

Chesapeake Bay Critical Area Commission
Department of Housing and Community Development
Conference Room 1100A
Crownsville, Maryland 21401
August 6, 1997

AGENDA

SUBCOMMITTEES

10:30 a.m. - 11:00 a.m. Project Evaluation

Members: Langner, Bourdon, Giese, Goodman, Corkran, Foor, Blake, Cooksey, Hearn, Deitz, Wilde

King's Landing - Calvert County -

Dawnn McCleary, Planner

Ravens Football Stadium Final Plans

Maryland Stadium Authority -

Dawnn McCleary, Planner

11:00 - 12:00 p.m. Program Amendments

Members: Whitson, Evans, Moxley, Robinson, Myers, Barker, Williams, Wynkoop, For, Pinto, Johnson, Lawrence, Taylor-Rogers, Duket

Chesapeake Beach - Buffer Management Areas

Mary Owens, Chief, Pgm. Amendments

PLENARY MEETING

1:00 p.m. - 1:10 p.m. Approval of Minutes of July 2, 1997

John C. North, II, Chair

** Theresa Corless - returning to school to complete Masters in Estuarine & Environmental Studies.*

SPECIAL PRESENTATION

1:10 p.m. - 1:40 p.m.

Calvert Cliffs Nuclear Power Plant
Total Site 10% Pollutant Reduction Plan

Baltimore Gas and Electric Company

Bryan Shepard for Moxley, Balt. Co.

PROGRAM AMENDMENTS

1:40 p.m. - 2:00 p.m.

Refinement/Dorchester County - Buffer Exemption Areas Greg Schaner, Planner

2:00 p.m. - 2:10 p.m.

Refinement/Greensboro/Wastewater Plant Annexation Mary Owens, Chief. Pgm. Implementation

PROJECT EVALUATION

~~2:10 p.m. - 2:20 p.m.~~

~~Vote /King's Landing - Calvert County~~

~~Dawnn McCleary, Planner~~

2:20 p.m. - 2:40 p.m.

Vote/Ravens Football Stadium
Md. Stadium Authority

Dawnn McCleary, Planner

2:40 p.m. - 3:00 p.m.

Old Business

John C. North, II, Chair

New Business - *apt. Cambridge panel -*

Next Commission Meeting, September 3, 1997

Chesapeake Bay Critical Area Commission
 Living Classrooms Foundation - Weinberg Education Center
 Baltimore, Maryland
 July 2, 1997

The Chesapeake Bay Critical Area Commission met at the Weinberg Education Center, Living Classrooms Foundation, Baltimore, Maryland. The meeting was called to order by Chairman John C. North, II with the following Members in attendance:

Bourdon, David G., Calvert County
 Corkran, William, Talbot County
 Duket, Larry, Office of Planning
 Evans, Diane, Anne Arundel County
 Foor, Dr. James C., Queen Anne's County
 Giese, Jr., William, Dorchester County
 Goodman, Robert, DHCD
 Gary Setzer for Hearn, J.L., Maryland Department of the Environment
 Langner, Kathryn, Cecil County
 Steeves, Sandy for Moxley, Stephen G. Samuel, Baltimore County
 Myers, Andrew, Caroline County
 Dintaman, Ray for Taylor-Rogers, Dr. Sarah, DNR
 Williams, Roger, Kent County
 Wynkoop, Samuel E., Prince George's County

The Minutes of June 4, 1997 were approved as read.

Mary Owens, Chief Program Implementation, CBCAC gave a presentation on Growth Allocation and Multiple Development Envelopes. She said that subsequent to the Growth Allocation policy adopted by the Commission in February in 1993, the concept of allowing multiple development envelopes has been raised on several occasions. The Commission staff and the Program Subcommittee have developed a draft policy paper outlining a multiple development envelope approach to growth allocation. She said that after comments have been solicited and addressed from the Commission and local governments, an amendment to the current policy will be presented to the Commission for a Vote, possibly in September. (Draft Policy on Growth Allocation and Multiple Development Envelope Concept is attached and made a part of these Minutes.)

Ren Serey, Executive Director, CBCAC, told the Commission that two months ago at Queenstown Harbor Golf course, the Commission looked at a set of refinements submitted by Harford County for their Comprehensive Review. All were approved except for one that involved the designation of a Buffer Exemption Area for the purpose of locating a pathway through the Buffer. Commission Staff had some concerns and believed that they could be resolved within 60 days and therefore it was held over for 60 days. Mr. Serey said that there are still issues to be worked out and the County has asked for another 60 days.

Approved by DEFAULT were the Toyota Building Addition at Fairfield Marine Terminal in Baltimore City; and, the Seagirt Marine Terminal Crane Maintenance Building in Baltimore City.

OLD BUSINESS

Marianne Mason, Assistant Attorney General, DNR, and Commission Counsel, gave a legal update to the Commission. She told the Commission that Commission staff gave testimony to the Anne Arundel County Board of Appeals, in the case of David Mohr, a variance to the impervious surface limitations and the Buffer requirements. The Commission staff also presented testimony in the Grant case in Somerset County. The Board of Appeals granted a variance, supported by Commission staff, to allow the continuance of an existing structure in the Buffer which was expanded without permits, but required mitigation for Buffer disturbance at a 4:1 ratio. A case in which the Commission was successful in Anne Arundel Circuit Court (Citrano v. North, a freestanding deck in the Buffer), has been appealed to the Court of Special Appeals.

NEW BUSINESS

There was no new business reported.

There being no further business, the meeting adjourned.

Minutes submitted by: Peggy Mickler, Commission Secretary

MEMORANDUM

TO: Program Subcommittee

FROM: Mary Owens

SUBJECT: Draft Buffer Management Program for Chesapeake Beach

DATE: Aug. 6, 1997

Commission staff have been working with the staff of the Town of Chesapeake Beach on a project proposed for an undeveloped site within the Town limits. The eastern boundary of the property borders the Chesapeake Bay, and the northern boundary of the property is created by an area of open water and tidal wetlands. The site consists of 2.54 acres of upland and 2.67 acres of State and private tidal wetlands. The property also includes .13 acres of nontidal wetlands and nontidal wetlands buffer. The tidal wetlands on the property have been affected by the construction of a "tide gate" by the Town to control flooding as well as erosion and sedimentation from surrounding development. A significant portion of the wetland vegetation is now comprised of phragmites; however, there is still sufficient tidal flow to support some spartina alterniflora and spartina patens. The portion of the property that borders the Chesapeake Bay is designated as a Buffer Exemption Area (BEA); however, the part of the property adjacent to the tidal wetlands is not designated as a BEA.

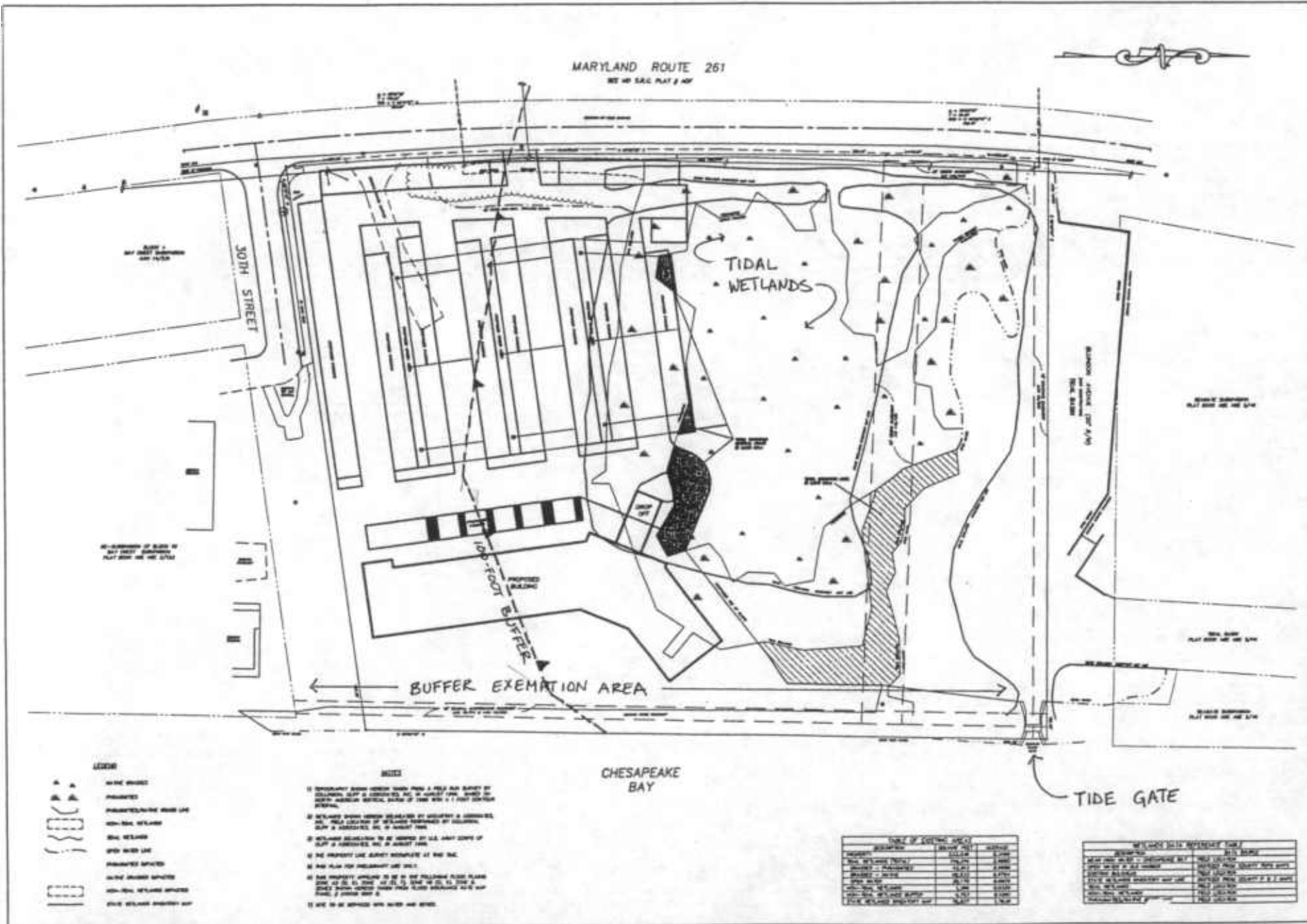
The project proposed by Tidewater Homes for the development of the property involves a multi-family, residential rental, mid-rise (eight story) building with commercial rental space on the ground floor. The residential portion of the project involves 90 apartment units. The project also includes approximately 170 parking spaces. Attachment A is a site plan for the proposed project. The applicant is proposing to fill approximately one acre of State and private tidal wetlands, and to construct a portion of the building, access roads, and parking area within the 100-foot Buffer adjacent to the tidal wetlands.

Commission staff met with Town staff several months ago to discuss the possibility of designating the part of the site adjacent to the tidal wetlands as a Buffer Exemption Area. The Commission's policy states that areas to be considered as Buffer Exemption Areas are those "where it can be sufficiently demonstrated that the existing pattern of residential, industrial, commercial, or recreational development in the Critical Area prevents the Buffer from fulfilling the functions" regarding water quality and wildlife habitat set out in COMAR 27.01.09. Because this site is undeveloped, and the existing Buffer is still relatively natural (i.e. no impervious surfaces, some native vegetation), it does not appear that the site could qualify for designation as a Buffer Exemption Area under the Town's current program and the Commission's policy. The Commission's policy does allow jurisdictions to propose alternative Buffer Exemption Area provisions, and Commission staff recommended that the Town pursue this option.

Attachment B is the result of the Town staff's effort to develop an alternative Buffer

Exemption Area Program similar to the effort that resulted in Baltimore County's Buffer Management Area provisions approved by the Commission in the spring of 1996. In response to the Town's draft, Attachment C provides some preliminary review comments prepared by Commission staff that the Program Subcommittee may want to discuss at the Subcommittee meeting.

If you have any questions about the draft Buffer Management Program of the Tidewater Homes project, please feel free to call me.



- LEGEND**
- WETLANDS
 - PROPOSED
 - PROPOSED/EXISTING ROAD LINE
 - EXISTING WETLAND
 - WATER WASH LINE
 - PROPOSED EXEMPTION
 - PROPOSED EXEMPTION
 - EXISTING WETLANDS
 - EXISTING WETLANDS
 - EXISTING WETLANDS

- NOTES**
- 1) EXISTING ROAD CENTER LINE FROM A FIELD AND SURVEY BY COLLINGS, GUFF & ASSOCIATES, INC. IN 1987 FROM WHICH AN 80% ACCURACY SURVEY WAS MADE BY THE STATE OF MARYLAND.
 - 2) WETLANDS WERE DETERMINED BY COLLINGS, GUFF & ASSOCIATES, INC. IN 1987.
 - 3) WETLANDS WERE DETERMINED BY U.S. ARMY CORPS OF ENGINEERS IN 1987.
 - 4) THE PROPOSED LINE ALONG THE BUFFER IS AS SHOWN.
 - 5) THE PROPOSED LINE ALONG THE BUFFER IS AS SHOWN.
 - 6) THE PROPOSED LINE ALONG THE BUFFER IS AS SHOWN.
 - 7) THE PROPOSED LINE ALONG THE BUFFER IS AS SHOWN.
 - 8) THE PROPOSED LINE ALONG THE BUFFER IS AS SHOWN.
 - 9) THE PROPOSED LINE ALONG THE BUFFER IS AS SHOWN.
 - 10) THE PROPOSED LINE ALONG THE BUFFER IS AS SHOWN.
 - 11) THE PROPOSED LINE ALONG THE BUFFER IS AS SHOWN.
 - 12) THE PROPOSED LINE ALONG THE BUFFER IS AS SHOWN.

