

PROJECT EVALUATION

(Note)

1:50 p.m. - 2:05 p.m. INFO SMECO Cliff Stabilization, Calvert County, DNR

Dawnn McCleary, Planner

2:05 p.m. - 2:15 p.m. Kent Hall Renovations and Landscape Improvements
At St. Mary's College

Mary Owens, Planner

K.H. - Approval as proposed
D.B. Sec / C.U.
Note
18-0
UPDATE

2:15 p.m. - 2:30 p.m. Football Stadium - Baltimore City

Dawnn McCleary, Planner

2:30 p.m. - 2:45 p.m. OLD BUSINESS

John C. North, II, Chairman

timber harvests -

2:45 p.m. - 3:00 p.m. NEW BUSINESS

John C. North, II, Chairman

msgs. = DNR

+ Commission

*to provide flexibility
in clearing, cutting
in Habitat Area*

*Ch. North & R. S. will
meet = R. Owens next wk*

*to discuss upcoming
legislation*

Legal Update

1) Shreve vs Wic. Co. - case

2) AA. McCreary Case -

*Nath vs. AA. Bd of Appeals
Argument Dec. 4th*

3) AA - C. Cont - deck in Bayfer

4) Home owner - (AA Co.) Gazebo -

Poot + shed last month

A. Workshop - Oct. 30 - Adjourn - M.O.
- Adjourn

Chesapeake Bay Critical Area Commission

**Department of Housing and Community Development
Crownsville, Maryland**

August 7, 1996

The Chesapeake Bay Critical Area Commission met at the Department of Housing and Community Development, Peoples Resource Center, Conference Room 1100 A, Crownsville, Maryland. The meeting was called to order by John C. North, II, Chairman, with the following Members in attendance:

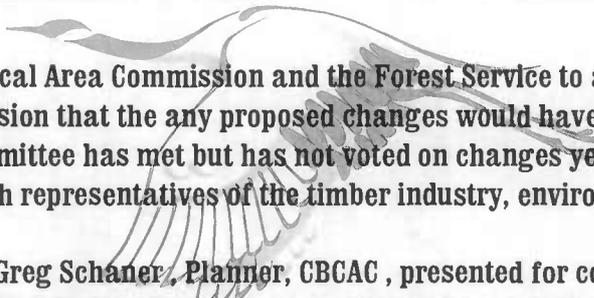
**Barker, Philip, Harford County
Bourdon, Dave, Calvert County
Cooksey, David, Charles County
Corkran, Bill, Talbot County
Greenfield, Victoria for Curry, Wayne K., Prince George's County
Hurley, Roby for Duket, Larry, Maryland OP
Evans, Diane, Anne Arundel County
Foor, James, C., DVM, Queen Anne's County
Setzer, Gary for Hearn, J. L., MDE
Johnson, Samuel Q., Wicomico County
Langner, Kathryn, Cecil County
Lawrence, Louise, MDA
Moxley, Stephen, Balt. Co.
Robinson, Edward, Kent County, MAL
Myers, Andrew, Caroline County
Pinto, Robert, Somerset County
Dr. Taylor-Rogers, Sarah, DNR
Whitson, Michael, St. Mary's County
Wilde, Jinhee K., Western Shore MAL
Williams, W. Roger, Kent County**

The Minutes of June 5, 1996 were approved as read.

Chairman North introduced the Commission's newest member, Ms. Jinhee Kim Wilde, the Western Shore Member-at-Large. Ms. Wilde is Counsel to the Washington, D.C. law firm of Arent, Fox, Kintner, Plotkin and Kahn, where she concentrates on international trade and transactions. Previously, Ms. Wilde was with the Speaker of the Illinois House of Representatives as legal counsel and served as Special Assistant to Senator Adlai E. Stevenson, III in his gubernatorial campaign of 1986. She brings to the Commission a substantial legal, international and agricultural background. The Commission welcomed Ms. Wilde.

Mary Owens, Planner, CBCAC presented for information and comments the draft Guidance Paper on Impervious Surfaces which was developed in response to requests from several local jurisdictions. She said that the goal is to establish the importance of looking at all aspects of impervious surfaces, not just runoff. The purpose of the paper (which is not a formal policy) is to provide guidance and enhance consistency among local governments.

Claudia Jones, Science Advisor, CBCAC presented information on Timber Harvests. She said that a DNR Task Force that was set up to look at issues regarding Tiber Harvest and protection of Forest Interior Dwelling Birds is recommending that a change be made to the Criteria and the General Approval between



the Critical Area Commission and the Forest Service to allow some flexibility on a site by site basis. She told the Commission that the any proposed changes would have to be voted on by the Commission. The Program Subcommittee has met but has not voted on changes yet. Meetings for comments and recommendations will be held with representatives of the timber industry, environmental groups and others.

Greg Schaner, Planner, CBCAC , presented for concurrence with the Chairman's determination of Refinement, Talbot County's request for a change to the Growth Allocation acreage deducted for the L.P.I.W. subdivision.

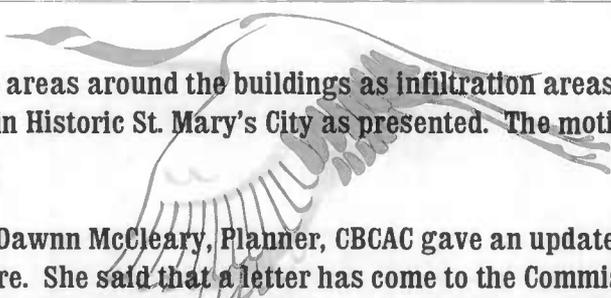
He said that the original subdivision plat has been revised and 9.35 additional acreage of Growth Allocation is needed under the condition that the County legislatively reclassifies the remaining acreage as Limited Development Area. The approved original amendment reclassified a 14.85 acre parcel from RCA to LDA and deducted the acreage from the County's Growth Allocation reserve. The Commission's Growth Allocation Policy requires that the total acreage of a parcel is to be deducted in situations where subdivision of the property will leave remnant RCA land which is less that 20 acres. The Commission supported the Chairman's determination.

Susan McConville, Planner, CBCAC presented for information Chesapeake City's Growth Allocation and Annexation . She said that Chesapeake City has annexed 22.16 acres of land into the Town (3.47 acres within the Critical Area). The land will be rezoned from Cecil County Zoning T-R to Chesapeake City Zoning R-3. The proposed Growth Allocation Amendment will change the Critical Area designation of 3.47 acres from RCA to LDA. This 3.47 acres of land is adjacent to land designated LDA. This will be on the agenda for a vote in September.

Mary Owens, Planner, CBCAC presented for VOTE the State Highway Administration's proposal to replace a bridge on MD Route 470 (Oakley Road) over Tomakokin Creek in St. Mary's County. The proposed bridge is a 27 foot long single span prestressed concrete slab and beam bridge with a clear bridge roadway consisting of two 11 foot wide lanes and two four foot shoulders. The roadway work will include widening the existing roadway for approximately 50 feet in each direction. The forest clearing involved in this project will be seeded with grass to control erosion and to allow for natural regeneration. Although Oakley Road crosses the 100-Year Floodplain, no permanent impacts are anticipated. There are restrictions on instream work due to identified anadromous fish spawning waters. There will be minimal impacts to the identified wetlands and all pertinent permits will be obtained. No known threatened or endangered plant or animal species will be affected by the replacement. Sediment and erosion control measures will be strictly enforced. Kay Langner moved to approve the Bridge Replacement Project at Oakley Road in St. Mary's County as presented. The motion was seconded by Bill Corkran and carried unanimously.

Mary Owens presented for VOTE the Water System Improvements at St. Mary's College. She said that Maryland Environmental Service is proposing several improvements which include upgrading the electrical service to Well Number Four, upgrading the cathodic protection system at the water tower, drilling a deep well for potable water production, constructing a new building to house chlorination equipment for the new well, and demolishing Well House Number Three. The purpose of this project is to improve the potable water supply system and to eliminate a safety hazard. The total disturbance within the Critical Area associated with these activities will be less than 2500 square feet. Kay Langner moved to approve the Water System Improvements project at St. Mary's College as presented. The motion was seconded by Bill Corkran and carried unanimously.

Mary Owens presented for VOTE Maryland Department of Housing and Community Development's reconstruction project at Historic St. Mary's City. Proposed for reconstruction are two structures, Cordea's Hope and Smith's Outbuilding which are part of the St. Mary's City Town Center Exhibits. These projects are based on specific recommendations made within the Master Plan Update approved by the Critical Area Commission in 1992. No vegetation will be removed for the construction, and disturbance to the area will be minimized due to the archaeological sensitivity of the site. Stormwater management will be addressed by maintaining the large



grassed areas around the buildings as infiltration areas. Kay Langner moved to approve the Town Center project in Historic St. Mary's City as presented. The motion was seconded by Bill Corkran and unanimously carried.

Dawnn McCleary, Planner, CBCAC gave an update to the Commission on the NFL Football Stadium in Baltimore. She said that a letter has come to the Commission asking for the removal of a condition for submitting to the Commission a conceptual plan for stormwater management within 60 days. After much discussion, the Commission concluded with a motion by Dr. Foor to take no action on the request to remove the condition for submitting a conceptual plan for stormwater management plan within 60 days, and invite the Stadium officials to the Commission meeting on September 4, 1996 to discuss the issue. Dr. Sarah Taylor -Rogers seconded the motion which carried unanimously.

Mr. John d'Epagnier, PE and Project Manager of RK&K Consultants, arriving later into the meeting spoke to the issue and said that as the project construction design evolves, the pollutant-reduction calculations change. The design is now at 60% completion. Also, costs are being incurred successively and this project may not be in a final stage until the spring of 1997 when the design for calculating the 10% requirements is at 90%. He said that there will be continuous updates and that engineers and officials of the stadium project including MDE will appear at the September Commission meeting to explain the reason for the request. Dr. Foor being satisfied that updates will be provided and that this issue will be discussed in September, did not modify the motion.

OLD BUSINESS

Marianne Mason updated the Commission on the legal issues of the Commission. She said that she has filed a brief in the case of Shirner vs. Wicomico County and John C. North, II, wherein the Shirner's are asking for several hundred thousands of dollars, that most of the Wicomico County program be declared invalid and a declaration of an unconstitutional taking of property. The argument is set for the first week in October. (As an aside, Judge North interjected that the case was tried before Judge Truitt of the Circuit Court for Wicomico County, who has announced his retirement and the Governor has announced as his replacement the wife of former Commission member Bill Bostian, known as Ms. Adkins.) Ms. Mason said that Judge North has filed an appeal in Circuit Court of a decision of the Dorchester County Board of Appeals wherein a variance was granted to exceed the impervious surface limitations to place storage buildings in the Critical Area to a company known as Tramp, Inc. Another Appeal was filed in Anne Arundel Circuit Court from a decision of the Board of Appeals in a case of a swimming pool variance, granted for an inground pool in the Buffer on the Severn River to the McEneaneys. She said that CBCAC Staff have also testified before the Board of Appeals for Anne Arundel County in another case of a swimming pool variance and there has been no decision in that as yet. Two more cases are upcoming in September, both variances for structures in the Buffer.

NEW BUSINESS

Chairman North announced a boat outing on the State Boat, the Maryland Independence, for the Commission members on September 18th, 1996. Ren Serey, Executive Director told the Commission that they will be viewing some critical area sites, communities, Buffer Exemption Areas, buffer violations, etc.

Chairman North appointed a panel for Chesapeake City's application for land annexation and growth allocation: Roger Williams, Chair - Ed Robinson, Phil Barker, Dr. James Foor and Andrew Myers.

There being no further business, the meeting adjourned.

