

LH
Comment
2/4/99

MSA_51829-7

AA 25-99
SUB

Pellicot, Robert
99-0005

AA 25-99

ANNE ARUNDEL COUNTY
Annapolis, Maryland

DEPARTMENT OF PLANNING AND CODE ENFORCEMENT

INTER-OFFICE CORRESPONDENCE

February 1, 2000

TO: Kathy Shatt
FROM: Penny Chalkley *PC*
SUBJECT: Pellicott Property
Revised MS 1999-005

- 1. The conservation easement has been sent to the Law Office.

When it is returned, I'll need a copy of the recorded easement and the Liber/Folio must be on the plat.

- 2. Plat

Clearing still needs to be accounted for but as maximum allowed, not proposed. Lot 1 would be O, Lot 2 would be O and Lot 3 (which could get up to 20% of the forest on site) would be .24 acres or 10,454 sq. ft. Based on the easement, that's all that would remain, but either have it in the table or a note that 80% of the existing forest is under easement and all allowable clearing is given to Lot 3.

Maximum allowable impervious coverage is 12, 741 so they could use that total (the RCA can be factored in as long as none is placed there). More can be assigned, especially to Lot 2 since 1542 is not 25% of 16,986. How much impervious is assigned to the common use access easement (should be at least 720 square feet)?. That still leaves about 1350 sq. ft. to go to the lots.

Note the Liber/Folio when it is recorded - maybe under Note 12 on plat 1 or under the CA table on plat 2.

PC/mla
cc: File/Diary
A:\1999-005.revms.wpd

RECEIVED

FEB 7 2000

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

25-99

ANNE ARUNDEL COUNTY
ANNAPOLIS, MARYLAND
DEPARTMENT OF PLANNING AND CODE ENFORCEMENT

INTER-OFFICE CORRESPONDENCE

October 12, 1999

TO: Kathy Shatt
FROM: Penny Chalkley 
SUBJECT: Pellicot Property
Revised MS 1999-005

1. The conservation easement needs to be corrected and the original signed. Then I can send it for processing through the Law Office. Note the Liber/Folio of the easement (when it is recorded) on the plat and provide a copy of the recorded easement to me.
2. There is a reforestation note on the plat.

In the table on Plat 2:

15% of 84,943 = 12,741 so maximum impervious cannot add up to 14,400 square feet .

On lots less than an acre there could be coverage up to 25% but reductions must be made elsewhere so the whole site does not exceed 15% coverage. Redo the "allowable" table. Drop the "proposed" table.

PC/mla
cc: CBCAC
File
P:\DATA\SHARED\SUBDIV\PENNY\1999-005.wpd

RECEIVED
OCT 22 1999
CHESAPEAKE BAY
CRITICAL AREA COMMISSION

Judge John C. North, II
Chairman



Ren Serey
Executive Director

**STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 260-7516 Fax: (410) 974-5338

July 9, 1999

Ms. Penny Chalkley
Anne Arundel County Department of Planning and Code Enforcement
2664 Riva Road, MS 6302
Annapolis, Maryland 21401

Re: Pellicot Property
MS 99-005, Second Revision June 1999

Dear Ms. Chalkley:

I have received the revision for the above-referenced request to relocate the proposed driveway due to requirements of the State Highway Administration. From the information provided, it appears the relocation will reduce impervious surface and clearing on the lot; therefore this office has no objection to the relocation of the driveway to access lot 3.

Thank you for the opportunity to comment. Please call me if you have any questions or need additional information.

Sincerely,

A handwritten signature in cursive script that reads "Lisa A. Hoerger".

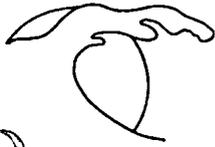
Lisa A. Hoerger
Planner

CC: AA 25-99

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093



hisa
25-99



SEE ENVIRONMENTAL
SERVICES, INC.

RECEIVED

JUL 9 1999

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

CHESAPEAKE BAY CRITICAL AREA REPORT

Pellicot Property
1137 Mayo Road
Edgewater, MD 21037

MS 99-005

Tax Map 60; Grid 17; Parcel 243
Anne Arundel County Zoning: C-1B, R-2, OS
Critical Area Designation: LDA and RCA

November 1998
Revised January 1999
Second Revision: June 1999

I. Purpose of Minor Subdivision

The applicants own a two-acre parcel on the southwest side of Mayo Road (MD Route 214) on the Mayo Peninsula. See Vicinity Map (Figure 1) in this report's Appendix. They propose to create an additional lot, and in doing so need to subdivide the site into three lots, one commercial (Proposed Lot 1) and two residential, with one existing (Lot 2) and one new house (Lot 3). The June 1999 site plan revision changes the driveway into the new lot and as required by SHA reduces both proposed impervious coverage and forest clearing.

The entire property is located within the Chesapeake Bay Critical Area and has a split LDA (1.69 acre) and RCA (0.30 acre) land use designation. The site currently contains a small commercial building on the 0.9 acre of commercially-zoned land next to the highway and a residence on the R-5 zoned land in the rear, and a small area of OS zoning at the very back of the lot.

The proposed subdivision meets both the land use provisions and all development standards (lot density, impervious coverage, and forest clearing) in the Limited Development designation. The 0.80 acre of LDA on proposed Lot 3 is well under the density of 3.99 units per acre allowed in LDA.

This report is based on the revised 1999 Final Development Plan by McCrone, Inc., a reduced-scale copy of which is enclosed with other maps at the rear of this report. The nontidal wetlands boundary flagged by See Environmental Services, Inc., and tree lines and topography were surveyed by McCrone, Inc.

II. Critical Area Narrative - Site Description

The two-acre Pellicot Property is located on the south side of Mayo Road (Route 214), adjacent to the famous Old Stein Inn restaurant. Adjoining land uses are mostly low-density residential and commercial along the highway, and in the rear (southwest), a large flat area with elevations of 4- to 6 feet extending out to the tidal head of Whitmarsh Creek. The site is located entirely in the Critical Area and has a split LDA and RCA land use designation; see the County mapping in Figure 2 at the rear of this report. The zoning is split into C-1B, R-5, and OS in the rear. The OS zoning on the rear of the lot apparently derived from (not completely accurate) FEMA mapping (i.e., it extends above the A-zone elevation located by field-run topography), and the RCA mapping is nearly coincident.

The first step in conducting the Critical Area study was a delineation of the nontidal wetlands boundary; a copy of the wetlands report by See Environmental Services, Inc. is enclosed as an Appendix at the end of this report.

The soils mapped on this site in the County Soil Survey include the Monmouth clay loam, 5-10% slopes (MwC3) on the majority of the site, and the hydric Colemantown sandy loam (Ck) mapped on the western corner. The wetlands investigation and follow up soils investigation found that the area between the flagged wetlands boundary and the mapped Ck/MwC3 boundary is in fact non-hydric. A copy of the NRCS review memo of our soils investigation confirms this finding. The Monmouth series is listed as having a "K-factor" of 0.37 to 0.43, and is therefore classified under the Critical Area criteria as a "highly erodible soil" if it is 1) on a slope "contiguous" to the 100-foot Buffer and 2) has a slope of greater than 5%. It was found that the rear of the property is located approximately 350 feet from tidal waters, and there is an area of slopes less than 3% to 4% between the nontidal wetlands in the rear and a slope of about 7% leading up to the flatter area next to the highway. Therefore, the soils are **not** highly erodible and no Expanded Buffer is present. No slopes greater than 10% are found on the site.

Existing forest cover is +/- 1.2 acres, or 60% of the property, well over the 15% minimum afforestation requirement in RCA. An area of approximately 0.17 acre is proposed to be cleared for the one new house planned. The forest on-site is unusual because about one-third of it has a very dense stand of exotic bamboo under some older southern oak trees. Existing impervious coverage is 7,049 square feet, or 8.1% of the site, well under the 15% allowed in LDA and RCA. The Impervious Area Chart on the McCrone, Inc. FDP shows the allowance of existing and proposed coverage. A total of 13.9% coverage is proposed.

III. Critical Area Narrative

A. Existing and Proposed Vegetation Coverage:

Existing Conditions: In its current condition, the site contains the two basic vegetation types; mowed lawn and forest, the latter containing an area of dense bamboo.

Proposed Conditions: (Rev. 6/99) The new house and its driveway, septic tank and stormwater management trench require approximately 0.17 acre (7,421 sq. ft.) of tree clearing, or approximately 14%. Either one-to-one reforestation will be provided or a fee-in-lieu paid at time of grading permit for development of the new house on proposed Lot 3.

B. Stormwater and Water Quality:

Existing Conditions: No stormwater management is currently present on this site.

Proposed Conditions: Stormwater management would be provided for the new lot, and a SWM trench has been designed by the engineer.

C. Aquatic Resources:

Existing Conditions: Water quality and aquatic resources in Whitemarsh Creek are well removed from the existing and proposed development, and the forest uplands and nontidal and tidal wetlands provide a buffer from upland land uses and any runoff they generate.

Proposed Conditions: With sediment control and stormwater management, no adverse impacts on aquatic resources are anticipated as a result of development of the new lot.

D. Forest Clearing and Impervious Coverage

Existing Conditions: Existing forest cover is approximately 1.2 acres, or 60% of the entire site. Existing impervious coverage is 0.16 acre, or 8.1% percent of the site.

Proposed Conditions: (Rev. 6/99) Approximately 7,421 square feet (0.17) acre of tree clearing is proposed, equal to approximately 14% of the forest on the site. Impervious coverage would be increased 4,021 square feet (0.092 acre), to 0.25.2 acre or 12.6%, less the 15% maximum coverage allowed in LDA.

E. Habitat Protection Areas

Existing Conditions: The subject property contains "habitat protection areas" in the form of the 25-foot nontidal wetlands buffer, only.

In addition, the Maryland Fish, Heritage and Wildlife Administration responded that "there are no records for Federal or State rare, threatened or endangered plants or animals within this project site." A copy of their September 3, 1998, letter is enclosed within the Appendix. No such species were observed during the site investigation.

Proposed Conditions: No impacts to habitat protection areas are proposed. The new house will be placed well uphill from the nontidal wetlands.

IV. Conclusions

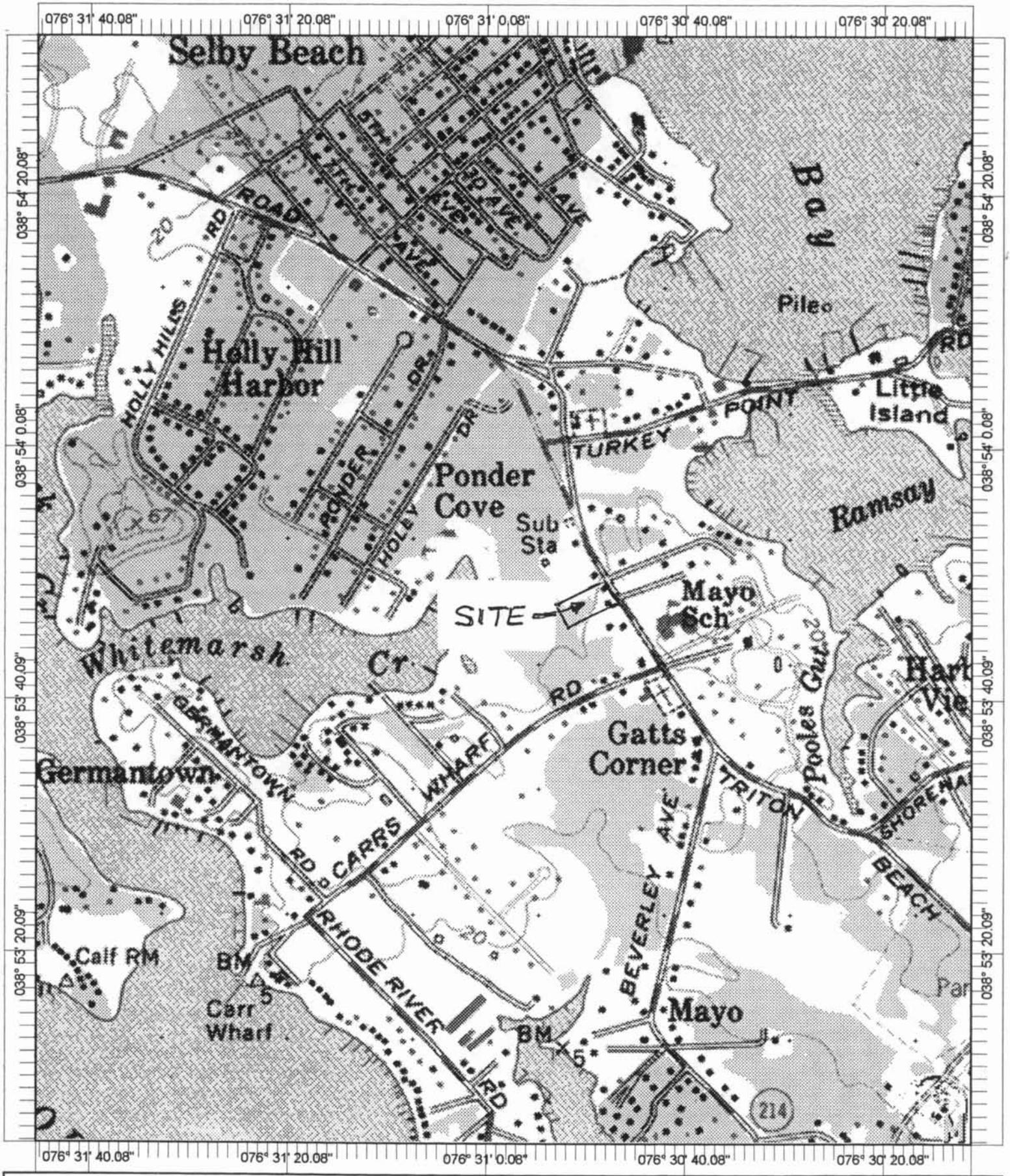
The purpose of this subdivision is to legalize one commercial and one residential lot and to create an additional residential lot. The subdivision would meet all Critical Area criteria and would not require a variance to develop the new house. As concurred to by NRCS, hydric soils are not present on the site and no Expanded Buffer is required.