TABLE OF EXEMPTION AREAS

EXEMPTION AREA	AREA (SQ. FT.)	AREA (AC.)
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027

WETLANDS DATA SUMMARY TABLE

WETLANDS TYPE	AREA (SQ. FT.)	AREA (AC.)
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027
WATER WASH	1,200	0.027

COLLINGS, GUFF & ASSOCIATES, INC.
Surveyors - Engineers
Land Planners

COA

PROPOSED WETLANDS (TIDAL/NON-TIDAL) IMPACT PLAN
BLOCKS 8, 11, 12, 14
BAYCREST
INTERSECTION OF 30TH STREET AND ROUTE 261
CHESAPEAKE BEACH
SAND HITCHCOCK, CALVERT COUNTY, MARYLAND
FOR: TIDENORTH HOMES, INC.

SHEET NO. 1 OF 1
FILE NO. 8-11-20

Draft

BUFFER MANAGEMENT POLICY

Background

Some properties in the Town IDA Zone contain significant areas of wetlands which are being adversely impacted by erosion and sedimentation caused by tidal flows, upland runoff, failing bulkheads or other forms of stabilization and other natural occurrences. Because of these adverse impacts, the wetlands are degrading and are less and less able to provide positive environmental benefits especially as to their function as water quality enhancements and protection to aquatic resources. Under the present Critical Area Zoning requirements, no consideration is given to new development activities which would improve habitat protection by reversing the trend in the degrading wetland areas through mitigation-type enhancements.

Proposal

The Town proposes to add to its Critical Area Program and Zoning provisions which allows a property owner to substitute improvements to the quality, quantity and/or stability of the wetland areas on the property for reduction in buffer requirements as defined in Article IV Section 409A "Buffer Regulations" of the Town Zoning Ordinance. The Town proposes to permit a reduction in the required buffer width in accordance with the provisions established in the section entitled Proposed Program below.

Eligible Properties

Properties which are eligible for buffer reduction must meet the following criteria to be eligible for consideration:

1. The property must be in the IDA Zone.
2. The property area must contain a minimum of 25% non-tidal and/or private tidal wetlands.
3. A property where new development can not achieve a minimum of 80% of the maximum density permitted by Town Zoning Requirements without violating or deviating from the dimensional requirements contained in Article VI "Dimensional Requirements" and the buffer requirements in Article IV Section 409A "Buffer Regulations".
4. Where the Applicant or Property Owner has furnished the Planning and Zoning Commission and Environmental Analysis Report prepared by a qualified person or firm in the field of wetland systems and mitigation, which report addresses and demonstrates to the Planning and Zoning Commission that the wetlands on the Applicant's property are degrading, eroding, or otherwise being adversely impacted by the present situation at the property, and that mitigation-type enhancements could be applied which would stop the decline and improve the ability of the wetlands to protect aquatic resources and to support native vegetation.

Chesapeake Beach
Draft Buffer Management Policy
page 2

Proposed Program

The Planning and Zoning Commission will approve a reduction in the required tidal and non-tidal wetland buffers as follows:

1. Tidal wetland buffers can be reduced to no less than ten (10) feet from the mean high water line of tidal waters, tributary streams and tidal wetlands.
2. Non-tidal wetland buffers can be reduced to zero (0) feet.
3. For every one (1) square foot of private tidal or non-tidal wetland that is improved with mitigation-type enhancements, as approved by the Town Planning and Zoning Commission, the property owner will be allowed to deduct one (1) square foot of required buffer area for new development as defined in Article IV Section 409A. Mitigation-type enhancements are defined in Attachment "A".

**EXHIBIT A
BUFFER MANAGEMENT POLICY**

Mitigation Type Enhancements

Mitigation enhancements is the creation of or improvement to existing wetlands that will be lost due to erosion, and sedimentation occurring prior to new development or other predevelopment changes to hydrologic regimes or other activities that are degrading or destroying an existing wetland.

Mitigation enhancements can be achieved through:

- Creation - Establishing wetlands on an upland site (e.g. the grading of an existing upland area so that the soil is saturated by groundwater or tidal water for a sufficient duration to support wetland plants).
- Restoration - Establishing wetlands on a former wetland site (e.g. excavation of a filled nontidal wetland to restore wetland functions).
- Enhancement - Providing additional protection to, or improving the functions of, a tidal wetland (e.g. stabilization, lowering the elevation of area to allow for proper hydrologic regimes for native grasses and or replanting areas with native grasses).

JUDGE JOHN C. NORTH, II
CHAIRMAN
410-822-9047 OR 410-974-2418
410-820-5093 FAX

REN SEREY
EXECUTIVE DIRECTOR
410-974-2418 /26
410-974-5338 FAX



WESTERN SHORE OFFICE
45 CALVERT ST., 2ND FLOOR
ANNAPOLIS, MARYLAND 21401

EASTERN SHORE OFFICE
31 CREAMERY LANE
EASTON, MARYLAND 21601

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

July 3, 1997

Mr. John A. Hoffman, P.C.
Town of Chesapeake Beach
P O Box 400
Chesapeake Beach, Maryland

RE: Draft Buffer Management Policy

Dear Mr. Hoffman:

Thank you for providing information on the Town's proposed Buffer Management Policy. I have reviewed the draft with Mr. Ren Serey and Ms. Regina Esslinger, and we have the following comments:

1. In considering eligible properties, the Town should consider adding to the criteria regarding the location of the property in the IDA zone that the property should be located in an area that is already heavily developed.
2. With regard to the percentage of the property that is designated a non-tidal or private tidal wetland, it doesn't appear that this limitation is really necessary.
3. In evaluating the third criteria for eligibility, it does not seem that this standard is relevant. Economic issues regarding the development potential of a property are not generally considered in designating Buffer Exemption Areas.
4. The fourth standard for eligible properties states that the applicant or property owner should furnish documentation, prepared by a qualified person or firm, to the Town addressing the condition of the wetlands on the subject property with regard to degradation, erosion, or adverse impacts created by the present condition of the property. Staff feels that this information should be supported by appropriate federal and state agencies including the Maryland Department of the Environment, the U.S. Army Corps of Engineers, the U.S. Fish and Wildlife Service, and the National Marine Fisheries. Recommendations from other agencies may be sought on a case by case basis.
5. With regard to the first criteria for the proposed program, the Town is proposing a reduction in the Buffer to no less than ten (10) feet. In the Baltimore County Buffer Management Program, the Buffer is reduced to no less than 25 feet and impervious

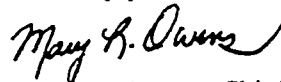
Mr. Hoffman
July 3, 1997
Page Two

surface area limits are placed on development in each of three zones within the Buffer. This issue was heavily debated by the Critical Area Commission, and it is possible that a reduction to ten (10) feet will not be acceptable. In most cases, a ten (10) foot wide Buffer strip would not be adequate to sustain woody vegetation (trees) whereas a 25 foot wide Buffer could sustain some species of woody vegetation.

6. The second standard regarding buffers on non-tidal wetlands should be deleted from the Buffer Management Policy because the Critical Area Commission does not have jurisdiction over non-tidal wetlands.
7. The third standard under the Town's proposed program discusses the ratio of mitigation type enhancements to the area of the Buffer that will be impacted. The Commission's policy on Buffer Exemption Areas includes provisions for planted mitigation of an area twice the size of the proposed impervious area within the Buffer. It seems likely that the Commission would require a two to one ratio for wetland enhancements as well. This standard does not address if the Buffer mitigation wetland enhancements will be in addition to any wetland creation, restoration, or enhancement required as mitigation for wetland fill activities. Generally, the Commission does not support "double counting" of mitigation, so the proposal should clarify that the proposed wetland enhancements for Buffer impact mitigation is in addition to any mitigation required by the Maryland Department of the Environment for wetland disturbance or filling.

If you have any questions about the comments or would like to discuss them in more detail, please feel free to call me at (410) 974-2426. I would suggest that the next step in the process would be to present the issue to the Program Subcommittee at the Critical Area Commission's next meeting on August 6, 1997. If you think it would be helpful to include Mr. Ken Mueller and a representative from McCarthy and Associated to address the specific project proposed for the site, please let me know as soon as possible so that I can schedule an appropriate amount of time for the discussion. I think your draft Buffer Management Policy includes some good ideas, and I look forward to working with you and the Program Subcommittee on it.

Sincerely yours,



Mary R. Owens, Chief
Program Implementation Division

MRO/jjd

cc: Mr. Dolden Moore
Dr. Sarah Taylor-Rogers

Chesapeake Bay Critical Area Commission

STAFF REPORT
August 6, 1997

Approved

APPLICANT: Dorchester County

PROPOSAL: Program Refinement: Addition of New Buffer Exemption Areas (BEA)

COMMISSION ACTION: Concurrence

STAFF RECOMMENDATION: Approve with *conditions*

STAFF: Greg Schaner

**APPLICABLE LAW/
REGULATIONS:** Refinements: Natural Resources Article §8-1809
BEAs: COMAR 27.01.09.01C(8)

DISCUSSION:

The Critical Area Commission, at its monthly meeting on March 5, 1997, voted to approve revisions to Dorchester County's Critical Area Program as part of the County's second Quadrennial Review. Among the revisions approved by the Commission were several areas which the County, with support from the Commission staff, wished to map as Buffer Exemption Areas (BEAs). Most, if not all, of these areas consisted of commercial operations or public landings with intense activity immediately adjacent to tidal waters, as well as several older residential communities where development had significantly intruded into the Buffer. The BEAs approved in March 1997 all shared the attribute of their proximity to tidal waters. The County has since found a number of areas which qualify as BEAs based on their proximity to tidal wetlands. These candidate BEAs have been approved by both the County's Planning Commission and County Commissioners.

The mapping of BEAs applies to "new development or redevelopment within 100 feet of tidal waters, *tidal wetlands* and tributary streams" [Buffer Exemption Area Policy, May 1993]. The guidelines used to determine whether developed areas qualify as BEA candidates are the same for tidal waters as they are for tidal wetlands. The main guideline used for determining whether any area is a true BEA is whether "it can be demonstrated that the existing pattern of residential, industrial, commercial, or recreational development in the Critical Area prevents the Buffer from fulfilling" the water quality and wildlife habitat functions described in the State Critical Area Criteria [COMAR 27.01.09.01C(8)]. Therefore, in reviewing these and other proposed BEAs,

Dorchester County Refinements

Page Two

Commission staff are generally looking for a "pattern of development", or an area with a number of developed lots, where the location and extent of such development within the Buffer diminishes the water quality and habitat functions of the Buffer.

The topographical features of some of Dorchester County's low-lying areas, such as Hooper Island and Taylors Island, which oftent contain narrow strips of land surrounded on both sides by tidal water and tidal wetlands, means that significant portions of those areas will be limited by the Critical Area Buffer. The proposed set of BEAs all occur in areas where the landward extent of the tidal wetlands line causes a number of existing, adjacent developed areas to intrude into the Critical Area Buffer. The necessity to map these areas as BEAs arises from the anticipation of future improvements to existing lots or structures. In reviewing this latest round of BEAs, the County and staff visited all the candidate sites, reviewed the State tidal wetlands maps, and examined the County's Critical Area and 1972 tax maps. Please refer to the attached list of new BEA sites and reference maps for your consideration.