Submitted by: Peggy Mickler
Commission Secretary

Chesapeake Bay Critical Area Commission

STAFF REPORT

October 2, 1996

APPLICANT: Town of Chesapeake City

PROPOSAL: Amendment - Ritter Property
Growth Allocation / Annexation
3.47 acres from RCA to LDA

JURISDICTION: Chesapeake City

COMMISSION ACTION: Vote

PANEL RECOMMENDATION: Approval

STAFF: Susan McConville

**APPLICABLE LAW/
REGULATIONS:** COMAR 8-1808.1 - Growth Allocation
Chesapeake City Critical Area Program
Chesapeake Bay Critical Area Commission Growth
Allocation Policy

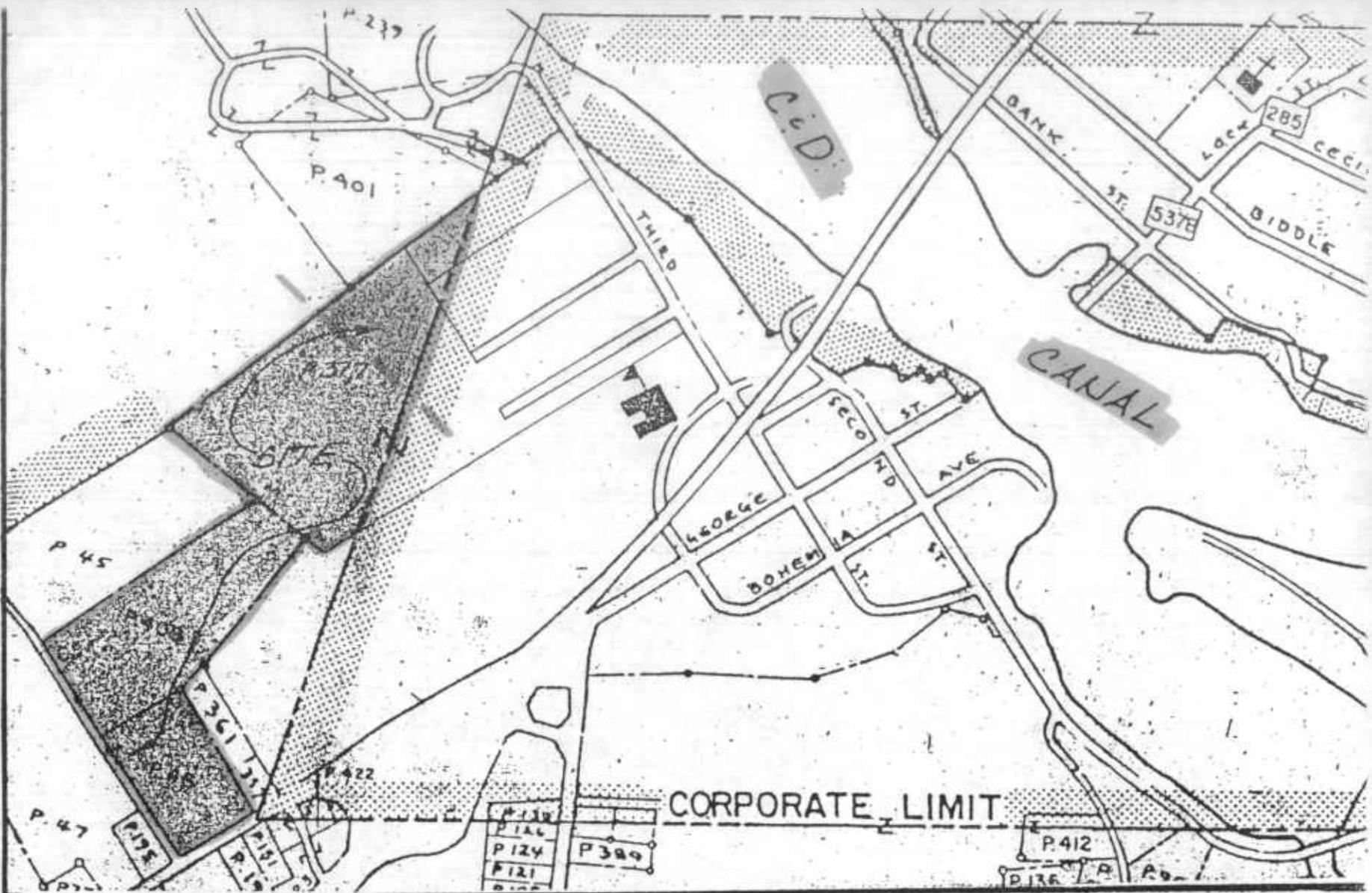
DISCUSSION:

The 3.47 acres under consideration are part of a 22.16 acre parcel that was annexed into Chesapeake City limits. The proposed Growth Allocation amendment would change the Critical Area designation of the 3.47 acres from RCA to LDA. The Board of County Commissioners for Cecil County granted the use of 3.47 acres of the County's growth allocation acres to the Town of Chesapeake City. The proposed amendment meets state and local criteria for growth allocation. The 3.47 acres of the property is adjacent to the town limits and to a Limited Development Area. The property is currently forested and undeveloped. There are no known threatened and endangered species on the site. The entirety of the parcel within the Critical Area is being deducted, which is consistent with the Commission's Growth Allocation Policy.

A public hearing was held August 28, 1996 at the town office in Chesapeake City. The Commission panel included: Philip Barker, James Foor, Andrew Myers, Edward Robinson, and Roger Williams. There was no public opposition at the hearing to the growth allocation request. Questions raised about the design and development of the subdivision will be addressed in the project review process.

R. Williams motion to approve
sec / cy

+KAY
Langley
TO
RCA/LDA



TAX MAP 43

MICHAEL S.

McALLISTER

SURVEYOR

103 COURTHOUSE PLAZA

-  CALINE
-  ANNEXATION AREA
-  GROWTH ALLOCATION
-  TIDAL WATERS

A PLAT OF THE LAND
TO BE ANNEXED INTO
**THE CORPORATE
LIMITS OF THE TOWN
OF CHESAPEAKE CIT**

Chesapeake Bay Critical Area Commission

STAFF REPORT

October 2, 1996

APPLICANT: Baltimore County Department of Environmental Protection
and Resource Management

PROPOSAL: Refinement - Baltimore County Impervious Surface
Language

JURISDICTION: Baltimore County

COMMISSION ACTION: Concurrence

STAFF RECOMMENDATION: Approval

STAFF: Susan McConville

**APPLICABLE LAW/
REGULATIONS:** Senate Bill 657 - October 1, 1996

DISCUSSION:

Senate Bill 657 changed the impervious surface limits on grandfathered lots under 1 acre and under ½ acre. The new bill takes effect on October 1, 1996. Each jurisdiction is required to amend its local critical area program on or before December 31, 1996. The language proposed by Baltimore County is consistent with Senate Bill 657. Included with this staff report is a copy of the proposed language changes to the Baltimore County Code.

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND
LEGISLATIVE SESSION 1996, LEGISLATIVE DAY NO. _____

BILL NO. _____

_____, Councilman

By Request of County Executive

BY THE COUNTY COUNCIL, _____

A BILL
ENTITLED

AN ACT concerning

Planning, Zoning and Subdivision Control

FOR the purpose of amending Chesapeake Bay Critical Area impervious surface requirements, as required by State Critical Area Law, by providing that if a parcel or lot of a certain size existed before a certain date, man-made impervious surfaces are limited to a certain percentage of the lot; by allowing a property owner to exceed impervious surface limits under certain circumstances; by requiring that certain fees collected be used to fund projects that improve water quality within the Critical Area.

By Repealing and Reenacting, with amendments,
Section 26-453(o)
Article V. Development Regulations
Title 26 "Planning, Zoning and Subdivision Control"
Baltimore County Code, 1988, as amended

EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.
[Brackets] indicate matter stricken from existing law.
Strike out indicates matter stricken from bill.
Underlining indicates amendments to bill.

SECTION 1. BE IT ENACTED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that Section 26-453 (o), of the Baltimore County Code, be and is hereby repealed and reenacted, with amendments, to read as follows:

Section 26-453. Development in limited development area, RC-20 and RC-50 zones.

(o) The sum of all man-made impervious areas shall not exceed fifteen (15) percent of the lot, parcel or property proposed to be developed, except that:

- (1) If a parcel or lot one-half ($\frac{1}{2}$) acre or less in size [was in residential use or zoned for residential purposes] EXISTED on or before December 1, 1985, then man-made impervious surfaces [associated with that use] are limited to twenty-five (25) percent of the parcel or lot.
- (2) [If a parcel or lot one-fourth ($\frac{1}{4}$) acre or less in size was in nonresidential use on or before December 1, 1985, then man-made impervious surfaces associated with that development are limited to twenty-five (25) percent of the parcel or lot] IF A PARCEL OR LOT GREATER THAN ONE-HALF ($\frac{1}{2}$) ACRE AND LESS THAN ONE (1) ACRE IN SIZE EXISTED ON OR BEFORE DECEMBER 1, 1985, THEN MAN-MADE IMPERVIOUS SURFACES ARE LIMITED TO FIFTEEN (15) PERCENT OF THE PARCEL OR LOT.
- (3) If an individual lot one (1) acre or less in size is part of a subdivision approved after December 1, 1985, then man-made impervious surfaces of the lot may not exceed twenty-five (25) percent of the lot. However, the total of the impervious surfaces over the entire subdivision may not exceed fifteen (15) percent.
- (4) This subsection does not apply to a trailer park that was in residential use on or before December 1, 1985.
- (5) THE DIRECTOR OF THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT MAY ALLOW A PROPERTY OWNER TO EXCEED THE IMPERVIOUS SURFACE LIMITS PROVIDED IN SUBSECTIONS (o)(1) AND (o)(2) OF THIS SECTION IF THE FOLLOWING CONDITIONS EXIST:
 - A. NEW IMPERVIOUS SURFACES ON THE PROPERTY HAVE BEEN MINIMIZED;
 - B. FOR A LOT OR PARCEL ONE-HALF ($\frac{1}{2}$) ACRE OR LESS IN SIZE, TOTAL IMPERVIOUS SURFACES DO NOT EXCEED IMPERVIOUS SURFACE LIMITS IN SUBSECTION (o)(1) OF THIS SECTION BY MORE THAN TWENTY-FIVE (25) PERCENT OR FIVE-HUNDRED (500) SQUARE FEET, WHICHEVER IS GREATER;
 - C. FOR A LOT OR PARCEL GREATER THAN ONE-HALF ($\frac{1}{2}$) ACRE AND LESS THAN ONE (1) ACRE IN SIZE, TOTAL IMPERVIOUS SURFACES DO NOT EXCEED IMPERVIOUS SURFACE LIMITS IN SUBSECTION (o)(2) OF THIS SECTION OR FIVE THOUSAND FOUR

HUNDRED FORTY-FIVE (5,445) SQUARE FEET, WHICHEVER IS GREATER;

D. WATER QUALITY IMPACTS ASSOCIATED WITH RUNOFF FROM THE NEW IMPERVIOUS SURFACES CAN BE AND HAVE BEEN MINIMIZED THROUGH SITE DESIGN CONSIDERATIONS OR USE OF BEST MANAGEMENT PRACTICES APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT TO IMPROVE WATER QUALITY; AND

E. THE PROPERTY OWNER PERFORMS ONSITE MITIGATION AS REQUIRED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT TO OFFSET POTENTIAL ADVERSE WATER QUALITY IMPACTS FROM THE NEW IMPERVIOUS SURFACES, OR THE PROPERTY OWNER PAYS A FEE INTO THE COUNTY WATER QUALITY MITIGATION FUND IN LIEU OF PERFORMING THE ONSITE MITIGATION.

(6) THERE IS A WATER QUALITY MITIGATION FUND IN THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

A. THE FOLLOWING MONEY SHALL BE DEPOSITED IN THE FUND:

1. ANY MONETARY COMPENSATION PAID BY AN APPLICANT SUBJECT TO THIS SECTION WHO DEMONSTRATES TO THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT THAT MITIGATION TO OFFSET POTENTIAL ADVERSE WATER QUALITY IMPACTS CANNOT BE ACCOMPLISHED ONSITE.

2. ANY OTHER MONIES APPROPRIATED TO THE FUND BY THE COUNTY COUNCIL.

B. FUNDS IN THE WATER QUALITY MITIGATION FUND SHALL BE USED ONLY FOR IMPLEMENTATION OF WATER QUALITY PROTECTION OR RESTORATION PROJECTS, AND FOR IMPLEMENTATION OF CAPITAL PROJECTS ADMINISTERED UNDER THE COUNTY'S WATERWAY IMPROVEMENT PROGRAM.

C. FUNDS CREDITED AND ANY INTEREST ACCRUED TO THE FUND SHALL:

1. REMAIN AVAILABLE UNTIL EXPENDED; AND

2. NOT BE REVERTED TO THE GENERAL FUND UNDER ANY OTHER PROVISION OF LAW.

(7) ANY MONETARY COMPENSATION PAID BY AN APPLICANT SUBJECT TO THIS SECTION SHALL BE PAID PRIOR TO THE APPROVAL OF A PROJECT PLAN, A GRADING PERMIT, OR A BUILDING PERMIT, AS DETERMINED BY THE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

[(5)] (8) Notwithstanding any section in this Code to the contrary, the director of the department of environmental protection and resource management may grant a special variance from the provisions of this subsection, in accordance with the regulations adopted by the critical area commission concerning variances as part of local program development set forth in COMAR 27.01.11 and notification of project applications set forth in COMAR 27.03.01. Notice of an applicant's variance proposal shall be published once in a paper of general circulation in the county fifteen (15) days prior to variance approval.

