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March 17, 2016

Cecil County Planning Commission
Office of Planning & Zoning
200 Chesapeake Boulevard, Room 2300
Elkton, MD 21921

Attention: Cecil County Planning Commission

Subject: Chesapeake City Growth Allocation

KCI Technologies would like to respectfully request that the enclosed Critical Area Growth Allocation for the Town of Chesapeake City be added to the agenda for the Planning Commission meeting on April 18, 2016.

The Town of Chesapeake City is in the process of upgrading their wastewater treatment facilities which includes the consolidation of two existing WWTPs into a new single WWTP located on the north side of the C&D Canal. The new facility will have a total treatment capacity of 300,000 gpd and be capable of meeting Enhanced Nutrient Removal (ENR) standards. The new facility will be constructed on a new parcel adjacent to the existing North WWTP to allow the existing facilities to remain in service during construction. The North WWTP will then be demolished and retrofitted to support the new WWTP. As a part of the improvements, the South WWTP will be demolished and replaced with a new pumping station. The new pump station force main will utilize the existing carrier pipes already in place under the canal to convey flow to the WWTP.

The parcel of interest contains approximately 3 areas and is located off Boatyard Road in Chesapeake City. In order to allow the development of the new wastewater treatment facility on this parcel, review and approval of a Critical Area Growth Allocation is required. The Growth Allocation will modify the current land management classification from resource conservation area (RCA) to intensely developed area (IDA) in order to accommodate the proposed use.

We hope that you will find the information enclosed to be clear and complete. However, should you have any questions, please do not hesitate to contact me at (302) 318-1067.