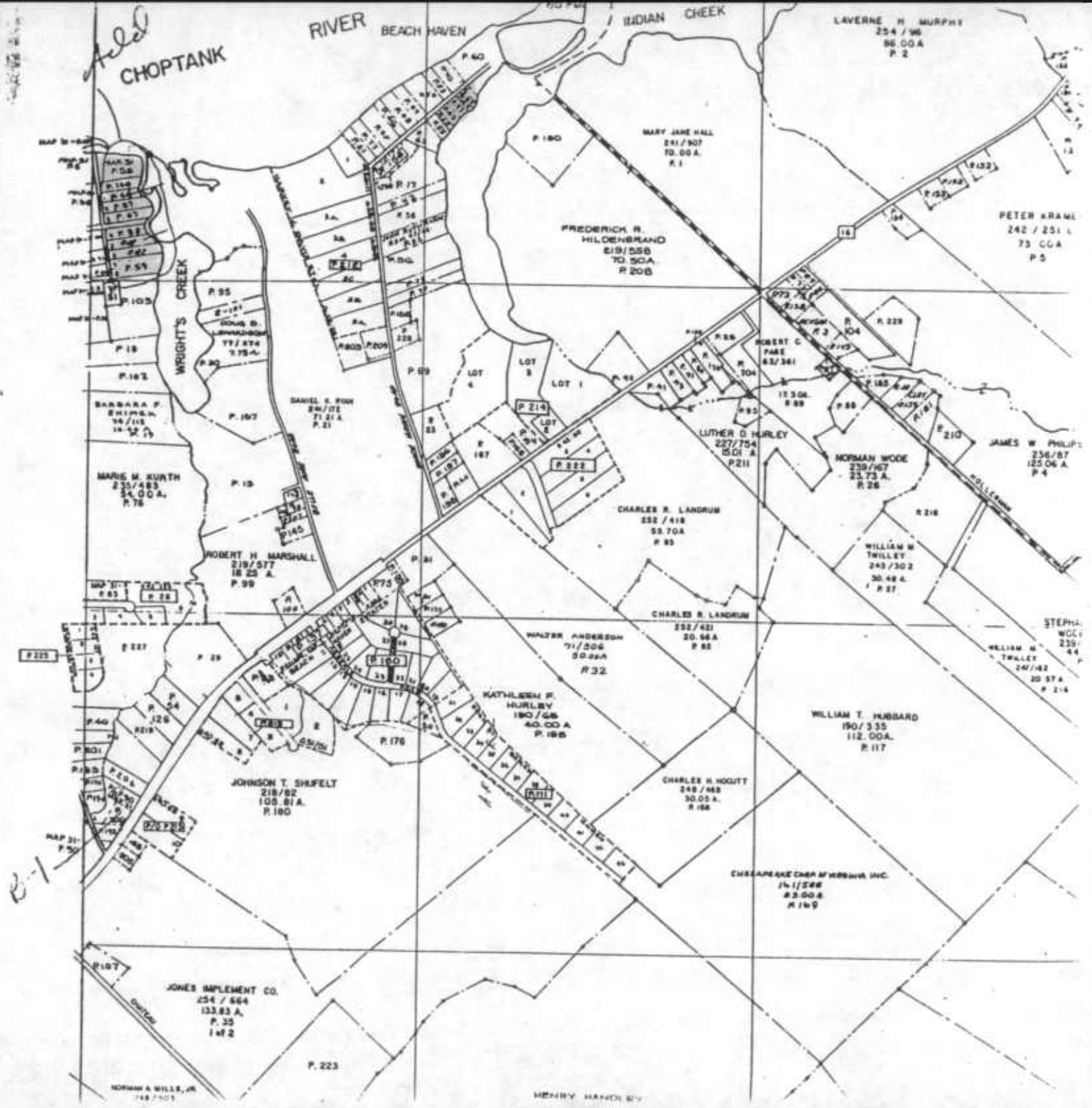
Attachments

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

JUL 16 1997

RECEIVED

Map 32



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MAP 31
P. 30

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MAP 31
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MAP 31
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MAP 37 - P. 1

249



246

243

OYSTER COVE

CYBAY INVESTMENT GROUP
846/ 366
10,000 A.
S S

IRVING G.
HODGKINSON
E01/196
7,700 A.
P G

ROYCE R. AINSWORTH
19/640
98,000 A.
R T

CATERS COVE

MAP 40 - P. 24

MAP 48
P. 25

MAP 55 - P. 34

MAP 56 - P. 31

P. 3

Map
H.F.
240

LITTLE CHOPTANK RIVER

48

*The James
Luge access bldg*

HOOPER POINT

JAMES & BURN
E10 / 404
18.00A
P. 18

HOOPER COVE

JOSEPH B. BRONNE
M1422
E06.00A
P. 2

*BSA shed 3' from
Tide 15' from*

HOLLAND POINT

J. E. HEILD
R24 / 427
36.00A
P. 3

E. PIKOUNIS
CONSTRUCTION CO., INC.
259 / 790
119.00A.
P. 8

RAY SCHOEIWE & ASSOC., INC.
255 / 421
105.00 A.
P. 4

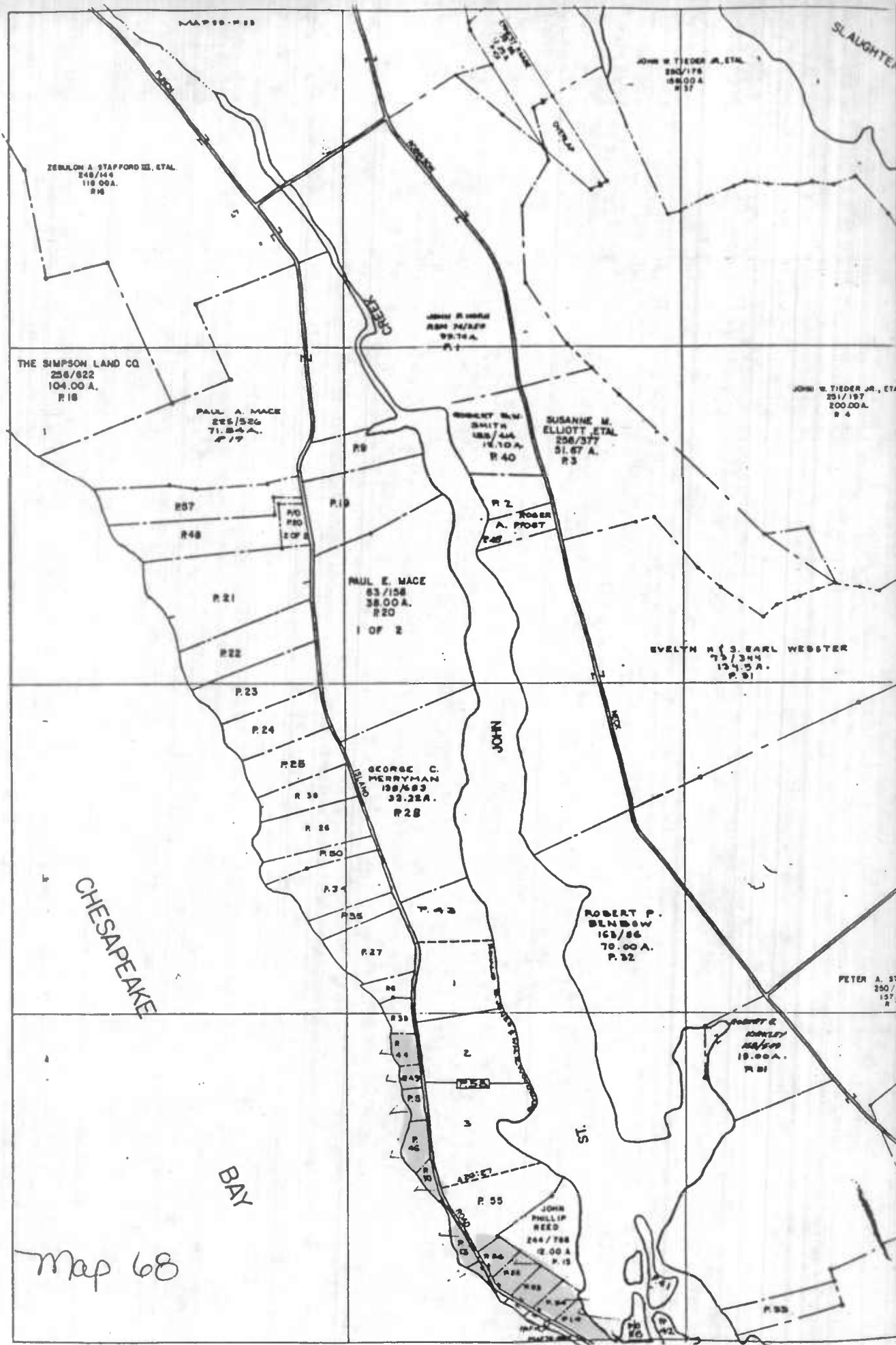
SPIROS G. PALLAS
243 / 314
45.5 A.
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AUTH
PROPERTIES
243 / 270
27.1 A.