[(6)] (9) In granting a request for a special variance in accordance with section [26-453 (e)(5)] 26-453(o)(8), the director of the department of environmental protection and resource management may require site design and variance approval conditions, including mitigation, to minimize adverse impacts on water quality and fish, wildlife or plant habitat.

[(7)] (10) Any person or persons, jointly or severally, or any taxpayer aggrieved or feeling aggrieved by any decision of the director of the department of environmental protection and resource management made in accordance with section [26-453(e)(5)] 26-453(o)(8) shall have the right to appeal the decision before the county board of appeals de novo.

SECTION 2. AND BE IT FURTHER ENACTED, that this Act shall take effect forty-five days from the date of its enactment.

Chesapeake Bay Critical Area Commission

STAFF REPORT

October 2, 1996

APPLICANT: St. Mary's County

PROPOSAL: Amendment - Shannon Farms Planned Unit Development

JURISDICTION: St. Mary's County

COMMISSION ACTION: Information

STAFF RECOMMENDATION: Pending

STAFF: Mary R. Owens

**APPLICABLE LAW/
REGULATIONS:** Annotated Code of Maryland §8-1809 - Approval and
Adoption of Program and Critical Area Law Section
27.01..02.07 - Grandfathering

DISCUSSION:

St. Mary's County is proposing an amendment to the grandfathering language of their local program. The change is proposed to accommodate a major amendment to a grandfathered Planned Unit Development project which was originally approved by the County Commissioners on Nov. 12, 1985. The proposed amendment is required to be approved by the County Commissioners, and they will hold a public hearing on the proposal on Oct. 8, 1996. The Planning Commission has recommended approval of the amendment because the proposal represents a reduction in the previously approved density (resulting in a reduction in adverse impacts associated with human activity). The current language in the County's program states the following:

Any planned unit development which received final zoning approval from the County Commissioners prior to December 1, 1985, and which have met the requirements of this ORDINANCE, with the exception of requirements for density. In addition, all conditions imposed at the time of rezoning must be satisfied. Such developments which fail to meet those requirements and conditions shall be counted against the county's growth allocation.

The County proposes to add the following language to this section:

This section does not apply to the Shannon Farms Planned Unit Development if the County determines that overall Critical Area Program requirements are exceeded, and the Critical Area Commission supports the County's determination.

Attachment A is St. Mary's County Resolution Number Z85-10 which outlines the original conditions of rezoning. It is the County's intention to replace this resolution with a new resolution, which is currently being finalized by St. Mary's County staff, and will be available at the Commission meeting on Oct. 2, 1996. The proposed amendment will result in 497 dwelling units on the 256.17 acre site, which is a significant reduction from the 738 units included in the original approved plan, and all commercial uses have been eliminated from the project. The proposed site plan also eliminates the 200 and 300 foot Buffers as described in the MD Office of Planning correspondence dated July 17, 1985 and referred to in Condition 9 of the Resolution. This letter is included as Attachment B.

The current plan represents significant design modifications which are being implemented primarily to provide for the preservation of Forest Interior Dwelling Bird (FID) habitat. The forested areas on the site are considered excellent FID habitat because of the age of the forest, the predominance of hardwood species, and the presence of a stream and wetland network through the site. The proposed plan will provide preservation of 114 acres of primary FID habitat and 17 acres of secondary habitat. The current plan proposes to use the Resource Conservation Area design standards for the entire site. The site contains 183.0 acres of forest cover and 23.19 acres of forest clearing is proposed (approximately 12.7% of the total forest cover). Efforts have been made to consolidate development on the site through the incorporation of townhouse units and mid-rise apartments. Proposed impervious surface area is 26.79 acres which is approximately 11.4% of the total site. The proposed plan also includes a community pier; therefore, individual piers will not be permitted. No permanent slips are proposed as part of the community pier.

If the Commission approves the proposed amendment, there are several outstanding issues that will be resolved during the detailed design phase including expansion of the 100-Foot Buffer in areas where hydric soils are present, the design and location of a stormwater management system, the location and type of reforestation, and the type and design of shore erosion control measures.

Critical Area Commission staff have worked closely with St. Mary's County Department of Planning and Zoning staff, the applicant, and the applicant's consultant to redesign the project so that valuable FID habitat is preserved (some of which is located outside of the Critical Area), and to address other Critical Area Program requirements. Commission staff have reviewed the proposed plan and support the County's determination that the proposal exceeds overall Critical Area Program requirements.



MARYLAND
DEPARTMENT OF STATE PLANNING
301 W. PRESTON STREET
BALTIMORE, MARYLAND 21201-2385

HARRY HUGHES
GOVERNOR

CONSTANCE LIEDER
SECRETARY

DEPARTMENT OF PLANNING
RECEIVED
JUL 22 1985

July 17, 1985

Mr. Robin Guyther
Office of Planning and Zoning
Box 351 Governmental Center
Leonardtwn, Maryland 20650

Re: Shannon Farms

Dear Robin:

Thank you for sending me a copy of the latest site plan for the referenced project (prepared July, 1985). Certain aspects of the revised plan demonstrate more environmental sensitivity than earlier versions of the site plan. This includes changes in the circulation pattern (collector streets) and greater development setbacks from the Bay front. Other changes in the boundaries of certain envelopes also reflect improved sensitivity to fragile portions of the site.

The proposed residential density within the actual Critical Area (3.0 d.u./acre), however, has been increased from the density proposed in the November, 1984 site plan (2.0 d.u./acre). This change means that there will be more impervious surface within the Critical Area and thus greater non-point pollutant loadings. This Department's letter to Frank Gerred of March 13, 1985, included a series of recommended conditions to be placed upon rezoning approval in order to help minimize adverse impacts. Attached, you will find a series of conditions that are still pertinent to the project. State Planning encourages the Planning Commission to incorporate these conditions into their recommendation to the County Commissioners.

Thank you for the opportunity to offer additional comments on this matter. Please send the Department of State Planning a copy of the Planning Commission's recommendations on this project.

Post-it® Fax Note	7671	Date	5-16	# of pages	2
To	Mary Owens	From	K. Lackie		
Co. Dept.	CBAC	Co.	S. Mary		
Phone #		Phone #			
Fax #	410 974 5334	Fax #			

Very sincerely yours,

Larry F. Duket
Chief of Current Planning

LFD:alg

DEPARTMENT OF STATE PLANNING REVIEW AND

COMMENT: Shannon Farms

1. The following development recommendations contained in the Critical Area Report should be placed as conditions on the rezoning:
 - The mature birch grove on the site should be preserved (reference p. 2, Critical Area Report).
 - Within development envelopes, removal of trees should be limited to areas needed for structures and roadways; remaining forestland on the site should be preserved (reference p.7, Critical Area Report).
 - Two hundred foot structural setbacks from the Bay, and 100 foot setbacks along wetlands should be required (p. 8, Critical Area Report).
 - Existing wetlands should be preserved and protected (reference p. 19, Critical Area Report).
 - High efficiency sediment traps should be used during construction (reference p. 20, Critical Area Report).

2. The Department of State Planning recommends the following additional zoning conditions:
 - Control stormwater from developed areas with stormwater management wet ponds designed to provide at least 12 hours of retention (as opposed to the minimum of 6 hours recommended by the Critical Area Report).
 - Prohibit the use of wetland areas as sites for stormwater management ponds. (See p. 9, paragraph 3, Critical Area Report.)
 - Limit the amount of paved surface within 300 feet of the Bay to no more than 10% of this area.

No. Z#85-10

Subj: J. L. MILLISON/SHANNON FARMS

ZPUD # 84-1230

RESOLUTION

WHEREAS, J. L. Millison has made application to designate a parcel of land as PDR 3.0, Planned Development Residential, to permit 738 building units, known as "Shannon Farms", containing approximately 250 acres and located on the Chesapeake Bay and Hermanville Road, on Tax Map 52, Block 10, Parcel 8 in the Eighth Election District of St. Mary's County, Maryland. The matter is docketed as Case No. 84-1230.

WHEREAS, following publication of notice and notification of property owners within 200 feet of the subject parcel by certified mail, the St. Mary's County Planning Commission conducted a public hearing on the request on April 8, 1985.

WHEREAS, following deliberation, the Planning Commission on July 22, 1985, by a unanimous vote, recommended to the Board of County Commissioners of St. Mary's County, that designation of the subject property as PDR 3.0 be granted, subject to certain conditions.

WHEREAS, the Board of County Commissioners, after publication of notice and notification of all property owners within 200 feet of the subject parcel by certified mail, conducted a public hearing on the request on August 27, 1985.

WHEREAS, the Board of County Commissioners deliberated on the application at a public meeting held on October 8, 1985.

WHEREAS, the PDR 3.0 zoning classification is a "floating zone" and therefore not subject to the "change or mistake" rule set forth in Article 66B of the Maryland Annotated Code and the St. Mary's County Zoning Ordinance.

WHEREAS, the Board of County Commissioners finds that the designation of the subject property as PDR 3.0 will encourage innovative and creative design of residential and commercial development; facilitate use of the most advantageous construction techniques; and maximize the conservation and efficient use of open space and natural features. It will further the purposes and provisions of the comprehensive plan and conserve public fiscal resources; efficiently utilize public facilities and resources; and provide a broad range of housing and economic opportunities to present and future residents of St. Mary's County.

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. MARY'S COUNTY, MARYLAND this 12th day of November, 1985, that the subject property is hereby designated as PDR 3.0, and the the development plan prepared by the Land Planning and Design Group, Inc., dated July 2, 1985, is hereby APPROVED, subject to the following conditions:

1. Sediment and stormwater controls shall be designed so that levels of sedimentation and stormwater pollutants, both during and after construction, do not exceed predevelopment levels.
2. Eroding embankments on the property shall be stabilized and currently unvegetated steep slopes and shoreline areas shall be shaped and planted with a vegetative cover, prior to construction in those areas. Any site plan must address erosion control and erosion control procedures must be in place prior to the issuance of the 101st dwelling unit building permit, regardless of whether a site plan has been approved for those areas.
3. Ultimate responsibility for maintenance of wetlands, stream valleys, wildlife areas, and areas of open space, shall rest with a Homeowners' Association or the developer. The County shall request the Maryland Department of Natural Resources to develop a plan for preservation and management of these areas, though any costs associated with development of the plan and management thereof shall be borne by the developer/owner or the Homeowners' Association.
4. Erosion control and stabilization shall be accomplished by methods approved by the Soil Conservation Service and Planning Commission.
5. Any wells drilled shall be at least into the Mattapany Aquifer, unless the Maryland Water Resources Administration shall certify that such is not feasible.
6. At such time or times as site development plans are prepared and submitted to the County for review and approval, the County may retain the services of a consulting engineer to review such plans. Further, the County may retain the services of additional consultants to monitor various phases of construction, including, but not limited to sediment, erosion and stormwater controls. Any private consultant costs shall be borne by the developer/owner. The County shall also request review services from the U. S. Soil Conservation Service and the Maryland Departments of State Planning, Natural Resources, and Health and Mental Hygiene. Such reviews shall be considered by the County if completed in a timely fashion, as part of the regular T.E.C. process. The developer/owner shall comply with all site plan requirements imposed by the County.
7. In addition to ordinary bonding requirements for the completion of public utilities and roads, the developer/owner shall post sufficient corporate surety bonds or other guarantee devices to insure completion and proper maintenance of stormwater control devices for the protection of wetlands, streams and the Chesapeake Bay.
8. In addition to any development requirements contained in the County Zoning Ordinance that may apply to Planned Unit Developments, if no constructed improvements have been commenced after five (5) years from the date hereof, the PDR 3.0 designation of the subject property shall then revert to its former R-1 zoning classification.
9. The recommendations of the Department of State Planning, as contained in its letter dated July 17, 1985, addressed to Robin Guyther with attachments, shall be

incorporated as conditions of approval and development.

10. Development be limited to a maximum of one hundred (100) residential units per twelve (12) month period.

11. Long Lane must be expanded to four (4) lanes when total of one thousand (1000) building permits have been issued at Cedar Cove and Shannon Farms, combined.

12. The turn lane at Hermanville Road and Route 235, the deceleration lane at Hermanville Road and Long Lane, and the passing lane opposite Long Lane shall be constructed prior to the one thousandth (1000) dwelling unit building permit being issued at Cedar Cove and Shannon Farms, combined.

