

AA 36-99
SUB

Palisades on the Severn
99-017

MSA-S1829-12

LH
Completed
2/1/99



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 1, 1999

Mr. Chris Soldano
Anne Arundel County Department of Planning and Code Enforcement
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Palisades on the Severn

Dear Mr. Soldano:

I have received the above-referenced request to create two lots from 39 lots in the Resource Conservation Area. It appears this is consistent with the Anne Arundel County Critical Area Program. At the time of construction, the applicant shall meet all requirements concerning allowable clearing, impervious area and provide adequate stormwater and sediment and erosion control measures.

This office asks that the County not issue final approval until a response is received by the Department of Natural Resources Heritage and Biodiversity Division concerning potential habitats that could be impacted by development.

Thank you for the opportunity to comment. If you have any questions, please call me at (410) 260-7032.

Sincerely,

Lisa A. Hoerger
Environmental Specialist

CC: AA 36-99

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

TTY FOR DEAF ANNAPOLIS-974-2609 D.C. METRO-586-0450

AA 36-99

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

Team Central

Date Transmitted 1-22-99

Process Type: Critical Area
 Forest Stand Delineation
 Forest Conservation

99-017

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

From: Department of Planning & Code Enforcement/Development Division

Subject: Name Palmerades on The Severn

Formerly _____

Subdivision # S 96-011

Project # P 99-017

Site Plan Review # _____

Tax Map 38 Block 4 Parcel 36

200 Scale 818 600 Scale 38 1000 Scale 16

RECEIVED

JAN 26 1999

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

Please review the plans of the above mentioned project.

Your comments are requested by 2-4-99

RECEIVED

JAN 22 1999

PLANNING AND CODE
ENFORCEMENT

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

AA 36-99

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: ANNE ARUNDEL CO.

Date: 1-20-99

Name of Project (site name, subdivision name, or other): PALISADES ON THE SEVERN

Local case number: S 96-011, P99-017

Project location/Address: HOWARD RD / LEE RD / HART RD IN PALISADES

Tax map# 38

Block# 4

Lot# _____

Parcel# 26

Type of application:
(Select all applicable)

SUBDIVISION
 SITE PLAN
 VARIANCE:
Buffer__ Slope__
Imp.Surf.__ Other__
 SPECIAL EXCEPTION
 CONDITIONAL USE
 REZONING
 GRADING PERMIT
 BLDG PERMIT
 INTRAFAMILY
 GROWTH ALLOCATION
 OTHERS ADMIN PLAT

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)

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

Describe Proposed use of project site: COMBINATION OF 39 SMALL LOTS INTO 2
LARGER BUILDABLE LOTS FOR 2 SINGLE FAMILY DWELLINGS

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: 2.43 Ac

| | | | |
|---------------------------------|-----------------|--------------------------------|-----------------|
| IDA ACRES | _____ | AREA DISTURBED: | _____ |
| LDA ACRES | _____ | # LOTS CREATED: | <u>2</u> |
| RCA ACRES | <u>2.43 Ac</u> | # DWELLING UNITS: | <u>2</u> |
| AGRICULTURAL LAND: | _____ | | N.T.E. |
| EXISTING FOREST/WOODLAND/TREES: | <u>2.43 Ac</u> | FOREST/WOODLAND/TREES REMOVED: | <u>0.724</u> |
| FOREST/WOODLAND/TREES CREATED: | <u>0</u> | | N.T.E. |
| EXISTING IMPERVIOUS SURFACE: | <u>0</u> | PROPOSED IMPERVIOUS SURFACE: | <u>0.362 Ac</u> |
| TOTAL IMPERVIOUS SURFACE: | <u>0.362 Ac</u> | | |
| GROWTH ALLOCATION DEDUCTED: | _____ | | |
| RCA to LDA: | _____ | RCA to IDA: | _____ |
| | | LDA to IDA: | _____ |