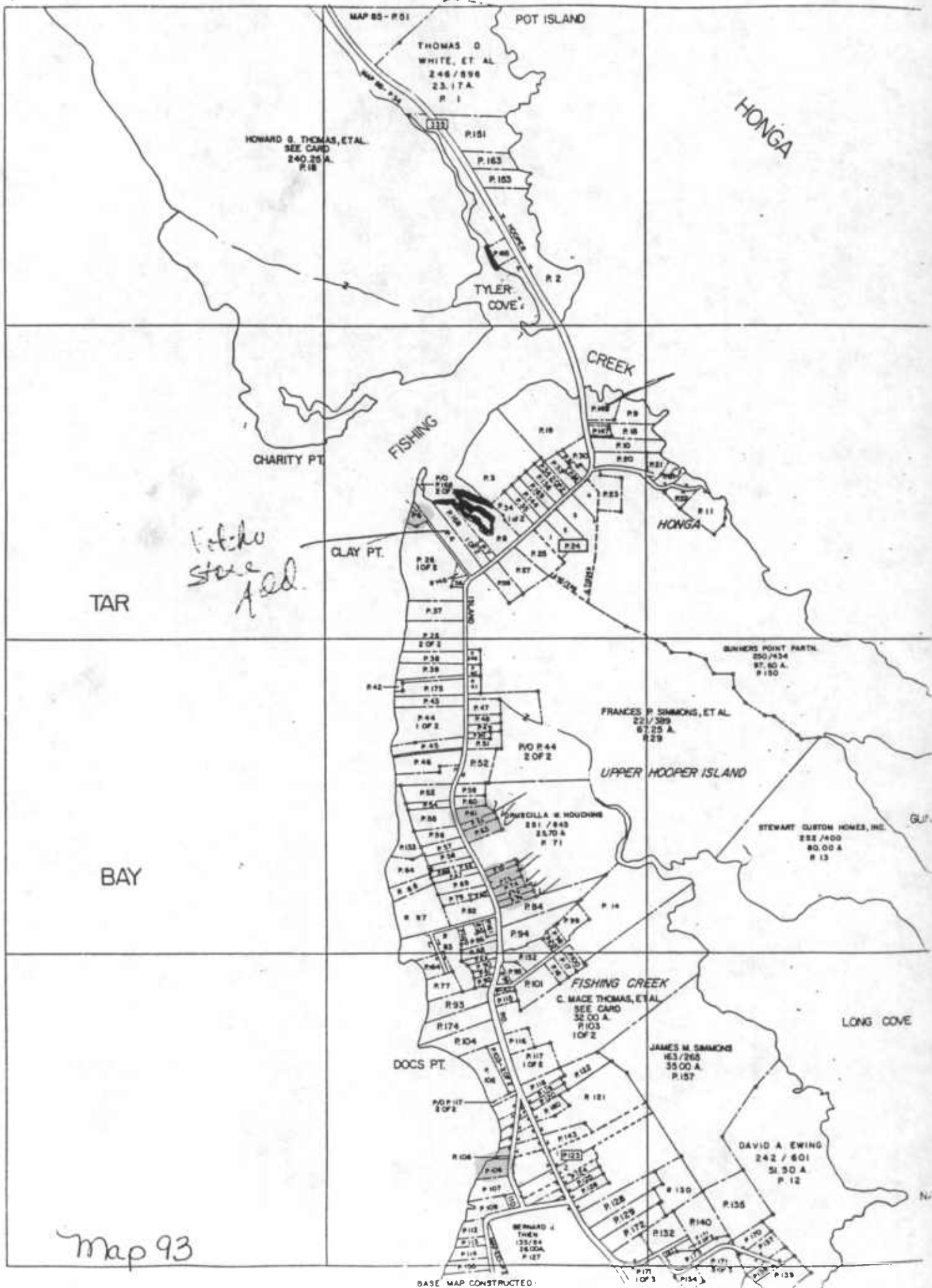
*Map
49*

REEK

67



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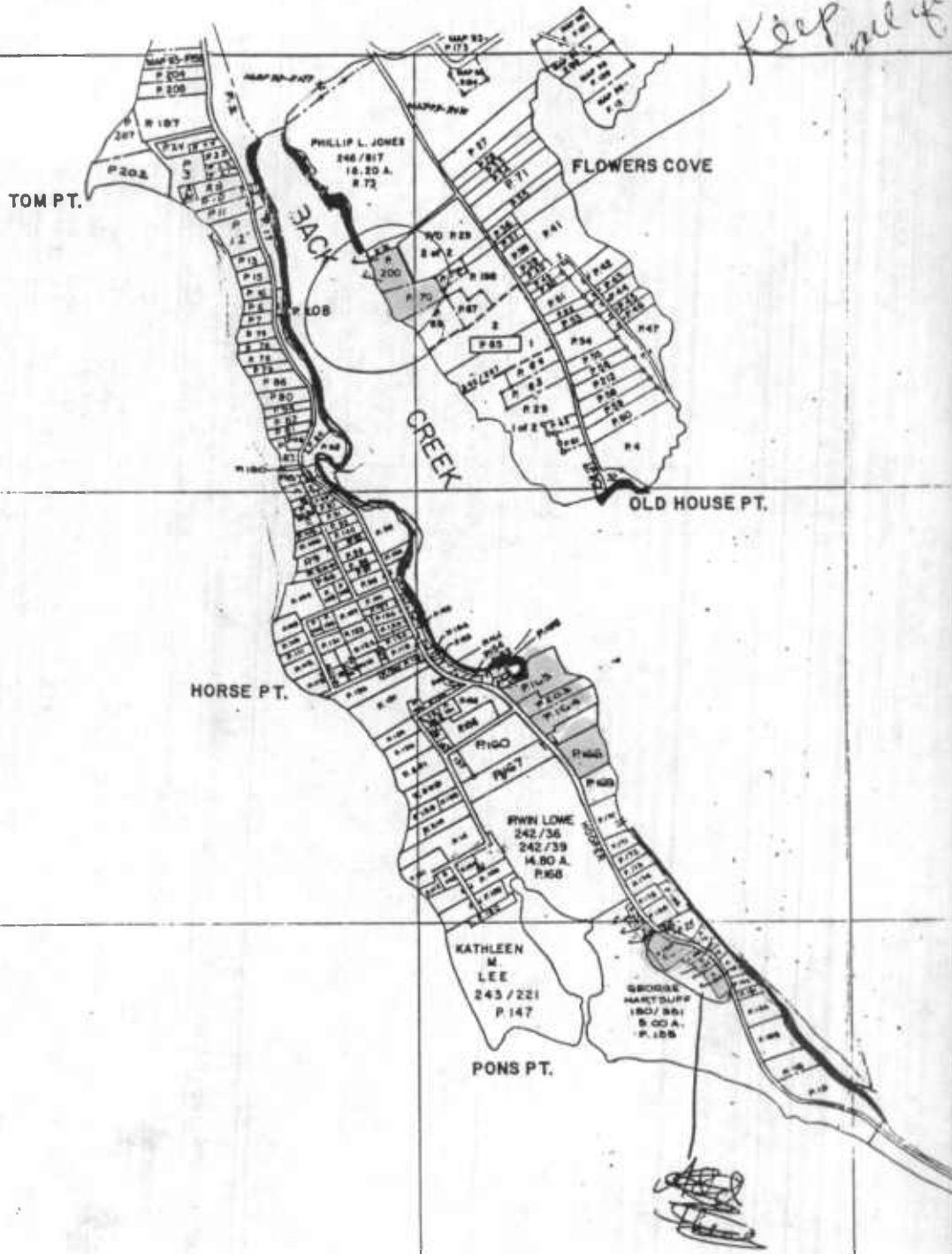
*Fatcho
Stone
Add.*

Map 93

BASE MAP CONSTRUCTED

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1 OF 3
P154

Keep on
and on



CHESAPEAKE

TOM PT.

FLOWERS COVE

BACK CREEK

OLD HOUSE PT.

HORSE PT.

SAND PT.

RWIN LOWE
242/36
242/39
14.80 A.
R. 58

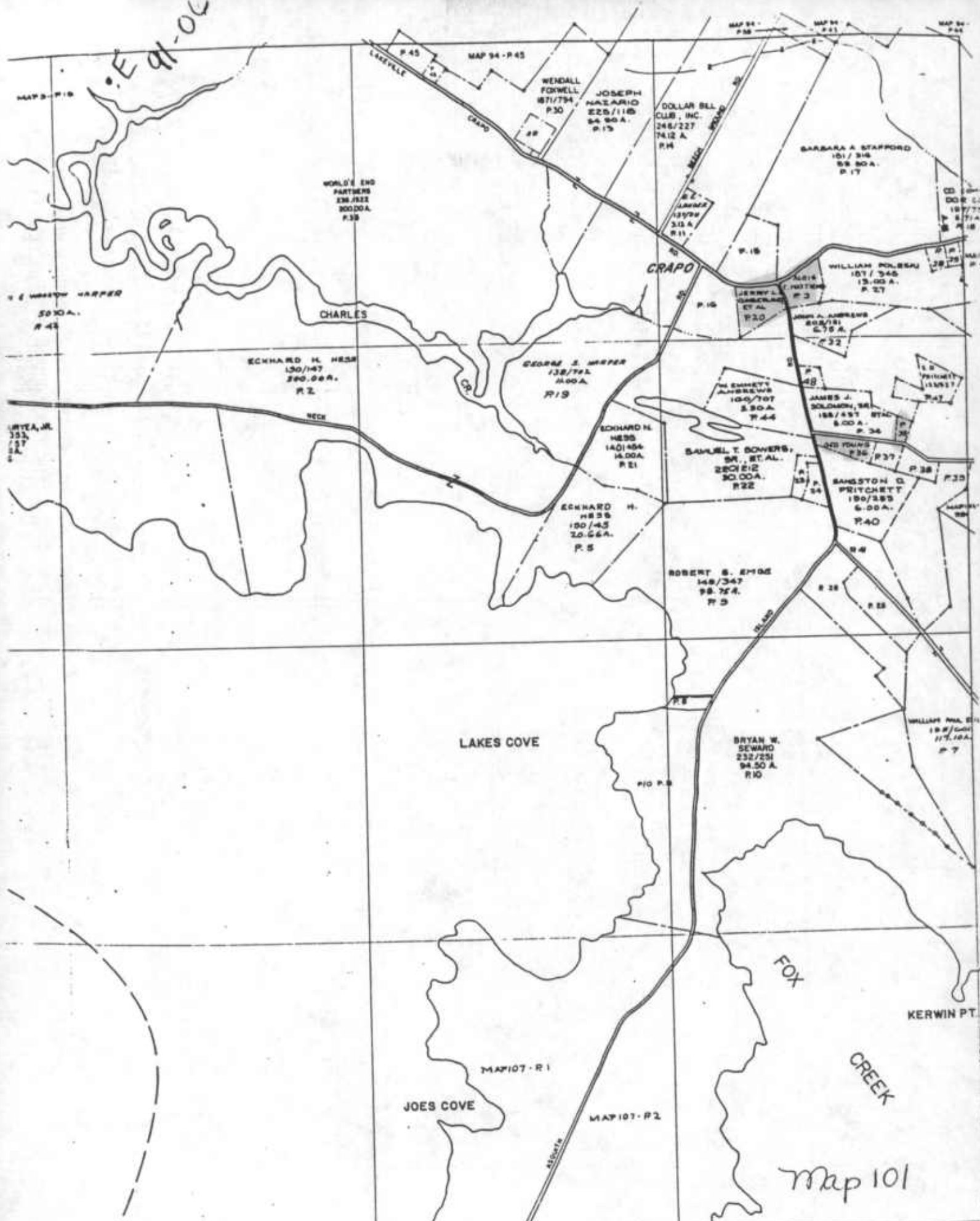
KATHLEEN
M. LEE
243/221
P. 147

BRIGGS
HART BLUFF
180/881
5.00 A.
P. 155

PONS PT.

BAY

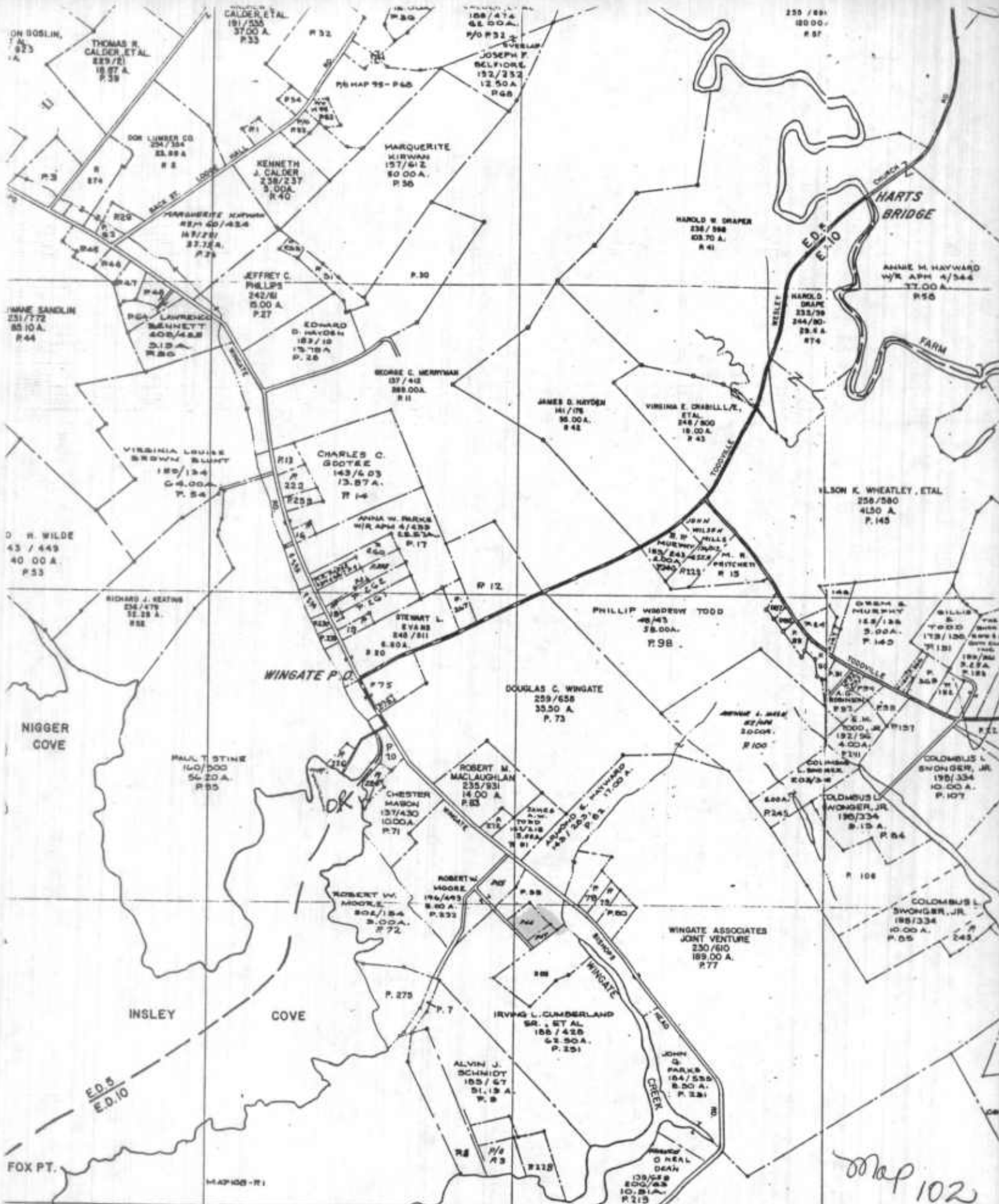
map 100



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 PROPERTY MAP DIVISION
THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED

PROPERTY LINE
 SUB-DIVISION BOUNDARY
 CONTINUING OWNERSHIP - Z I E - Z - Z - Z





Map 102

BASE MAP CONSTRUCTED
FROM 18 QUAD
PLANIMETRY REV. TO
MAP DRAWN

IGHT-MAP DIVISION - 1967
OPY. OF ASSESS. & TAX.

