

Staff Report on the "County line" application
(riparian buffers and stormwater management only)

January 23, 2009

The following is a brief summary of the key points concerning the on-going site design activities related to the riparian buffers and stormwater management for this application. Other issues, such as on-going sedimentation and erosion control are not included in this report.

1. The developer has constructed a temporary sediment basin in the south east corner of property that was permitted and installed prior to the enactment of the new County buffer rules. The temporary basin sits above an existing wetland and within an ephemeral channel. If approved by the Sedimentation and Erosion Control Supervisor, the developer has agreed to remove this structure prior to final plat submission. The engineer has agreed to provide a revised buffer map showing a properly placed buffer, flag it in the field and restore it when the sediment basin is removed. *This information will be provided on a revised buffer plan from the applicant.*
2. The northeast ephemeral stream begin point, east of the existing culvert outlet, requires a buffer with a radius. *The revised buffer plan will indicate this and the buffer will be flagged and restored when the sediment basin is removed.*
3. The developer has agreed to designing and constructing a stormwater management extended dry basin designed to capture and treat the first 1/2" of runoff volume generated from the 3 proposed commercial lots. I discussed this with the engineer (Mark Ashness, PE) and they have agreed to address this with a revised stormwater plan. *The plan will include the plan and profile, calculations, planting plan and private stormwater easement. An Operations and Maintenance Plan will also be presented for review. The O&M Plan should be signed by the responsible owner and recorded with the Register of Deeds.* This plan will be submitted and reviewed prior to final plat submission.

In conclusion, the engineer has presented draft plans which I have reviewed and made comments back on January 15, 2009. Once I receive the revised plans and other materials described above, I will distribute copies and comments to the Planning Department and Sedimentation and Erosion Control.



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Director of Environmental Resources