Local Jurisdiction Contact person: _____

Telephone number: _____

Response from Commission required by: 2/4/99

Hearing Date: _____

PALISADES ON THE SEVERN
ADMINISTRATIVE PLAT
CRITICAL AREA REPORT

PREPARED FOR:
ANAREX, INC.
303 NAJOLES ROAD, #114
MILLERSVILLE, MD 21108

PREPARED BY:
CATTAIL CONSULTING
POST OFFICE BOX 1599
SEVERNA PARK, MD 21146

410-544-0133

JANUARY 1999

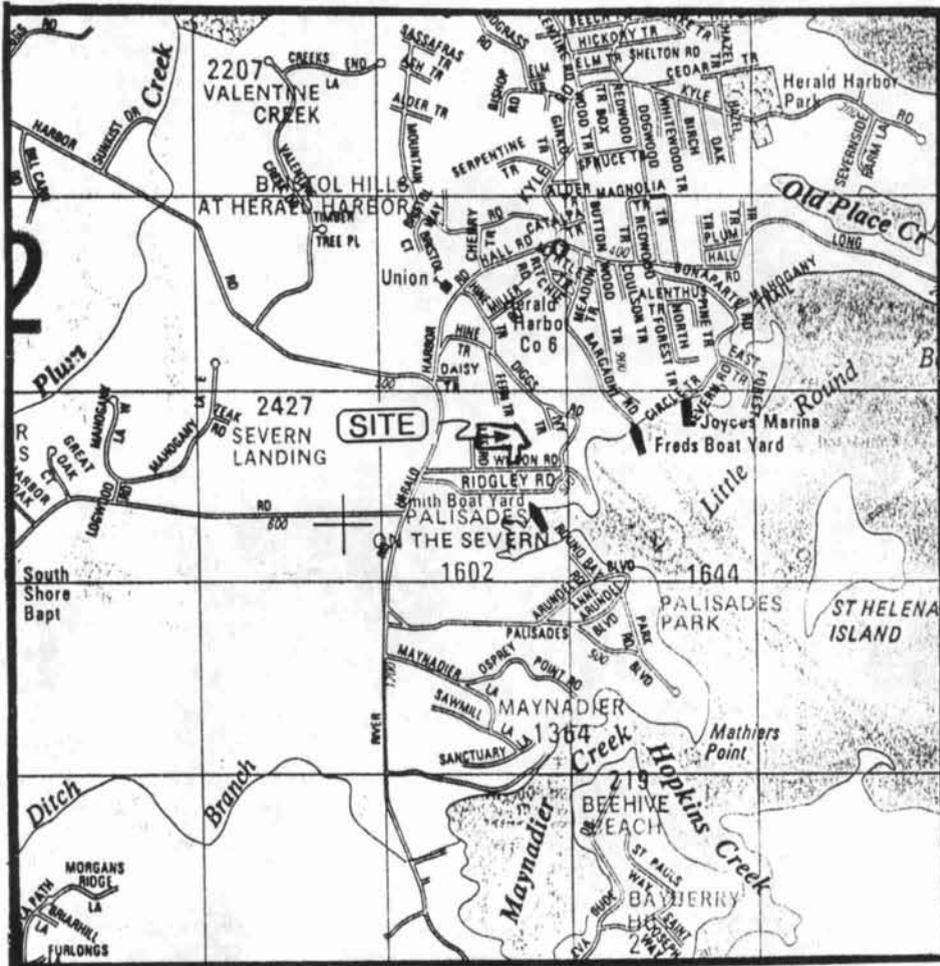
RECEIVED

JAN 26 1999

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

VICINITY MAP

1" = 2000'



CHESAPEAKE BAY CRITICAL AREA REPORT
CHECK LIST
Anne Arundel County, Maryland



TO: Property Owners in the Chesapeake Bay Critical Area

DATE: 1-20-99

FROM: Department of Planning and Code Enforcement

SUBJECT: Information Required for Submission of Critical Area Report - Zoning Applications

Zoning Case Number _____ Applicant's Name BEUE GROVE CORP
Critical Area Classification: LDA (RCA) IDA; Tax Map 3B Block 4 Parcel 26

Your property is located within the Chesapeake Bay Critical Area. In reviewing your application, Planning and Code Enforcement must determine the impact your proposal will have on stormwater management and plant and animal habitat in conformance to Critical Area criteria. Your plan must meet the criteria for your classification and satisfy COMAR 14.15.11 regarding variances. You are responsible for supplying five copies of the VICINITY MAP, NARRATIVE STATEMENT AND PLAN to the Zoning Administration Division of the Department of Planning and Code Enforcement with your zoning application. Applications within the Critical Area will not be accepted without a complete Critical Area Report.

1. A brief explanation of why you need a variance or special exception. If you have applied for a building or grading permit, please list the permit number(s). _____
2. A VICINITY MAP showing clear directions to your property and the address.
3. A short, 1 or 2 sentence per item, NARRATIVE STATEMENT which provides the following information (if checked):
 - Type of predominant trees and shrubs (maple, oak, evergreen, etc.) on the entire parcel. (At least 15% of the lot must have trees and shrubs or additional plantings will be required. Trees and shrubs must cover the area 25' from the water on waterfront lots except for access area.)
 - Method of control of rainwater from existing and proposed structures, driveways and parking. (Where does it go now? Where will additional runoff go? Any special techniques?)
 - Methods to minimize impacts on water quality and habitat from proposed construction (e.g. stormwater management, sediment control, replanting, avoiding slopes).
 - Square footage of site that is currently wooded or has trees and shrubs; square footage to be disturbed by proposed work; acreage of lot; total impervious coverage before and after work (Any lot in LDA or RCA that is 21,780 square feet or less cannot have more than 25% impervious surface covered unless further restricted by plat. Lots over 1/2 acre cannot exceed 15% coverage.)
 - Habitat protection areas: Buffers, expanded buffers, wetlands, rare and endangered species, anadromous fish propagation waters, colonial water bird nesting sites, historic waterfowl staging and concentration areas, riparian forests 300' or more in width, forested blocks 100 acres or more, natural heritage areas, plant and wildlife habitats of local significance.
4. A PLAN of your property, drawn to scale (a plot plan, grading plan or building location survey can be used) showing (if checked):
 - Steep slopes (15% or greater - show any slope if you aren't sure of percentage of slope)
 - Existing tree line, individual trees and all proposed clearing, grading or any disturbance
 - Wetlands (tidal and nontidal) Floodplain (tidal and nontidal)
 - Any proposed planting or landscaping on property
 - Other (water depths, buffers as shown on record plat, habitat protection areas as identified in 3e, and plat notes)
5. ONE copy of a Notification of Project Application supplied with this check list.

