

1. Introduction
2. History – Garrett County
  - a. Erosion & Sediment Control – 1972

Current Ordinance – Adopted 2013 - COMAR 26.17.01

The new ordinance establishes minimum requirements and procedures to control the adverse impacts associated with land disturbances. The goal is to minimize soil erosion and prevent off-site sedimentation by using soil erosion and sediment control practices designed in accordance with COMAR and the 2011 Md. Standards and Specifications adopted by MDE

#### E&S Standards – new in 2013

- i. Implementation of more stringent stabilization
- ii. All perimeter controls (berms, sediment traps) and slopes steeper than 3/1 require stabilization within 3 days all other disturbed acres within 7 days
- iii. New stabilization standards for seed, mulch, erosion control matting, riprap, sod pavement, new temporary and permanent fertilizer & lime rates
- iv. Must identify wetlands of special State concerns and standards recommend a minimum 100 ft. buffer area around Tier II streams identified by MDE
- v. Establishment of a grading unit – limit 20 acres of disturbance at a time outlined in sequence of grading activity on plans – mining and landfills are exempt
- vi. Implementation of the comprehensive plan review process
- vii. County may require bond for grading activity when deemed necessary

b. Stormwater – 1984

Latest ordinance June 2010 - COMAR 26.17.02

The purpose of the new Ordinance is to establish minimum requirements and procedures that control the adverse impacts associated with increased stormwater runoff. The requirements outlined within the ordinance per the Stormwater Management Act of 2007 are to manage stormwater by using environmental site design (ESD) to the maximum extent practicable (MEP) to maintain after development as nearly as possible, the predevelopment runoff characteristics, and to reduce stream channel erosion, nutrient pollution, siltation and sedimentation, and local flooding, and use appropriate structural best management practices (BMPs) only when necessary

Stormwater Standards

i. ESD to MEP – define

ESD is defined as "...using small-scale stormwater management practices, nonstructural techniques, and better site planning to mimic natural hydrologic runoff characteristics and minimize the impact of land development on water resources."

Examples of ESD – drywells, vegetated swales, infiltration trenches, landscape swales, rain gardens, rooftop disconnect, sheet-flow to conservation areas, green roofs, permeable pavers

ii. Follows 3-step review process

iii. Exempt from ordinance

1. Ag land management practices
2. Developments that do not disturb 5000 sq. ft. - Total
3. Development activities regulated under State law – State projects

iv. Stormwater management is required to maintain predevelopment peak discharge of both the two and ten-year frequency storms after development

1. 2-year storm – 2.8 inches of rainfall / 24 hour period
2. 10-year storm – 4.3 inches of rainfall / 24 hour period

v. Stormwater Performance Standards

1. Site designs – minimize Stormwater and maximize pervious areas for Stormwater treatment
2. Recharge volume, water quality and channel protection are addressed in developing the stormwater management plan for the 2 and 10 year storm events
3. All stormwater plans must be designed to maintain the 1 year storm event on-site (1-year storm – 2.4 inches of rainfall/24 hour period)

c. Both ordinances require a comprehensive 3-step review/approval process. At a minimum, plans shall be submitted for the concept, site development, and final stormwater management construction phases of project design.

A narrative that supports the concept, site development, and final plan with all comments received from all approving agencies and addressed by the developer should accompany each submission.

i. The concept phase of project review and approval requires site mapping to ensure that significant natural resources are protected and preserved. Site fingerprinting, development layout, protection and conservation strategies, preliminary ESD stormwater management locations, and calculations must be submitted. A narrative that supports the concept design and describes how environmental site design will be used to the maximum extent practical shall also be submitted. The plan will then be reviewed by all applicable agencies and comments

provided to the applicant for incorporation into the next phase of plan submittal.

- ii. A site development plan is the second submission and shall include detailed designs for stormwater management and erosion and sediment control. Information on the footprint of the proposed project and the relationship between proposed impervious surfaces and the existing natural conditions identified during the concept plan design phase must be demonstrated. To ensure that all options for implementing ESD have been exhausted, detailed designs, computations, and grading plans must be submitted for comprehensive review and approval. Comments received during the concept plan review should be incorporated into the site development plans.
  
  - iii. A final plan is the last phase and is submitted for review to both stormwater and erosion and sediment control approval agencies. The developer must demonstrate that comments received during the site development phase have been addressed and incorporated into the final design. The final design shall demonstrate that where structural practices are used, all reasonable ESD options were first exhausted. Final plan approval shall be required for the issuance of County grading and building permits.
- d. Current process in Garrett County – Grading permit process
- i. Thresholds for requirement of grading permit – 5000 square feet or 100 cubic yards of earth disturbance
    - 1. Types of grading permit
      - a. Standard plan disturbance 5000 to 20000 sq ft - most single family development fall under this

- b. Minor Commercial Project - disturbance 5000 to 30000 sq ft
- c. Major Development Plan – any project disturbing more than 30,000 sq. feet.
- d. Mining
- e. Timber Harvest
- f. Fill-dirt Permits – required when someone is receiving dirt from County or State ditch cleaning  
\*agricultural land management practices are exempt

2. Grading permit approvals

- a. Approved by Garrett Soil Conservation District for Erosion & Sediment Control
- b. Stormwater Management
  - i. Bonding requirement
  - ii. Declaration of Easement recordation
    - NPDES permit by MDE for earth disturbance greater than 1 acre

3. Grading Permit Inspections

- a. Inspections for E&S by MDE
- b. Stormwater – by County or Engineer
- c. As built certification at completion/final inspection by County/Release of bond

3. The permit process in Garrett County

i. Construction release process

- 1. Review & approval by all applicable agencies including State agencies and local municipalities
- 2. Permit issuance