The undersigned applicant hereby accepts the conditions set forth above for designation of the subject property as PDR 3.0, which shall be binding on the applicant, together with his personal representatives, heirs and assigns.

Dated and signed this date.

WITNESS:

F. Audubon Harris

J. L. Millison
L. Millison

ATTEST:

Edward V. Cox
EDWARD V. COX
County Administrator

BOARD OF COUNTY COMMISSIONERS
OF ST. MARY'S COUNTY, MARYLAND

George R. Aud
GEORGE R. AUD, President

APPROVED AS TO LEGAL
SUFFICIENCY:

Joseph R. Densford
JOSEPH R. DENSFORD
Assistant County Attorney

Richard D. Arnold
RICHARD D. ARNOLD
Commissioner

David F. Sayre
DAVID F. SAYRE
Commissioner

Ford L. Dean
FORD L. DEAN
Commissioner



ST. MARY'S COUNTY GOVERNMENT

DEPARTMENT OF PLANNING AND ZONING

P.O. BOX 3000 • 328 WASHINGTON STREET • LEONARDTOWN, MARYLAND 20650

MEMORANDUM

TO: Board of County Commissioners
FROM: Planning Commission
VIA: Jon R. Grimm, Director
DATE: September 25, 1996
SUBJECT: County Commissioners of October 8, 1996

I. DEVELOPMENT DATA

APPLICANT/CASE NO: CDSP #95A-0584, Shannon Farms PUD
PROPERTY OWNER: Millison Development Company
ENGINEER/CORRESPONDENT: NG&O
ACTION REQUESTED: Major Amendment to the Planned Unit Development Concept Development Plan
LOCATION: Approximately 6,500 feet from Maryland Route 712 on Long Lane, south of Cedar Cove
PARCEL IDENTIFICATION: TAX MAP 52, BLOCK 4, PARCEL 8
CURRENT ZONING: PUDR (RCA Overlay) ACREAGE: 256.17

II. BACKGROUND:

On November 12, 1985, the St. Mary's County Board of County Commissioners approved the Shannon Farms Residential PUD formally designating the property as PUDR 3.0. More specifically, the proposed Concept Development Site Plan was approved for 738 units and 6.0 acres of Commercial use.

On May 28, 1996 the Planning Commission conducted a public hearing in accordance with section 38.5.4.c.(1) of the St. Mary's County Zoning Ordinance (SMCZO) to consider a major amendment to the previously approved Concept Development Site Plan. At that meeting the Planning Commission considered an amended plan resulting in 497 dwellings with no commercial component. Transportation access changes to the property to avoid extensive wetlands necessitates the major amendment. The amendment also proposes a new mix of unit types for residential development in response to changes in demand in the project market area.

Applicant's project currently maintains a "grandfathered status" from the Critical Area Resource Conservation Area 20 acre density by virtue of its PUD approval in 1985. The applicant and staff have worked closely with the Critical Area Commission staff to structure an amendment that retains the grandfathered status under the regulations. Both the PUD amendment and an "amendment" (see attachment) to the Critical

Shannon Farms Planned Unit Development
October 8, 1996 Public Hearing

Area regulations must be approved by the Critical Area Commission upon favorable action by the County Commissioners to complete the amendment process.

On August 26, 1996 the Planning Commission held the continuation of the public hearing (from the 5/28/96 meeting). but left the written record open for ten days, thereby allowing the Planning Commission and staff to conduct a work session to review outstanding issues.

On September 4, 1996, a Planning Commission work session was held including the applicant and county staff. Outstanding issues regarding the plan were resolved to the satisfaction of the Commission and the applicant at this meeting including road design innovations, shore erosion control measures, and recommended conditions for Planning Commission support of the project proposal. The Planning Commission's recommendation incorporates the resolution of those items.

There is a great deal of information regarding the proposed PUD within the Planning Commission staff reports included as an *attachment to this report*. Therefore staff comments within this report are to serve as highlights of the plan only.

The PUD amendment request is for the approval of 479 units consisting of 217 single family detached units, 80 townhouse units and 182 units within two mid-rise apartment buildings. The applicant is proposing a number of single family "zero-lot line lots" as part of this development.

A 100' (non-disturbance) Critical Area buffer is provided along portion of the site fronting on the Chesapeake Bay.

The plan provides for 131.3 acres of protected Forest Interior Dwelling (FID) Bird Habitat.

Innovative road designs are requested including the use of "eyebrows", a "rotary" and a timber "Glulam" Bridge.

Changes, as deemed by the Planning Commission to be necessary and appropriate, to the original zoning resolution #85-10.

IV. **PLANNING COMMISSION RECOMMENDATION:**

The Planning Commission hereby forwards to the Board of County Commissioners a favorable recommendation for a Major Amendment to the Shannon Farms PUD Concept Development Plan (CDSP #95A-0584) for 479 dwelling units constituting of a density of approximately 2.03 units per acre, subject to the following conditions which are based upon the original terms of PUD approval noted in Resolution Z85-10, the applicant's proffers,

Shannon Farms Planned Unit Development
October 8, 1996 Public Hearing

and concerns of the Commission as a result of project review, public testimony and the staff analysis, all of which are part of the official record:

- 1) Clearing and impervious surface limits shall be tabulated along with each section of subdivision/site plan approved in order to ensure that the cumulative clearing and impervious surface limits will not exceed that allowed under the St. Mary's County Critical Area Ordinance nor that allowed under the PUD approval.
- 2) An approved buffer management/planting plan shall be developed by the applicant and approved by the Department of Planning and Zoning prior to or in conjunction with each subdivision/site plan section. Such plantings shall be in place and inspected prior to issuance of any certificate of use and occupancy within that particular section.
- 3) The improvements to Long Lane and Hermanville Road shall be bonded prior to the approval of the first site plan or subdivision approval, and installed prior to the issuance of the 51st building permit for single-family attached or detached dwelling units, or the issuance of the first occupancy permit for the mid-rise apartments, whichever occurs first.
- 4) Prior to or in conjunction with each site plan/subdivision section being approved, the Planning Commission shall review and approve proposed shoreline erosion control measures prior to application to permitting agencies. The shoreline erosion control work for each section shall be completed prior to issuance of the first use and occupancy permit within that section.
- 5) In accordance with Administrative Variance case #95A-0584 (approved on May 23, 1996, the Critical Area Boundary Line shall coincide with the property line, and therefore, the entire project shall meet all Critical Area Ordinance requirements.
- 6) Ownership and ultimate responsibility for maintenance and preservation of wetlands, stream valleys, wildlife areas, open space and Forest and Interior Dwelling Bird (FID) habitat shall rest with a Homeowners' Association or the developer. The County shall request the Maryland Department of Natural Resources to develop a plan for preservation and management of these areas, though any costs associated with development of the plan and management therefore shall be borne by the developer/owner or the Homeowners' Association.

Shannon Farms Planned Unit Development
October 8, 1996 Public Hearing

- 7) The Development Design Criteria as submitted by the applicant as exhibit #A-4 of the Planning Commission Public Hearing of August 26, 1996 shall be adhered to.
- 8) Sediment and Stormwater controls shall be designed so that levels of sedimentation and stormwater pollutants, both during and after construction, do not exceed pre-development levels.
- 9) Any wells drilled shall be at least into the Mattapany Aquifer, unless the Maryland Water Resources Administration shall certify that such is not feasible.
- 10) At such time or times as site development plans are prepared and submitted to the County for review and approval, the County may retain the services of a consulting engineer to review such plans. Further, the County may retain the service of additional consultants to monitor various phases of construction, including, but not limited to sediment, erosion and stormwater controls. Any private consultant costs shall be borne by the developer/owner and shall be at fair market value. The county shall also request review services from the Natural Resources Conservation Service and the Maryland Office of Planning, Maryland Department of Natural Resources, and St. Mary's County Health Department and Environmental Health. Such reviews shall be considered by the county if completed in a timely fashion, as part of the regular T.E.C process. The developer/owner shall comply with all site plan requirements imposed by the County.
- 11) In addition to ordinary bonding requirements for the completion of public utilities and roads, the developer/owner shall post sufficient corporate surety bonds or other guarantee devices to insure completion and proper maintenance of shore erosion control devices and bridges.
- 12) In addition to any development requirements contained in the County Zoning Ordinance that may apply to Planned Unit Developments, if no constructed improvements (as shown on the phasing plan) have been commenced after five (5) years from the date of approval, the PUD designation of the subject property shall then revert to the RL zoning (or future equivalent) classification.
- 13) The Planning Commission shall review and approve a standard site plan for the Water Dependent Facility. This site plan shall be in conformance with the approved Water Dependent Facility Concept Plan and provide

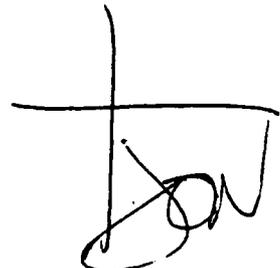
Shannon Farms Planned Unit Development
October 8, 1996 Public Hearing

specific details for all proposed development activity in association with the Water Dependent Facility.

- 14) Should the Shannon Farms tract be conveyed to any other entity/individual all conditions of the resolution shall transfer to the new owner(s).
- 15) The applicant shall present to the Planning Commission a project update in conjunction with the approval of each section of subdivision/site plan or once a year, whichever is more frequent. Such update shall contain, at a minimum, an analysis of the following: clearing limits, impervious surface limits, open space and recreational facilities provision, off-site and on-site improvements completed, and other items as necessary.

In addition, the Planning Commission supports the concept of the "rotary", the "eyebrow", and the "glulam" bridge, with the engineering details to be worked out between the developer and the Department of Public Works, in accordance with DPW's memorandum dated 9/4/96.

ATTACHMENTS: Attachment #1 - Location Map
Attachment #2 - Aerial Photograph
Attachment #3 - Concept Plan
Attachment #4 - 9/9/96 PC Staff Report
Attachment #5 - May 28, 1996 Minutes
Attachment #6 - August 26, 1996 Minutes
Attachment #7 - September 9, 1996 Minutes
Attachment #8 - Proposed Text Amendment

A handwritten signature in black ink, appearing to be 'J. W.', located in the bottom right corner of the page.

Chesapeake Bay Critical Area Commission

**STAFF REPORT
INFORMATION
October 2, 1996**

APPLICANT: State Department of Natural Resources (DNR)
Public Lands and Forestry

PROPOSAL: Kings Landing Complex Cliff Stabilization at
Hollands Cliffs (**Leases: Southern Maryland Electric
Cooperative (SMECO)**)