1055

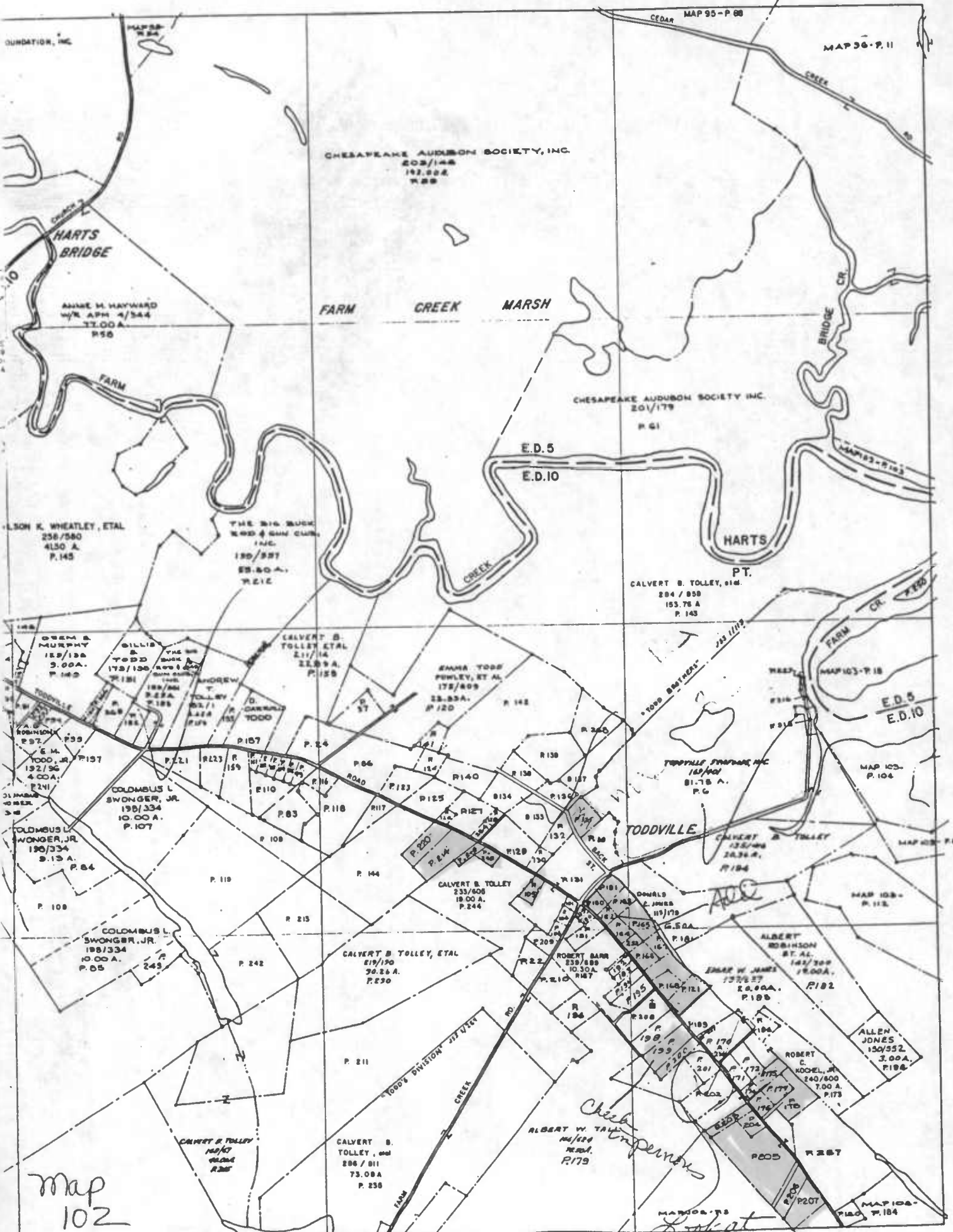
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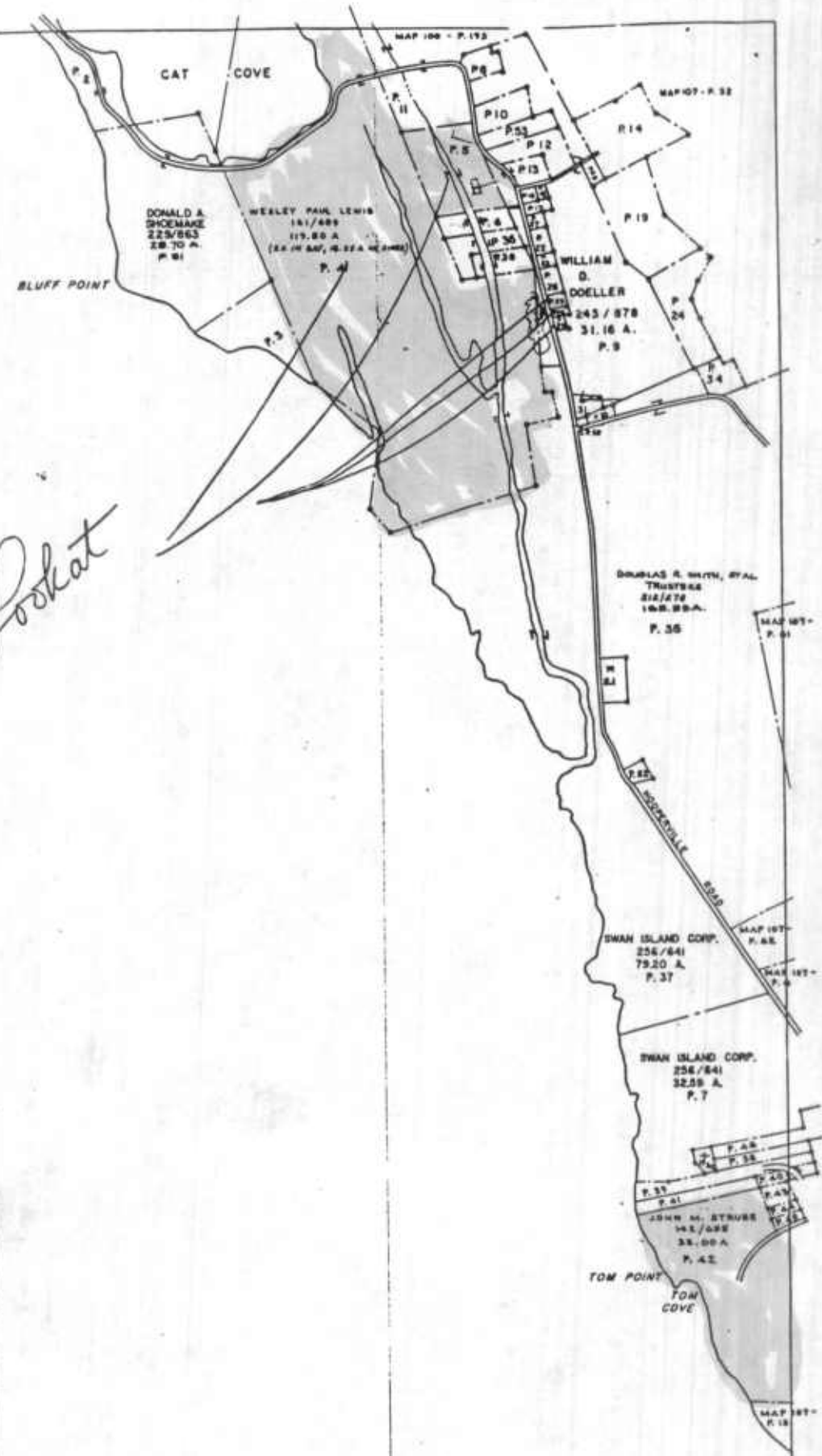
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REVISED TO: DATE
FEB. 1990

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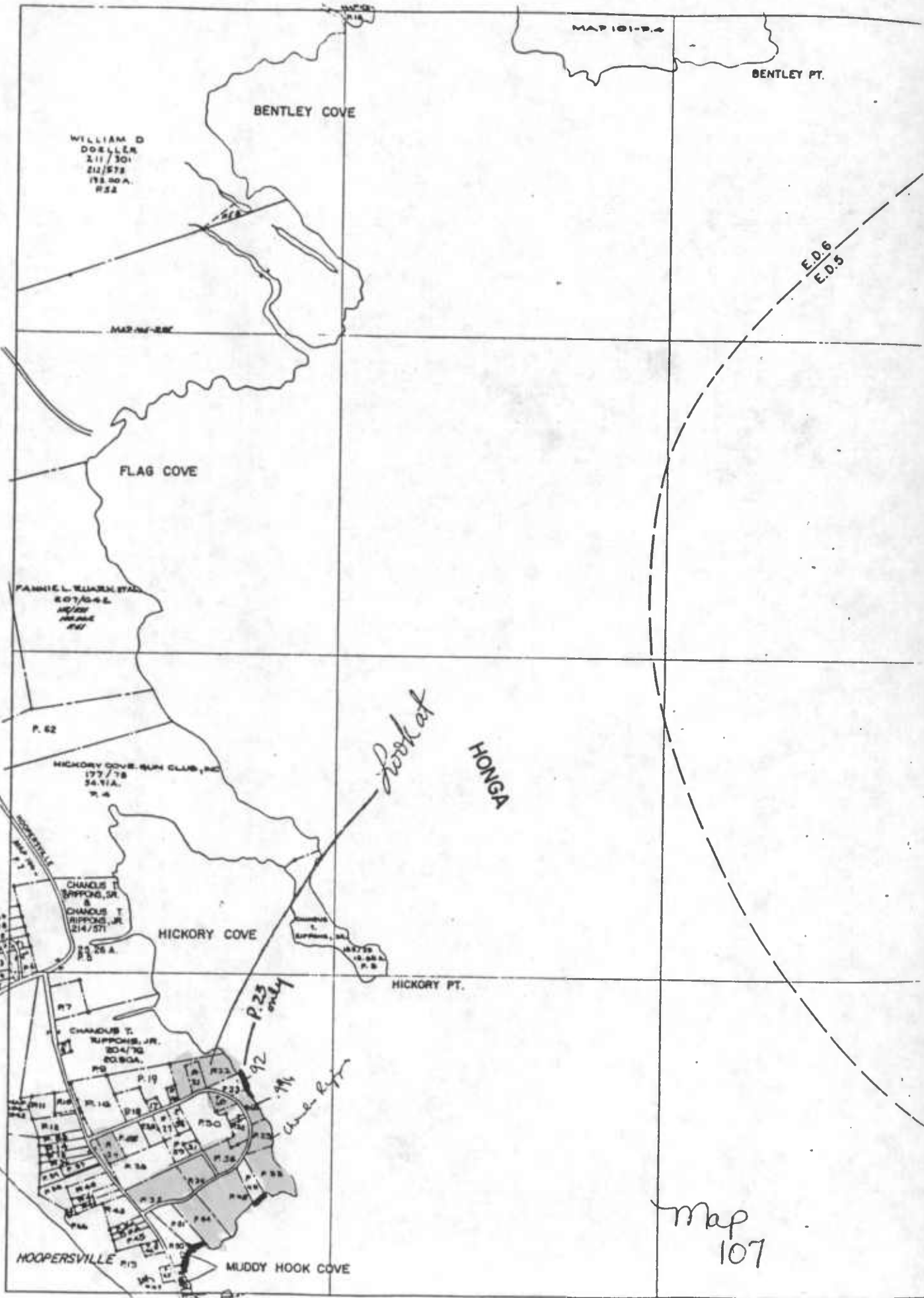


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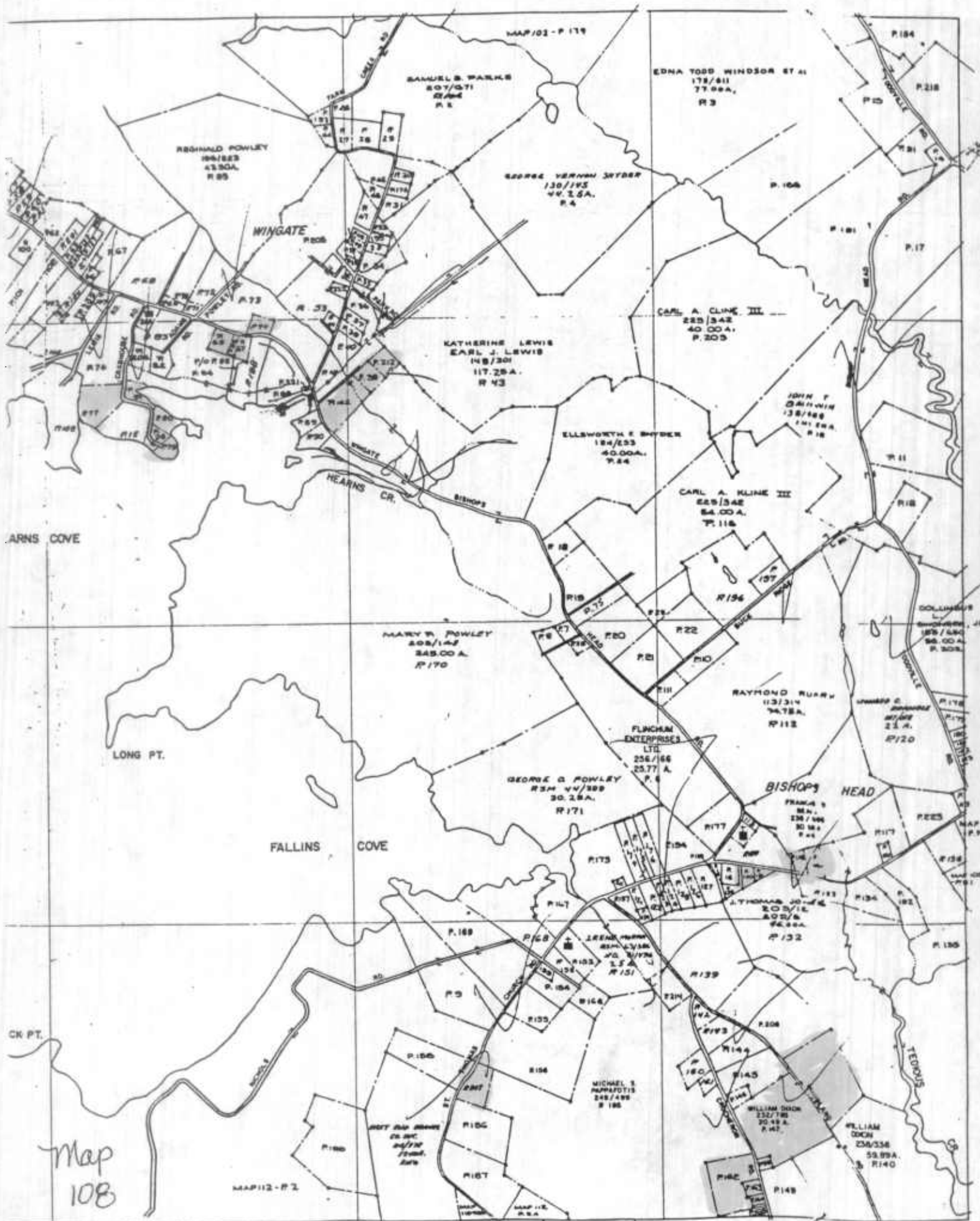


