

February 15, 2019

City Of Annapolis, Dept of Public Works
145 Gorman Street, 2nd Floor
Annapolis, MD 21401

**Re: Truxtun Park Community Pool
APF Report**

Ms. Feight:

Enclosed please find an APF Report for your review. The project is the demolition and reconstruction of the Truxtun Park Community Pool. The existing pool is leaking and the related facilities have outlived their lifespan. The pool will be replaced with three separate pools, a snack bar, changing rooms and bathrooms, and other related facilities.

It has not been determined yet whether or not the proposed structures are required to be sprinklered. Additionally, a fire flow test has not been conducted. The results will be forwarded when it is completed.

If you have any questions concerning this submittal, please contact at bbower@cpja.com or 410-266-5599.

Sincerely,

CHARLES P. JOHNSON & ASSOCIATES, INC.

William Bower

William Bower
Division Manager | Engineering Department

City of Annapolis Department of Recreation & Parks
The Truxtun Park Community Pool

Adequacy of Public Facilities Report
February 15, 2019

Existing Conditions:

The subject property is the 32.6Ac Truxtun Park parcel. The existing community pool is leaking, and the pool and associated facilities have outlived their lifespan. The pool is adjacent to steep slopes leading down to the headwaters of Spa Creek. Environmental features in the vicinity of the pool are tidal waters, tidal wetlands, a tributary stream, and steep slopes. The property is waterfront, and is located entirely within the Chesapeake Bay Critical Area, with Resource Conservation Area (RCA) land use designation. The 100' Buffer to tidal waters, tidal wetlands, and tributary streams falls within the steep slopes, causing the Buffer to expand. The Expanded Buffer falls within the footprint of the existing pool. The existing pool is served with water via an existing 2-1/2" line. Sewage disposal is via an existing 8" line to the pumping station at the base of Pump House Road. Storm drainage is provided via a 12" pipe that discharges to the tidal waters of Spa Creek.

Proposed Conditions:

The existing pool, parking lot, and associated facilities will be demolished, and a new pool, parking lot, and associated facilities will be constructed. A snack bar is proposed; therefore, a grease interceptor shall be installed as part of a new sanitary connection.

22.12 – Fire, Rescue, Emergency Medical & Fire Inspection Services:

Response times for fire and emergency medical service will remain at an acceptable level. The new parking lot will meet fire lane requirements to provide access to the proposed buildings. The proposed buildings are located adjacent to the parking lot and fire lane. A fire hydrant is located in Pump House Road, approximately 91' from the proposed building, and a fire flow test has been ordered. Results of the fire flow test shall be made available, when the test is performed.

22.14 – Police Protection:

The use of the property is unchanged. No additional demand on police service is anticipated.

22.16 – Public Maintenance Services:

The site has been designed with an exterior dumpster pad, with fencing, located immediately adjacent to Pump House Road for trash removal. The Department of Public Works currently utilizes the parking lot for snow storage; therefore, snow removal is not an issue. Finally, Pump House Road is a private road within Truxtun Park. It is lightly traveled, as it leads to the pool, and the sewer pumping station at its terminus; therefore, road maintenance shall remain adequate.

22.18 – Water and Sewer:

The site is currently served with public water and sewer. Water is provided by a 2-1/2" line from Pump House Road. Sewage disposal is provided via an existing 8" pipe, to the sewer pumping station at the base of the steep slopes. The proposed increase in bather load will require an additional 17 EDUs, based on the per bather computations. See attached EDU worksheet. A new connection shall be made to the existing manhole located within the pool area. A new water meter shall be provided. Results of the fire flow test shall be made available, when the test is performed.

22.20 – Recreational Facilities:

The scope of the project is a recreational facility for the Annapolis community.

22.21 – Traffic Impact:

The proposed use is consistent with the historic use of the property. In accordance with the ITE 10th Edition Land Code 495, a net increase of 5,766sf of Recreational Facility will add approximately 171 vehicle trips. Therefore, the pool expansion is not subject to Chapter 22.21, and a traffic impact study is not required.

22.22 – Adequate Non-Auto Transportation:

The project provides for adequate pedestrian and bicycle circulation by adding a sidewalk adjacent to the new parking lot, and by providing bicycle racks near the entrance to the pool facility.