JURISDICTION: Calvert County

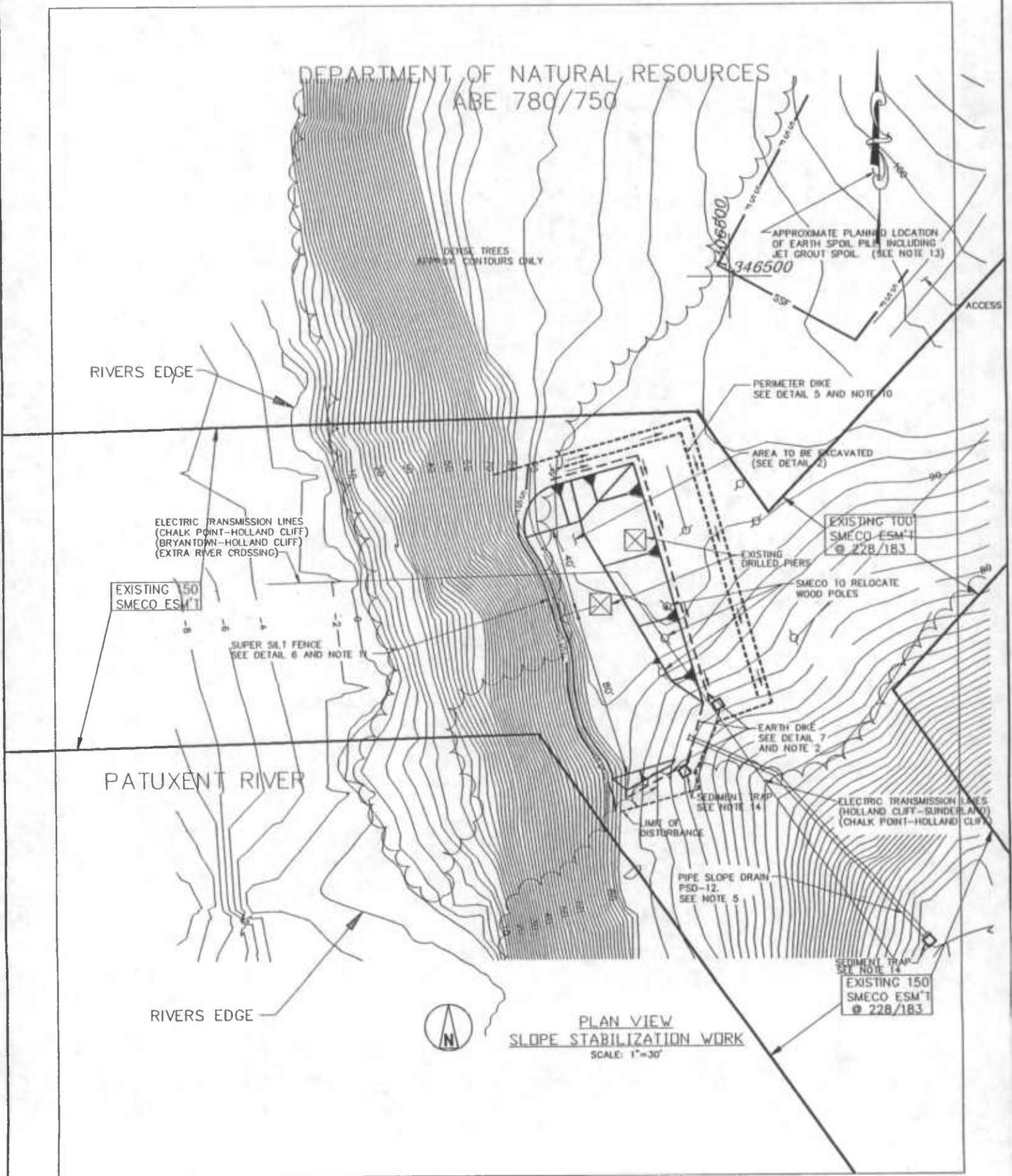
COMMISSION ACTION: Information

STAFF: Dawnn McCleary

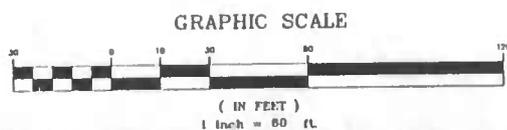
**APPLICABLE LAW/
REGULATION:** Chapter 5: State Agency Actions Resulting in
Development COMAR 27.02.05.02 on State-Owned Lands
COMAR 27.02.05.02

DISCUSSION: At the October 2, 1996 Project Subcommittee meeting, Southern Maryland Electric Cooperative (SMECO) will be presenting the new revised changes to the stabilization of the cliff located at Kings Landing. To date, SMECO is still coordinating with DNR and Calvert County on their review.

DEPARTMENT OF NATURAL RESOURCES
 ABE 780/750



PLAN VIEW OF SLOPE
 STABILIZATION WORK AREA
 SCALE: 1"=60'



SOUTHERN MARYLAND ELECTRIC COOPERATIVE, INC.
 HUGHESVILLE, MARYLAND 20637

HOLLAND CLIFF SLOPE STABILIZATION
 CALVERT COUNTY, MD
 EASEMENT PLAT

DRAWN	BLACK&VEATCH	DATE	05-29-96
CHECKED		DWG. NO.	
APPROVED		SHT. NO.	1 OF 1
SCALE	1"=60'	SMECO NO	K-702

MEMORANDUM

CALVERT COUNTY ENVIRONMENTAL COMMISSION

September 27, 1996

TO: Frank Jaklitsch
FROM: David Bourdon, Chairman
Environmental Commission

David Bourdon/DCB

SUBJECT:

SMECO's Shore Erosion Control Project
at Holland Cliff

The Environmental Commission reviewed SMECO's revision of its proposed shore erosion control project at their September 23, 1996 meeting. SMECO's original proposal was to cover the cliff with concrete. The revised proposal is to place extensive concrete support beneath the structure using a jet grouting method. This proposal is considered a great improvement over the original one relative to the environment. Much less impervious surface will be created in the buffer and most of the existing vegetation can remain.

The Environmental Commission has two concerns with the present proposal. First, they would like to see the shoreline stabilized so that, in time, the buried tower support would not become visible and the tower not be placed in jeopardy once again. Non-structural shore erosion methods should be given 1st priority. Second, rather than pond water on the top of the cliff area for stormwater management, the water should be piped down to the bottom of the slope away from the cliff edge.

- c. Dave Brownlee
- Eddie Dichter
- Frank Gerred, SMECO
- Dawn McCleary, Critical Area Commission

D. Bourdon motion to a C. Conley / Dr. For sec.

Post-It™ brand fax transmittal memo 7671		# of pages ▶
To <i>Regina Eslinger</i>	From <i>F Gerred</i>	
Co.	Co. <i>SMECO</i>	
Dept. <i>Critical Area Comm</i>	Phone # <i>Permits</i>	
Fax # <i>1 710 974 5338</i>	Fax # <i>274 4473</i>	

Frank Gerred

John DNR

Dr. Rogers - rep. for ONR

Concern c. Existing easement agreement SMECO / amended maintenance, etc.