Residential lots in IDA will be required to meet the criteria for LDA. Special circumstances where LDA criteria cannot be met will be reviewed in conjunction with the Critical Area Commission. Commercial, institutional or industrial uses in IDA must meet the 10% Pollutant Reduction Rule. If you have any questions or need assistance, please contact Lori Allen at (410) 222-7459.

PALISADES ON THE SEVERN CRITICAL AREA REPORT

I. INTRODUCTION

The purpose of this administrative plat request is to allow the combination of 39 individual lots into two buildable lots for the construction of two single family homes. Along with the creation of the two buildable lots, an additional 17 of the small lots will be placed into a conservation easement per Waiver #5919 granted on February 3, 1998. The property is all wooded, with the exception of the existing road beds, and is within the Resource Conservation Area of the Critical Area.

II. VICINITY MAP

Included in this report is a vicinity map at 1" = 2000' and a topography map at 1" = 200'.

III. NARRATIVE

A. EXISTING CONDITIONS

Presently the site is wooded with a Virginia pine/yellow poplar stand. The overstory trees are in the 10-14" diameter at breast height size class. The understory trees are 4-8" in diameter and include American holly, flowering dogwood, and beech. The shrub layer is lowbush blueberry and poison ivy, with the herbaceous layer being Christmas fern.

There are no wetlands, streams, floodplains or other water features on the property. There were no rare, threatened, or endangered species found, nor any archaeological or historical remains. The soil types are Mattapex and Collington. There are some areas of 15% and greater slopes, which will be avoided during construction of the houses and septic areas.

B. STORMWATER MANAGEMENT

Sediment and erosion control during construction and stormwater management after construction will be addressed as required with the grading permit.

C. IMPACT MINIMIZATION

The number of small lots being combined (39) will create only two building lots, one of 1.4 acres, the other 0.99 acres. The lots are in an area zoned R-2, which would allow for smaller lots; however, it is the developer's intent to have the larger

lots. As previously stated, sediment control and stormwater management will be addressed. Only the minimum amount of woodland for construction of the houses and septic areas will be removed.

D. HABITAT PROTECTION AREAS

The only Habitat Protection Area onsite is the buffer to the 25% and it will not be disturbed.

E. PROPOSED CONDITIONS

At this time no construction is planned. This request is merely to allow the creation of the two lots. However, at the time of grading and/or building permit application, the allowable clearing (30%) and impervious coverage (15%) criteria will be addressed.

IV. MAPS AND PLANS

Several maps are included in this report to aid in the review of the project: vicinity map, Critical Area Map, soil survey, Upland Natural Areas, and nontidal wetland survey.

Attached to this report is a plan at 1" = 200' showing the proposed lot combination and new lot configuration, as well as the lots proposed to be placed in the conservation easement.

V. ADDITIONAL INFORMATION

A Notification of Project Application for the Critical Area Commission is contained in this package.

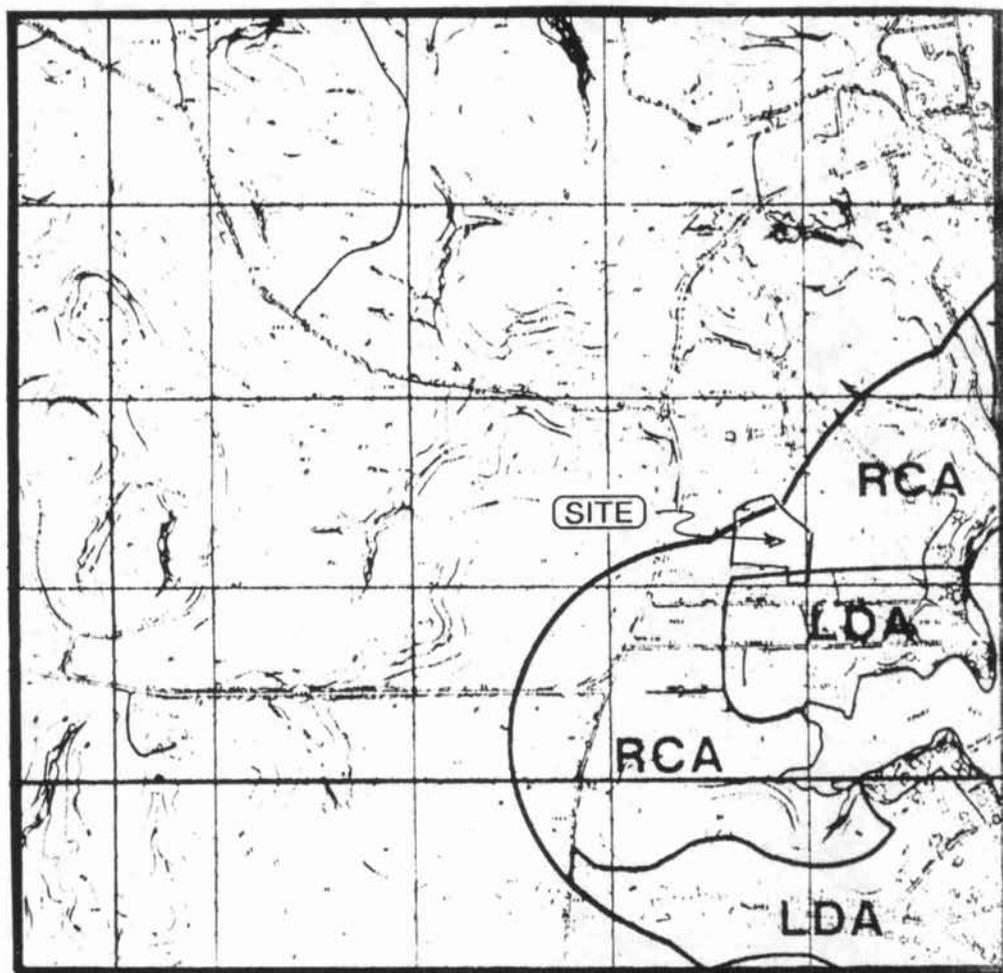
The field work was conducted on 1/11/99.