Map 106

106



map 107



DEPT. OF ASSESSMENTS & TAXATION
PROPERTY MAP DIVISION

PROPERTY LINE
SUB-DIVISION BOUNDARY
CONTINUING OWNERSHIP - Z 14 - Z - ± - Z



SCALE IN FEET

Map
108

MAP 112 - P. 2

MAP 112 - P. 2

MAP 110 - P. 2

MAP 109 - P. 1

MAP 102 - P. 179

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SAMUEL S. PARKS
207/071
2.66 A.
R. 2

EDNA TODD WINDSOR ET AL
178/011
77.99 A.
R. 3

REGINALD POWLEY
196/023
43.90 A.
R. 25

GEORGE VERMAY BRYDER
130/195
44.25 A.
R. 4

WINGATE
R. 206

KATHERINE LEWIS
EARL J. LEWIS
148/201
117.25 A.
R. 43

CARL A. CLINE III
225/342
40.00 A.
P. 205

ELLSWORTH E. BRYDER
184/033
40.00 A.
P. 24

JOHN T. SMITH
138/188
1.11 A.
R. 18

CARL A. KLINE III
225/342
44.00 A.
P. 116

MARY R. POWLEY
208/148
245.00 A.
P. 170

RAYMOND RUARY
113/314
4.75 A.
R. 112

GEORGE G. POWLEY
RSM 44/389
30.28 A.
R. 171

FLINCHAM ENTERPRISES LTD.
256/166
25.77 A.
P. 4

BISHOPS HEAD
FRANK S. BISHOP
136/146
30.14 A.
P. 44

IRENE MARY BISHOP
136/146
30.14 A.
R. 151

L. THOMAS JONES
205/16
205/6
26.88 A.
P. 132

MICHAEL S. MURPHY
248/499
2.185

WILLIAM DICKINSON
132/18
30.14 A.
P. 147

WILLIAM DICKINSON
23A/336
59.89 A.
R. 140

ARNS COVE

LONG PT.

FALLINS COVE

CK PT.

TEDDUS

COLLIER L.

THOMAS C. BISHOP

FRANK S. BISHOP

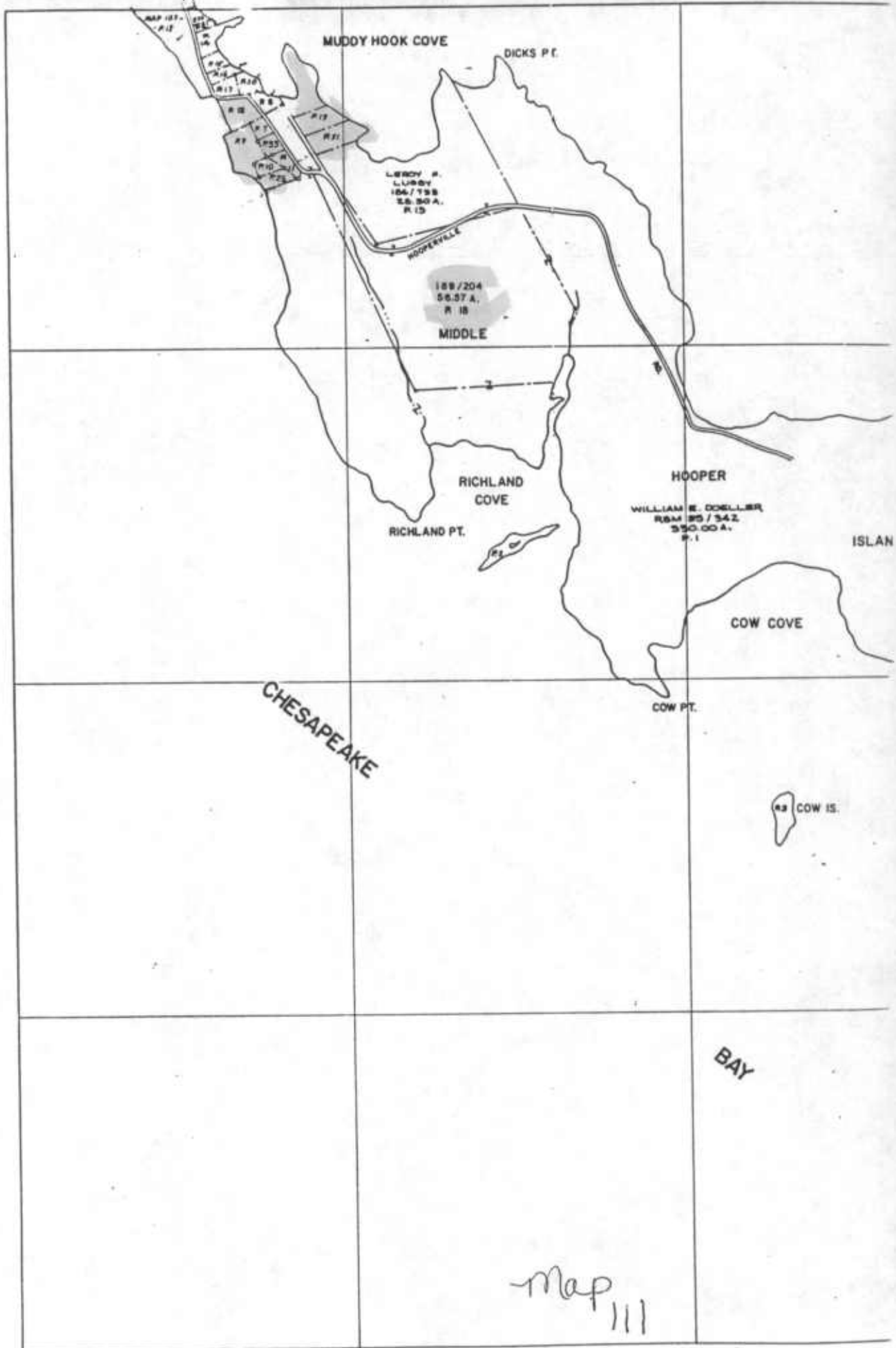
L. THOMAS JONES

WILLIAM DICKINSON

WILLIAM DICKINSON

WILLIAM DICKINSON

WILLIAM DICKINSON



STAFF REPORT

August 6, 1996

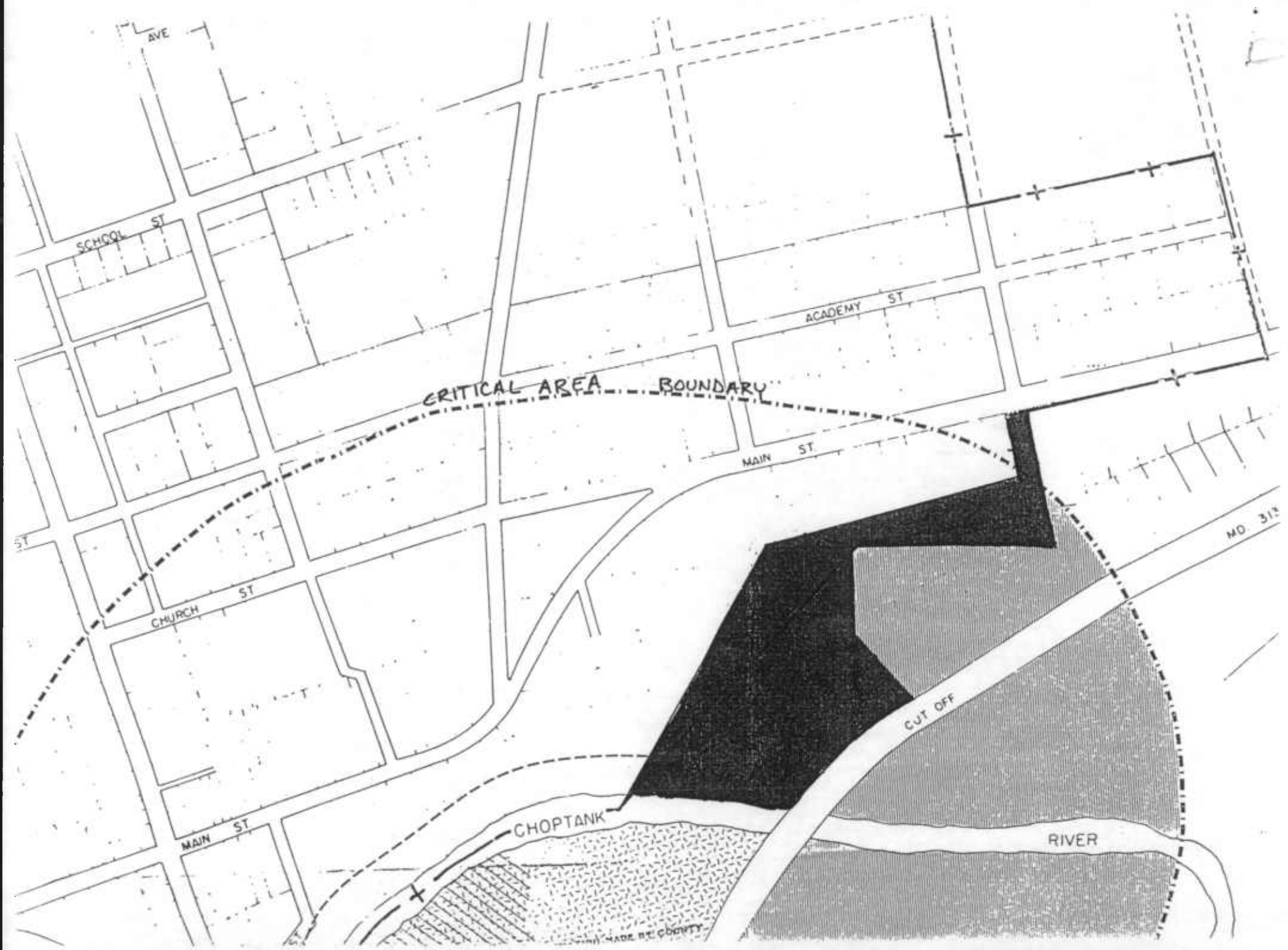
APPLICANT: Town of Greensboro
PROJECT: Greensboro Wastewater Plant Annexation
COMMISSION ACTION: Vote
STAFF RECOMMENDATION: Approval
APPLICABLE LAW: Natural Resources Article, Section 8-1809(h) and (i)
STAFF: Mary Owens

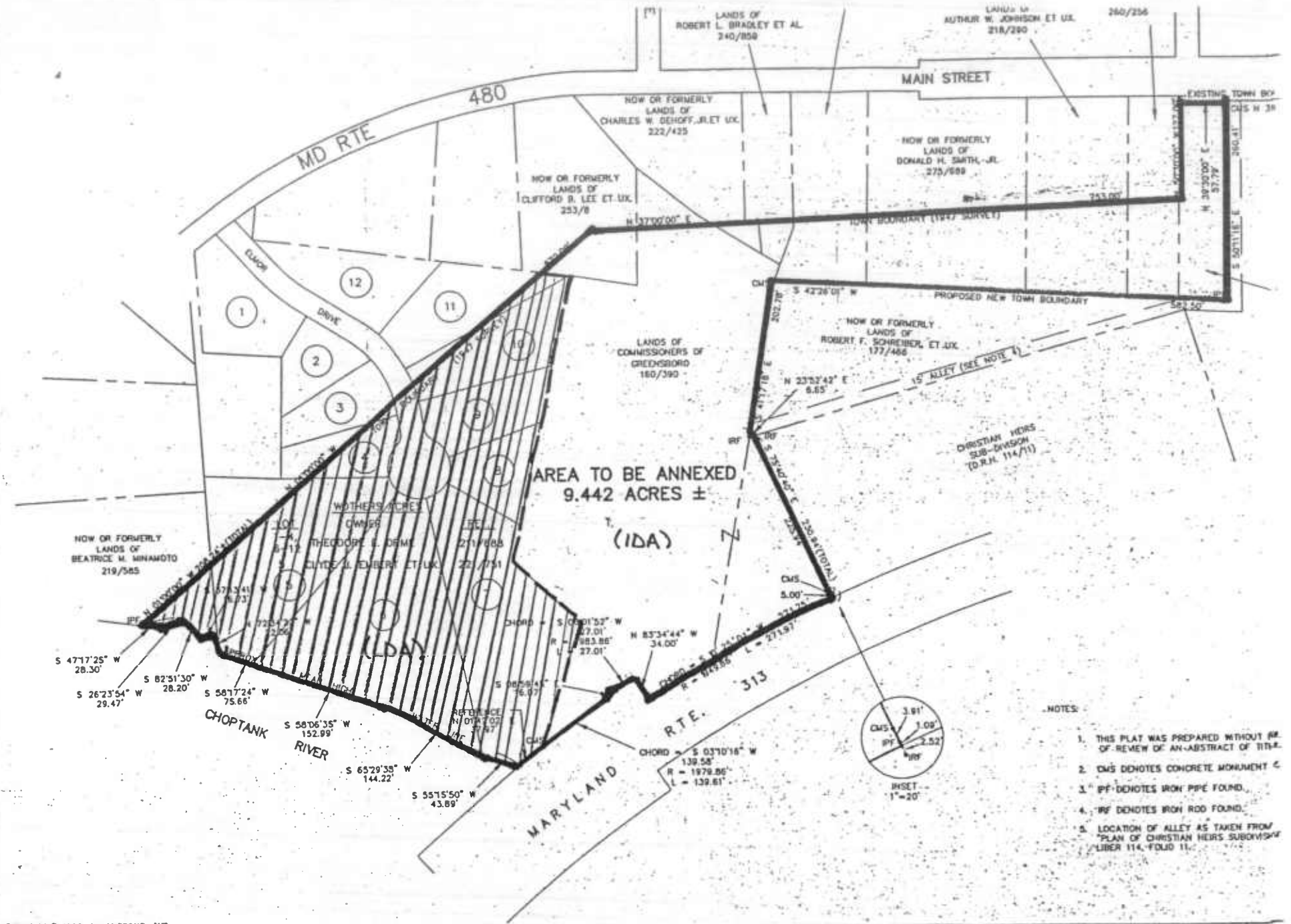
DISCUSSION:

The Town Council of Greensboro is requesting a map amendment to change the Town boundaries to include the land where the wastewater treatment facility is located and part of the Wothers Acres subdivision. This land had been erroneously included within the Town boundaries on an unofficial map of the Town, and these properties were not mapped with a Critical Area overlay designation by Caroline County because they were believed to be part of Greensboro. In May, 1995, the Critical Area Commission reviewed and approved a map amendment to designate the wastewater treatment facility as IDA. At that time, it was believed that the site was already within the Town's boundaries.

