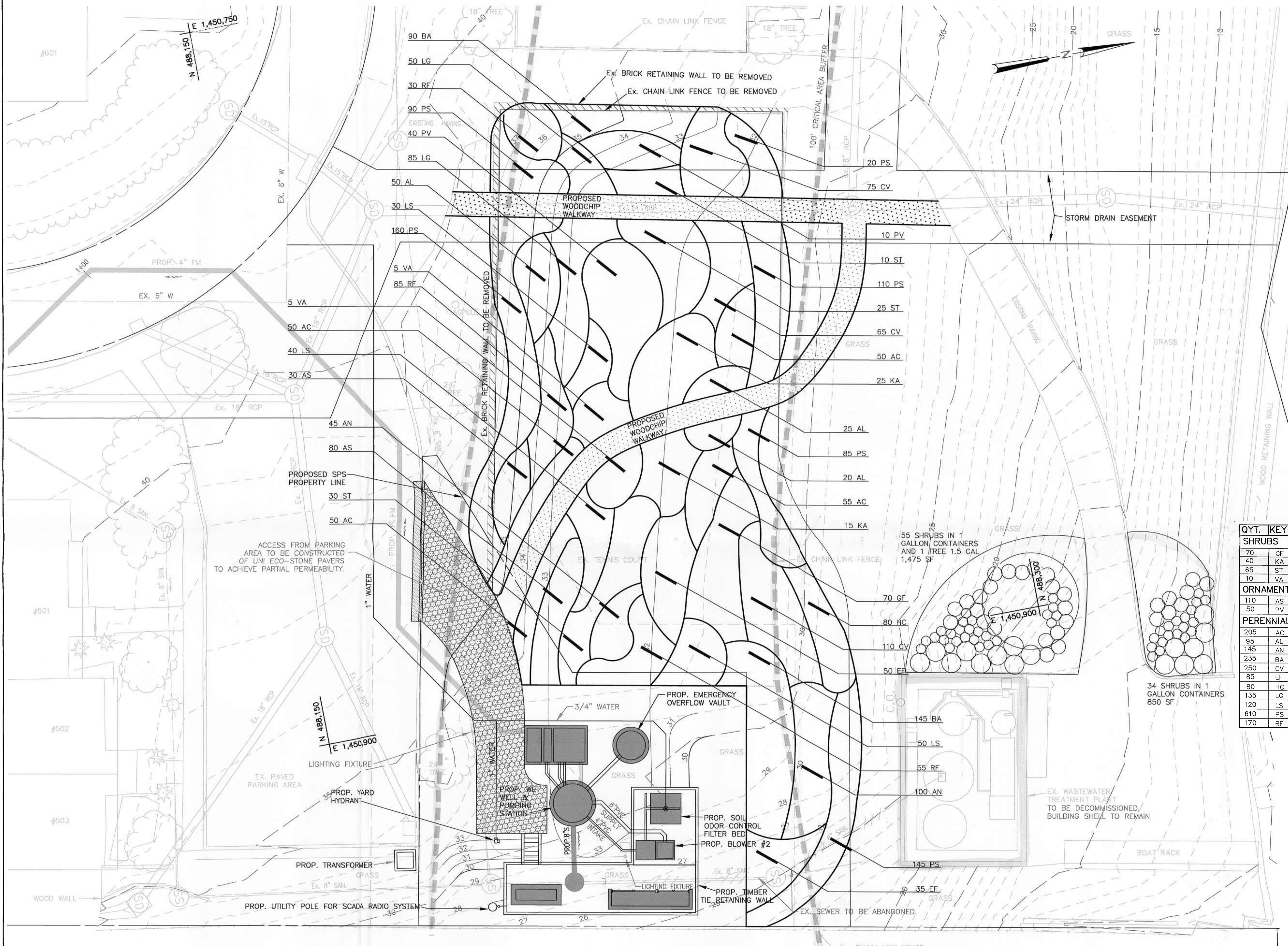
PLAN  
SCALE: 1" = 10'