The owner of the property is:

The Belle Grove Corporation
4024 Belle Grove Road
Baltimore, MD 21225

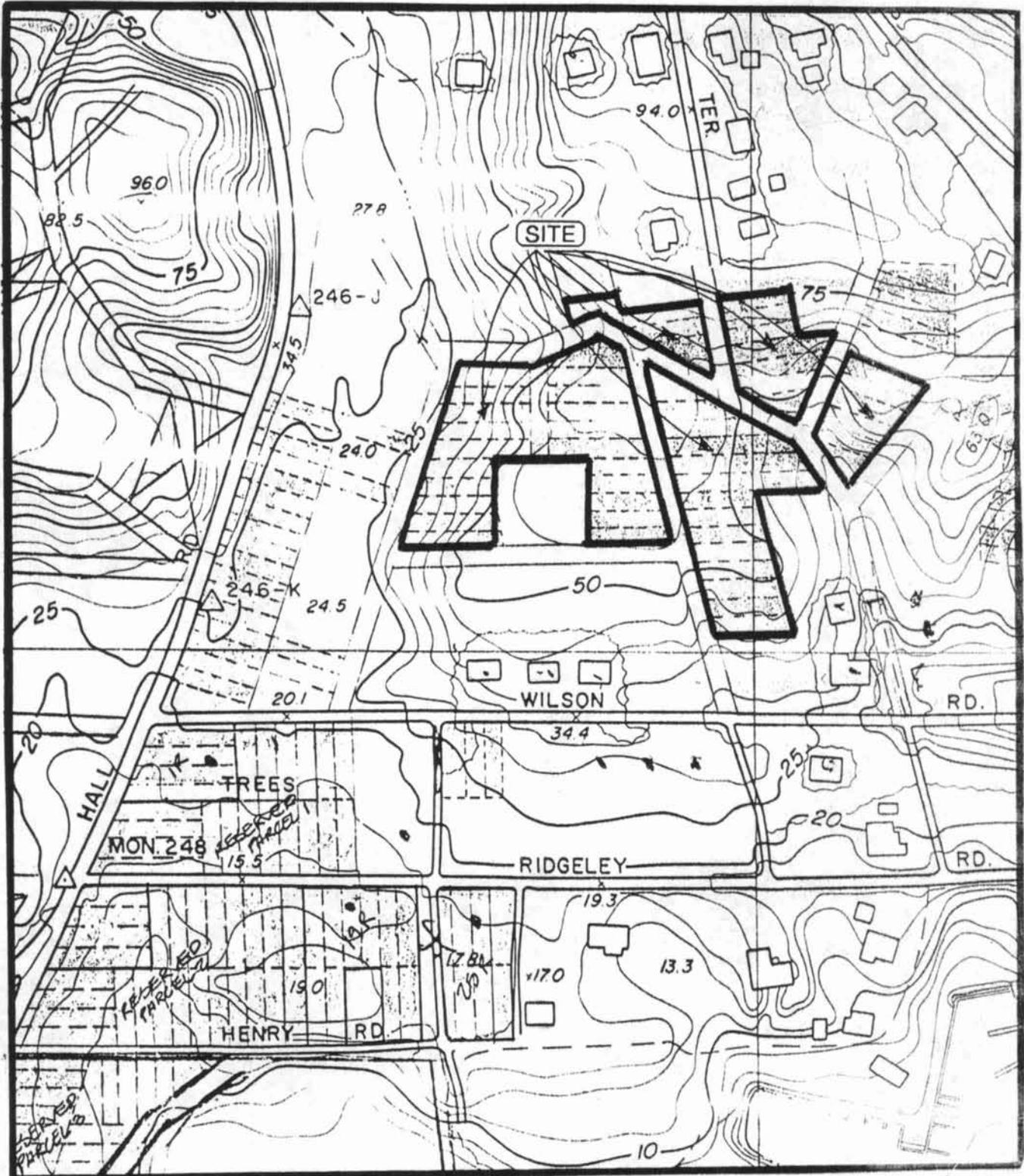
CRITICAL AREA MAP

1" = 1000'