As part of the annexation, the Town desires to maintain the IDA designation of the wastewater treatment facility property and to designate the Wothers Acres property as LDA. The latter property does not currently have a Critical Area designation from either the Town or Caroline County. In accordance with the Commission's *Policy on Distinguishing Between Amendments and Refinements* (December 1994), the proposed annexation will not affect the use of land or water in the Critical Area; therefore, this request has been determined to be a refinement.

Approved





CHESAPEAKE BAY CRITICAL AREA COMMISSION

STAFF REPORT

August 6, 1997

APPLICANT: Washington Suburban Sanitary Commission

PROJECT: Riverview Estates Water and Sewer Lines
(95AW/S1447A)

JURISDICTION: Prince George's County

COMMISSION ACTION: Vote

STAFF RECOMMENDATION: Approval

STAFF: Theresa Corless

**APPLICABLE LAW/
REGULATIONS:** COMAR 27.02.02 State or Local Agency Actions
Resulting in Development of Local Significance on
Private Lands or Lands Owned by Local Jurisdictions

approved

DISCUSSION:

The Washington Suburban Sanitary Commission (WSSC) proposes to install water and sewer lines to service eight lots in the Riverview Estates subdivision in Prince George's County. Eight inch P.V.C. sewer lines 725 feet long will be installed. A four inch water line 450 feet long fed by 300 feet of six inch water line will also be installed. The water lines will be constructed of ductile iron. The lines will primarily be installed in the street or the street right-of-way.

There will be no impacts to the Buffer or any Habitat Protection Areas. No trees are planned to be removed. If any trees are removed they will be replaced in kind. The site will be stabilized at the end of every day.

Prince George's County has approved the sediment and erosion control plan. The County has also certified that the project is consistent with its Critical Area Program.

POTOMAC RIVER

M.H. 1 325' (S.W.) 0+18 TO 2+90	II
(S.W.) 0+00 TO 0+18	I
ALL OTHER AREAS	I

NOTE:
 NORMAL GRAVITY SERVICE CANNOT BE PROVIDED TO LOTS 5, 6, 7 & 8. GRINDER PUMPS ARE REQUIRED AND WILL BE FURNISHED & INSTALLED BY OTHERS. FOR INSTALLATION OF PRESSURE SHC'S, SEE STD. DETAIL PS/1.1, PS/1.62, PS/1.61

