

AA 75-99  
VAR

Ruegg, Daniel  
98-0443

MSA-51829-26

LA  
Comment  
2/18/99



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 18, 1999

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

Re: Daniel Ruegg, Lots 117, 118  
1998-0443-V

Dear Mr. Dooley:

I have received the above-referenced request to disturb the 100-foot and expanded Buffer and to disturb steep slopes. Provided the lots are properly grandfathered, this office will not oppose the placement of a single family dwelling. However, this proposal is excessive and we cannot support is as currently proposed.

We could support a proposal showing a smaller footprint, which will result in less clearing and grading. The proposed method of stormwater management is not clear; however disturbance to the Buffer should be the minimum possible. Mitigation should be at a 3:1 ratio.

Thank you for the opportunity to comment. Please include this letter in your file and submit it as part of the record for variance. Please notify the Commission of the decision made in this case.

Sincerely,

Lisa A. Hoerger  
Environmental Specialist

cc: AA 75-99

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



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

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Anne Arundel County Date: October 12, 1998  
 Name of Project (site name, subdivision name, or other): Holly Hill Harbor  
Reserved Parcel or  
 Local case number: \_\_\_\_\_ Lots 116-117  
 Project location/Address: No address assigned  
Reserved Parcel or  
 Tax map# 60 Block# 15 Lot# 116 Parcel# 529

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 \_\_\_\_\_

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: One single-family  
detached dwelling

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: <u>0.39</u>	
IDA ACRES <u>0</u>	AREA DISTURBED: <u>0.15</u>
LDA ACRES <u>0.39</u>	# LOTS CREATED: <u>0</u>
RCA ACRES <u>0</u>	# DWELLING UNITS: <u>1</u>
AGRICULTURAL LAND: <u>0</u>	
EXISTING FOREST/WOODLAND/TREES: <u>0.39</u>	FOREST/WOODLAND/TREES REMOVED: <u>0.15</u>
FOREST/WOODLAND/TREES CREATED: <u>0</u>	
EXISTING IMPERVIOUS SURFACE: <u>0</u>	PROPOSED IMPERVIOUS SURFACE: <u>0.06</u>
TOTAL IMPERVIOUS SURFACE: <u>0.06</u>	
GROWTH ALLOCATION DEDUCTED: <u>N/A</u>	
RCA to LDA: <u>N/A</u>	RCA to IDA: <u>N/A</u>
	LDA to IDA: <u>N/A</u>

*well septic?  
 SWM  
 clearing*

Local Jurisdiction Contact person: \_\_\_\_\_  
 Telephone number: \_\_\_\_\_  
 Response from Commission required by: \_\_\_\_\_ Hearing Date: \_\_\_\_\_

**RECEIVED**

*Greenhorne & O'Mara, Inc.*

FEB 12 1999

**SHORT FORM CRITICAL AREA REPORT**

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

**HOLLY HILL HARBOR**

**TAX MAP 60, BLOCK 15, PARCEL 43, LOTS 114 - 115**

**TAX MAP 60, BLOCK 15, PARCEL 529, RESERVED PARCEL, LOTS 116-117**

**VARIANCE REQUEST**

**FEBRUARY, 1999**

**INTRODUCTION**

This report accompanies the variance request for Lots 114-115 and a Reserved Parcel in the Holly Hill Harbor subdivision. The Reserved Parcel was designated as Lots 116-117 on previous Holly Hill Harbor record plats. This request is to allow disturbance within the expanded buffer and to slopes in excess of 15 percent that are located within the critical area.

**SITE ANALYSIS**

These four lots comprise two legal building sites. Lots 114-115 consist of 14,600 square feet located on the south-side of an unnamed 15-foot right of way located on the west side of Overhill Road, approximately 800 feet north of Outrigger Drive. The Reserved Parcel or Lots 116-117 consist of 16,994 square feet. Both of the proposed dwellings will derive their access from a 20-foot wide private use-in-common easement off of the above mentioned unnamed right of way. Both building sites are located entirely within the Chesapeake Bay Critical Area with an LDA designation. Slopes on both sites range from 12 to 50 percent with the steeper slopes being located adjacent to Bear Neck Creek that are vegetatively stabilized with no evidence of erosion. Drainage is to the west with the runoff ultimately reaching Bear Neck Creek.

