



City of Annapolis
Department of Public Works

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From: David Jarrell, P.E., Director, Department of Public Works

Subj: Stormwater Management Policy for Development Projects

Maryland Code section 26.17.02.06 states that "An approving agency may require more than the minimum control requirements specified in this regulation if hydrologic or topographic conditions warrant or if flooding, stream channel erosion, or water quality problems exist downstream from a proposed project." In addition, Annapolis City Code section 17.10.080.A.3 states that "The Director of the Department of Public Works may require more than the minimum control requirements specified in this section if hydrologic or topographic conditions warrant or if flooding, stream channel erosion, or water quality problems exist downstream from a proposed project." Severn River, Spa Creek, and all other creeks in Annapolis are considered "impaired" waterways by the EPA because of excessive levels of contaminants.

On January 14, 2019, the Annapolis City Council passed Resolution 46-18 concerning application of the City of Annapolis Stormwater Regulations. This resolution expresses the Council's desire that City Code section 17.10.080.A.3 be utilized, as written, to require all redevelopment and new development applications to meet more than the minimum control requirements, including using a reduction of impervious surface and/or stormwater practice implementation for at least 75% of the site for redevelopment and 125% for new development projects or to the maximum extent practicable. The Council desires that this standard be applied to projects that have not submitted a grading permit application as of January 14, 2019.

Each development application is classified as either "New Development" or "Redevelopment." In short, if the existing percent of impervious area exceeds 40%, the site is considered to be "Redevelopment." The City Code requires that "New Development" applications treat at least 100% of the calculated volume of runoff from the site. The volume required to meet this requirement is based on capturing and retaining enough rainfall so that the runoff leaving the site is equivalent to a wooded site in good condition based on modeling. The treatment volume is calculated based on the percentage of the site that is impervious, the site's soil type, and the site's development area. The City Code requires that "Redevelopment" applications treat at least 50% of the existing impervious area within the limit of disturbance either by removing the impervious area or providing stormwater management for a calculated volume of runoff from the site. The volume required to meet these requirements is based on water quality volume, which is based on a 1-inch storm. If the impervious area increases from existing conditions, the volume to be treated is based on the site's soil type and the new impervious area. After calculating the volume to be treated for both "New Development" and "Redevelopment," the engineer selects and sizes appropriate treatment practices.

For development projects that do not have site design approval or submission of a grading permit application prior to January 25, 2019, the policy of the City of Annapolis Department of Public Works is that "New Development" applications shall provide treatment of at least 125% of the calculated volume of runoff from the site. All "Redevelopment" applications shall reduce impervious area by at least 75%; implement Environmental Site Design (ESD) to the Maximum Extent Possible (MEP) to provide water quality treatment for at least 75% of the existing impervious area; or use a combination of both options for at least 75% of the existing impervious area. Should the application's verified MEP be less than 75%, the maximum possible nonstructural treatment level shall be implemented. When higher levels of treatment are practicable on "Redevelopment" applications, increased treatment shall be implemented with a goal of 100%.

The planning techniques, nonstructural practices, and design methods specified in the 2000 Maryland Stormwater Design Manual Volumes I & II (Maryland Department of the Environment, April 2000) and any practice on MDE's Alternative/Innovative Technology List of Approved Stormwater Practices shall be used to implement the ESD.