V. Site Investigation

A site investigation for to delineate wetlands and obtain data to prepare this Critical Area Report was conducted on August 10, 1998, by Eric E. See of See Environmental Services, Inc. A second site visit was made on May 26, 1999, to conduct a hydric soil investigation.

REFERENCES

- Anne Arundel County, Department of Planning & Code Enforcement. Critical Area Map #27.
- Davis, Susan L., U.S. Natural Resources Conservation Service, June 15, 1999. Memorandum to Lillian Griffith of Anne Arundel Soil Conservation District.
- Federal Emergency Management Agency. FIRM Map Panels 24008 0048C.
- Kirby, R.M. and E.D. Matthews. 1973. Soil Survey of Anne Arundel County, Maryland. U.S. Government Printing Office, Washington D.C.
- Maryland DNR, Fish, Heritage and Wildlife Administration. September 3, 1998, Environmental Review Statement; Letter to See Environmental Services, Inc.
- Maryland DNR, Fish, Heritage and Wildlife Administration. September 3, 1998, Environmental Review Statement; Letter to See Environmental Services, Inc.
- Maryland Department of the Environment. State Tidal Wetlands Boundary Map AA-142.
- McCrone, Inc. Minor Subdivision Plat and Final Development Plan.
- Reed, Porter. 1988. National List of Plant Species that Occur in Wetlands: Northeast (Region 1). Biological Report 88 (26.1)
- U.S. Army Corps of Engineers. 1987. Corps of Engineers Wetlands Delineation Manual. Waterways Experiment Station, Vicksburg, MS.
- U.S. Geological Survey, 1957/1973 South River 7.5 Minute Quadrangle.



Name: SOUTH RIVER
 Date: 1/21/99
 Scale: 1 inch equals 1000 feet

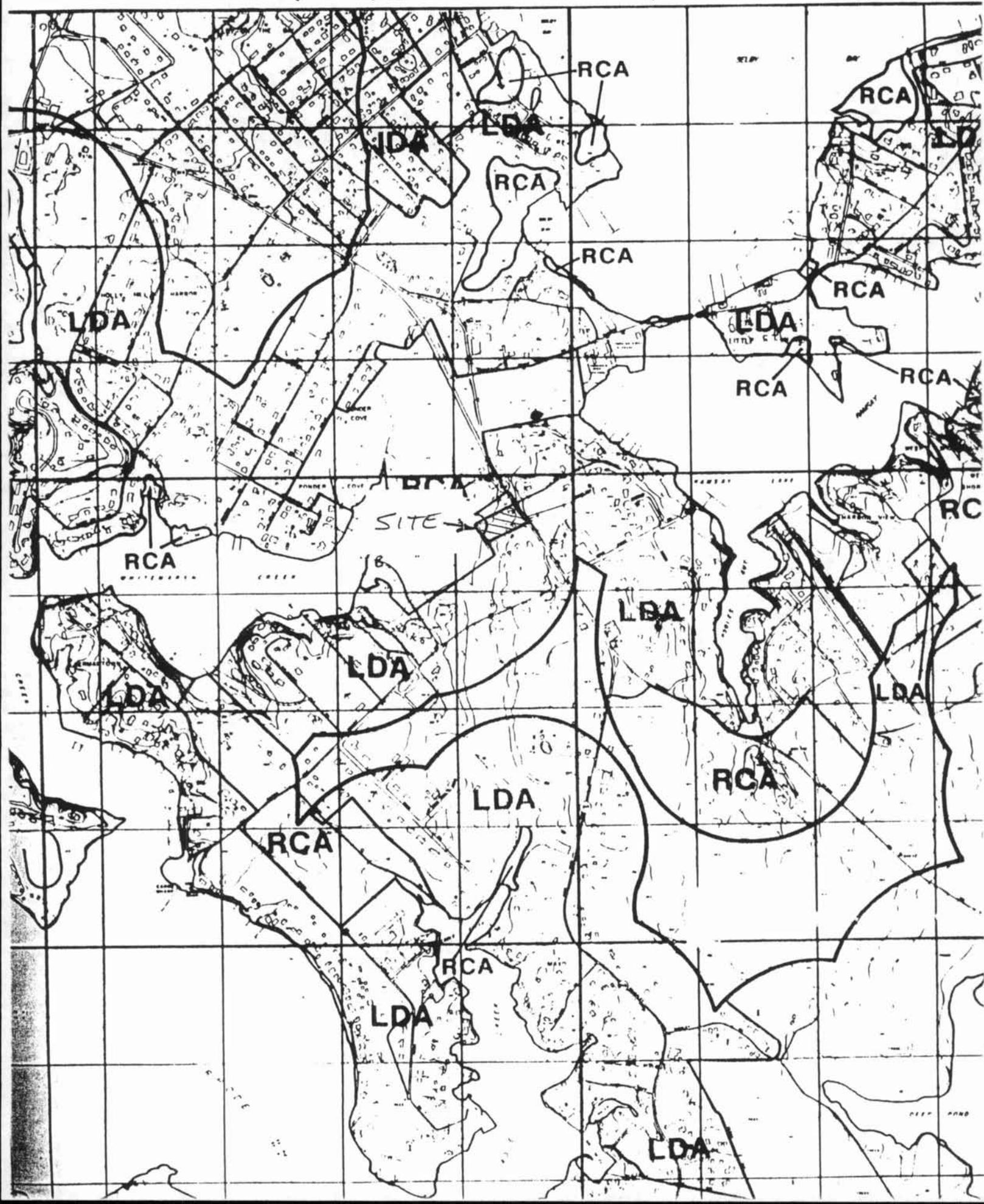
Location: 038° 53' 48.7" N 076° 30' 58.4" W
 Caption: Pellicot Property Vicinity
 1" = 1,000'

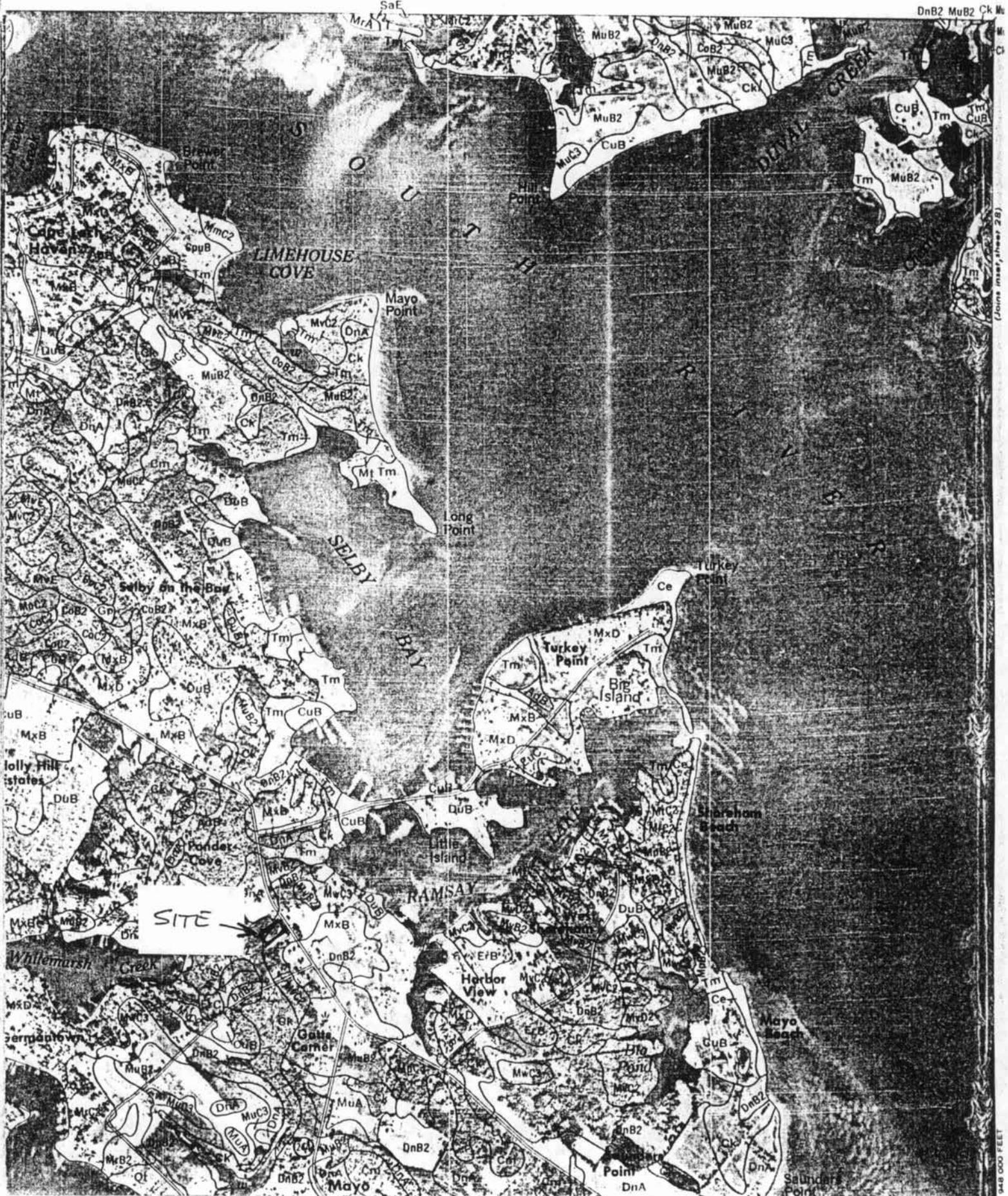
CRITICAL AREA MAPPING

V

AA MAP #27 1"=1,500'