**Dewberry**  
Dewberry & Davis LLC



ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS			
DESIGNED BY <i>[Signature]</i>	DATE 12/24	DRAWN BY S.M.	CHECKED BY S.M.
PROJECT NO. 578200	SHEET NO. 18 OF 22	PROJECT NO. STRADDLE	CONTRACT NO. 578200
SHEET TITLE SITE PLAN		SHEET NO. CS-1	





**PLANT SCHEDULE**

QTY.	KEY	BOTANICAL / COMMON NAME	ROOT	SIZE	COMMENTS
<b>SHRUBS</b>					
70	GF	Gaylussacia frondosa / Dangleberry	Container	1 Gallon	Plant 2' o.c.
40	KA	Kalmia angustifolia / Sheep Laurel	Container	1 Gallon	Plant 3' o.c.
65	ST	Spirea tomentosa / Steeplebush	Container	1 Gallon	Plant 3' o.c.
10	VA	Viburnum acerifolium / Maple-leaved Arrowwood	Container	1 Gallon	Plant 4' o.c.
<b>ORNAMENTAL GRASSES</b>					
110	AS	Andropogon scoparius / Little Bluestem	Container	1 Gallon	Plant 18" o.c.
50	PV	Panicum virgatum / Switchgrass	Container	1 Gallon	Plant 3' o.c.
<b>PERENNIALS</b>					
205	AC	Aquilegia canadensis / Eastern Columbine	Container	1 Quart	Plant 18" o.c.
95	AL	Aster linearifolius / Stiff-leaf Aster	Container	1 Quart	Plant 18" o.c.
145	AN	Aster novae-angliae / New England Aster	Container	1 Gallon	Plant 18" o.c.
235	BA	Baptisia australis / False Blue Indigo	Container	1 Gallon	Plant 18" o.c.
250	CV	Coreopsis verticillata / Thread-leaf Coreopsis	Container	1 Gallon	Plant 18" o.c.
85	EF	Eupatorium fistulosum / Joe-Pye Weed	Container	1 Gallon	Plant 2' o.c.
80	HC	Houstonia caerulea / Bluet	Container	1 Quart	Plant 18" o.c.
135	LG	Lobelia siphilitica / Great Blue Lobelia	Container	1 Quart	Plant 18" o.c.
120	LS	Lilium superbum / Turk's Cap Lily	Container	1 Gallon	Plant 18" o.c.
610	PS	Phlox subulata / Moss Phlox	Container	1 Quart	Plant 18" o.c.
170	RF	Rudbeckia fulgida / Eastern Coneflower	Container	1 Gallon	Plant 18" o.c.

THE ABOVE INCLUDES  
185 SHRUBS AND  
2,130 PERENNIALS  
FOR A TOTAL OF 8,882 SF - 8,885 - expanded Buffer

AN ADDITIONAL 4,275 SQ. FT.  
OF NATIVE PLANTINGS  
2 TREES = 200 SQ.FT.  
163 SHRUBS=4,075 SQ.FT.

4,275 - 100 ft Buffer  
13,160 sf

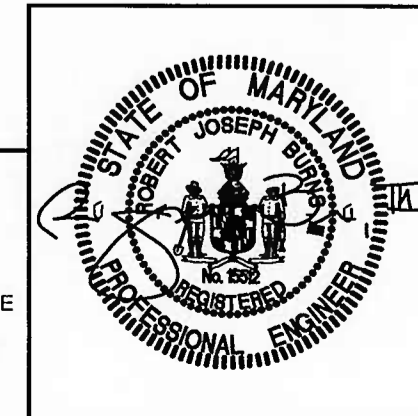
Mitigation owed  
1730  
851  
2581  
3  
7743 sf

over by  
5,417 sf

**RECEIVED**  
SEP 5 2006  
CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays

PLAN  
SCALE: 1" = 10'

**Dewberry**  
Dewberry & Davis LLC  
3120 LORD BALTIMORE DRIVE  
SUITE 211  
BALTIMORE, MD 21244-2662  
410.285.9500  
FAX: 410.285.8875



