

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & SUSTAINABILITY

DEVELOPMENT PLAN COMMENTS

Project Name: Southern Crossroads
EPS File No. D990780
Project Location: 4100 Maple Avenue
Date of Meeting: June 30, 2021
Reviewer(s): Libby Errickson

ENVIRONMENTAL IMPACT REVIEW

- X The following requirements have not been provided and/or approved:
- X A variance in accordance with Section 33-3-106.
 - X A variance in accordance with Section 33-6-111.
 - X An alternatives analysis in accordance with Section 33-3-112.
 - X A Forest Conservation Worksheet.
 - X A Preliminary Forest Conservation Plan.
 - X A Forest Retention Investigation Report.
 - X The Development Plan cannot be approved by EIR until such time as the requirements indicated above have been met.
 - X Add the standard Forest Buffer and/or Forest Conservation Easement or Reservation notes.
 - X Show a building setback of 35 feet from the Forest Buffer and/or Forest Conservation area.
 - X Storm Water Management pond embankments must be at least 15 feet from Forest Buffer and Forest Conservation areas.

- X Channels exist onsite that may be regulated by the U.S. Army Corps of Engineers (COE) as Waters of the U.S. in accordance with the recent guidance found in the 2000 Nationwide Permit. These same areas may or may not be regulated by Baltimore County Code. You are advised that COE permits may be required to impact these channels. Based on these refined criteria, the COE can take jurisdiction on projects, including those under construction, and issue stop work orders and/or violation notices.

- X The Forest Buffer and/or Forest Conservation area must be recorded as an Easement.

- X An Environmental Agreement (EA) must be submitted prior to building or grading permits.

- X EIR needs to review the following plans during Phase II:
 - X Grading and Sediment Control Plans.
 - X Final mitigation plans (must be reviewed and approved prior to Grading Plan approval and be included in the Grading Plan.).
 - X Final Forest Conservation Plan.

Additional Comments:

1. Previous Forest Buffer and Forest Conservation variance requests have been denied as submitted. The development plan cannot be approved unless the variances are granted or the development plan revised to avoid impacts to specimen trees and forest buffer.

DEVELOPMENT PLAN CONFERENCE COMMENTS

EPS Project ID: D990780

Project: Southern Crossroads

Address/Location: 4100 Maple Avenue

Date & Time: June 30, 2021 @ 10:00 am

Assignee: Jeannette Applauso, P.E.

STORMWATER MANAGEMENT COMMENTS:

Note: Comments are advisory in nature and may or may not be applicable to this project. More specific comments will be provided with review of the Development Plan.

1. The Stormwater Management Act of 2007:

- A. The Developer is responsible to address the requirements of the Baltimore County Code, Section 33-4.
- B. Provisions for exemptions, waivers and variances for Stormwater Management (SWM) are described in this document. Exemptions, waivers and variances should be applied for and granted (or denied) by the Department before Development Plan approval is given.
- C. The Concept SWM plan must be approved by EPS before Development Plan approval.
- D. Conditions for recording plats and approving grading and building permits, as related to SWM, are also described in this document. The developer is advised to be aware of these conditions and include them in planning the project to avoid unnecessary delays.

2. General Engineering Requirements:

- A. Water quality storage volume (WQ_v), Recharge Storage Volume (Re_v) and Channel Protection Volume (Cp_v) are to be addressed using Environmental Site Design to the maximum extent practicable. If the development is in certain designated inter-jurisdictional watersheds or, if deemed necessary by Baltimore County, Extreme Flood Protection (Qf) or 100 year peak management may also be required.
- B. Please refer to the 2000 Maryland Stormwater Design Manual, Volumes I & II including the Stormwater Act of 2007 revisions, chapters on Environmental Site Design for general design criteria. Hydrology shall be in accordance with the June 1986 version of TR-55. After August 2010, project must use the latest NRCS Soil Classification at their website. Refer to Chapter 5, Environmental Site Design. Provide Environmental Site Design (ESD) to the maximum extent practicable using small-scale stormwater management practices, non-structural techniques and better site planning to mimic natural hydrologic runoff characteristics and minimize the impact of land development on water quality.
- C. The developer is responsible for addressing all applicable requirements of Federal, State and Local agencies, whether within or outside of Baltimore County, having jurisdiction over water quality, streams or wetlands.
- D. SWM Best Management Practices (BMP's) are also subject to review and approval by the Baltimore County Soil Conservation District (SCD).