W





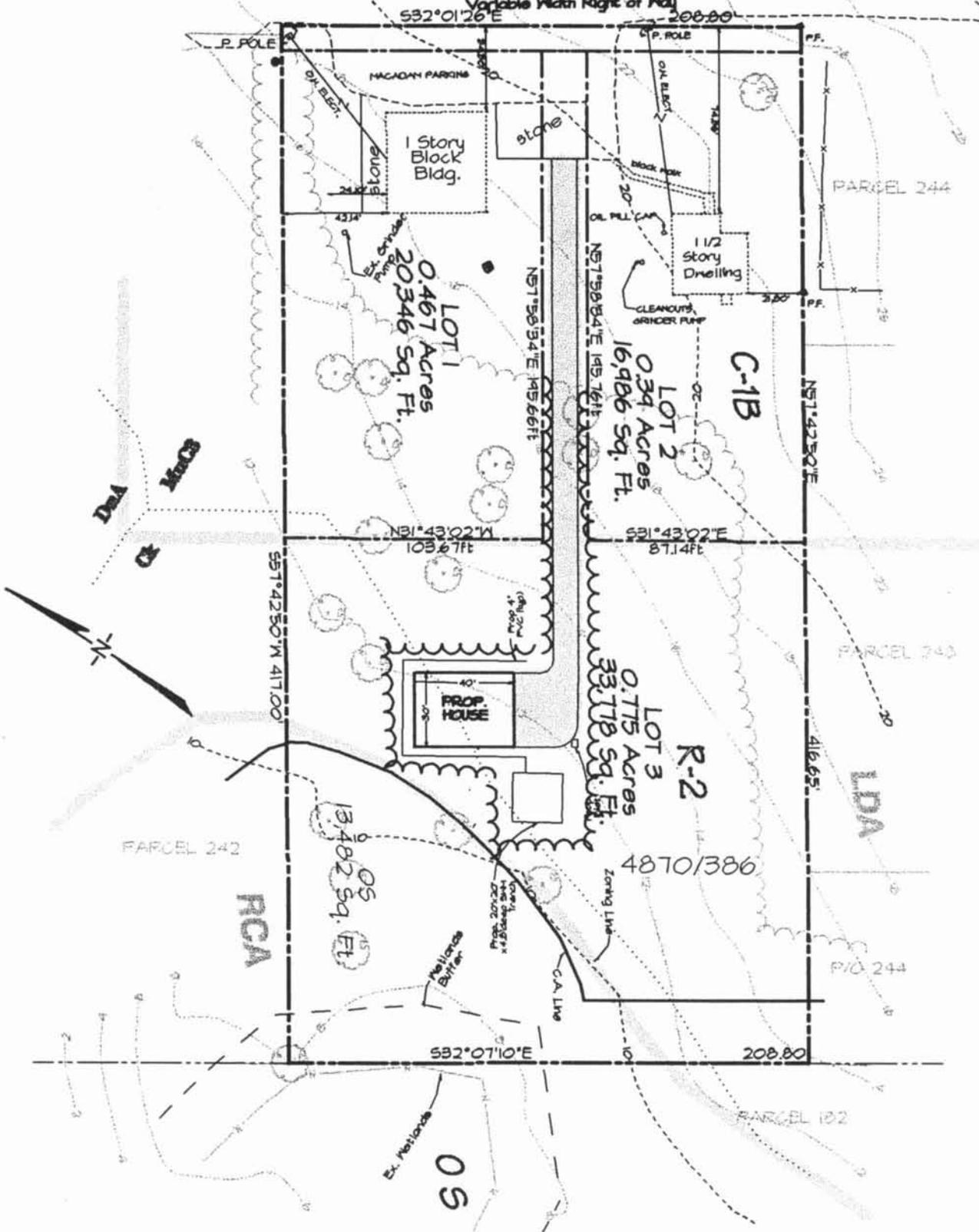
(Join map, sheet 28)

304 000 FEET

304 000 FEET

EXHIBIT "I"

CENTRAL AVENUE
Variable Width Right of Way



PELLICOT PROPERTY	
A Subdivision of Parcel 243	
Mayo Road, Edgewater	
First District	Anne Arundel County

MCCRONE
ENGINEERING • ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING
CONSTRUCTION SERVICES
20 Ridgely Avenue
Annapolis, Maryland 21401
(410) 267-9621

DRAWN BY: emg
SCALE: 1" = 60'
DATE: 05/28/99
JOB NO.: C1980125
FOLDER REF: Pellicot Prop.
FILE NO.:
CADD FILE: Pellicotms.pro



Parris N. Glendening
Governor

Maryland Department of Natural Resources
Forest, Wildlife and Heritage Service
Tawes State Office Building
Annapolis, Maryland 21401

John R. Griffin
Secretary

Carolyn D. Davis
Deputy Secretary

September 3, 1998

SEE Environmental Services, Inc.
ATTN.: Eric E. See, President
2444 Solomons Island Rd, Ste 217
Annapolis MD 21401

RE: **Assessment of Rare, Threatened and Endangered Species -
Pellicot Property, Tax Map 60, Block 17, Parcel 253,
Edgewater, Anne Arundel County.**

Dear Mr. See:

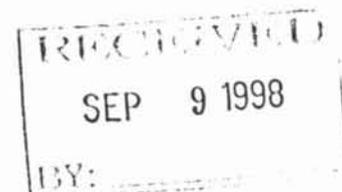
The Wildlife and Heritage Division has no records for Federal or State rare, threatened or endangered plants or animals within this project site. This statement should not be interpreted as meaning that no rare, threatened or endangered species are present. Such species could be present but have not been documented because an adequate survey has not been conducted or because survey results have not been reported to us.

Sincerely,

A handwritten signature in cursive that reads "Michael E. Slattery".

Michael E. Slattery,
Director,
Wildlife & Heritage Division

ER# 98.1279.AA



Telephone: (410) 260-8540
DNR TTY for the Deaf: (410) 260-8835

NATURAL
RESOURCES
CONSERVATION
SERVICE

Annapolis Field Office
Heritage Office Center, MS 7001
2662 Riva Road, Suite 150
Annapolis, MD 21401-7377

Date: 15 June 1999

To: Lillian Griffith
District Manager
Anne Arundel Soil Conservation District

From: Susan L. Davis 
Soil Scientist, NRCS, Annapolis F.O.

Subject: Hydric Soil Re-Map for Pellicot Minor Subdivision (MS 1999-005)

File Code: NRCS-430SOI

Dear Lillian,

I have reviewed the soil descriptions submitted by Eric See of See Environmental Services, Inc. on behalf of McCrone, Inc. for the Pellicot minor subdivision (MS 1999-005). The soil descriptions are well done, and they enable me to confirm that the soils are not the Colemantown soils shown in the published soil survey. I have drafted new soil lines on the 1:12,000 scale and 1"=200' county topographic maps. Copies of these are attached. There was a little bit of a problem with the placement of the soil lines on the detail map enclosed in the report, but some measurements confirm that the proposed building affected by the expanded critical area buffer will fall outside of the Colemantown map unit delineation when the map is updated.

I hope that this review and the draft map enclosed meet with the needs of the parties involved. If you have any questions regarding this report do not hesitate to contact me.

encl: 2 maps

PHONE: (410) 222-4009

The Natural Resources Conservation Service works hand-in-hand with
the American people to conserve natural resources on private lands.

FAX: (410) 224-4586

AN EQUAL OPPORTUNITY EMPLOYER

E 938,000

E 939,000
N 388,000



draft soil
lines for
area near
Pellicot
minor sub-
division
6/15/99

map sheet
V 32

approximate
scale
1" = 200'

N 387,000
1984
Anne Arund
County topg



SEE ENVIRONMENTAL
SERVICES, INC.

Mr. Terry Schuman, P.E.
McCrone, Inc.
20 Ridgely Avenue
Annapolis, MD 21401

October 20, 1998

RE: Pellicot Property - Nontidal Wetlands Investigation

Dear Mr. Schuman:

A nontidal wetlands delineation was conducted on Monday, August 10, 1998 the above-referenced two-acre site, located on Mayo Road (Maryland Route 214) in Edgewater, Anne Arundel County.

Nontidal wetlands were identified in the rear, or southwest, portion of the site, running diagonally across the rear of the site. The boundary of the nontidal wetlands was identified and then flagged for survey with a combination of pink and blue-and-white striped flagging. The flags were labeled and consecutively numbered, starting with "SES NTWL #1", thorough flag #7. Your survey found that these flags were in fact located just southwest of the rear property line on the adjoining property, with the 25-foot buffer extending up to 22 feet onto the Pellicot's land.

The delineation of vegetated wetlands was conducted using the criteria specified in the currently-mandatory 1987 Corps of Engineers Wetlands Delineation Manual. This manual specifies that, under normal circumstances, all three wetlands parameters--wetlands hydrology, hydric soils, and hydrophytic vegetation--must be present for an area to be identified as a jurisdictional wetland.

The site is mapped on the 1973 Soil Survey for Anne Arundel County, Maryland with one hydric and one non-hydric soil. The survey maps the hydric Colemantown sandy loam (Ck) soil mapping unit in the southwest corner, and the well-drained Monmouth clay loam (MwC2) mapping unit on the majority of the property. It was found that the mapping was generally accurate, although the scale of the Soil Survey maps requires on-site delineation of wetlands.

The rear of the site where the nontidal wetlands boundary occurs is forested with a predominantly sweetgum and red maple canopy. The boundary is located at the toe of a gentle slope, and the forested nontidal wetlands extend to the northwest approximately 350 feet across low, flat ground to Whitemarsh Creek, a tidal creek off the Rhodes River. Deep, old ruts and a mixed-age canopy both suggest that the neighbor logged these wetlands approximately 20 years ago. The U.S. Fish & Wildlife Service would classify these forested wetlands as PFO1A.

Pellicot Minor Subdivision - Wetlands Report
Mr. Terry Schuman, P.E.; McCrone, Inc.
October 20, 1998

The wetlands/uplands boundary is located just off the rear property line. The vegetation changes at the boundary to a FACU-dominated community, but there is only a relatively gradual transition from marginally hydric to non-hydric but somewhat poorly drained soils. The enclosed Routine Determination Form document conditions on the uplands side of the boundary.

May 28, 1999, Update: In response to comments from Anne Arundel County PACE, the site was revisited on May 27, 1999, to describe soil profiles in order to refute the 1973 Soil Survey mapping of the west corner of the site as the hydric Colemantown series. Full, 60-inch deep profiles were documented and are described in the two enclosed soil profile descriptions. The best fit of the soil was the very well drained Monmouth loamy sand soil mapping unit. It was also noted that the adjoining property owner had removed the wetlands flagging placed in August 1998 just across the property line to delineate the wetlands boundary. Several trees on the previously flagged wetlands boundary were reflagged with pink flagging, as were the locations of the two soil profiles.

If you have any questions or comments, please feel free to contact me at any time.

Sincerely,



Eric E. See, President
See Environmental Services, Inc.

SWS Prof. Wetlands Scientist #000404



enc: Routine Determination Form
May 27, 1999, Soil Profile Descriptions

SEE ENVIRONMENTAL SERVICES, INC.

The Woodbridge Center • 2444 Solomons Island Road, Suite 217 • Annapolis, Maryland 21401 • Tel: (410) 266-3828 • Fax: (410) 974-6008

DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)

Project/Site: Pellicot Property	Date: Aug. 10, 1998
Application/Owner: Ronald W. and Bonnie K. Pellicot	County: Anne Arundel
Investigator: Eric E. See, See Environmental Services, Inc.	State: Maryland
Do Normal Circumstances exist on the site? <u>Yes</u> No	Community ID: --
Is the site significantly disturbed (Atypical Situation)? Yes <u>No</u>	Transect ID: ---
Is the area a potential Problem Area? Yes <u>No</u>	Plot ID: 1 - Uplands Side

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. Red Maple <i>Acer rubrum</i>	Tree	FAC	7. Ironwood <i>Carpinus caroliniana</i>	Shrub	FAC
2. Southern red oak <i>Quercus falcata</i>	Tree	FACU	8. Japanese honeysuckle <i>Lonicera japonica</i>	Woody vine	FAC-
3. Sweetgum <i>Liquidambar styraciflua</i>	Tree	FAC	9. Running cedar <i>Lycopodium obscurum</i>	Herb	FACU
4. Virginia pine <i>Pinus virginiana</i>	Tree	UPL	10.		
5. American holly <i>Ilex opaca</i>	Shrub	FACU	11.		
6. Black cherry <i>Prunus serotina</i>	Shrub	FACU	12.		
Percent of Dominant Species that are OBL, FACW, or FAC (excluding FAC-):			33%		
Remarks: 40-50 year old forest with very little ground cover. Vegetation on wetlands side of boundary is red maple, sweetgum and stout woodreed (<i>Cinna arundinacea</i> , FACW) as dominant herbaceous species..					