**ANNE ARUNDEL COUNTY  
DEPARTMENT OF PUBLIC WORKS**

REVISED DATE	BY	APPROVED DATE	DATE	APPROVED DATE	SCALE: AS SHOWN	DREAM'S LANDING SEWAGE PUMPING STATION AND FORCE MAIN
		<i>[Signature]</i> CHIEF ENGINEER	4/14/06	<i>[Signature]</i> PROJECT MANAGER	12/11/05	DRAWN BY: RJB
		<i>[Signature]</i> ASSISTANT CHIEF ENGINEER	2/3/06	<i>[Signature]</i> CHIEF, RIGHT-OF-WAY	CHECKED BY: RJB	SHEET NO. 10A OF 32
					PROJECT NO. S792200	LANDSCAPE PLAN
					CONTRACT NO. S792201	CS-1A

FOURTH DISTRICT-ANNE ARUNDEL CO., MD.







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/](http://www.dnr.state.md.us/criticalarea/)

January 12, 2006

Ms. Suzanne Schappert  
Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road, MS 6301  
Annapolis, Maryland 21401

Re: Dreams Landing Sewage Pumping Station  
S-7922

Dear Ms. Schappert:

I have received the above-referenced request to site a new sewage pumping station on steep slopes. From the site plan provided, it appears the structure may also be located in the expanded Buffer for steep slopes. The site is in the Limited Development Area and is located off of the Severn River. I have outlined my comments below.

Provided there is no other flat area outside the expanded Buffer on this site, this office does not oppose the request. It appears the applicant has minimized the size of the building that will eventually house some of the equipment, and the community has agreed to remove the tennis court area that is currently inside the expanded Buffer. Additionally, the submission material indicates there will be a net reduction in impervious area.

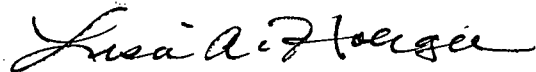
We recommend that mitigation be performed for the area of new disturbance to offset the disturbance to steep slopes, and what this office believes to be the expanded Buffer. Mitigation of native species should occur in the 100-foot Buffer area to the extent possible, and then within the area of the tennis court that is being removed.

We also recommend that some form of stormwater management be provided for the new building. A bioretention area may be appropriate for this site. In addition, if the shell of the old building, driveway and parking area will remain in the 100-foot Buffer, we recommend that the stormwater management of these impervious areas also be provided.

Ms. Schappert  
January 12, 2006  
Page Two

Thank you for the opportunity to comment. Please include this letter in your file and submit it as part of the record for variance. Please notify the Commission of the decision made in this case.

Sincerely,

A handwritten signature in cursive script that reads "Lisa A. Hoerger".

Lisa A. Hoerger  
Natural Resources Planner

cc: AA 12-06

870-100 12-06  
481-00

**RECEIVED**

MAR 07 2006

CRITICAL AREA COMMISSION

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 2005-0482-V

→ 12-06

IN RE: ANNE ARUNDEL COUNTY, MARYLAND

SECOND ASSESSMENT DISTRICT

DATE HEARD: FEBRUARY 21, 2006

ORDERED BY: **STEPHEN M. LeGENDRE**, ADMINISTRATIVE HEARING OFFICER

PLANNER: **LIZ WEST**

DATE FILED: FEBRUARY 24, 2006

## **PLEADINGS**

Anne Arundel County, Maryland, the applicant, seeks a variance (2005-0482-V) to allow a public utility with disturbance to steep slopes on property located along the north side of Dream's Landing Way, north of Wilson Road, Annapolis.

## **PUBLIC NOTIFICATION**

The hearing notice was posted on the County's web site in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 175 feet of the property was notified by mail, sent to the address furnished with the application. Stephen Burzenski, Chief, Utility Design Engineer, Department of Public Works, testified that the property was posted for more than 14 days prior to the hearing. I find and conclude that the requirements of public notice have been satisfied.