DEVELOPMENT PLAN CONFERENCE COMMENTS
EPS Project ID: D990780
Project: Southern Crossroads

- E. SWM BMP's, which outfall to a Baltimore County right of way storm drain system or flood plain, will be reviewed concurrently by the Developers Plan Review (PAI) and EPS.
- F. Site design must maintain, to the maximum extent possible, predevelopment drainage patterns and characteristics. Diversion of drainage is discouraged and EPS reserves the right to prohibit drainage diversions it finds detrimental.

3. Maintenance Requirements:

- A. Private maintenance of SWM BMP's is acceptable. A Deed of Declaration and Easement must be executed by the developer guaranteeing maintenance of, and County access to SWM BMP's before the SWM permit security may be released. SWM BMP's in residential subdivisions are to be maintained privately by a Homeowners Association and shall be designed according to the requirements for public facilities.

4. Guidelines for Development Plan Approval:

- A. Show type, size and location of all Best Management Practices (BMP's) on the Development Plan. Concept stormwater management plans must be approved.
- B. Show that all outfalls from BMP facilities and bypass areas are "suitable" as defined by the Baltimore County Department of Public Works and the Department of Environmental Protection and Sustainability (EPS).
- C. Show that the BMP facilities do not create a hazard. An example of a hazard would be an embankment dam located such that, in the event of a breach failure, down stream life or property is endangered.
- D. List on the Development Plan any waiver or variance and give the date of approval by Baltimore County.

DEVELOPMENT PLAN CONFERENCE COMMENTS

EPS Project ID: D990780

Project: Southern Crossroads

5. Site - Specific Comments:

In addition to the above, each project will be given a brief review by EPS's Stormwater Management personnel, and a set of specific comments will be provided. The developer is responsible for addressing the following site-specific comments:

- A. Water quality volume (WQ_v), Recharge storage volume (Re_v), Channel protection volume (Cp_v) are required using ESD to the MEP.
- B. Overbank flood protection volume (Qp) and extreme flood volume (Qf) are also required for this project.
- C. All site runoff must be conveyed to a suitable outfall without adversely affecting the receiving wetland, watercourse, waterbody, storm drain or adjacent property.
- D. Provide BMP and ESD volume computations and drainage area maps indicating any by-pass areas at least four weeks prior to the Development Plan Conference. Include plans showing area(s) needed for BMP(s) as dictated by the MDE design manual. These areas should be separated to include pre-treatment, WQ_v and quantity management areas as required.
- E. Building and grading permits will not be issued until BMP, ESD plans are approved.
- F. This project is subject to the stormwater management requirements that Baltimore County adopted on July 2, 2001 and revised under the 2007 MDE SWM regulations for Environmental Site Design (ESD) features.
- G. BMP and ESD sizing computations must be referenced to the 2000 and 2007 Maryland Stormwater Design Manual by page and section.
- H. Chain link fence, meeting current County Standards, shall be used on all stormwater management facilities in residential developments that require fencing. Fence construction shall be in accordance with State Highway Administration Standard Details 690.01 and 690.02 and Maryland State Highway Administration Standard Specifications for Construction and Material Section 914.
- I. Please note; on use III or IV waters, the maximum release time for Cp_v shall be 12 hours.
- J. 3:1 interior slopes are required for all proposed structural stormwater management facilities.
- K. Show proposed storm drains and swales to verify how proposed runoff gets to the BMP's, ESD's and SWM facilities. Swales needed as part of the SWM strategy need to be within a D&U Easement so as to be able to enforce that their operation will be maintained.
- L. Show proposed BMP facility or pond contours and outfalls.
- M. Show all BMP locations, easements, etc. needed to support the computations and regulations.
- N. Diversion of drainage is discouraged. Diversions greater than 1 acre need to be submitted to and approved by Baltimore County Department of Public Works (DPW) prior to acceptance by EPS.
- O. ESD practices must be shown in easements on plan with bearings and distances.
- P. Attenuating the 10 year storm instead of the 100 year storm, may be permissible under certain conditions.
- Q. This project **does not** meet the Baltimore County Code Development Plan requirements at this time.

c:

June 29, 2021

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: June 11, 2021

TO: Jeff Livingston, Development Coordination
Department of Environmental Protection & Sustainability

FROM: Kevin Koepenick, LEHS, Ground Water Management
Department of Environmental Protection & Sustainability

SUBJECT: Project Name: SOUTHERN CROSSROADS
Plan Type: Development Plan
Plan Date: April 25/21
D990780

Ground Water Management has the following comments on the above referenced plan:

Comments	Date Resolved	Reviewer
1. No Comments		

Note: Please include a revision date on all revised plans submitted.