Sincerely,

Brian C. Morgan, PLA, LEED® AP
Sr. Associate/Practice Leader

Chesapeake Growth Allocation Point Award Scoring

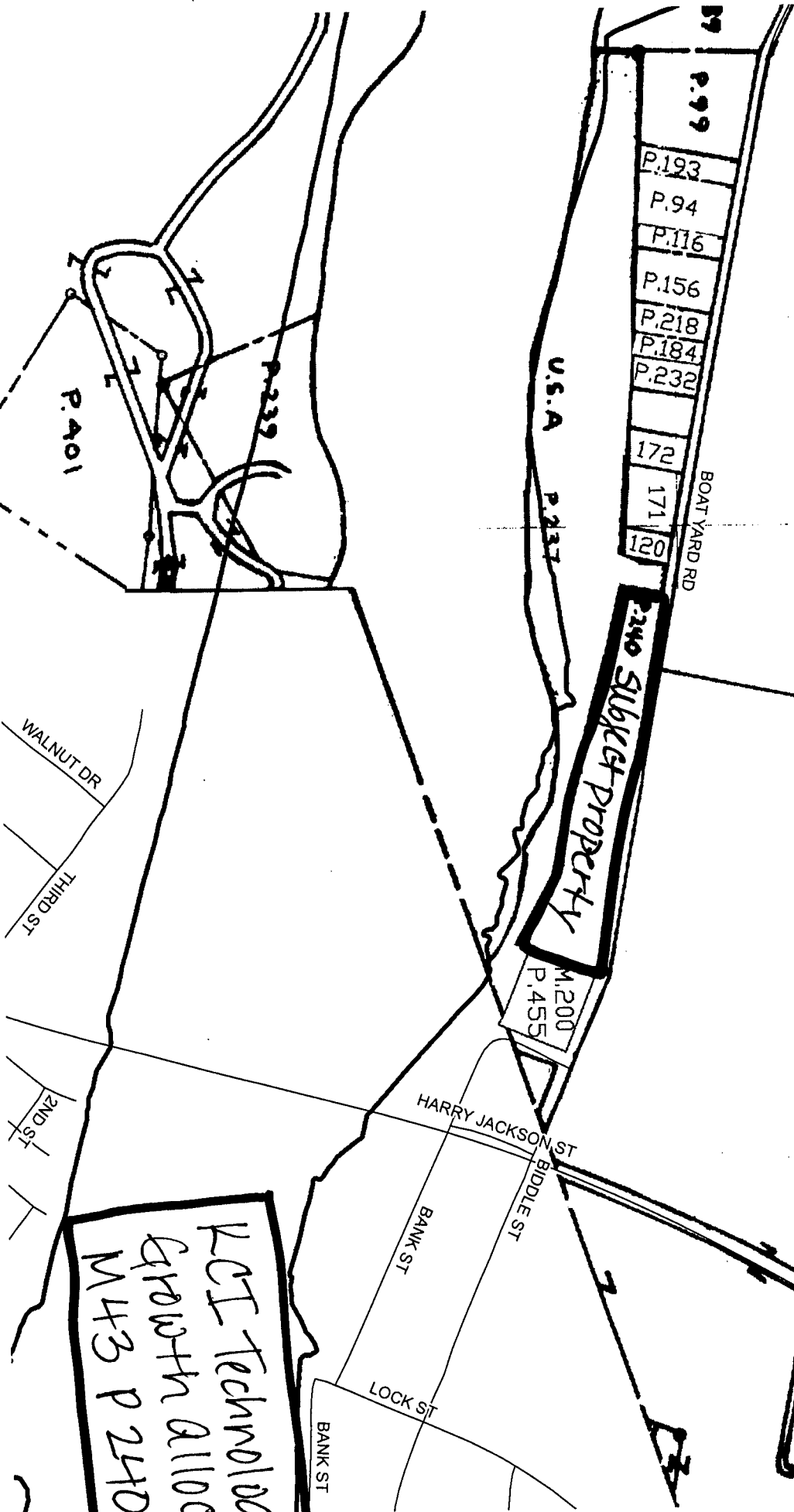
Total Score Must Be 90 or above

	Max Points	Applicant Self Score	OPZ Score
1. Development Type: Max Points = 40			
a. Clustering (60% CBCA Open Space)	15	15	
b. RCA to LDA Conversion			
1. 60% open space (CBCA Site Area)	12	12	
Contiguous to off-site resources	3		
2. 60% Open Space (total Site Area)	12	12	
	3		
c. Conversion of RCA & LDA to IDA			
1. 30% Open Space Ratio Maintained thru entire Critical Area portion of the site only	12	12	
Linked to other perm. Established open space, Public/private held/maintained among forested area	3		
2. 30% open space throughout entire site & where open space outside the Critical Area Portion of the site is a minimum of 20 acres	22		
Linked to other permanently established open space, publicly/private held, contiguity among forested area	3		
Total Points Towards Threshold		51	0
2. Buffer Enhancement: Max Points = 20			
a. Buffer Depth - Required = 0; plus 50ft = 4; plus 100ft = 6; plus 150ft = 7; plus 200 ft. *Required = 110 feet plus any expansion required by location of the buffer adjacent to sensitive areas as specified in section 196.		0	
b. Afforestation Buffer - Table 2	4		
c. 50' Drainage Buffer (CBCA)	6		
d. 50' Drainage Buffer (Out-CBCA)			
Total Points Towards Threshold		0	0
3. Location of Development: Max Points = 15			
a. Conversion to IDA, Located adjacent to existing LDA or IDA	10	10	
b. Conversion to LDA, Located adjacent to existing LDA or IDA	10		
c. Adjacent to municipality	5		5
Total Points Towards Threshold		15	0
4. Forest and Woodland Protection Max Points = 10			
a. > 40% Wooded (< 15% Impact)	1		1
b. < 40%	4		
c. Afforestation			
Total Points Towards Threshold		1	0
5. Habitat Protection - Max Points = 10			
a. No Wetland Impact	1		1
b. Permanent Environmental Easement	4		4
c. Habitat Protection Area are not Present on or adjacent to the site	2		2
d. Development Max Distance From RTE	2		2
e. Habitation Protection Area Enhancement	4		
f. Forrest Management Program	1		
Total Points Towards Threshold		9	0

6. Water Quality - Max Points = 8			
a. RCA to LDA Conversion For Impervious Surfaces less than 15% >15% = 0; >14% = 1; >12% = 2; >10% = 5; >8% = 8			
b. RCA & LDA to IDA Conversion For Impervious Surfaces less than 70% >70% = 0; >60% = 1; >50% = 2; >40% = 5; >30% = 8		8	
Total Points Towards Threshold		8	0
7. Resource Utilization - Max Points = 6			
a. BMP/Open Space in CBCA	3		
b. BMP/Open Space outside	6		
Total Points Towards Threshold		0	0
8. Erosion Control - Max Points = 3			
a. 50% Shoreline Protection	2		
b. 100% Shoreline Protection	3		
Total Points Towards Threshold		0	0
9. Water-Dependent Facilities - Max Points = 3			
a. Community Piers Provided (Residential Uses, Private Piers Excluded)	3		
b. Shared Piers with less than (3) property owners	1		
Total Points Towards Threshold		0	0
10. Bonus Points - May Be granted If all conditions of the points are fulfilled			
a. Community Sewer	30	30	
b. Public Access to Shoreline	10		
c. Natural Park/School Access	10		
d. Agricultural Easement	15		
Total Points Towards Threshold		30	0
	Total Points	114	0

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WALNUT DR

THIRD ST

2ND ST

HARRY JACKSON ST

BANK ST

BIDDLE ST

LOCK ST

BANK ST

AUGUSTINE HERMAN HWY

BOAT YARD RD