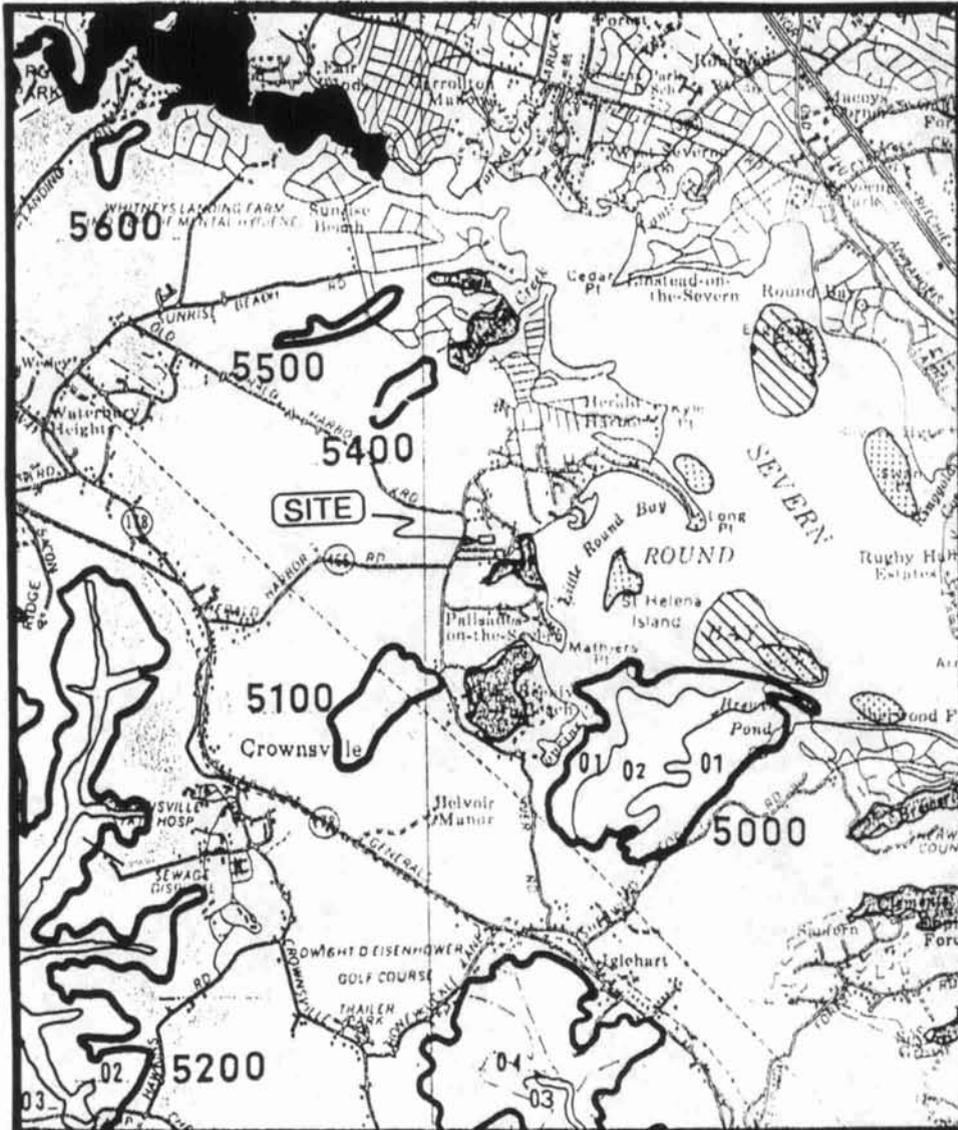
TOPOGRAPHIC MAP

1" = 200'



UPLAND NATURAL AREAS AND
AQUATIC SENSITIVE FEATURES MAP

1" = 1 MILE





Cattail Consulting

(410) 544-0133
Fax (410) 647-2783
P.O. Box 1599 • Severna Park, MD 21146

1/10/99

Michael E. Slattery
Wildlife and Heritage Division
Tawes State Office Building E-1
Annapolis, MD 21401

Dear Mr. Slattery,

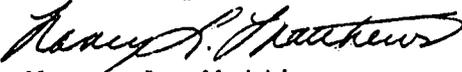
RE: PALISADES ON THE SEVERN
ANNE ARUNDEL COUNTY

Enclosed you will find two copies of the vicinity map for the referenced property. The purpose of the project is to combine thirty-nine small lots into two building lots.

At your convenience, please have your staff conduct an environmental review of the site and forward the results to my office.

Thank you for your time.

Sincerely,


Nancy L. Matthews

encl.