over ->

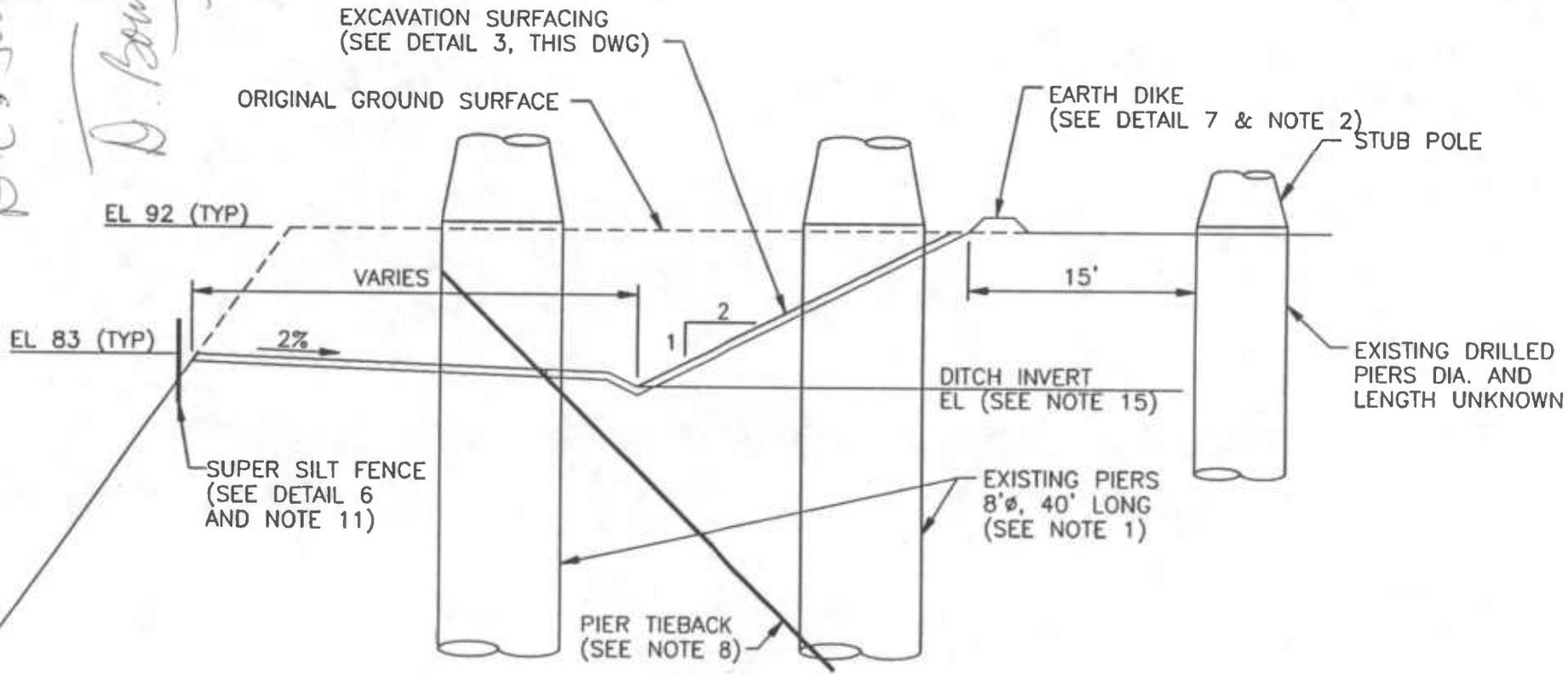
J. Wilde - and Mr. Motin

Dr. Far - accepts amendment

D. Boudon - Concur

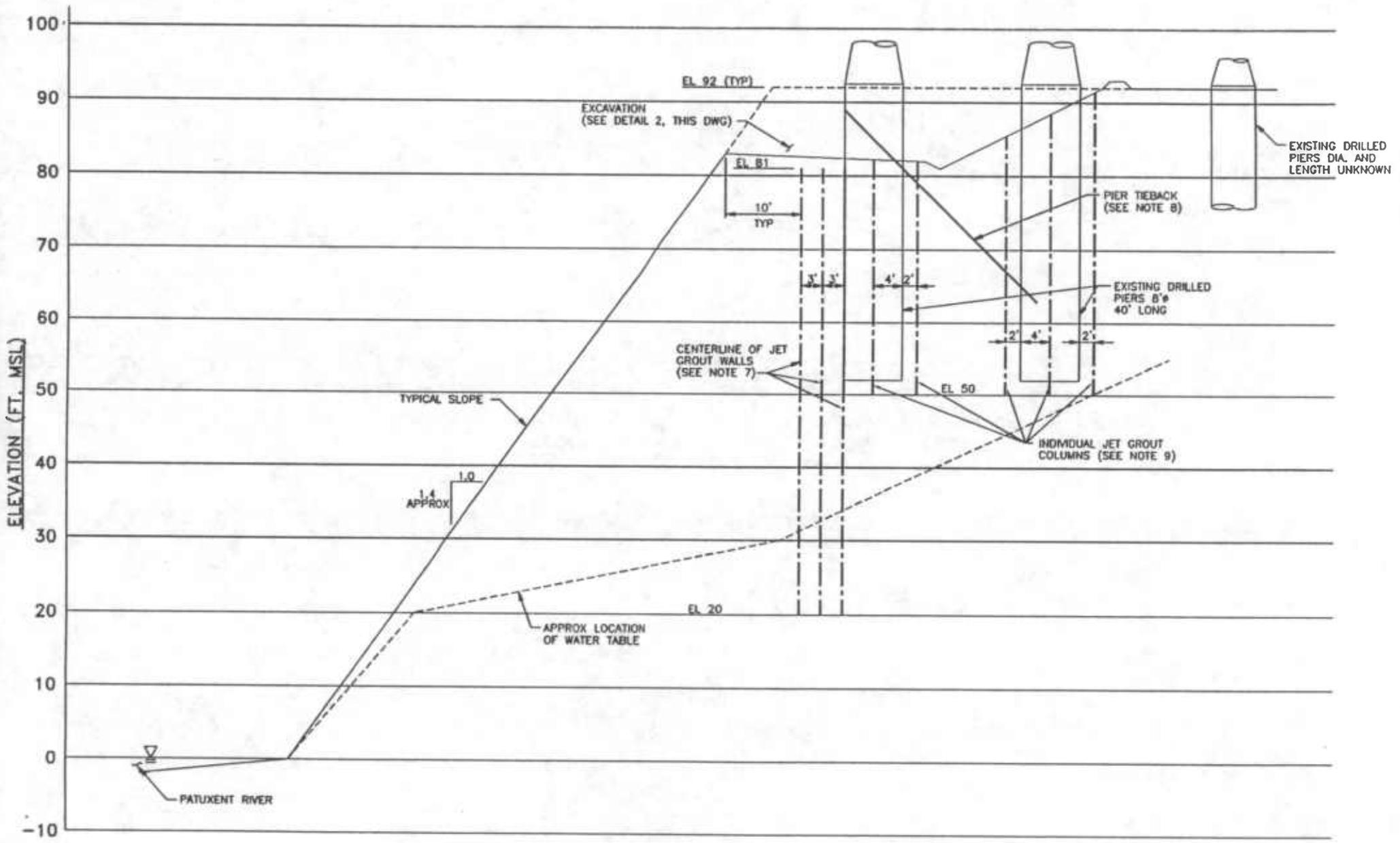
Note -

C.U. 190

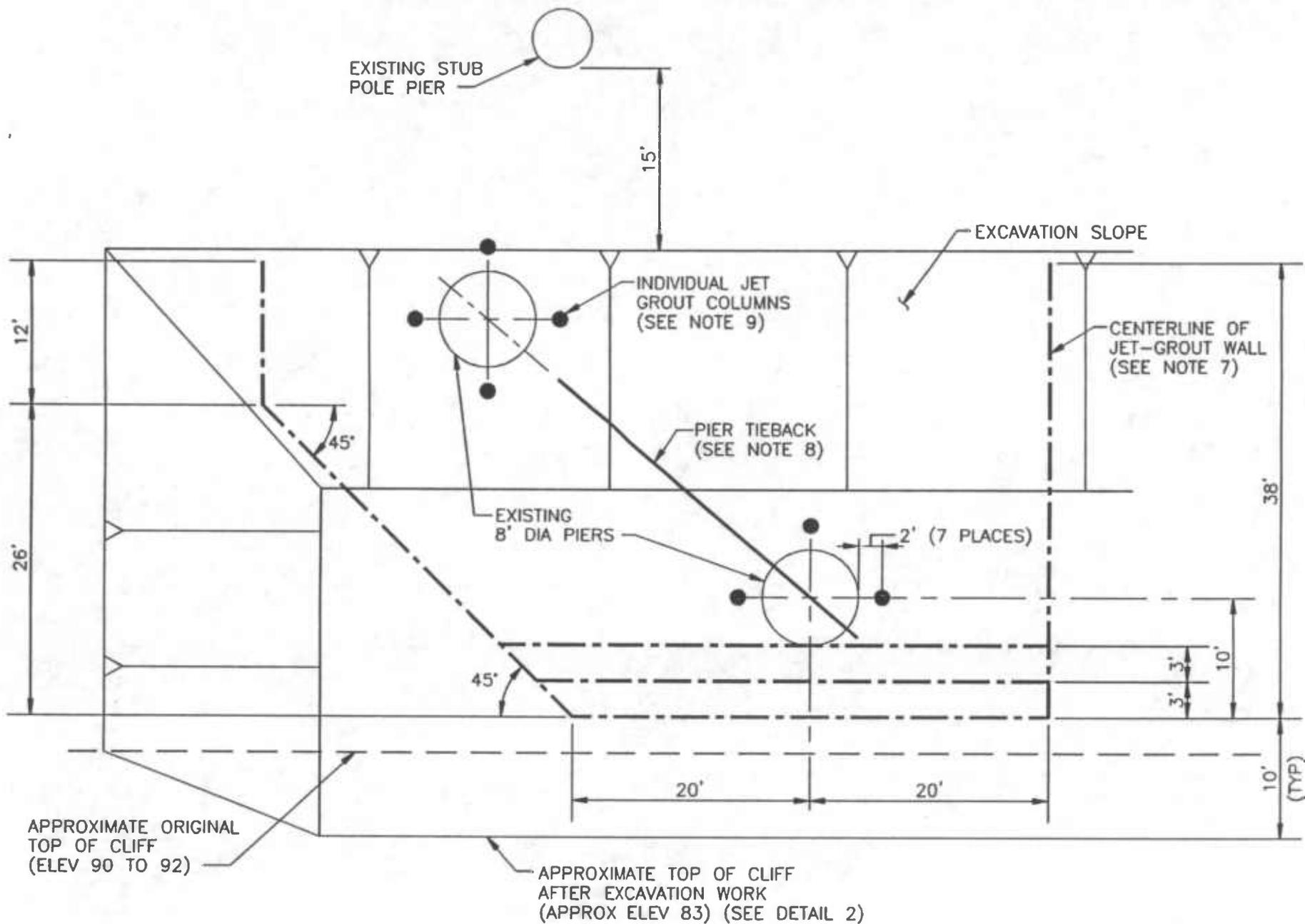


DETAIL 2
TYPICAL EXCAVATION DETAILS

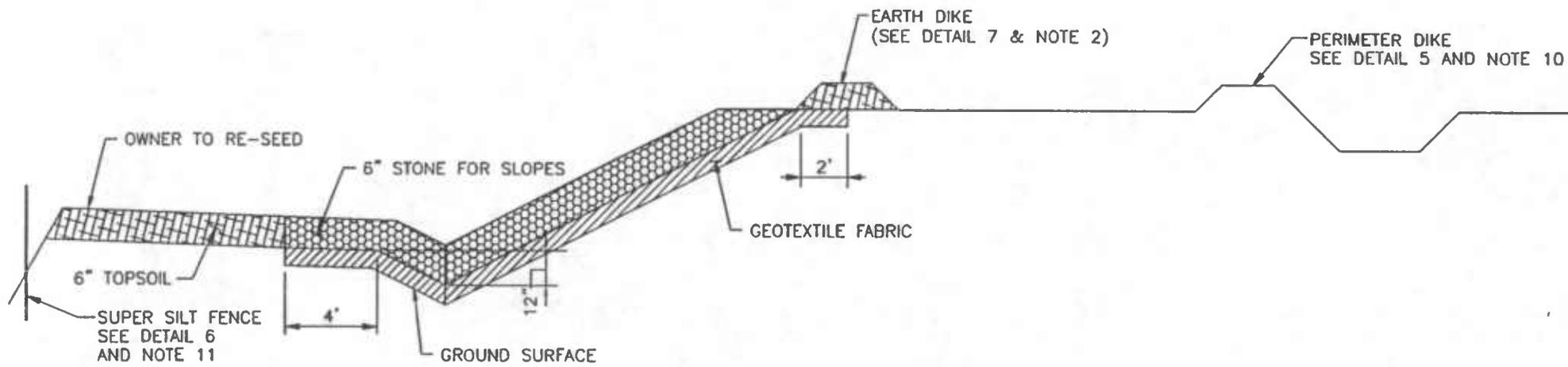
SCALE: 1" = 10'
SEE NOTE 6



TYPICAL CROSS SECTION
 SCALE: 1" = 10'
 LOOKING UPSTREAM (NORTH)



DETAIL 4
PLAN VIEW - JET GROUTING
 SCALE: 1" = 10'



DETAIL 3
EXCAVATION SURFACING
 NO SCALE
 SEE NOTE 6

NOTES

1. NEWLY EXPOSED CONCRETE SURFACES OF EXISTING DRILLED PIERS SHALL BE CLEANED OF ALL LOOSE SOIL. THE CONCRETE SURFACES SHALL BE MADE SMOOTH BY REMOVING PROTRUSIONS OF UNREINFORCED CONCRETE AND FILLING VOIDS AND LOW AREAS IN ACCORDANCE WITH SPECIFICATIONS. THE EXISTING PIERS SHALL BE SURVEYED FOR POSSIBLE MOVEMENTS IN ACCORDANCE WITH THE SPECIFICATIONS.
2. EARTH DIKE IS DRAINING DISTURBED AREA. USE A2 STABILIZATION (SEE DETAIL 7). SHALL BE CONSTRUCTED PRIOR TO ANY EXCAVATION WORK. EARTH DIKE IS DESIGNED IN ACCORDANCE WITH 1994 MARYLAND STANDARD SPECIFICATIONS PAGE A-1-6.
3. FOR DESIGN PURPOSES, CONTRACTOR SHALL USE THE FOLLOWING SUBSURFACE PROFILE:

GENERALIZED SUBSURFACE PROFILE

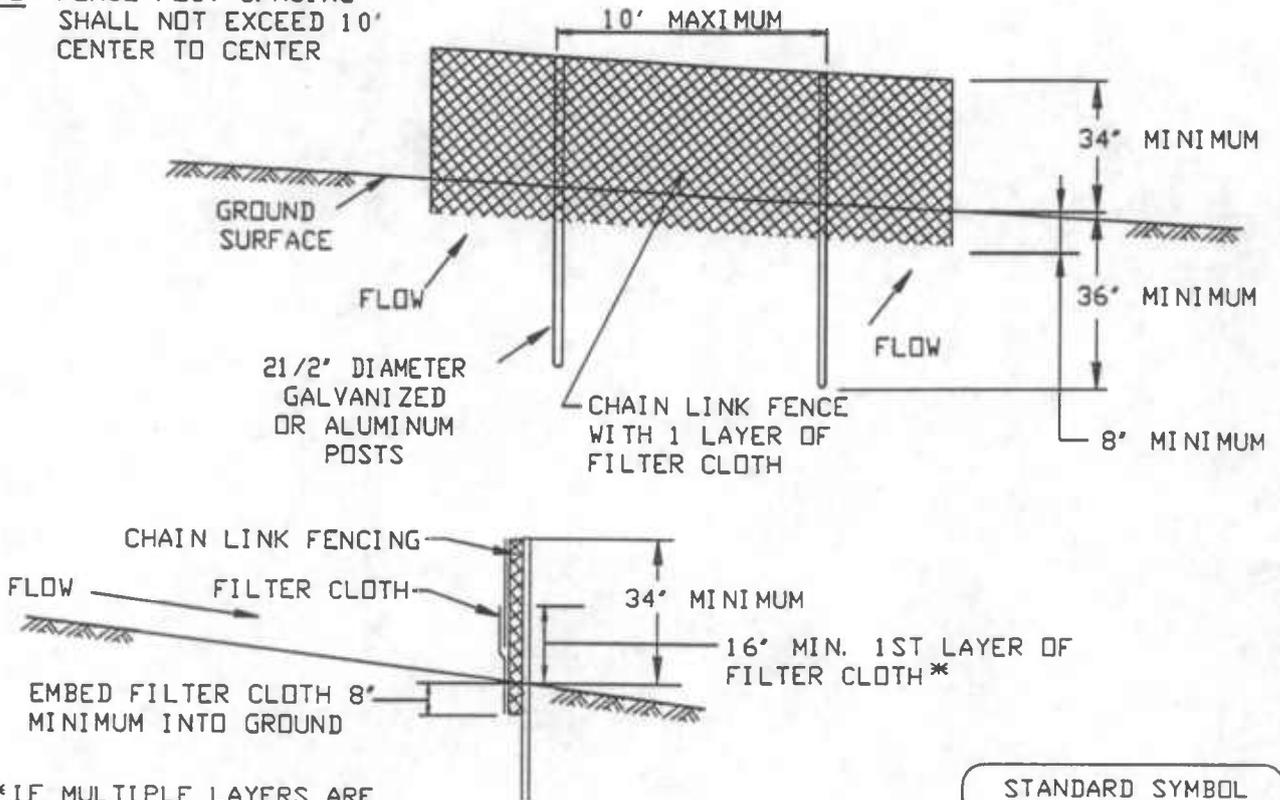
ELEVATION	SOIL TYPE	MOIST UNIT WEIGHT	EFFECTIVE ANGLE OF INTERNAL FRICTION	EFFECTIVE APPARENT COHESION
92'-79'	SILTY SAND (SM)	112 pcF	31°	200 psF
79'-66'	SILTY CLAY (CH-MH)	105 pcF	22°	700 psF
66'-37'	SAND (SP)	110 pcF	31°	50 psF
37'-20'	SILTY SAND (SM)	103 pcF	31°	180 psF
20'-(-20')	SILTY CLAY (CH-MH)	110 pcF	32°	1500 psF