## **FINDINGS AND CONCLUSIONS**

This case concerns property with a street address of 701 Dreams Landing Way, also identified on Tax Map 45, Block 9, Parcel 57, Lots 17 through 22. The property comprises 6.5 acres and is split zoned R-10 residential district and MA1 Community Marina district with a Chesapeake Bay Critical Area designation as Limited Development Area (LDA). The property is developed with the Dreams

Landing Condominium. The community is served by a privately owned wastewater treatment facility. The request is to substitute a publicly owned sewage pumping station. The new facility is located in an area of steep slopes.

Anne Arundel County Code, Article 17, Section 17-8-201 prohibits disturbances on slopes of 15 percent or greater in the LDA. Accordingly, the proposal requires a variance to disturb steep slopes.<sup>1</sup>

Liz West, a planner with the Office of Planning and Zoning, testified that the existing wastewater treatment facility, which is nearing the end of its service life, is 50 feet from mean high water; while the replacement sewage pumping station is 122 feet from mean high water. The project disturbs 4,150 square feet of steep slopes. Most of the new construction will be below-grade. The project includes a reduction in impervious surfaces in the area of an existing tennis court. The witness summarized the agency comments. The Chesapeake Bay Critical Area Commission requested mitigation with plantings in the buffer and where impervious surfaces are removed. By way of conclusion, Ms. West supported the application.

Mr. Burzenski confirmed the substance of the application. In brief, the existing wastewater treatment facility discharges to the Severn River. The effluent from the new pumping station is carried by force main to the Annapolis Water Treatment Facility. The pumping station must be located at the lowest point of the

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<sup>1</sup> Article 17 does not apply to land owned by the County unless federal or State law requires compliance. See, Section 17-2-101(a). The need for the variance is the result of the State's Critical Area program.

property to accept sewage from the community by gravity flow. The project includes landscape plantings. The witness opined that the variance standards are satisfied. There was no other testimony in the matter.

Upon review of the facts and circumstances, I find and conclude that the applicant is entitled to relief from the code. For this Critical Area property, due to the steep slopes at the site of the sewage pumping station, a strict implementation of the program would result in an unwarranted hardship. To literally interpret the program would forestall the construction of a public utility, a right commonly enjoyed by other properties in similar area in the Critical Area. Conversely, the granting of the variance will not confer any special privilege that the program typically denies. There is no indication that the request results from the actions of the applicant or from land use on neighboring property. Finally, with mitigation, the variance will not adversely affect Critical Area resources and harmonizes with the general spirit and intent of the program. I further find that the variance represents the minimum relief. As noted, the new construction is further from water and there is a net reduction in impervious coverage. There is nothing to indicate that the granting of the variance would alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property or cause a detriment to the public welfare. The approval is subject to the condition in the Order.

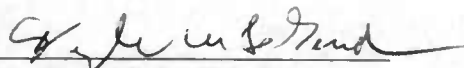
**ORDER**

PURSUANT to the application of Anne Arundel County, Maryland,  
petitioning for a variance to allow a public utility with disturbance to steep slopes;  
and

PURSUANT to the notice, posting of the property, and public hearing and  
in accordance with the provisions of law, it is this 24<sup>th</sup> day of February, 2006,

ORDERED, by the Administrative Hearing Officer of Anne Arundel  
County, that the applicants are **granted** a variance to disturb steep slopes to allow  
a sewage pumping station in accordance with the site plan.

*The approval is subject to the condition that the applicant shall provide  
mitigation as determined by the Permit Application Center with plantings of native  
species directed to the buffer and the area where impervious surfaces are  
removed.*

  
Stephen M. LeGendre  
Administrative Hearing Officer

**NOTICE TO APPLICANT**

Within thirty days from the date of this Decision, any person, firm,  
corporation, or governmental agency having an interest therein and aggrieved  
thereby may file a Notice of Appeal with the County Board of Appeals.

Further Section 18-16-405(a) provides that a variance expires by operation  
of law unless the applicant obtains a building permit within eighteen months.  
Thereafter, the variance shall not expire so long as construction proceeds in  
accordance with the permit.

If this case is not appealed, exhibits must be claimed within 60 days of the  
date of this Order, otherwise that will be discarded.