HYDROLOGY

<p>_____ Recorded Data (Describe in Remarks)</p> <p>_____ Stream, Lake, or Tide Gauge</p> <p>_____ Aerial Photographs</p> <p>_____ Other</p> <p><u> X </u> No Recorded Data</p> <hr/> <p>Field Observations:</p> <p>Depth to Surface Water: _____ (in.)</p> <p>Depth to Free Water in Pit: <u> > 12 </u> (in.)</p> <p>Depth to Saturated Soil: <u> > 12 </u> (in.)</p>	<p>Primary Indicators:</p> <p>_____ Inundated</p> <p>_____ Saturated in Upper 12 Inches</p> <p>_____ Water Marks</p> <p>_____ Drift Lines</p> <p>_____ Sediment Deposits</p> <p>_____ Drainage Patterns in Wetlands</p> <p>Secondary Indicators (2 or more required):</p> <p>_____ Oxidized Root Channels in Upper 12"</p> <p>_____ Water-Stained Leaves</p> <p>_____ Local Soil Survey Data</p> <p>_____ FAC-Neutral Test</p> <p>_____ Other (Explain in Remarks)</p>
<p>Remarks: Preceding weather conditions very dry. No field indicators of wetlands hydrology present, and FAC-Neutral test is strongly negative.</p>	

SOILS

Map Unit Name (Series and Phase): <u>MwC3 - Monmouth clay loam, 5-10% slopes</u>		Drainage Class: <u>VWD</u>			
Taxonomy (Subgroup): <u>Typic Hapludults</u>		Field Observations Confirm Mapped Type? Yes No <u>Transitional</u>			
Geomorphic Setting: <u>Base of slope down to long flat leading out to tidal wetlands</u>					
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-6	A	10YR 4/4	---	---	fine sandy loam
6-12 +	E	2.5Y 4/5	2.5Y 6/1	few, distinct, 1 cm, 2%	fine sandy loam
Hydric Soil Indicators: <input type="checkbox"/> Histosol <input type="checkbox"/> Histic Epipedon <input type="checkbox"/> Sulfidic Odor <input type="checkbox"/> Aquic Moisture Regime <input type="checkbox"/> Reducing Conditions <input type="checkbox"/> Gleyed or Low-Chroma Colors <input type="checkbox"/> Concretions <input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils <input type="checkbox"/> Organic Streaking in Sandy Soils <input type="checkbox"/> Listed on Local Hydric Soils List <input type="checkbox"/> Listed on National Hydric Soils List <input type="checkbox"/> Other (Explain in Remarks)					
Remarks: Soil generally similar to Donlonton series, but a somewhat poorly drained transitional phase. Soil marginally hydric inside wetlands.					

WETLAND DETERMINATION

Hydrophytic Vegetation Present? Yes <u>No</u> Wetland Hydrology Present? Yes <u>No</u> Hydric Soils Present? Yes <u>No</u>	Is this Sampling Point Within a Wetland? Yes <u>No</u>
Remarks: Sample point is centered approximately 25 feet outside of the flagged wetlands boundary at Flag #4. There is a gentle slope up from boundary. Inside the boundary, there are many old ruts from a logging operation +/-20 years ago.	



SEE ENVIRONMENTAL
SERVICES, INC.

Ms. Penny Chalkley
Anne Arundel County
Department of Planning & Code Enforcement
Development Administration
2662 Riva Road, Third Floor
Annapolis, Maryland 21401

May 28, 1999

RE: Pellicot Minor Subdivision (MS 1999-005) - Hydric Soils Analysis

Dear Ms. Chalkley:

In response to your comments on the above-referenced subdivision of January 29, 1999, please find enclosed the following:

- Reduced-scale exhibit by McCrone, Inc., showing the revised subdivision plan, the soils as mapped in the 1973 Soil survey for Anne Arundel County, and annotated to show the locations of two soil profiles examined;
- Two soil profile descriptions; and
- A copy of page one of your comments.

The two soil profiles were examined to refute the mapping in the 1973 Soil Survey, and were placed inside the rear property line, with locations shown on the enclosed exhibit. These showed a profile consistent with the non-hydric "Monmouth loamy sand, 0-2% slopes" soil mapping unit. Therefore, the Soil Survey's mapping of the Colemantown sandy loam on the rear of this site is in error and no Expanded Buffer is required.

We request that you transmit this report to the soil staff of the Natural Resources Conservation Service for their verification. An application has also been submitted to the U.S. Army Corps of Engineers for their "JD" on the wetlands delineation. Please note that the flagging used to demarcate the boundary has been removed by the owner of the adjoining property on which the boundary is actually located; however, it was surveyed by McCrone, Inc. prior to removal.

If you have any questions or comments, please feel free to contact me at any time.

Sincerely,

Eric E. See, President
See Environmental Services, Inc.

cc: Michael Gillespie; McCrone, Inc.

Soil Profile Description: Pellicot Property, Edgewater, Anne Arundel County - Profile #1

Profile Location: 30 feet inside rear property line and 40 feet from flagged wetlands boundary
Landscape Position: Gentle slope up from tidal wetlands; approx. 350 feet from tidal boundary
Preceding Weather: Unusually dry for spring, but one inch of hard rain two days prior
Depth to Saturation: Greater than 60 inches; profile moist throughout.
Parent Material: Glauconitic marine sediments
Vegetation: Mixed hardwood forest
Described by: Eric E. See, See Environmental Services, Inc.
Methodology: Shovel pit to 16" depth; bucket auger from 16" to 60" depth

Tentative Classification: Monmouth loamy sand; Typic Hapludults
(mapped in 1973 Soil Survey as Colemantown)

Profile Description:

A:	0-2.5 in.	Dark olive brown (2.5Y 3/3) loamy sand; friable structure, no redoximorphic features; somewhat indistinct, wavy boundary
E1	2.5-13 in.	Yellowish brown (10YR 5/5) and strong brown (7.5YR 4/5) loamy sand, no redoximorphic features; loose, friable structure.
E2	13-23 in.	Strong brown (7.5YR 4/5) and light olive brown (2.5Y 5/6) sandy loam; no redoximorphic features; loose friable structure.
B/E	23-26.5 in.	Dark yellowish brown (10YR 4/4) sandy clay loam, with common, 2-5 mm 2.5Y 5/2 depletions inside peds (10% volume) , and few small quartz gravel; medium blocky structure.
Btg1	26.5-31 in.	Very dark grayish brown (2.5Y 3/2) sandy clay loam; with common, distinct, 2-5 mm concentrations (5% volume); medium blocky structure.
Btg2	31-37 in.	Variiegated loamy clay with sand and greensand lenses, 35% brown (7.5YR 4/4), 35% dark brown (10YR 3/3), and 30% very dark gray (5Y 3/1); glauconite particles common, 25-35% by volume.
B/C	37-48 in.	Variiegated loamy clay with sand and greensand lenses, 40% greenish gray (10GY 5/1), 30% dark olive brown (2.5Y 3/3), and 30% strong brown (7.5YR 4/5); glauconite particles very common, 30-40% volume.
C	48-62+ in.	Variiegated sandy clay with fine sandy loam between blocky peds, 40% dark greenish gray (10GY 4/1), 40% olive brown (2.5Y 4/4), and 20% brown (7.5YR 4/4); glauconite particles very common, 40-50% volume.

Soil Profile Description: Pellicot Property, Edgewater, Anne Arundel County - Profile #2

Profile Location: 80 feet inside rear property line and 90 feet from flagged wetlands boundary
Landscape Position: Gentle slope up from tidal wetlands; approx. 400 feet from tidal boundary
Preceding Weather: Unusually dry for spring, but one inch of hard rain two days prior
Depth to Saturation: Greater than 60 inches; profile moist throughout.
Parent Material: Glauconitic marine sediments
Vegetation: Mixed hardwood forest
Described by: Eric E. See, See Environmental Services, Inc.
Methodology: Shovel pit to 16" depth; bucket auger from 16" to 60" depth

Tentative Classification: Monmouth loamy sand; Typic Hapludults
(mapped in 1973 Soil Survey as Colemantown)

Profile Description:

A	0-2 in.	Dark grayish brown (2.5Y 4/2) loamy sand; loose, friable structure, clear boundary.
E1	2-14 in.	Dark yellowish brown (10YR 4/5) loamy sand; loose, friable structure; no redoximorphic features.
E2	14-25 in.	Yellowish brown (10YR 5/6) and light olive brown (2.5Y 5/4) sandy loam; loose, friable structure; no redoximorphic features.
E/Bg	25-30 in.	Yellowish brown (10YR 5/4) and olive brown (2.5Y 4/3) fine sandy loam with clay-rich blocky peds; few, small (2-5 mm) 7.5YR concentrations (1% volume).
Btg1	30-34 in.	Olive gray (5Y 4/2) sandy clay loam with 20% 10-20 mm 10YR 4/3 concentrations and 1% 5GY 4/1 depletions; medium, blocky structure with quartz sand and greensand lenses.
Btg2	34-52 in.	Dark greenish gray (10GY 4/1) sandy clay loam with common, small (2-5 mm) 7.5YR 5/4 concentrations (5-10% volume); small blocky structure, with greensand common, 10-20% by volume.
C	52-60+ in.	Variegated sandy clay, 40% dark yellowish brown (10YR 3/4); 35% dark greenish gray (10GY 3/1), and 25% strong brown (7.5YR 5/5); friable structure, greensand very common, 30-40% by volume.



Judge John C. North, II
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 260-7516 Fax: (410) 974-5338

February 4, 1999

Ms. Penny Chalkley
Anne Arundel County Department of Planning and Code Enforcement
2664 Riva Road, MS 6302
Annapolis, Maryland 21401

Re: Pellicot Property
MS 99-005

Dear Ms. Chalkley:

I have received the above-referenced request to create an additional lot from a two acre parcel. From the site plan provided, it appears the newly created lot will have a split Critical Area designation of Limited Development Area (LDA) and Resource Conservation Area (RCA). The development activities associated with Lot 3 should remain outside of the RCA portion of the lot.

Clearing and impervious cover should remain below 15%. Mitigation at a 1:1 ratio for any clearing is required. We recommend native species. Adequate stormwater and sediment and erosion control devices should also be provided during and after construction.

Thank you for the opportunity to comment. Please call me if you have any questions or need additional information.

Sincerely,

Lisa A. Hoerger
Environmental Specialist

cc: AA 25-99

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093



SVC

Anne Arundel County
Annapolis, MD
Department of Planning & Code Enforcement
Development Division

AA25-99

Team South

Date Transmitted 1-26-99

Process Type: Critical Area
 Forest Stand Delineation
 Forest Conservation

RECEIVED

JAN 26 1999

PLANNING AND CODE
ENFORCEMENT

To: Critical Area Commission
 Department Natural Resources
 Forester
 Environmental Review Planner
 Subdivision File

From: Department of Planning & Code Enforcement/Development Division

Subject: Name Pellicat Prop

Formerly _____

Subdivision # MS 99 - 005

Project # _____

Site Plan Review # _____

Tax Map 60 Block 17 Parcel 243

200 Scale 32 600 Scale 60 1000 Scale 11

RECEIVED

FEB 2 1999

CHESAPEAKE
CRITICAL AREA COMMISSION

Please review the plans of the above mentioned project.