VICINITY MAP

1" = 2000'

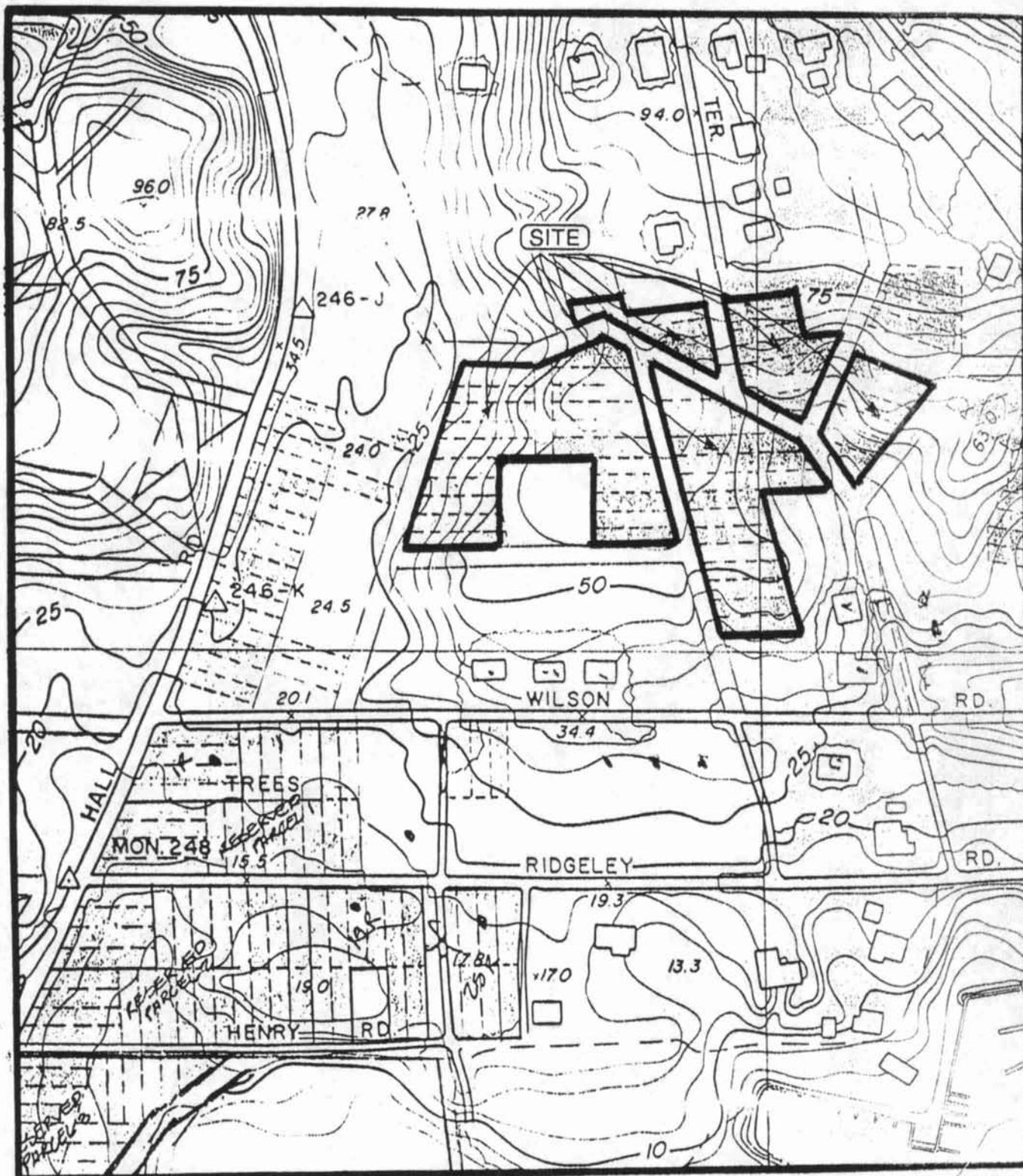


PALISADES ON THE SEVERN
BLOCK 212, LOTS 1-3 & 20-33
BLOCK 213, LOTS 1-11 & 17-27

CATTAIL CONSULTING
POST OFFICE BOX 1599
SEVERNA PARK, MD 21146
(410) 544-0133

TOPOGRAPHIC MAP

1" = 200'



PALISADES ON THE SEVERN
BLOCK 212, LOTS 1-3 & 20-33
BLOCK 213, LOTS 1-11 & 17-27

CATTAIL CONSULTING
POST OFFICE BOX 1599
SEVERNA PARK, MD 21146
(410) 544-0133

NOTICE TO TITLE EXAMINERS

- This plat has been approved for recording only and shall become null and void unless:
 - an inspection agreement or a public works agreement has been executed and recorded within 2 years after this plat is approved;
 - if required, a utility agreement has been executed and recorded within 2 years after this plat is approved; and
 - construction under each of these agreements has been continuous without interruption for more than one year at all times.
- A sale or contract of sale of any lots shown herein may not be made until necessary improvements have been:
 - satisfactorily completed under an inspection agreement and the subdivider has provided the County with a waiver of the liens from all contractors and subcontractors; or
 - satisfactorily guaranteed by a public works agreement, supported by a surety bond, certified check, cash or irrevocable letter of credit from a local bank or other security as authorized by law; and
- A building permit other than a sample permit may not be issued for any construction in this development until the requirements of paragraph 2 above have been complied with. Certificates of use and occupancy may not be issued for any building or structure in the subdivision unless improvements required under a utilities agreement have been completed and basic improvements required under a public works agreement by Article 25, Section 3-101 of the Anne Arundel County Code have been completed.