**EXISTING DEVELOPMENT**

There is no existing development or structures currently present on this site.

**DESCRIPTION OF EXISTING VEGETATION**

The following is a description of the existing vegetation on-site:

CANOPY

Black Oak - *Quercus velutina*

Yellow Poplar - *Liriodendron tulipifera*

*Greenhorne & O'Mara, Inc.*

**SHORT FORM CRITICAL AREA REPORT**

**HOLLY HILL HARBOR**

**TAX MAP 60, BLOCK 15, PARCEL 43, LOTS 114 – 115**

**TAX MAP 60, BLOCK 15, PARCEL 529, RESERVED PARCEL, LOTS 116-117**

**VARIANCE REQUEST**

**NOVEMBER, 1998**

**INTRODUCTION**

This report accompanies the variance request for Lots 114-115 and a Reserved Parcel in the Holly Hill Harbor subdivision. The Reserved Parcel was designated as Lots 116-117 on previous Holly Hill Harbor record plats. This request is to allow disturbance within the expanded buffer and to slopes in excess of 15 percent that are located within the critical area.

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## *Greenhorne & O'Mara, Inc.*

Sweetgum – Liquidamber styraciflua  
Red Maple – Acer rubrum

### UNDERSTORY

Sassafras – Sassafras albidum  
Honey Locust – Robina pseudoacacia  
Immature species of the canopy

### SHRUBS AND HERBACEOUS

Greenbriar – Smilax rotundifolia  
Grasses

### **SOIL TYPE**

The soil type on both lots consists of Monmouth fine sandy loam (MvE), 15-40 percent slopes. This soil series is a well drained soil where measures must be taken to control erosion during and after construction.

### **WETLANDS**

According to the National Wetland inventory Maps there are no non-tidal wetlands located on this lot. There are tidal wetlands located adjacent to the shoreline of Bear Neck Creek, which will not be impacted by this development.

### **IMPACT MITIGATION**

The following is a list of measures to be taken to minimize impacts of the proposed dwellings during construction.

### SEDIMENT CONTROL

Properly installed sediment control devices will significantly reduce the amount of suspended sediment load on-site. Straw bales and/or silt fence will be used to minimize the possibility of silt being conveyed to adjacent properties and waterways.

### MAXIMIZATION OF THE BUFFER FROM BEAR NECK CREEK

The dwelling proposed on the Reserved Parcel or Lots 116 – 117 is setback approximately 74 feet from Bear Neck Creek. The dwelling has been placed as close to the rear lot line as possible to maximize the buffer.

*Greenhorne & O'Mara, Inc.*

STORM WATER MANAGEMENT

A storm water management trench will be provided on each lot for the increased runoff from the proposed improvements. This trench will provide both water quality and quantity management prior to the discharge of any runoff.

**DEVELOPMENT CALCULATIONS**

The following is the development breakdown for each site

Lots 114 -115

Total site area: 14,600 square feet – 0.34 acres  
Total woodland on-site before construction: 13,261 square feet – 0.30 acres  
Total woodland to be disturbed: 8,717 square feet – 0.20 acres  
Total impervious area before construction: 0  
Total impervious area proposed: 3,650 square feet – 0.08 acres (25%)

Reserved Parcel or Lots 116 - 117

Total site area: 16,994 square feet – 0.39 acres  
Total woodland on-site before construction: 16,994 square feet – 0.39 acres  
Total woodland to be disturbed: 6,630 square feet – 0.15 acres  
Total impervious area before construction: 0  
Total impervious area proposed: 2,808 square feet – 0.06 acres (17%)

**SUMMARY**

With correctly installed and maintained sediment control devices, this office feels that minimal environmental impact will occur with the construction of this dwelling. All disturbed areas will be immediately stabilized to minimize the possibility of erosion taking place.