Your comments are requested by 2-18-99

MS99 005

CHESAPEAKE BAY CRITICAL AREA COMMISSION
 45 CALVERT STREET, 2ND FLOOR
 ANNAPOLIS, MD 21401

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Anne Arundel Date: REVISED JAN. 21, 1999
 Name of Project (site name, subdivision name, or other): PELLICOT FAMILY MINOR SUBDIVISION
 Local case number: MS
 Project location/Address: 1137 MAYOROAD, EDGEWATER, MD 21037
 Tax map# 60 Block# 17 Lot# - Parcel# 243

Type of application:
(Select all applicable)

SUBDIVISION
 SITE PLAN
 VARIANCE
 Buffer__ Slope__
 Imp.Surf. __ Other __
 SPECIAL EXCEPTION
 CONDITIONAL USE
 REZONING
 BLDG PERMIT
 INTRAFAMILY
 GROWTH ALLOCATION

Type of Project:
(Select all applicable)

RESIDENTIAL
 COMMERCIAL
 WATER DEPENDENT FACILITY/PIER/MARINA
 INDUSTRIAL
 MIXED USE
 REDEVELOPMENT
 SHORE EROSION PROTEC.
 AGRICULTURE
 OTHERS _____
 e.g. PUD

Current Use:
(Select all applicable)

RESIDENTIAL
 COMMERCIAL
 AGRICULTURE
 FOREST/BUFFER/ WOODLAND
 INDUSTRIAL
 INSTITUTIONAL
 OPEN SPACE/RECRE.
 SURFACE MINING
 VACANT
 WATER DEPENDENT FACILITY/PIER/MARINA

Describe Proposed use of project site: CREATE ONE ADDITIONAL RESIDENTIAL LOT AND ADMINISTRATIVELY SEPARATE ONE EXISTING RESIDENCE AND ONE EXISTING COMMERCIAL BUILDING (3 LOTS TOTAL)

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: 1.994

IDA ACRES: - AREA DISTURBED: 0.22 AC
 LDA ACRES: 1.694 # LOTS CREATED: 1
 RCA ACRES: 3.0 # DWELLING UNITS: 2 EX + 1 NEW
 AGRICULTURAL LAND: ___

EXISTING FOREST/WOODLAND/TREES: 1.24 FOREST/WOODLAND/TREES REMOVED: 0.2
 FOREST/WOODLAND/TREES CREATED: TO BE DETERMINED

EXISTING IMPERVIOUS SURFACE: 0.16 PROPOSED IMPERVIOUS SURFACE: 0.11
 TOTAL IMPERVIOUS SURFACE: 0.27 (= 13.9%)

GROWTH ALLOCATION DEDUCTED: N/A

RCA to LDA: _____ RCA to IDA: _____ LDA to IDA: _____

RECEIVED

FEB 2 1999

Local Jurisdiction Contact person: _____ CHESAPEAKE BAY CRITICAL AREA COMMISSION
 Telephone Number: _____
 Response from Commission required by: _____ Hearing Date: _____

RECEIVED

JAN 26 1999

MS99 005



SEE ENVIRONMENTAL
SERVICES, INC.

RECEIVED

FEB 2 1999

RECEIVED

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

JAN 26 1999

PLANNING AND CODE
ENFORCEMENT

CHESAPEAKE BAY CRITICAL AREA REPORT

Pellicot Property
1137 Mayo Road
Edgewater, MD 21037

Tax Map 60; Grid 17; Parcel 243
Anne Arundel County Zoning: C-1B, R-2, OS
Critical Area Designation: LDA and RCA

MS99 005

November 1998
Revised January 1999

I. Purpose of Minor Subdivision

The applicants own a two-acre parcel on the southwest side of Mayo Road (MD Route 214) on the Mayo Peninsula. See Vicinity Map (Figure 1) in this report's Appendix. They propose to create an additional lot for their **daughter**, and in doing so need to subdivide the site into three lots, one commercial (Proposed Lot 1) and two residential, with one existing (Lot 2) and one new house (Lot 3).

The entire property is located within the Chesapeake Bay Critical Area and has a split LDA (1.69 acre) and RCA (0.30 acre) land use designation. The site currently contains a small commercial building on the 0.9 acre of commercially-zoned land next to the highway and a residence on the R-5 zoned land in the rear, and a small area of OS zoning at the very back of the lot.

The proposed subdivision meets both the land use provisions and all development standards (lot density, impervious coverage, and forest clearing) in the Limited Development designation. The 0.80 acre of LDA on proposed Lot 3 is well under the 3.99 units per acre allowed in LDA.

This report is based on the 1998 Final Development Plan by McCrone, Inc., a copy of which is enclosed within the pocket at the rear of this report. The nontidal wetlands boundary flagged by See Environmental Services, Inc., and tree lines and topography were surveyed by McCrone, Inc.

II. Critical Area Narrative - Site Description

The two-acre Pellicot Property is located on the south side of Mayo Road (Route 214), adjacent to the famous Old Stein Inn restaurant. Adjoining land uses are mostly low-density residential and commercial along the highway, and in the rear (southwest), a large flat area with elevations of 4- to 6 feet extending out to the tidal head of Whitemarsh Creek. The site is located entirely in the Critical Area and has a split LDA and RCA land use designation; see the County mapping in Figure 2 at the rear of this report. The zoning is split into C-1B, R-5, and OS in the rear. The OS zoning on the rear of the lot apparently derived from (not completely accurate) FEMA mapping (i.e., it extends above the A-zone elevation located by field-run topography), and the RCA mapping is nearly coincident.

The first step in conducting the Critical Area study was a delineation of the nontidal wetlands boundary; a copy of the wetlands report by See Environmental Services, Inc. is enclosed as an Appendix at the end of this report.

The soils mapped on this site in the County Soil Survey include the Monmouth clay loam, 5-10% slopes (MwC3) on the majority of the site, and the hydric Colemantown sandy loam (Ck) mapped on the western corner. The wetlands investigation found that the area between the flagged wetlands boundary and the mapped Ck/MwC3 boundary is in fact non-hydric. The Monmouth series is listed as having a "K-factor" of 0.37 to 0.43; and is therefore classified under the Critical Area criteria as a "highly erodible soil" if it is 1) on a slope "contiguous" to the 100-foot Buffer and 2) has a slope of greater than 5%. It was found that the rear of the property is located approximately 350 feet from tidal waters, and there is an area of slopes less than 3% to 4% between the nontidal wetlands in the rear and a slope of about 7% leading up to the flatter area next to the highway. Therefore, the soils are **not** highly erodible and no Expanded Buffer is present. No slopes greater than 10% are found on the site.

Existing forest cover is +/- 1.2 acres, or 60% of the property, well over the 15% minimum afforestation requirement in RCA. An area of approximately 0.2 acre is proposed to be cleared for the one new house planned. The forest on-site is unusual because about one-third of it has a very dense stand of exotic bamboo under some older southern oak trees. Existing impervious coverage is 7,049 square feet, or 8.1% of the site, well under the 15% allowed in LDA and RCA. The Impervious Area Chart on the McCrone, Inc. FDP shows the allowance of existing and proposed coverage. A total of 13.9% coverage is proposed.

III. Critical Area Narrative

A. Existing and Proposed Vegetation Coverage:

Existing Conditions: In its current condition, the site contains the two basic vegetation types; mowed lawn and forest, the latter containing an area of dense bamboo.

Proposed Conditions: The new house and its driveway, septic tank and stormwater management trench require approximately 0.2 acre of tree clearing, or approximately 17%. Either one-to-one reforestation will be provided or a fee-in-lieu paid at time of grading permit for development of the new house on proposed Lot 3.

B. Stormwater and Water Quality:

Existing Conditions: No stormwater management is currently present on this site.

Proposed Conditions: Stormwater management would be provided for the new lot, and a SWM trench has been designed by the engineer.

C. Aquatic Resources:

Existing Conditions: Water quality and aquatic resources in Whitemarsh Creek are well removed from the existing and proposed development, and the forest uplands and nontidal and tidal wetlands provide a buffer from upland land uses and any runoff they generate.

Proposed Conditions: With sediment control and stormwater management, no adverse impacts on aquatic resources are anticipated as a result of development of the new lot.

D. Forest Clearing and Impervious Coverage

Existing Conditions: Existing forest cover is approximately 1.2 acres, or 60% of the entire site. Existing impervious coverage is 0.16 acre, or 8.1% percent of the site.

Proposed Conditions: Approximately 8,500 square feet (0.2) acre of tree clearing is proposed, equal to approximately 17% of the forest on the site. Impervious coverage would be increased 5,033 square feet, to 13.9%, less the 15% maximum coverage allowed in LDA.

E. Habitat Protection Areas

Existing Conditions: The subject property contains "habitat protection areas" in the form of the 25-foot nontidal wetlands buffer, only.

In addition, the Maryland Fish, Heritage and Wildlife Administration responded that "there are no records for Federal or State rare, threatened or endangered plants or animals within this project site." A copy of their September 3, 1998, letter is enclosed within the Appendix. No such species were observed during the site investigation.

Proposed Conditions: No impacts to habitat protection areas are proposed. The new house will be placed well uphill from the nontidal wetlands.

IV. Conclusions

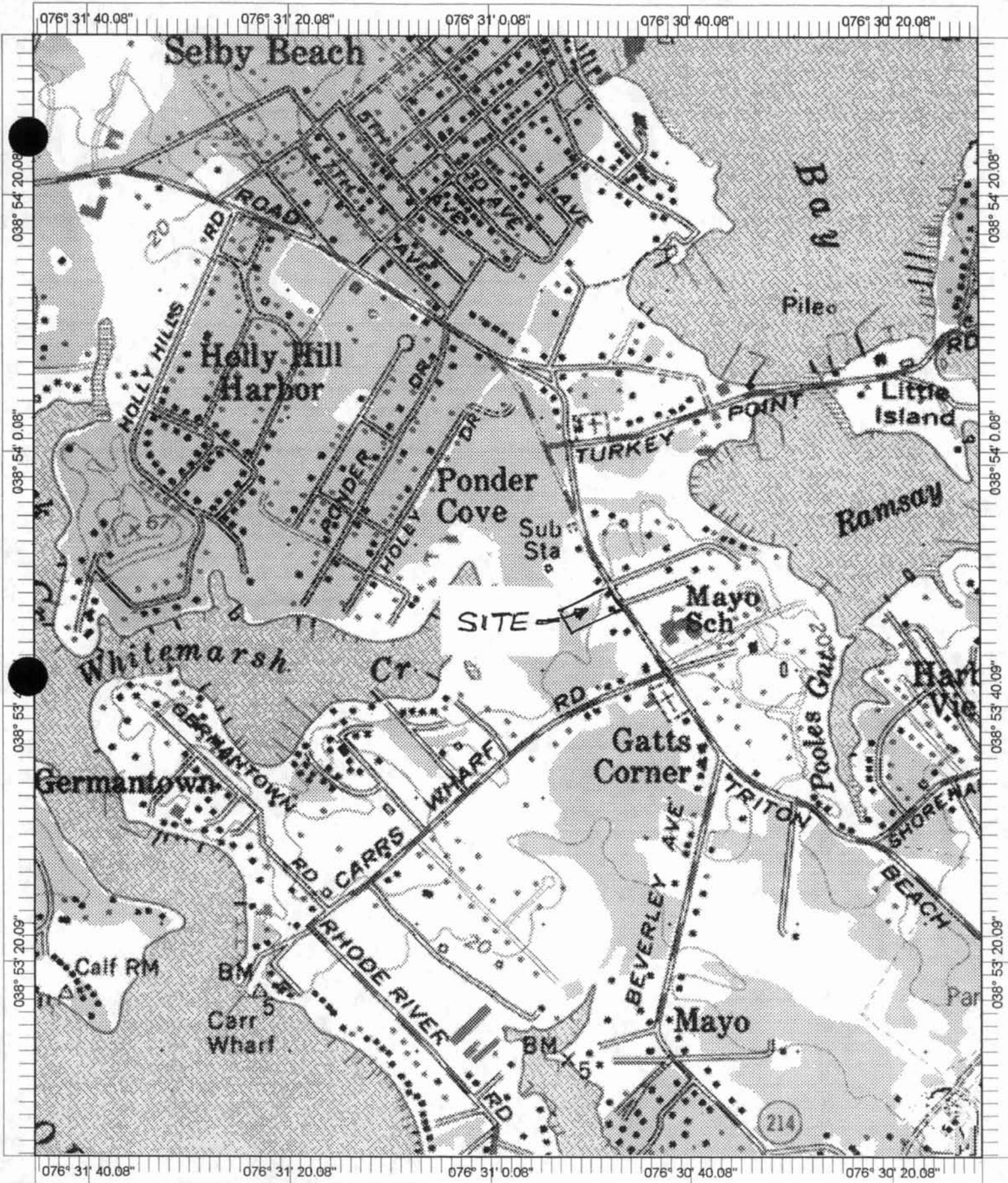
The purpose of this subdivision is to legalize one commercial and one residential lot and to create an additional residential lot. The subdivision would meet all Critical Area criteria and would not require a variance to develop the new house.

V. Site Investigation

A site investigation for to delineate wetlands and obtain data to prepare this Critical Area Report was conducted on August 10, 1998, by Eric E. See of See Environmental Services, Inc.