OWNERS DEDICATION

The Belle Grove Corporation, Owner(s) of the property shown and described herein, hereby adopt(s) this plan of subdivision; establish(es) the minimum building restriction lines and dedicate(s) the streets, alleys, walkways and other easements, widening strips and floodplains, to public use; such lands to be deeded to Anne Arundel County or the State Highway Administration, as may be appropriate, on request.

The recreation and open space shown herein is hereby set aside for the recreational use of the residents of the subdivision; and shall, in accordance with Article 26, Section 3-102(g) of the Anne Arundel County Code, be conveyed to Homeowners Association immediately after recordation of this plat.

There are no suits, actions at law, leases, liens, mortgages, trusts, easements, or rights-of-way affecting the property included in this plan of subdivision, except the following: _____ and all parties in interest thereto have hereunto affixed their signatures, indicating their assent and willingness to join in this plan of subdivision.

The Belle Grove Corporation _____ Date
R. Bruce Jones (President)

OWNER/DEVELOPER CERTIFICATION

I/We certify that iron pipes marked \bullet and concrete monuments marked \blacksquare will be set in accordance with the Subdivision Regulations of Anne Arundel County, Maryland.

The Belle Grove Corporation _____ Date
R. Bruce Jones (President)

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown herein is correct, that it represents a survey of the property by the surveyor or prepared under the surveyors direct supervision; and that it is a subdivision of part of the lands conveyed by THE SEVERN LAND COMPANY AND ROADWATER, INC TO THE BELLE GROVE CORPORATION BY DEED DATED FEBRUARY 3, 1952 and recorded in the land records of Anne Arundel County, Maryland in Liber 440 Folio 317.

The requirements of Section 3-108, the Real Property Article, Annotated Code of Maryland, 1988 replacement volume, (as supplemented) as far as they relate to the making of this plat and the setting of markers have been complied with.

James C. Syme 1/6/99 _____ Date
James C. Syme Registered Land Surveyor #10690

The Belle Grove Corporation _____ Date
R. Bruce Jones (President)



PLAN PREPARED BY:
CATTAIL CONSULTING
POST OFFICE BOX 1599
SEVERNA PARK, MD 21146
(410) 544-0133

James C. Syme
1-99

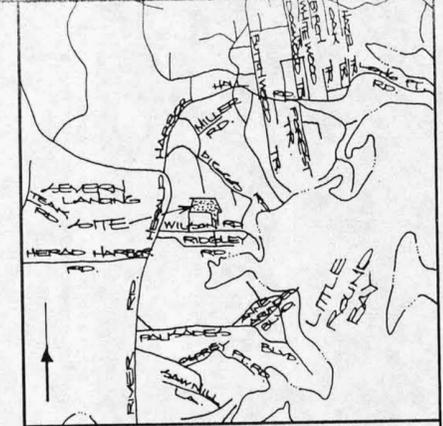
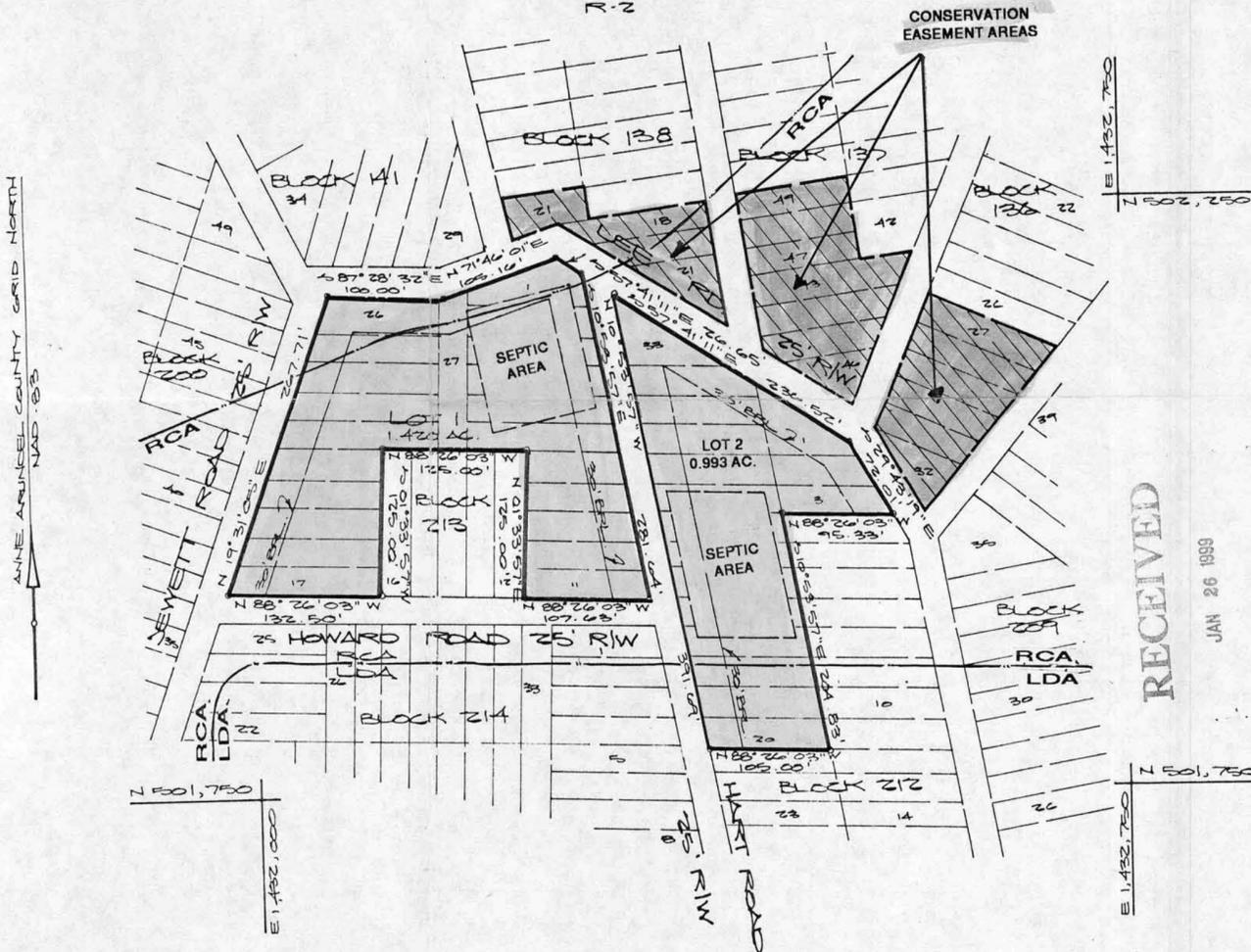
The requirements of the Anne Arundel County Health Department have been met in preparing this plat.