4. NOTE 4 NOT USED

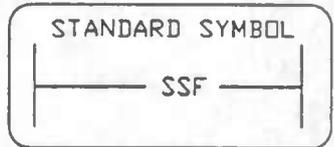
5. DETAILS FOR PIPE SLOPE DRAIN ARE SHOWN IN ADDENDUM 1 DOCUMENTS. PIPE SLOPE DRAIN IS DESIGNED IN ACCORDANCE WITH 1994 MARYLAND STANDARD SPECIFICATIONS PAGES B-5-4 AND B-5-4A. THE PIPE SLOPE DRAIN LOCATION SHALL BE ACCEPTABLE TO OWNER. LOCATION SHOWN IS APPROXIMATE.
6. ALL EXCAVATION WORK SHALL BE CONSTRUCTED SUCH THAT SURFACE WATER CONTINUALLY FLOWS AWAY FROM CLIFF FACE. EXCAVATION SURFACING DESIGNED IN ACCORDANCE WITH 1994 MARYLAND STANDARD SPECIFICATIONS PAGE (LATER).
7. JET GROUT COLUMNS FOR WALLS SHALL BE 4 FEET IN DIAMETER AND SHALL BE INSTALLED ALONG INDICATED LINES AT A HORIZONTAL SPACING OF 3 FEET. JET GROUT COLUMNS FOR WALLS SHALL BE CONTINUOUS FROM ELEVATION 20 TO ELEVATION 81.
8. PIER TIEBACK SHALL BE DESIGNED BY CONTRACTOR IN ACCORDANCE WITH SPECIFICATIONS. LOCATION AND LENGTH OF TIEBACK SHOWN ON THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY. NO PORTION OF THE PIER TIEBACK SHALL BE EXPOSED ABOVE THE GROUND SURFACE. TIEBACK SHALL BE ANCHORED ON THE SIDEWALL OF THE PIER BETWEEN ELEVATION 83 TO 89 FT MSL. TIEBACK SHALL BE CONSTRUCTED IN DIRECTION SHOWN ON DETAIL 4.
9. INDIVIDUAL JET-GROUT COLUMNS SHALL BE INSTALLED AT SEVEN INDICATED LOCATIONS FROM GROUND SURFACE TO ELEVATION 50 WITH 4 FT DIAMETER.
10. PERIMETER DIKE IS DRAINING UNDISTURBED AREA PREVENTING RUNOFF INTO DISTURBED AREA. THEREFORE, NO SEDIMENT TRAP IS NECESSARY. PD/5-1 STABILIZATION SHALL BE USED (SEE DETAIL 5). SHALL BE CONSTRUCTED PRIOR TO ANY WORK AT SITE. PERIMETER DIKE IS DESIGNED IN ACCORDANCE WITH 1994 MARYLAND STANDARD SPECIFICATIONS PAGE A-3-3.
11. SUPER SILT FENCE SHALL BE INSTALLED ON OR BEFORE DAY OF START OF EXCAVATION WORK.
12. NO WATER SUPPLY IS AVAILABLE ON SITE. CONTRACTOR SHALL SUPPLY ALL WATER.
13. MAXIMUM SPOIL PILE HEIGHT SHALL BE 4'. SLOPES OF SPOIL PILE SHALL BE 4H:1V OR SHALLOWER.
14. DETAILS FOR SEDIMENT TRAPS ARE SHOWN IN ATTACHMENT E OF THE PROJECT SPECIFICATIONS. SEDIMENT TRAPS WILL BE DESIGNED IN ACCORDANCE WITH 1994 MARYLAND STANDARD SPECIFICATIONS PAGE C-9-10. SEDIMENT TRAPS SHALL BE MAINTAINED AND CLEANED-OUT IN ACCORDANCE WITH 1994 MARYLAND STANDARD SPECIFICATIONS PAGE C-9-10.
15. EXCAVATION DITCH INVERT SHALL BE AT ELEVATION 81 IMMEDIATELY ADJACENT TO EXISTING PIERS AND SHALL BE SLOPED AT 1% TOWARDS THE PIPE SLOPE DRAIN.

DETAIL 6 - SUPER SILT FENCE

NOTE: FENCE POST SPACING SHALL NOT EXCEED 10' CENTER TO CENTER



*IF MULTIPLE LAYERS ARE REQUIRED TO ATTAIN 42"

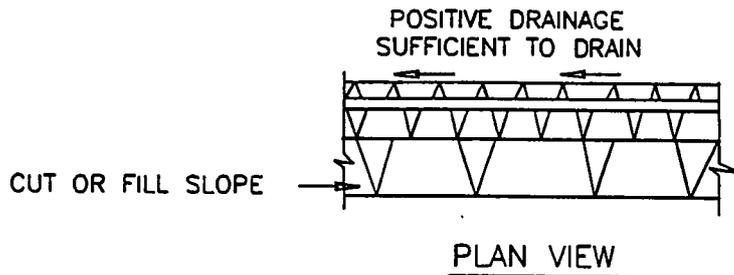
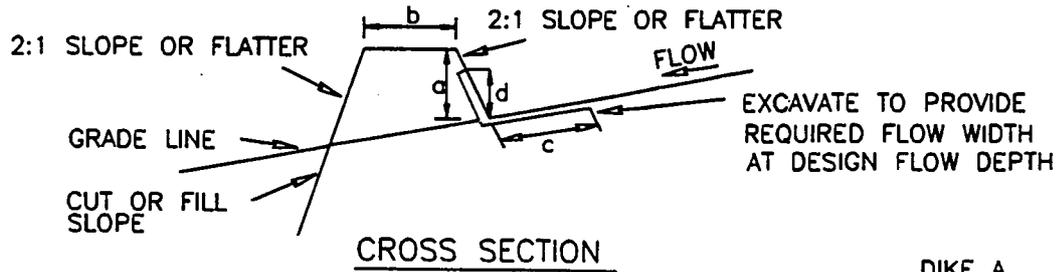


Construction Specifications

1. Fencing shall be 42' in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specifications for a 6' fence shall be used, substituting 42' fabric and 6' length posts.
2. Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
3. Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24' at the top and mid section.
4. Filter cloth shall be embedded a minimum of 8' into the ground.
5. When two sections of filter cloth adjoin each other, they shall be overlapped by 6' and folded.
6. Maintenance shall be performed as needed and silt buildups removed when 'bulges' develop in the silt fence, or when silt reaches 50% of fence height.
7. Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal/ft ² /minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

DETAIL 7 - EARTH DIKE



a-DIKE HEIGHT
 b-DIKE WIDTH
 c-FLOW WIDTH
 d-FLOW DEPTH

	DIKE A	DIKE B
a-DIKE HEIGHT	18"	30"
b-DIKE WIDTH	24"	56"
c-FLOW WIDTH	4'	6'
d-FLOW DEPTH	12"	24"

FLOW CHANNEL STABILIZATION
 GRADE 0.5% MIN. 10% MAX.

STANDARD SYMBOL

A-2 B-3

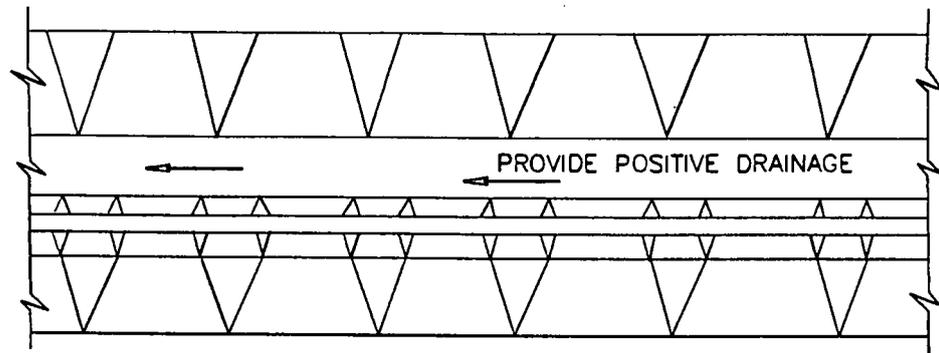
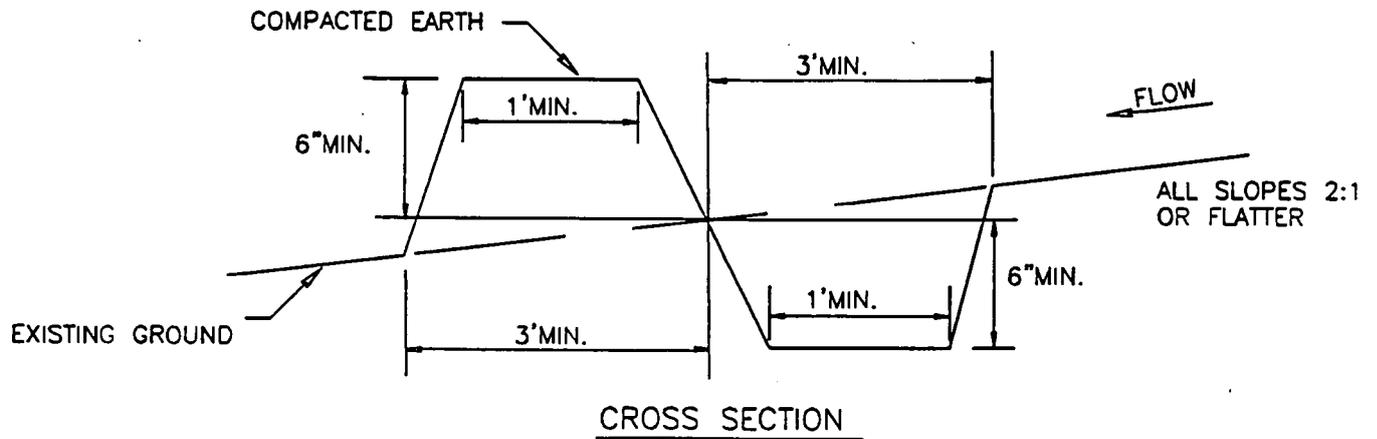
→ / → -

1. Seed and cover with straw mulch.
2. Seed and cover with Erosion Control Matting or line with sod.
3. 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum

Construction Specifications

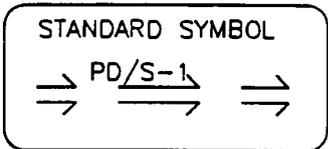
1. All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.
2. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
3. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erosive velocity.
4. All trees, brush, stumps, obstructions, and other objectional material shall be removed and disposed of so as not to interfere with the proper functioning of the dike.
5. The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other irregularities which will impede normal flow.
6. Fill shall be compacted by earth moving equipment.
7. All earth removed and not needed for construction shall be placed so that it will not interfere with the functioning of the dike.
8. Inspection and maintenance must be provided periodically and after each rain event.

DETAIL 5- PERIMETER DIKE / SWALE



STABILIZATION

- PD/S-1 SEED AND MULCH (DRAINING \leq ACRE)
- PD/S-2 SEED AND COVER WITH SOIL
- STABILIZATION MATTING OR
- LINE WITH SOD (DRAINING BETWEEN 1 AND 2 ACRES)



Construction Specifications

1. All perimeter dike/swales shall have an uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%.
2. Runoff diverted from a disturbed area shall be conveyed to a sediment trapping device.
3. Runoff diverted from an undisturbed area shall outlet into an undisturbed stabilized area at a non-erosive velocity.
4. The swale shall be excavated or shaped to line, grade, and cross-section as required to meet the criteria specified in the standard.
5. Fill shall be compacted by earth moving equipment.
6. Stabilization with seed and mulch or as specified of the area disturbed by the dike and swale shall be completed within 7 days upon removal.
7. Inspection and required maintenance shall be provided after each rain event.

Note: The maximum drainage area for this practice is 2 acres.

K.L. - moved to approve as proposed
O.B. - 2nd

021
18-0

Chesapeake Bay Critical Area Commission

STAFF REPORT

October 2, 1996

APPLICANT: St. Mary's College (State of Maryland)

PROPOSAL: Kent Hall Renovations and Landscape Improvements

JURISDICTION: St. Mary's County

COMMISSION ACTION: Vote

STAFF RECOMMENDATION: Approval

STAFF: Mary R. Owens

**APPLICABLE LAW/
REGULATIONS:** Critical Area Law Section 27.02.05 - State Agency Actions
Resulting in Development on State-Owned Lands

DISCUSSION:

St. Mary's College is proposing some renovations to Kent Hall, construction of a new "chiller building" (to house air conditioning equipment), the installation of an underground ductbank, and a variety of improvements to sidewalks, parking areas, and landscaping. Other than the installation of the ductbank, most of the improvements are located near Kent Hall which is situated at the northern end of the campus, overlooking the St. Mary's River. Access to the building will be improved by the construction of new sidewalks. The parking lot behind the building will be reconfigured and a new 784 square foot chiller building will be constructed. The building will be located in an area that is currently part of a paved parking lot. These improvements will result in an approximately 4,000 square foot decrease in the area of impervious surface. Stormwater impacts associated with the proposed redevelopment were evaluated, and the decrease in impervious surface resulted in a reduction of pollutant loadings in excess of 10 percent for the project area. No additional stormwater management measures are proposed with this project.

This project will involve some removal of existing landscape trees and shrubs. Some of the shrubs will be relocated and new plantings will be added. Most of the ductbank installation involves existing grassed areas or existing walkways. After construction, grassed areas which have been disturbed will be stabilized and seeded with grass.

Some of the work associated with the installation of the ductbank will take place within the 100-

Foot Buffer; however, all impacts will be temporary. There are no tidal or nontidal wetlands that will be impacted by this project.

There are no known threatened or endangered plant or animal species that will be affected by the proposed construction.

Sediment and erosion control measures will be submitted to the Maryland Department of the Environment for approval.

This project is consistent with COMAR 27.02.05, the Commission's regulations for State projects on State lands.