REFERENCES

- Anne Arundel County, Department of Planning & Code Enforcement. Critical Area Map #27.
- Federal Emergency Management Agency. FIRM Map Panels 24008 0048C.
- Maryland DNR, Fish, Heritage and Wildlife Administration. September 3, 1998, Environmental Review Statement; Letter to See Environmental Services, Inc.
- Kirby, R.M. and E.D. Matthews. 1973. Soil Survey of Anne Arundel County, Maryland. U.S. Government Printing Office, Washington D.C.
- Maryland DNR, Fish, Heritage and Wildlife Administration. September 3, 1998, Environmental Review Statement; Letter to See Environmental Services, Inc.
- Maryland Department of the Environment. State Tidal Wetlands Boundary Map AA-142.
- McCrone, Inc. Minor Subdivision Plat and Final Development Plan.
- Reed, Porter. 1988. National List of Plant Species that Occur in Wetlands: Northeast (Region 1). Biological Report 88 (26.1)
- U.S. Army Corps of Engineers. 1987. Corps of Engineers Wetlands Delineation Manual. Waterways Experiment Station, Vicksburg, MS.
- U.S. Geological Survey, 1957/1973 South River 7.5 Minute Quadrangle.



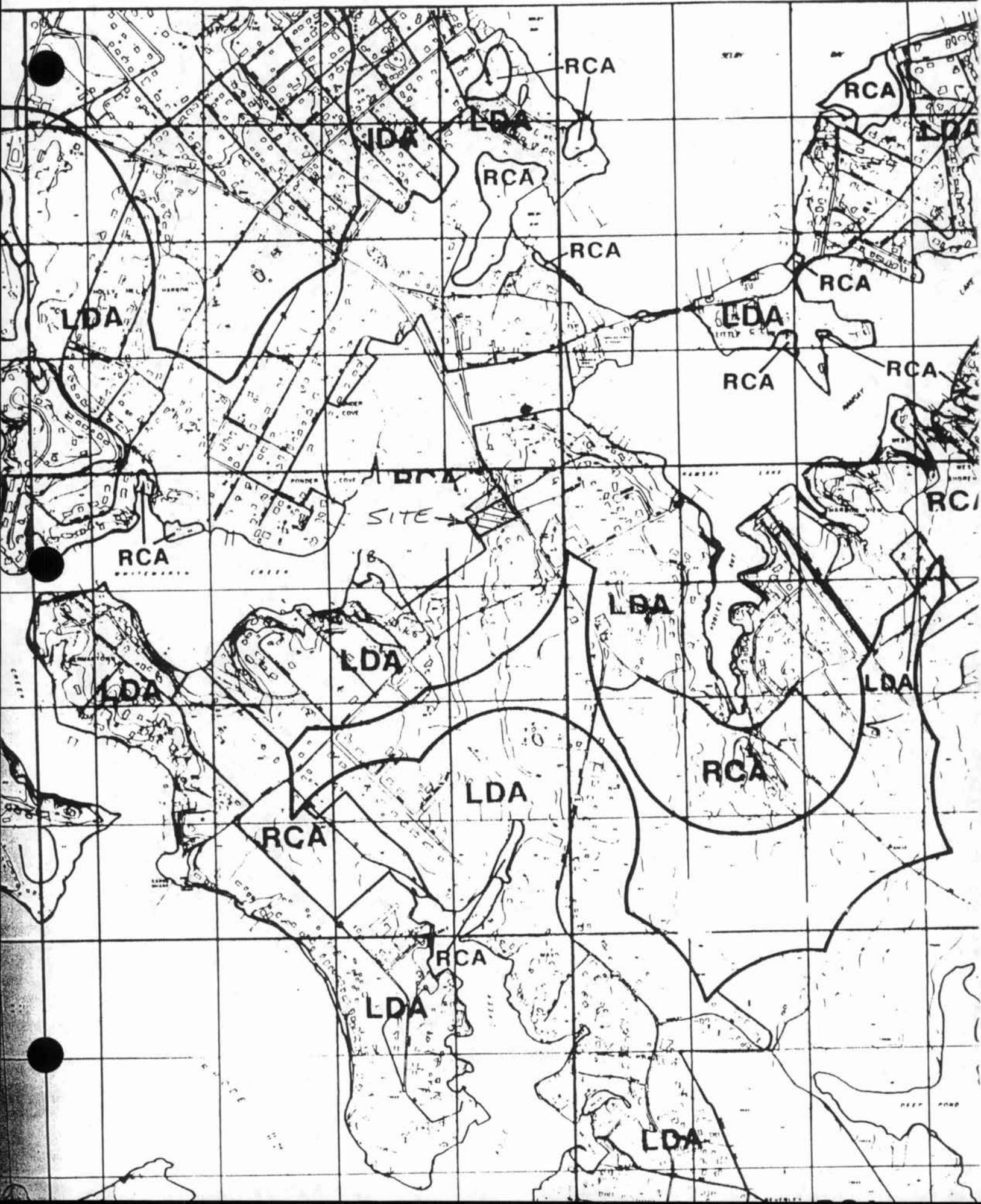
Name: SOUTH RIVER
 Date: 1/21/99
 Scale: 1 inch equals 1000 feet

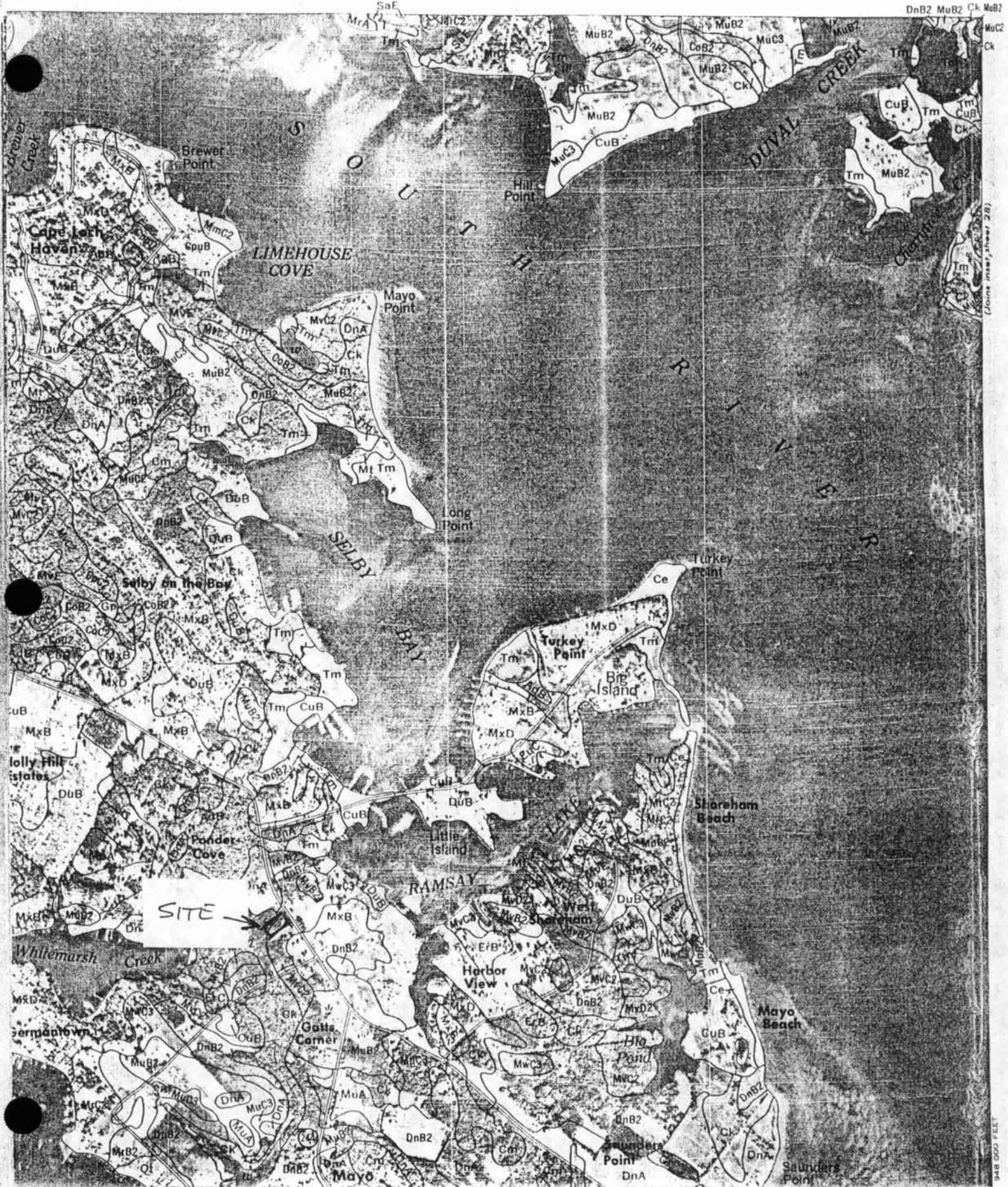
Location: 038° 53' 48.7" N 076° 30' 58.4" W
 Caption: Pellicot Property Vicinity
 1" = 1,000'

CRITICAL AREA MAPPING

V AA MAP #27 1"=1,500'

W





(Join to inner sheet 28)



Parris N. Glendening
Governor

Maryland Department of Natural Resources
Forest, Wildlife and Heritage Service
Tawes State Office Building
Annapolis, Maryland 21401

John R. Griffin
Secretary

Carolyn D. Davis
Deputy Secretary

September 3, 1998

SEE Environmental Services, Inc.
ATTN.: Eric E. See, President
2444 Solomons Island Rd, Ste 217
Annapolis MD 21401

RE: **Assessment of Rare, Threatened and Endangered Species -
Pellicot Property, Tax Map 60, Block 17, Parcel 253,
Edgewater, Anne Arundel County.**

Dear Mr. See:

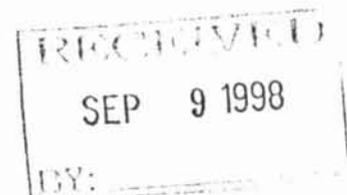
The Wildlife and Heritage Division has no records for Federal or State rare, threatened or endangered plants or animals within this project site. This statement should not be interpreted as meaning that no rare, threatened or endangered species are present. Such species could be present but have not been documented because an adequate survey has not been conducted or because survey results have not been reported to us.

Sincerely,

A handwritten signature in cursive script that reads "Michael E. Slattery".

Michael E. Slattery,
Director,
Wildlife & Heritage Division

ER# 98.1279.AA



Telephone: (410) 260-8540
DNR TTY for the Deaf: (410) 260-8835



SEE ENVIRONMENTAL
SERVICES, INC.

Mr. Terry Schuman, P.E.
McCrone, Inc.
20 Ridgely Avenue
Annapolis, MD 21401

October 20, 1998

RE: Pellicot Property - Nontidal Wetlands Investigation

Dear Mr. Schuman:

A nontidal wetlands delineation was conducted on Monday, August 10, 1998 the above-referenced two-acre site, located on Mayo Road (Maryland Route 214) in Edgewater, Anne Arundel County.

Nontidal wetlands were identified in the rear, or southwest, portion of the site, running diagonally across the rear of the site. The boundary of the nontidal wetlands was identified and then flagged for survey with a combination of pink and blue-and-white striped flagging. The flags were labeled and consecutively numbered, starting with "SES NTWL #1", thorough flag #7. Your survey found that these flags were in fact located just southwest of the rear property line on the adjoining property, with the 25-foot buffer extending up to 22 feet onto the Pellicot's land.

The delineation of vegetated wetlands was conducted using the criteria specified in the currently-mandatory 1987 Corps of Engineers Wetlands Delineation Manual. This manual specifies that, under normal circumstances, all three wetlands parameters--wetlands hydrology, hydric soils, and hydrophytic vegetation--must be present for an area to be identified as a jurisdictional wetland.

The site is mapped on the 1973 Soil Survey for Anne Arundel County, Maryland with one hydric and one non-hydric soil. The survey maps the hydric Colemantown sandy loam (Ck) soil mapping unit in the southwest corner, and the well-drained Monmouth clay loam (MwC2) mapping unit on the majority of the property. It was found that the mapping was generally accurate, although the scale of the Soil Survey maps requires on-site delineation of wetlands.

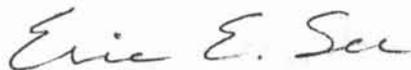
The rear of the site where the nontidal wetlands boundary occurs is forested with a predominantly sweetgum and red maple canopy. The boundary is located at the toe of a gentle slope, and the forested nontidal wetlands extend to the northwest approximately 350 feet across low, flat ground to Whitemarsh Creek, a tidal creek off the Rhodes River. Deep, old ruts and a mixed-age canopy both suggest that the neighbor logged these wetlands approximately 20 years ago. The U.S. Fish & Wildlife Service would classify these forested wetlands as PFO1A.