22.24 – Stormwater Management Facilities:

Stormwater management has been implemented in accordance with MDE's 200 Maryland Stormwater Manual, and Chapter 17.10 of the Code of the City of Annapolis for new development. Additionally, the site is compliant with the City of Annapolis's resolution for new development projects to provide management for 125% of the computed target volume. These goals are met mainly by using micro-bioretenion filters for primary management, and impervious surface reduction. Additional storage volume is provided under the new parking lot with an infiltration trench BMP.

The project meets or exceeds the local requirements for stormwater management. The project reduces impervious surfaces, and reduces runoff overall. The project will not have a deleterious effect on the existing storm drainage system, of the waters of Spa Creek. Please refer to the Stormwater Management Report for further detail.



Required Form: Water & Sewer EDU Calculation Worksheet

Date: 02/20/2019

Project Name: Truxtun Park Community Pool

Tax Account No: 682990008350

Subdivision:

Capital Project No.:

Project No.:

Permit No.:

Applicant Name and Company: City of Annapolis Mayor & Aldermen

Address: Duke of Gloucester Street, Annapolis, MD 21401

Telephone No.:

Proposed Utilities: Both

Phase: Concept

Description of Use: Community Pool

Manhole (Connection Point):

Closest Fire Hydrant:

Does this plan include any redevelopment? Yes

Is the existing development connected to water and/or sewer? Yes

If yes, please provide additional information in the comment area below. This information will be used to determine if an adjustment to Capital Facility Connection Charges is appropriate.

Step 1: CALCULATE FLOW BASED ON USE (IF USE IS **NOT** KNOWN SKIP TO STEP 2):

Usage Code	Facility Description	Flow Factor (gpd/unit)	Unit	Quantity	Gallons Per Day (gpd)
1.68	Swimming Pools, Public (based on pool capacity)	10.0	swimmer	416	4160
2.					
3.					
4.					
5.					
6.					
7.					
8.					
Total Flow (gpd)					4160

Step 2: IF USE IS **NOT** KNOWN, CALCULATE FLOW BASED ON ZONING (Otherwise Skip to STEP 3):

Zoning	Projected Average Flow	Total Area (Acres)	Gallons Per Day (gpd)
1.			

Step 3: CALCULATE EDU's:

Commercial : $4160^{(1)} \text{ GPD} / 250^{(2)} \text{ GPD per EDU} = 17 \text{ EDU's}$

⁽¹⁾Total Flow (gpd) from Step 1 or 2⁽²⁾ Use 250 County-wide, except use 225 if Mayo

⁽³⁾Use 250 County-wide, except use 200 if National Business Park, Russett, or Corridor Market Place, and 225 if Mayo

Step 4: Signature of Design Professional: _____

I hereby certify that to the best of my knowledge, the above information is accurate.

Special Remarks:

Truxtun Park

Bather Load Calculations: (Based on COMAR 10.17.01.19)

Existing Conditions (assumed areas from available documents):

Lap Pool: +/- 4,911 Sq.Ft. 2 diving boards (1/300 sq.ft each), 3,484 Sq.Ft (shallow) = 347 bathers

Wading Pool: +/- 470 Sq.Ft. = 39 bathers

Total = 386 Bathers

Proposed pools:

Lap Pool: 3,620 Sq.Ft @ 1/12 (<5' deep) = 301 bathers

Rec pool: 4,512 Sq.Ft @ 1/12 (<5' deep) = 376 bathers

Wading Pool / Splash Pad: 1500 Sq.Ft @ 1/12 = 125 Bathers

Total: 802 Bathers

Potential bather loads can be increased under Federal standards (ANSI/APSP/ICC-1) depending on the available deck space:

Pool/Deck Area	Shallow Instructional or Wading Areas	Deep Area (not including diving area)	Diving Area (per each diving board)
Pools with minimum deck area (see 7.1.6-7.1.6.1.)	15 sq ft. per user (1.35 m ² per user)	20 sq ft. per user (1.8 m ² per user)	300 sq ft. per user (27 m ² per user)
Pools with deck area at least equal to water surface area	12 sq ft. per user (1.08 m ² per user)	15 sq ft. per user (1.35 m ² per user)	300 sq ft. per user (27 m ² per user)
Pools with deck area at least twice the water surface area	8 sq ft. per user (0.72 m ² per user)	10 sq ft. per user (0.9 m ² per user)	300 sq ft. per user (27 m ² per user)