

CONCEPT PLAN COMMENTS

Project Name: Southern Crossroads
EPS File No. D990780
Project Location: 4100 Maple Avenue
Date of Meeting: August 25, 2020
Watershed: Patapsco River – Lower North Branch
Reviewer(s): Libby Errickson

ENVIRONMENTAL IMPACT REVIEW

- This project must conform to the requirements of Article 33, Section 33-3-101 through Section 33-3-120 of the Baltimore County Code: Law for the Protection of Water Quality, Streams, Wetlands and Floodplains. The following must be approved by this Department prior to submitting the Development Plan:
- A wetland delineation report.
 - A steep slopes and erodible soils analysis to determine the extent of the Forest Buffer on this site.
 - Add the standard Forest Buffer and/or Forest Conservation Easement notes to the plan.
 - A Forest Buffer and/or Forest Conservation Access Easement approved by EIR staff must be provided. The access should be labeled “Baltimore County Access Easement”.
 - A building setback of 35 feet must be applied from the Forest Buffer and/or Forest Conservation areas.
 - Storm Water Management pond embankments must be at least 15 feet from Forest Buffer and/or Forest Conservation areas.

- In accordance with Article 33, Section 33-3-106 of the Baltimore County Code, variances MAY be required for this proposal. Any variances must be granted prior to Development Plan submittal.
- In accordance with Article 33, Section 33-3-112(c) of the Baltimore County Code, an alternatives analysis must be provided for any stormwater management facilities, roads, utilities and/or grading proposed in the Forest Buffer.
- 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.
- This site is subject to the Baltimore County Forest Conservation Law. The following must be submitted to, and be approved by EIR prior to Development Plan submittal:
 - A Forest Stand Delineation report.
 - A Forest Conservation Worksheet.
 - A Preliminary Forest Conservation Plan.
 - A Forest Retention/Afforestation Investigation Report.
 - A special Variance to impact specimen trees
- The Forest Buffer and/or Forest Conservation areas must be recorded as Easements.
- An Environmental Agreement (EA) must be submitted prior to building or grading permits.

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Address/Location: 4100 Maple Avenue

Date & Time: August 25, 2020

Assignee: Jeannette Applauso

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 (Q_f) 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).

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- 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.

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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. This project **does not** meet the Baltimore County Code Development Plan requirements at this time.

c:

August 21, 2020

BALTIMORE COUNTY, MARYLAND

Inter-Office Memorandum

DATE: August 20, 2020

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

FROM: Mia Lowery, L.E.H.S., Ground Water Management
Department of Environmental Protection & Sustainability

SUBJECT: Project Name: SOUTHERN CROSSROADS
Plan Type: CONCEPT PLAN
Plan Date: JUNE 25, 2020

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

Comments	Date Resolved	Reviewer
1. Prior to razing permit approval, existing monitoring wells must be back-filled by a licensed Master Well Driller who must submit a well abandonment report to DEPS. Sheet C-203 shows 4 wells to be abandoned.		
2. Prior to razing permit approval, existing underground storage tanks must be removed by a licensed tank removal contractor.		

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