Pellicot Minor Subdivision - Wetlands Report
Mr. Terry Schuman, P.E.; McCrone, Inc.
October 20, 1998

The wetlands/uplands boundary is located just off the rear property line. The vegetation changes at the boundary to a FACU-dominated community, but there is only a relatively gradual transition from marginally hydric to non-hydric but somewhat poorly drained soils. The enclosed Routine Determination Form document conditions on the uplands side of the boundary.

If you have any questions or comments, please feel free to contact me at any time.

Sincerely,



Eric E. See, President
See Environmental Services, Inc.

SWS Prof. Wetlands Scientist #000404



enc: Routine Determination Form

SEE ENVIRONMENTAL SERVICES, INC.

The Woodbridge Center • 2444 Solomons Island Road, Suite 217 • Annapolis, Maryland 21401 • Tel: (410) 266-3828 • Fax: (410) 974-6008

**DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)**

Project/Site: Pellicot Property	Date: Aug. 10, 1998
Application/Owner: Ronald W. and Bonnie K. Pellicot	County: Anne Arundel
Investigator: Eric E. See, See Environmental Services, Inc.	State: Maryland
Do Normal Circumstances exist on the site? Yes No	Community ID: --
Is the site significantly disturbed (Atypical Situation)? Yes No	Transect ID: ---
Is the area a potential Problem Area? Yes No	Plot ID: 1 - Uplands Side

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. Red Maple <i>Acer rubrum</i>	Tree	FAC	7. Ironwood <i>Carpinus caroliniana</i>	Shrub	FAC
2. Southern red oak <i>Quercus falcata</i>	Tree	FACU	8. Japanese honeysuckle <i>Lonicera japonica</i>	Woody vine	FAC-
3. Sweetgum <i>Liquidambar styraciflua</i>	Tree	FAC	9. Running cedar <i>Lycopodium obscurum</i>	Herb	FACU
4. Virginia pine <i>Pinus virginiana</i>	Tree	UPL	10.		
5. American holly <i>Ilex opaca</i>	Shrub	FACU	11.		
6. Black cherry <i>Prunus serotina</i>	Shrub	FACU	12.		
Percent of Dominant Species that area OBL, FACW, or FAC (excluding FAC-):			33%		
Remarks: 40-50 year old forest with very little ground cover. Vegetation on wetlands side of boundary is red maple, sweetgum and stout woodreed (<i>Cinna arundinacea</i> , FACW) as dominant herbaceous species..					

HYDROLOGY

<p>Recorded Data (Describe in Remarks)</p> <p>_____ Stream, Lake, or Tide Gauge</p> <p>_____ Aerial Photographs</p> <p>_____ Other</p> <p><input checked="" type="checkbox"/> No Recorded Data</p> <hr/> <p>Field Observations:</p> <p>Depth to Surface Water: <u>---</u> (in.)</p> <p>Depth to Free Water in Pit: <u>> 12</u> (in.)</p> <p>Depth to Saturated Soil: <u>> 12</u> (in.)</p>	<p>Primary Indicators:</p> <p>_____ Inundated</p> <p>_____ Saturated in Upper 12 Inches</p> <p>_____ Water Marks</p> <p>_____ Drift Lines</p> <p>_____ Sediment Deposits</p> <p>_____ Drainage Patterns in Wetlands</p> <p>Secondary Indicators (2 or more required):</p> <p>_____ Oxidized Root Channels in Upper 12"</p> <p>_____ Water-Stained Leaves</p> <p>_____ Local Soil Survey Data</p> <p>_____ FAC-Neutral Test</p> <p>_____ Other (Explain in Remarks)</p>
Remarks: Preceding weather conditions very dry. No field indicators of wetlands hydrology present, and FAC-Neutral test is strongly negative.	

SOILS

Map Unit Name (Series and Phase): <u>MwC3 - Monmouth clay loam, 5-10% slopes</u>		Drainage Class: <u>VWD</u>			
Taxonomy (Subgroup): <u>Typic Hapludults</u>		Field Observations Confirm Mapped Type? Yes No <u>Transitional</u>			
Geomorphic Setting: <u>Based of slope down to long flat leading out to tidal wetlands</u>					
Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-6	A	10YR 4/4	---	---	fine sandy loam
6-12+	E	2.5Y 4/5	2.5Y 6/1	few, distinct, 1 cm, 2%	fine sandy loam
Hydric Soil Indicators:					
<input type="checkbox"/> Histosol		<input type="checkbox"/> Concretions			
<input type="checkbox"/> Histic Epipedon		<input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils			
<input type="checkbox"/> Sulfidic Odor		<input type="checkbox"/> Organic Streaking in Sandy Soils			
<input type="checkbox"/> Aquic Moisture Regime		<input type="checkbox"/> Listed on Local Hydric Soils List			
<input type="checkbox"/> Reducing Conditions		<input type="checkbox"/> Listed on National Hydric Soils List			
<input type="checkbox"/> Gleyed or Low-Chroma Colors		<input type="checkbox"/> Other (Explain in Remarks)			
Remarks: Soil generally similar to Donlonton series, but a somewhat poorly drained transitional phase. Soil marginally hydric inside wetlands.					

WETLAND DETERMINATION

Hydrophytic Vegetation Present?	Yes	<u>No</u>	Is this Sampling Point Within a Wetland? Yes <u>No</u>
Wetland Hydrology Present?	Yes	<u>No</u>	
Hydric Soils Present?	Yes	<u>No</u>	
Remarks: Sample point is centered approximately 25 feet outside of the flagged wetlands boundary at Flag #4. There is a gentle slope up from boundary. Inside the boundary, there are many old ruts from a logging operation +/-20 years ago.			



Parris N. Glendening
Governor

Maryland Department of Natural Resources
Forest, Wildlife and Heritage Service
Tawes State Office Building
Annapolis, Maryland 21401

John R. Griffin
Secretary

Carolyn D. Davis
Deputy Secretary

September 3, 1998

SEE Environmental Services, Inc.
ATTN.: Eric E. See, President
2444 Solomons Island Rd, Ste 217
Annapolis MD 21401

RE: **Assessment of Rare, Threatened and Endangered Species -
Pellicot Property, Tax Map 60, Block 17, Parcel 253,
Edgewater, Anne Arundel County.**

Dear Mr. See:

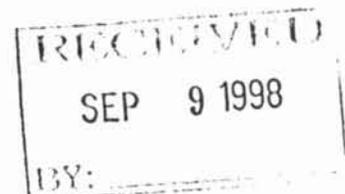
The Wildlife and Heritage Division has no records for Federal or State rare, threatened or endangered plants or animals within this project site. This statement should not be interpreted as meaning that no rare, threatened or endangered species are present. Such species could be present but have not been documented because an adequate survey has not been conducted or because survey results have not been reported to us.

Sincerely,

Michael E. Slattery

Michael E. Slattery,
Director,
Wildlife & Heritage Division

ER# 98.1279.AA



Telephone: (410) 260-8540
DNR TTY for the Deaf: (410) 260-8835



SEE ENVIRONMENTAL
SERVICES, INC.

Mr. Terry Schuman, P.E.
McCrone, Inc.
20 Ridgely Avenue
Annapolis, MD 21401

October 20, 1998

RE: Pellicot Property - Nontidal Wetlands Investigation

Dear Mr. Schuman:

A nontidal wetlands delineation was conducted on Monday, August 10, 1998 the above-referenced two-acre site, located on Mayo Road (Maryland Route 214) in Edgewater, Anne Arundel County.

Nontidal wetlands were identified in the rear, or southwest, portion of the site, running diagonally across the rear of the site. The boundary of the nontidal wetlands was identified and then flagged for survey with a combination of pink and blue-and-white striped flagging. The flags were labeled and consecutively numbered, starting with "SES NTWL #1", thorough flag #7. Your survey found that these flags were in fact located just southwest of the rear property line on the adjoining property, with the 25-foot buffer extending up to 22 feet onto the Pellicot's land.

The delineation of vegetated wetlands was conducted using the criteria specified in the currently-mandatory 1987 Corps of Engineers Wetlands Delineation Manual. This manual specifies that, under normal circumstances, all three wetlands parameters--wetlands hydrology, hydric soils, and hydrophytic vegetation--must be present for an area to be identified as a jurisdictional wetland.

The site is mapped on the 1973 Soil Survey for Anne Arundel County, Maryland with one hydric and one non-hydric soil. The survey maps the hydric Colemantown sandy loam (Ck) soil mapping unit in the southwest corner, and the well-drained Monmouth clay loam (MwC2) mapping unit on the majority of the property. It was found that the mapping was generally accurate, although the scale of the Soil Survey maps requires on-site delineation of wetlands.

The rear of the site where the nontidal wetlands boundary occurs is forested with a predominantly sweetgum and red maple canopy. The boundary is located at the toe of a gentle slope, and the forested nontidal wetlands extend to the northwest approximately 350 feet across low, flat ground to Whitemarsh Creek, a tidal creek off the Rhodes River. Deep, old ruts and a mixed-age canopy both suggest that the neighbor logged these wetlands approximately 20 years ago. The U.S. Fish & Wildlife Service would classify these forested wetlands as PFO1A.

Pellicot Minor Subdivision - Wetlands Report
Mr. Terry Schuman, P.E.; McCrone, Inc.
October 20, 1998

The wetlands/uplands boundary is located just off the rear property line. The vegetation changes at the boundary to a FACU-dominated community, but there is only a relatively gradual transition from marginally hydric to non-hydric but somewhat poorly drained soils. The enclosed Routine Determination Form document conditions on the uplands side of the boundary.

If you have any questions or comments, please feel free to contact me at any time.

Sincerely,

Eric E. See

Eric E. See, President
See Environmental Services, Inc.

SWS Prof. Wetlands Scientist #000404



enc: Routine Determination Form

SEE ENVIRONMENTAL SERVICES, INC.

The Woodbridge Center • 2444 Solomons Island Road, Suite 217 • Annapolis, Maryland 21401 • Tel: (410) 266-3828 • Fax: (410) 974-6008

**DATA FORM
ROUTINE WETLAND DETERMINATION
(1987 COE Wetlands Delineation Manual)**

Project/Site: Pellicot Property	Date: Aug. 10, 1998
Application/Owner: Ronald W. and Bonnie K. Pellicot	County: Anne Arundel
Investigator: Eric E. See, See Environmental Services, Inc.	State: Maryland
Do Normal Circumstances exist on the site? <u>Yes</u> No	Community ID: --
Is the site significantly disturbed (Atypical Situation)? Yes <u>No</u>	Transect ID: ---
Is the area a potential Problem Area? Yes <u>No</u>	Plot ID: 1 - Uplands Side

VEGETATION

Dominant Plant Species	Stratum	Indicator	Dominant Plant Species	Stratum	Indicator
1. Red Maple <i>Acer rubrum</i>	Tree	FAC	7. Ironwood <i>Carpinus caroliniana</i>	Shrub	FAC
2. Southern red oak <i>Quercus falcata</i>	Tree	FACU	8. Japanese honeysuckle <i>Lonicera japonica</i>	Woody vine	FAC-
3. Sweetgum <i>Liquidambar styraciflua</i>	Tree	FAC	9. Running cedar <i>Lycopodium obscurum</i>	Herb	FACU
4. Virginia pine <i>Pinus virginiana</i>	Tree	UPL	10.		
5. American holly <i>Ilex opaca</i>	Shrub	FACU	11.		
6. Black cherry <i>Prunus serotina</i>	Shrub	FACU	12.		
Percent of Dominant Species that area OBL, FACW, or FAC (excluding FAC-):			33%		
Remarks: 40-50 year old forest with very little ground cover. Vegetation on wetlands side of boundary is red maple, sweetgum and stout woodreed (<i>Cinna arundinacea</i> , FACW) as dominant herbaceous species..					