LOT 2
 N/F
 HAROLD & NORMA MERRITT
 3896/049

LOT 5
 C = 34.0

LOT 6
 C = 34.0

LOT 7
 C = 34.0

LOT 8
 C = 34.0

PROPERTY OF GERALD H. TERASKE
 V.J. 176/25

RIO VISTA
 W.W.W. 75/64

LOT 1
 N/F
 WILLIAM & JONN CREIGHTON
 5266/368

LOT 4
 C = 41.0

LOT 3
 C = 41.0

LOT 2
 C = 44.0

LOT 1

INT. OF
 SWAN CREEK ROAD
 &
 RIVERVIEW ROAD
 375'±

EX. S.V.
 V. No. V-27
 375'±

PEPCO POLE
 #792325-0512

NOTE!
 INSTALL
 1"WHC

4" R/W SHC

NOTE!
 INSTALL
 1"WHC

PEPCO POLE
 NO #

NOTE!
 INSTALL
 1"WHC

D.T.P. #59022
 ELEV. = 45.17
 R-R SPIKE E
 SIDE PEPCO POLE
 #792325-1470

D.T.P. #59023
 ELEV. = 48.7
 R-R SPIKE IN E
 SIDE PEPCO POLE
 #792325-1895

NOTE!
 INSTALL
 1"WHC

PEPCO POLE
 #792325-1615

NANCY N.
 ADMIN. 4

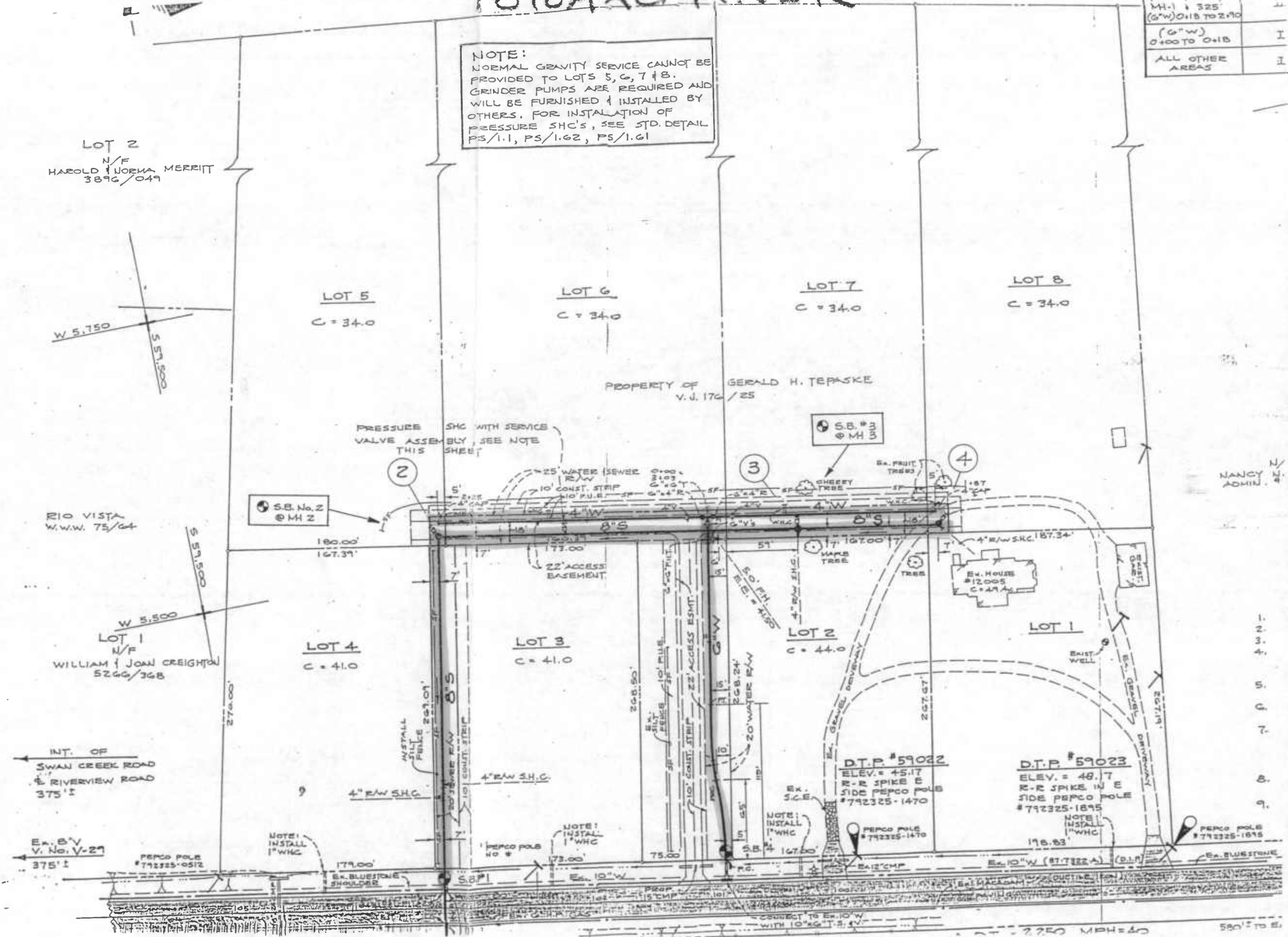
PLAN FILMED 2-13-97 FINAL FILMED

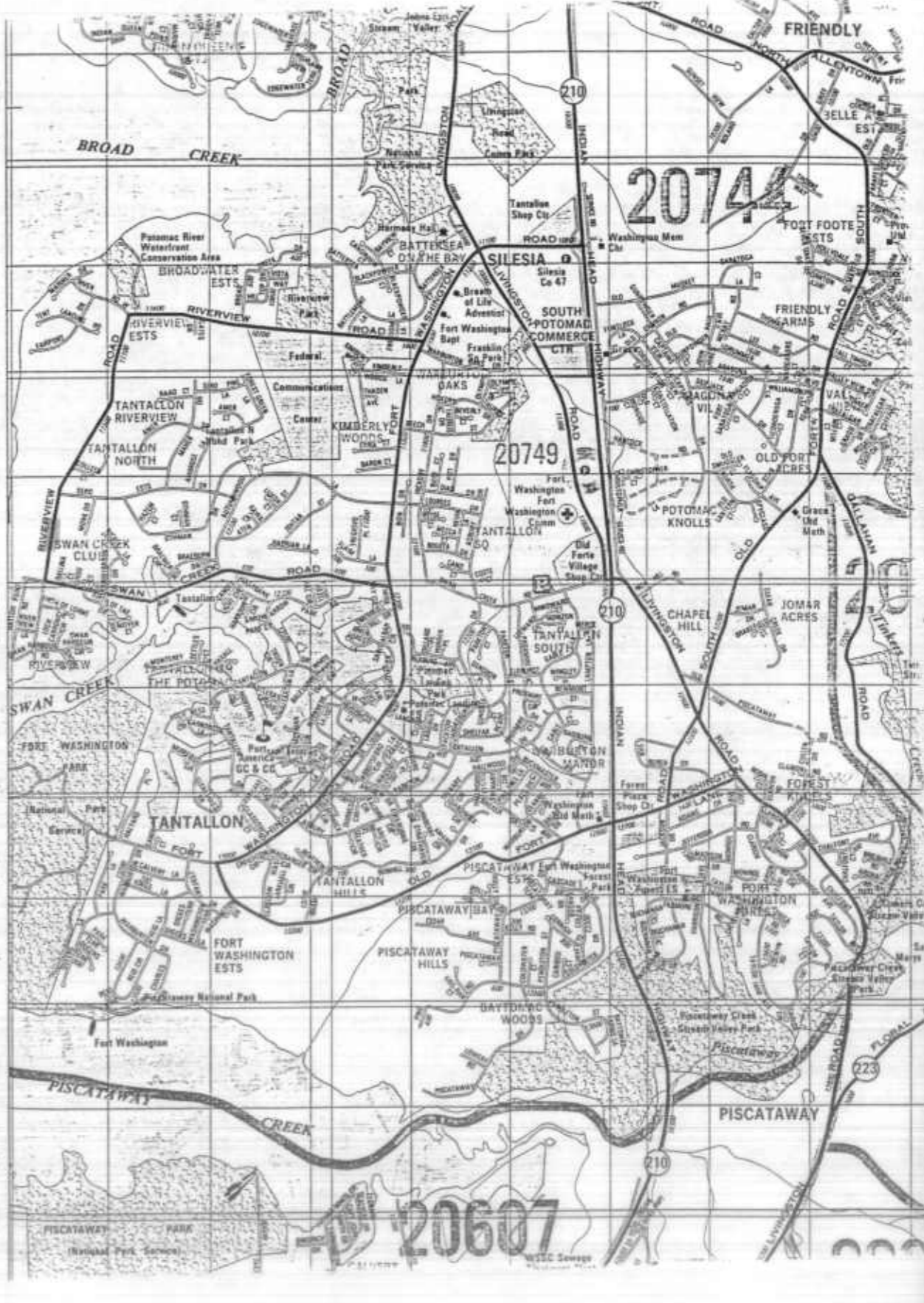
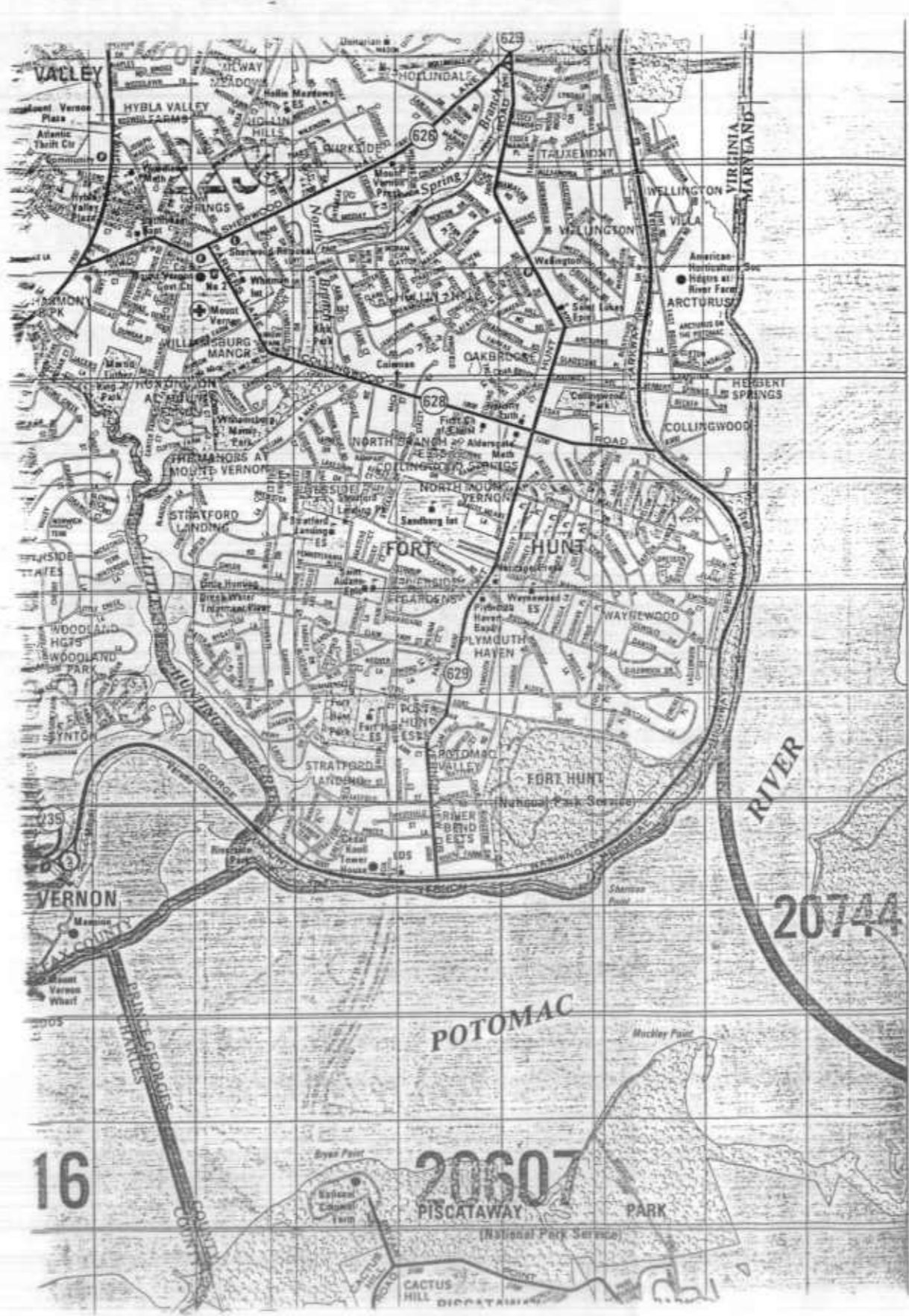
RELEASED 2-12-97

RAW'S ACQUIRED

RED

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.





CHESAPEAKE BAY CRITICAL AREA COMMISSION

**STAFF REPORT
AUGUST 6, 1997**

APPLICANT: Maryland Stadium Authority

PROPOSAL: Phase II: Baltimore Football Stadium
Final Design Plans

JURISDICTION: Baltimore City

COMMISSION ACTION: Vote

STAFF RECOMMENDATION: Approval

STAFF: Dawnn McCleary

**APPLICABLE LAW
REGULATION:**

**COMAR 27.02.05: State Agency Actions Resulting in
Development on State-Owned Lands**

On October 2, 1997, the Critical Area Commission (CAC) worked out a resolution for appropriate stormwater management plans for Phase II of the Football Stadium final design plans. The Maryland Stadium Authority (MSA) and RK & K staff used the resolution and came up with three stormwater management options. The Maryland Department of the Environment (MDE) and Critical Area Commission staff reviewed the options and both agreed to the following: 1) to use stormwater management bioretention plan options two and three to modify the existing pond, 2) to treat stormwater in the southwest corner of the parking lot, and 3) to develop a long-term maintenance plan for the pond and bioretention with MDE approval. The above options were approved by the Full Commission to be implemented in the Stadium Authority's final design plans.

The Maryland Stadium Authority has incorporated the options in a final design plan for the Football Stadium site. The final design plans reviewed by the CAC staff includes all of the above approved options.

195-83
 August 30, 1996
 Revised May 29, 1997
 Revised August 6, 1997
 DWW/File
 JAD
 REP
 CLW
 Steve Evans, HOK
 Tim Korbelak, WRT
 Alice Hoffman, MSA

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: April, 1997
 Complete Construction: October, 1997

Mass Excavation/Demolition:

Advertise Construction Documents: July, 1996
 Complete Construction: November, 1996

Final Sitework:

Advertise Construction Documents: September, 1997
 Complete Construction: July, 1998

Foundations:

Advertise Construction Documents: August, 1996
 Complete Construction: February, 1997

- Site Summary (Based on WRT "Site Layout Plan" CADD files dated May 13, 1997)

	<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 =	7.1 acres	74.5 acres
Greenspace =	4.5 acres	17.9 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 reduces the quantity of paved surfaces by 0.8 acres compared to the pre-Oriole Park condition.	

[NOTE: The Site Summary quantities will be updated as design continues. The proposed east side sidewalk (North Walkway 1 and 2) have been included.]

- Bio-Retention Facility: In addition to the added greenspace, a bio-retention facility will be installed.
 - ▶ Bio-retention facility on the south side of the parking lot. Drainage area = 2.0± acres, surface area = 5,300± square feet.
- Maintain Existing Pond: Parking lots and roadways have been reconfigured to allow the existing Extended Detention Pond to remain.
- Grass Filter at SW Corner: As required by MDE/Critical Area Commission, a grass filter strip will be included to receive runoff from the southwest side of the parking lot.

swmcritc.896












RUMMEL, KLEPPER & KAHL
 Consulting Engineers

RUSSELL STREET

SERVICE DRIVE



LEGEND

- PROPOSED GRASS/LANDSCAPING 
- PARKING LOT & ROAD PAVEMENT 
- PROPOSED SIDEWALK 
- PROPOSED STADIUM 
- BIO RETENTION FACILITY 
- EXISTING STORMWATER MANAGEMENT POND TO REMAIN 
- PROPOSED PEDESTRIAN BRIDGE 
- GRASS FILTER STRIP 
- DRAINAGE DIVIDE 

OSTEND STREET

D.A. = 1.0 AC.

D.A. = 1.9 AC.

D.A. = 3.1 AC.

CRITICAL AREA

RAVENS

RAVENS

HAMBURG STREET

SERVICE ROAD

MARYLAND STADIUM AUTHORITY

BALTIMORE FOOTBALL STADIUM
SITE PLAN



RUMMEL, KLEPPER & KAHL
CONSULTING ENGINEERS
Baltimore, Maryland

SCALE: 1"=100'

DATE: AUG. 6, 1997
SHEET OF

JUDGE JOHN C. NORTH, II
CHAIRMAN
410-822-9047 OR 410-974-2418
410- 820-5093 FAX

REN SEREY
EXECUTIVE DIRECTOR
410-974-2418 /26
410-974-5338 FAX



WESTERN SHORE OFFICE
45 CALVERT ST., 2ND FLOOR
ANNAPOLIS, MARYLAND 21401

EASTERN SHORE OFFICE
31 CREAMERY LANE
EASTON, MARYLAND 21601

**STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

MEMORANDUM

TO: Judge North
FROM: Greg Schaner
DATE: August 5, 1997
RE: **City of Cambridge Four-Year Comprehensive Review -
Appointment of a Commission Panel**

At the August 1997 Commission meeting, during the *New Business* portion of the agenda, I request that you appoint a Commission panel for the Four-Year Comprehensive Review of the City of Cambridge's Critical Area Program. I have discussed this with Ren and Mary, and they have helped me assemble the appropriate Commission members to serve on this panel. We respectfully recommend the appointment of the following members to this panel:

William Giese, Jr. (Chair)
Russell W. Blake
Robert Pinto
William H. Corkran, Jr.
Samuel Q. Johnson

These Commission were also members of the Quadrennial Review panel for Dorchester County in February 1997. If any members are unable to serve, we suggest W. Roger Williams to be the fifth panel member.

Thank you for your assistance. Please contact me if you have any questions about this panel, or if I can give you an update on any of the comprehensive review issues.

cc: Ren Serey
Mary Owens

BIO-RETENTION MAINTENANCE SCHEDULE

ITEM	METHOD	FREQUENCY	TIME OF YEAR
SOIL			
INSPECT AND REPAIR EROSION	BY HAND	AS NEEDED WEATHER PERMITTING	MONTHLY
PERFORM SOIL TESTS	BY HAND	ANNUALLY	ONCE IN SPRING, ONCE IN FALL
APPLY LIMESTONE	BY HAND	TWICE A YEAR	ONCE IN SPRING, ONCE IN FALL
AERATION OF SOIL	MECHANICALLY	TWICE A YEAR	ONCE IN SPRING, ONCE IN FALL
MULCH			
REMULCH ANY VOID AREA AROUND TREES & SHRUBS	BY HAND	WHENEVER NEEDED	WHENEVER NEEDED
REMOVE PREVIOUS MULCH LAYER PRIOR TO APPLYING NEW LAYER (OPTIONAL, BY OWNER)		ONCE EVERY TWO TO THREE YEARS	SPRING
PLANT MATERIALS			
PRUNING OF DEAD AND DISEASED BRANCHES	BY HAND (MECHANICALLY OVER 3')	WHENEVER NEEDED	MID-OCTOBER TO FIRST WEEK IN MARCH
REMOVE AND REPLACE ANY DEAD PLANTS (25% OR MORE DEAD PARTS) AND ANY DISEASED PLANTS CONSIDERED BEYOND TREATMENT	SEE PLANTING NOTES AND DETAILS	TWICE A YEAR	3/15 TO 4/30 SPRING AND 10/1 TO 11/30 FALL
TREAT ALL DISEASED TREES AND SHRUBS WITH LESS THAN 25% INFECTED AREAS	MECHANICALLY OR BY HAND	N/A	VARIABLES, DEPENDS ON THE INSECT OR DISEASE INFESTATION
WATERING OF ALL PLANT MATERIALS SHALL BE DONE AT THE END OF EACH DAY FOR FOURTEEN CONSECUTIVE DAYS	BY HAND USING A FINE SPRAY NOZZLE SETTING	IMMEDIATELY AFTER COMPLETION OF THE PROJECT	WITHIN OR IMMEDIATELY FOLLOWING THE RESPECTIVE PLANTING SEASON
ONGOING WATERING OF ALL PLANT MATERIALS	BY HAND USING A FINE SPRAY NOZZLE SETTING	AS NEEDED BASED ON FREQUENCY OF NATURAL RAINFALL (TWICE PER WEEK DURING EXTREME DROUGHT CONDITIONS)	MAY 15 THROUGH OCTOBER 30
WEEDING	BY HAND OR OTHER MEANS NOT INJURIOUS TO TREES, SHRUBS, OR PERENNIALS	AS NEEDED	ANYTIME FROM EARLY SPRING TO LATE FALL
REPLACEMENT OF TREE STAKES	BY HAND	AS NEEDED WITHIN ONE YEAR AFTER INITIAL PLANTING	ONLY REMOVE AND REPLACE STAKES DURING SPRING SEASON
REPLACEMENT OF DEFICIENT GUY WIRES AND RUBBER HOSE PROTECTION	BY HAND	AS NEEDED	IN CONJUNCTION WITH STAKE REPLACEMENT OR REDRIVING
GENERAL			
REMOVAL OF DEBRIS	BY HAND OR OTHER MEANS NOT INJURIOUS TO PLANTS	AS NEEDED WITHIN AND ADJACENT TO BIO-RETENTION AREAS	