Chesapeake Bay Critical Area Commission

**STAFF REPORT
UPDATE
October 2, 1996**

APPLICANT: Maryland Stadium Authority

PROPOSAL: Critical Area Update on Revised Baltimore Football Stadium's Storm water Management

JURISDICTION: Baltimore City

COMMISSION ACTION: Update

STAFF: Dawnn McCleary

**APPLICABLE LAW/
REGULATIONS:** Chapter 5: State Agency Actions Resulting in
Development on State-Owned Lands
COMAR 27.02.05.02

DISCUSSION:

Update: At the October 2, 1996 Commission meeting, Critical Area Commission staff and the Maryland Stadium Authority will update the Subcommittee and Full Commission on revised stormwater management plans for the site where the new football stadium will be built.

**BALTIMORE NFL STADIUM
MARYLAND STADIUM AUTHORITY
STORMWATER MANAGEMENT/CRITICAL AREA UPDATE**

- Construction Activities within Critical Area

Utility Relocations:

Advertise Construction Documents: May, 1996

Complete Construction: October, 1996

Site Utilities/Service Connections:

Advertise Construction Documents: December, 1996

Complete Construction: November, 1997

Mass Excavation/Demolition:

Advertise Construction Documents: July, 1996

Complete Construction: November, 1996

Site Development:

Advertise Construction Documents: November, 1997

Complete Construction: July, 1998

Foundations:

Advertise Construction Documents: August, 1996

Complete Construction: February, 1997

- Site Summary (Based on Design Development Drawings dated July 3, 1996)

	<u>Critical Area</u>	<u>MDE</u>
▶ Pre "Oriole Park" conditions:		
Project Site =	11.6 acres	92.4 acres
Paved surfaces =	10.6 acres	75.3 acres
Greenspace =	1.0 acres	17.1 acres
▶ Post "Oriole Park" conditions:		
Project Site =	11.6 acres	92.4 acres
Paved surfaces =	8.0 acres	77.4 acres
Greenspace =	3.6 acres	15.0 acres
▶ Baltimore NFL Stadium:		
Project Site =	11.6 acres	92.4 acres
Paved surfaces =	8.0 acres	75.3 acres
Greenspace =	3.6 acres	17.1 acres
▶ Critical Area:	Addition of greenspace in Critical Area meets the 10% Rule by producing a negative pollutant removal requirement in Worksheet A.	
▶ MDE:	Additional greenspace around the football stadium brings the quantity of paved surfaces back to the pre-Oriole Park condition.	

[NOTE: The Site Summary quantities are preliminary and will be updated as design continues.]

- Bio-Retention Facility: In addition to the added greenspace, bio-retention options have been investigated.
 - ▶ Option 1: Bio-retention facility on the east side of the parking lot. Drainage area = 2.6 acres, surface area = 3,240 square feet. Approximate cost = **\$115,000.**
 - ▶ Option 2: Bio-retention facility on the south side of the parking lot. Drainage area = 2.2 acres, surface area = 5,660 square feet. Approximate cost = **\$74,000.**
- Modify Existing Pond: Retain swale at southern end of parking lot and reconfigure existing extended detention pond on east side of parking lot. Drainage area = 2.6 acres, surface area = 3,000 square feet. Approximate cost = **\$75,000.**
- Final site design is approximately 50% complete and will be finalized in Spring 1997. Critical Area/Stormwater Management analyses will continue to be updated as final site plans are developed.



Worksheet A: Standard Application Process

Calculating Pollutant Removal Requirements *

Step 1: Project Description

Development Design
July 3, 1996

A. Calculate Percent Imperviousness

- 1) Site Acreage = 11.6 acres
- 2) Site Imperviousness, existing and proposed, (See Table 1.0 for details)

	(a) Existing (acres)	(b) Post-Development (acres)
rooftop	_____	_____
roads	_____	_____
sidewalks	_____	_____
parking lots	_____	_____
pools/ponds	_____	_____
decks	_____	_____
other	_____	_____
Impervious Surface Area	<u>10.6</u>	<u>9.0</u>

Imperviousness (I)
 Existing Impervious Surface Area/Site Area = (Step 2a)/(Step 1) = 0.91 (79%)
 Post-Development Impervious Surface Area/Site Area = (Step 2b)/(Step 1) = 0.69 (60%)

B. Define Development Category (circle)

- 1) Redevelopment: Existing imperviousness greater than 15% I (Go to Step 2A)
- 2) New development: Existing imperviousness less than 15% I (Go to Step 2B)
- 3) Single Lot Residential: Single lot being developed or improved; single family residential; and more than 250 square feet being disturbed. (Go to Page 27- Single Lot Residential sheet for remaining steps).

* NOTE: All acreage used in this worksheet refer to areas within the IDA of the critical area only.

Step 2: Calculate the Pre-Development Load (L pre)

A. Redevelopment

$$\begin{aligned}
 L_{pre} &= (R_v)(C)(A)8.16 \\
 R_v &= 0.05 + 0.009(I_{pre}) = 0.05 + 0.009(97) = 0.87 \\
 L_{pre} &= (0.87)(1.08)(11.6)8.16 \\
 &= \underline{23.9} \text{ lbs P/year}
 \end{aligned}$$

where:

- R_v = runoff coefficient, which expresses the fraction of rainfall which is converted into runoff.
- I_{pre} = site imperviousness (i.e., I=75 if site is 75% impervious)
- C = flow-weighted mean concentration of the pollutant in urban runoff (mg/l).
 - C = 0.26 if pre-development I <20%
 - C = 1.08 if pre-development I ≥20%
- A = area of the development site (acres in the Critical Area).
- 8.16 = includes regional constants and unit conversion factors.

OR

B. New Development

~~$$\begin{aligned}
 L_{pre} &= 0.5 \text{ lbs/year} * A \\
 &= (0.5)(\quad) \\
 &= \underline{\quad} \text{ lbs P/year}
 \end{aligned}$$~~

Step 3: Calculate the Post-Development Load (L Post)

A. New Development and Redevelopment:

$$\begin{aligned}
 L_{post} &= (R_v)(C)(A)8.16 \\
 R_v &= 0.05 + 0.009(I_{post}) \\
 &= 0.05 + 0.009(67) = \underline{0.67} \\
 L_{post} &= (0.67)(1.08)(11.6)8.16 \\
 &= \underline{68.6} \text{ lbs P/year}
 \end{aligned}$$

where:

- R_v = runoff coefficient, which expresses the fraction of rainfall which is converted into runoff.
- I_{post} = site imperviousness (i.e., I=75 if site is 75% impervious)
- C = flow-weighted mean concentration of the pollutant in urban runoff (mg/l).
 - C = 0.26 if pre-development I <20%

C = 1.08 if pre-development I >= 20%
 A = area of the development site (acres).
 8.16 = includes regional constants and unit conversion factors.

Step 4: Calculate the Pollutant Removal Requirement (RR)

$$\begin{aligned}
 RR &= L_{\text{post}} - (0.9)(L_{\text{pre}}) \\
 &= (66.6) - (0.9)(33.2) \\
 &= \underline{-11.4} \text{ lbs P}
 \end{aligned}$$

{ Negative Pollutant Removal Requirement } ←

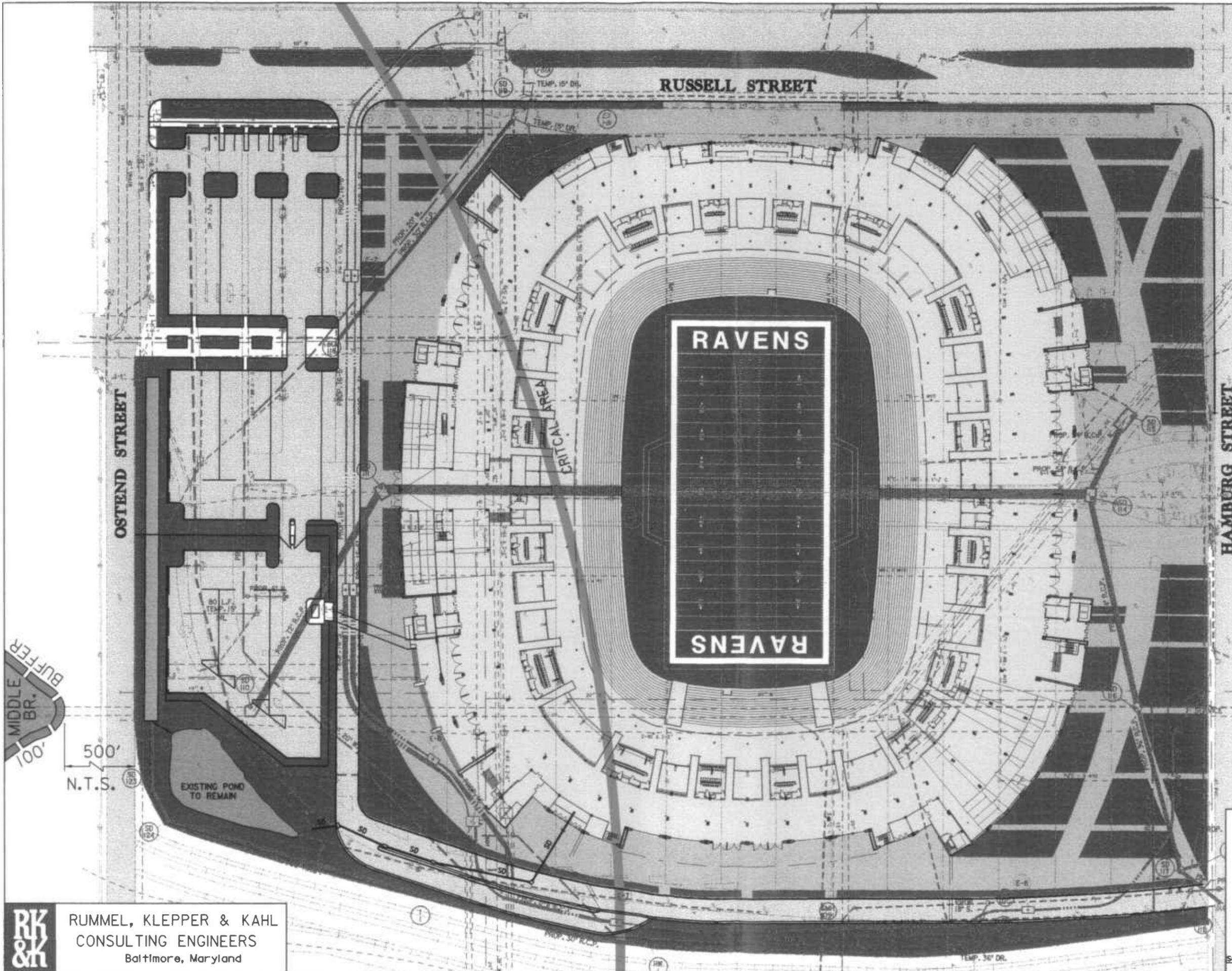
Step 5: Identify Feasible Urban BMP

Select BMP Options using the screening tools and pollutant removal rates listed in the Applicant's Guide Tables 5.0, 5.1, 5.2, and 5.4 Calculate the load removed for each option.

BMP Type	(* Removal Efficiency)	x	(Fraction of Drainage Area Served)	x	(L post)	=	Load Removed
_____	_____	x	_____	x	_____	=	_____ lbs
_____	_____	x	_____	x	_____	=	_____ lbs
_____	_____	x	_____	x	_____	=	_____ lbs
_____	_____	x	_____	x	_____	=	_____ lbs

If the Load Removed is equal to or greater than the pollutant removal requirement (RR) calculated in Step 4, then the on-site BMP option complies with the 10% Rule. (See Table 5.3, page 16) for submittal requirements for each BMP option.

* Use decimal for efficiency rating. (Example: Use 0.50 for a 50% removal efficiency rating.)



LEGEND

- PROPOSED GRASS/LANDSCAPING
- PARKING LOT & ROAD PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED STADIUM
- BIORETENTION FACILITY
- EXISTING STORMWATER MANAGEMENT POND
- PROPOSED SWALE

STORMWATER MANAGEMENT CONCEPT

1. PROPOSED GRASS/LANDSCAPE QUANTITY EQUAL TO OR GREATER THAN PRE-DEVELOPMENT QUANTITY.
2. KEEP EXISTING EXTENDED DETENTION POND IN PLACE.
3. REPLACE EXISTING POND FOREBAY WITH BIORETENTION FACILITY.
4. APPROX. DRAINAGE AREA TO SWM FACILITY = 3.5 Ac.

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MARYLAND STADIUM AUTHORITY
BALTIMORE FOOTBALL STADIUM
 STORMWATER MANAGEMENT CONCEPT PLAN