HYDROLOGY

<p>_____ Recorded Data (Describe in Remarks)</p> <p>_____ Stream, Lake, or Tide Gauge</p> <p>_____ Aerial Photographs</p> <p>_____ Other</p> <p><u> X </u> No Recorded Data</p> <hr/> <p>Field Observations:</p> <p>Depth to Surface Water: --- (in.)</p> <p>Depth to Free Water in Pit: <u>> 12</u> (in.)</p> <p>Depth to Saturated Soil: <u>> 12</u> (in.)</p>	<p>Primary Indicators:</p> <p>_____ Inundated</p> <p>_____ Saturated in Upper 12 Inches</p> <p>_____ Water Marks</p> <p>_____ Drift Lines</p> <p>_____ Sediment Deposits</p> <p>_____ Drainage Patterns in Wetlands</p> <p>Secondary Indicators (2 or more required):</p> <p>_____ Oxidized Root Channels in Upper 12"</p> <p>_____ Water-Stained Leaves</p> <p>_____ Local Soil Survey Data</p> <p>_____ FAC-Neutral Test</p> <p>_____ Other (Explain in Remarks)</p>
Remarks: Preceding weather conditions very dry. No field indicators of wetlands hydrology present, and FAC-Neutral test is strongly negative.	

SOILS

Map Unit Name (Series and Phase): <u>MwC3 - Monmouth clay loam, 5-10% slopes</u>		Drainage Class: <u>VWD</u>	
Taxonomy (Subgroup): <u>Typic Hapludults</u>		Field Observations Confirm Mapped Type? Yes No <u>Transitional</u>	
Geomorphic Setting: <u>Based of slope down to long flat leading out to tidal wetlands</u>			

Profile Description:					
Depth (inches)	Horizon	Matrix Color (Munsell Moist)	Mottle Colors (Munsell Moist)	Mottle Abundance/Contrast	Texture, Concretions, Structure, etc.
0-6	A	10YR 4/4	---	---	fine sandy loam
6-12+	E	2.5Y 4/5	2.5Y 6/1	few, distinct, 1 cm, 2%	fine sandy loam

Hydric Soil Indicators:	
<input type="checkbox"/> Histosol	<input type="checkbox"/> Concretions
<input type="checkbox"/> Histic Epipedon	<input type="checkbox"/> High Organic Content in Surface Layer in Sandy Soils
<input type="checkbox"/> Sulfidic Odor	<input type="checkbox"/> Organic Streaking in Sandy Soils
<input type="checkbox"/> Aquic Moisture Regime	<input type="checkbox"/> Listed on Local Hydric Soils List
<input type="checkbox"/> Reducing Conditions	<input type="checkbox"/> Listed on National Hydric Soils List
<input type="checkbox"/> Gleyed or Low-Chroma Colors	<input type="checkbox"/> Other (Explain in Remarks)

Remarks: Soil generally similar to Donlonton series, but a somewhat poorly drained transitional phase. Soil marginally hydric inside wetlands.

WETLAND DETERMINATION

<table style="width:100%;"> <tr> <td>Hydrophytic Vegetation Present?</td> <td>Yes</td> <td><u>No</u></td> </tr> <tr> <td>Wetland Hydrology Present?</td> <td>Yes</td> <td><u>No</u></td> </tr> <tr> <td>Hydric Soils Present?</td> <td>Yes</td> <td><u>No</u></td> </tr> </table>	Hydrophytic Vegetation Present?	Yes	<u>No</u>	Wetland Hydrology Present?	Yes	<u>No</u>	Hydric Soils Present?	Yes	<u>No</u>	Is this Sampling Point Within a Wetland? Yes <u>No</u>
Hydrophytic Vegetation Present?	Yes	<u>No</u>								
Wetland Hydrology Present?	Yes	<u>No</u>								
Hydric Soils Present?	Yes	<u>No</u>								
Remarks: Sample point is centered approximately 25 feet outside of the flagged wetlands boundary at Flag #4. There is a gentle slope up from boundary. Inside the boundary, there are many old ruts from a logging operation +/-20 years ago.										

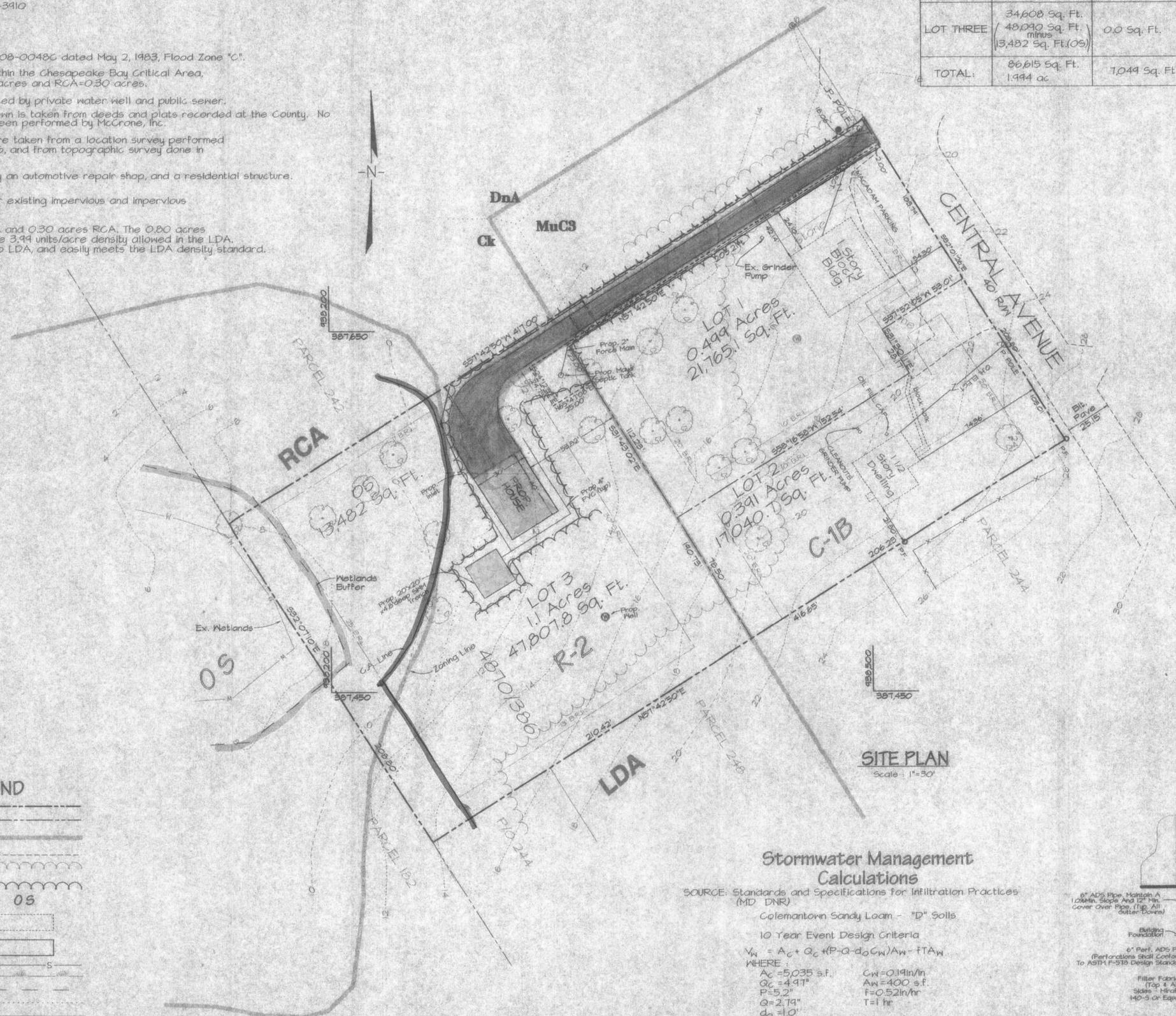
GENERAL NOTES

- Total area of project site is approximately 1.994 acres, 86,858 sq. ft.
- Existing zoning: R5 (Residential District)
C-1B: 0.982 acres, 42,754 sq.ft.
R-2: 0.703 acres, 30,622 sq.ft.
OS: 0.31 acres, 13,482 sq.ft.
- Subject property is located at Tax Map 60, Block 17, Parcel 243. Tax Account Number is 1-000-06203400.
- Property Owners:
Robert W. and Bonnie K. Pellicot
846 Selby Blvd.
Edgewater, MD 21031-3410
- Site address is:
1137 Mayo Road
Edgewater, MD 21031
- FEMA Floodmap No. 240008-0048C dated May 2, 1983, Flood Zone "C".
- The project is located within the Chesapeake Bay Critical Area, the LDA designation is 1.694 acres and RCA=0.30 acres.
- The site is currently serviced by private water well and public sewer.
- The property boundary shown is taken from deeds and plats recorded at the County. No property line survey has been performed by McCrone, Inc.
- The existing conditions were taken from a location survey performed by McCrone, Inc. on 8/21/96, and from topographic survey done in September of 1998.
- The existing use is currently an automotive repair shop, and a residential structure.
- See chart on this sheet for existing impervious and impervious allowances.
- Lot 3 has 0.80 acres LDA and 0.30 acres RCA. The 0.80 acres in the LDA is well under the 3.94 units/acre density allowed in the LDA. The site has 1.694 acres to LDA, and easily meets the LDA density standard.

	LOT AREA	EXISTING IMPERVIOUS AREA	PROPOSED IMPERVIOUS AREA
LOT ONE	21,765 Sq. Ft.	5,054 Sq. Ft. 23.4%	5,054 Sq. Ft. 23.4%
LOT TWO	17,041 Sq. Ft.	1,990 Sq. Ft. 11.7%	1,990 Sq. Ft. 11.7%
LOT THREE	34,608 Sq. Ft. minus 13,482 Sq. Ft. (OS)	0.0 Sq. Ft.	5,033 Sq. Ft. 14.5%
TOTAL:	86,815 Sq. Ft. 1.994 ac	7,044 Sq. Ft.	12,082 Sq. Ft. 13.95%



VICINITY MAP
Scale: 1"=1000'



LEGEND

- Ex. Property Line
- Prop. Property Line
- Ex. Zoning Line (Approximate)
- Ex. Edge of Pavement
- Ex. Treenline
- Prop. Treenline
- Ex. Zoning
- OS
- Ex. Structure
- Prop. Structure
- Prop. Sewer Line
- Existing Wetlands
- Wetlands Buffer
- Happed Soils
- C.A. Landuse

SITE PLAN
Scale: 1"=30'

Stormwater Management Calculations

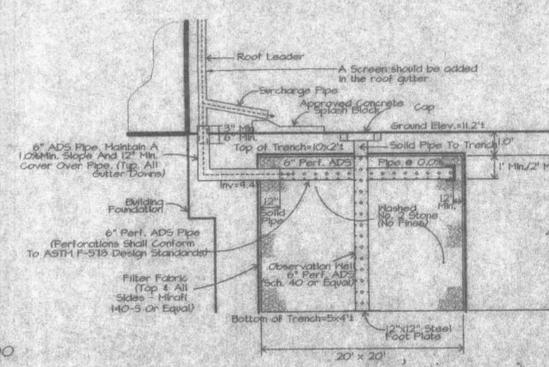
SOURCE: Standards and Specifications for Infiltration Practices (MD DNR)
Colemantown Sandy Loam - "D" Soils
10 Year Event Design Criteria

$$V_w = A_c + Q_c + (P - Q - d_0 C_w) A_w - f T A_w$$

WHERE:
 $A_c = 5035$ s.f.
 $Q_c = 4.91"$
 $P = 5.2"$
 $Q = 2.79"$
 $d_0 = 1.0'$
 $C_w = 0.19$ in/hr
 $A_w = 400$ s.f.
 $f = 0.52$ in/hr
 $T = 1$ hr

$$V_w = 5035(4.91/12) + (5.2/12) - (2.79/12) - (0.19)400 - 0.52(1)400$$

$V_w = 1882$ s.f. of storage required
 Trench size = 20' x 20' x 4.8' deep trench
 1420 c.f. of storage provided



MS99 005
JAN 28 1999
PLANNING AND CODE ENFORCEMENT

REVISION BLOCK

REV #	DATE	REVISION

McCRONE
ENGINEERS, ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING, CONSTRUCTION SERVICES
20 RIDGELY AVENUE
ANNAPOLIS, MARYLAND 21403
Tel: (410) 261-1992

SCALE	DATE	DATE	DATE	DATE
1"=30'				

FINAL DEVELOPMENT PLAN
For
PELLICOT PROPERTY
EDGEWATER, MARYLAND
Tax Map 60 - Block #17
Parcel #243
Anne Arundel County, MD
1st District

RECEIVED

SHEET NO. 1 OF 1
CADD FILE: PELLICOT.pro
FILE NO. F-10-21