Garrett County, Maryland																5 Year	3 Year	1 Year
Approved Building Permits																% Increase	% Increase	% Increase
2004-2008																of "Total"	of "Total"	of "Total"
YEAR	2004			2005			2006			2007			2008			04 vs 08	06 vs 08	07 vs 08
	Total	DCWS	% DC	Total	DCWS	% DC	Total	DCWS	% DC	Total	DCWS	% DC	Total	DCWS	%DC			
Total Permits Issued	750	298	39.7%	714	267	37.4%	682	261	38.3%	656	251	38.3%	525	210	40.0%	-30.00%	-23.02%	-19.97%
Builder Declared Value	\$ 107,192,808	\$ 64,810,832	60.5%	\$ 107,749,626	\$ 55,161,153	51.2%	\$ 122,414,735	\$ 69,776,018	57.0%	\$ 128,348,526	\$ 53,285,187	41.5%	\$ 77,222,213	\$ 37,886,202	49.1%	-27.96%	-36.92%	-39.83%
Total Square Footage	1,736,646	780,357	44.9%	1,626,692	638,870	39.3%	1,794,900	723,322	40.3%	1,460,017	572,520	39.2%	1,112,573	396,162	35.6%	-35.94%	-38.01%	-23.80%
Single Family Homes (SFH)	310	151	48.7%	284	128	45.1%	254	111	43.7%	211	97	46.0%	169	74	43.8%	-45.48%	-33.46%	-19.91%
Builder Declared Value	\$ 68,369,657	\$ 45,310,865	66.3%	\$ 63,920,950	\$ 38,073,786	59.6%	\$ 66,453,071	\$ 43,927,348	66.1%	\$ 57,854,763	\$ 36,403,631	62.9%	\$ 45,317,579	\$ 27,542,757	60.8%	-33.72%	-31.81%	-21.67%
Total Square Footage	1,019,074	529,307	51.9%	913,651	425,850	46.6%	860,060	426,792	49.6%	684,965	339,091	49.5%	556,427	265,091	47.6%	-45.40%	-35.30%	-18.77%
SFR - Doublewide	27	4	14.8%	23	1	4.3%	23	6	26.1%	21	1	4.8%	5		0.0%	-81.48%	-78.26%	-76.19%
Builder Declared Value	\$1,876,000	\$283,500	15.1%	\$1,825,603	\$22,000	1.2%	\$1,719,373	\$493,773	28.7%	\$1,510,682	\$52,000	3.4%	\$217,395		0.0%	-88.41%	-87.36%	-85.61%
Total Square Footage	56,558	6,440	11.4%	56,911	1,512	2.7%	49,368	13,116	26.6%	41,211	1,344	3.3%	6,957		0.0%	-87.70%	-85.91%	-83.12%
SFR - Mobile Home	19		0.0%	21	1	4.8%	24	1	4.2%	11		0.0%	11		0.0%	-42.11%	-54.17%	0.00%
Builder Declared Value	\$176,300		0.0%	\$314,501	38,000	12.1%	\$317,700	\$35,000	11.0%	\$167,270		0.0%	\$206,500		0.0%	17.13%	-35.00%	23.45%
Total Square Footage	17,312		0.0%	18,176	912	5.0%	22,922	840	3.7%	10,318		0.0%	12,680		0.0%	-26.76%	-44.68%	22.89%
Duplex Permits				14	14	100.0%	15	14	93.3%	6	1	16.7%	7	7	100.0%		-53.33%	16.67%
Units				28	28	100.0%	30	28	93.3%	12	2	16.7%	14	14	100.0%		-53.33%	16.67%
Builder Declared Value				\$ 7,131,000	\$ 7,131,000	100.0%	\$ 8,023,000	\$ 7,898,000	98.4%	\$ 4,058,000	\$ 400,000	9.9%	\$ 2,752,000	\$ 2,752,000	100.0%		-65.70%	-32.18%
Total Square Footage				72,662	72,662	100.0%	79,881	77,833	97.4%	29,792	6,200	20.8%	32,900	32,900	100.0%		-58.81%	10.43%
Town Houses	13	13	100.0%	4	4	100.0%	6	6	100.0%	2	1	50.0%						
Units	54	54	100.0%	30	30	100.0%	38	38	100.0%	10	4	40.0%						
Builder Declared Value	\$ 8,883,250	\$ 8,883,250	100.0%	\$ 2,540,000	\$ 2,540,000	100.0%	\$ 6,750,000	\$ 6,750,000	100.0%	\$ 2,300,000	\$ 800,000	34.8%						
Total Square Footage	98,249	98,249	100.0%	30,992	30,992	100.0%	59,322	59,322	100.0%	23,402	7,760	33.2%						
Apartment Building										1								
Units										30								
Builder Declared Value										\$ 2,900,000								
Total Square Footage										31,324								
Total Housing Units	410	209	51.0%	386	188	48.7%	369	184	49.9%	295	104	35.3%	199	88	44.2%	-51.46%	-46.07%	-32.54%
Commercial Permits	Taxable	Exempt		Taxable	Exempt		Taxable	Exempt		Taxable	Exempt		Taxable	Exempt				
	31	15		48	14		44	18		47	22		58	24		87.10%	31.82%	23.40%
Builder Declared Value	\$ 9,379,600	\$4,937,100		\$ 6,271,573	\$13,830,996		\$ 20,838,962	\$8,142,387		\$ 17,427,821	\$28,024,016		\$ 11,192,824	\$9,242,462		19.33%	-46.29%	-35.78%
Total Square Footage	182,882	46,615		192,804	93,114		377,148	92,414		216,658	99,552		199,104	115,735		8.87%	-47.21%	-8.10%