Health Officer (PRIVATE WATER AND SEWER) _____ Date

Director, Department of Planning And Code Enforcement _____ Date
Anne Arundel County, Maryland

ANAREX, INC.
ENGINEERS SURVEYORS
EXPEDITERS PLANNERS
303 NAJOLAS ROAD
SUITE 114
MILLERSVILLE, MD. 21108-2506
PHONE: (410) 987-6901

FALSADES ON THE SEVERN
SECTION "J"
TAX MAP: 38 BLOCK: 4 PARCEL: 26
PLAT BOOK: 5 PAGE: 8
R-2



VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

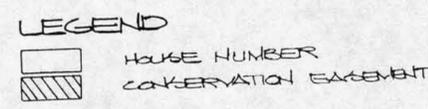
- THE PURPOSE OF THIS PLAT IS TO CREATE TWO BUILDABLE LOTS FROM LOTS 1-3, 20-27 BLOCK 212 AND LOTS 1-11, 17-27 BLOCK 213 PREVIOUSLY RECORDED IN PLAT BOOK: 5 PAGE: 8 PLAT NO. 257-A AS FALSADES ON THE SEVERN SECTION "J"
- WAIVER NO. 5919 TO DEVELOPER'S INTEREST WAS GRANTED BY THE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT ON FEBRUARY 3, 1998
- SEPTIC AREA NOTE: THE 10,000 SQUARE FOOT SEPTIC AREA SHALL REMAIN UNENCUMBERED BY BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PERMANENT OR PHYSICAL OBJECTS.
- THIS SITE IS LOCATED PARTIALLY WITHIN THE LDA/RCA DESIGNATION OF THE CRITICAL AREA AND WILL BE SUBJECT TO ALL CRITICAL AREA REQUIREMENT IN AFFECT AT THE TIME OF GRADING AND/OR BUILDING PERMIT ZONING / SETBACKS

R-2 ZONING
FRONT = 30'
REAR = 25'
SIDE = 7'
COMBINED = 20'
HEIGHT = 35' - 3 1/2 STORIES

AREA TABULATIONS

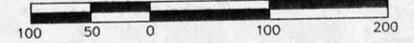
LOT 1: 1.420 AC.
LOT 2: 0.993 AC.
TOTAL: 2.413 AC

CLEARING ALLOWED 30% = 0.724 ac.
IMPERVIOUS COVERAGE ALLOWED 15% = 0.362 ac.



FLAT ONE OF ONE
* ADMINISTRATIVE FLAT
FALSADES ON THE SEVERN
SECTION "J"
LOTS: 1-3, 20-27 BLOCK: 212 AND LOTS: 1-11 AND 17-27 BLOCK: 213

SUBDIVISION NO. _____ PROJECT NO. _____
TAX MAP 38 BLOCK 4 PARCEL 26
SECOND DISTRICT ANNE ARUNDEL COUNTY, MD.
SCALE: 1" = 100' ZIP CODE: 21032



RECORDED IN PLAT BOOK _____ PAGE _____ PLAT NO. _____