

AA 190-99 Holly Hill Harbor  
SUB 78-026, 99-070

MSA - 51829-80

4/2/89  
JH

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

April 22, 1999

Mr. Steve Callahan  
Anne Arundel County Department of Planning and Code Enforcement  
2664 Riva Road, MS 6303  
Annapolis, Maryland 21401

Re: Holly Hill Harbor  
S 78-026, P 99-070

Dear Mr. Callahan:

I have received the above-referenced request for an administrative lot line change. This office has no comment regarding this request.

Thank you for the opportunity to comment. Please include this letter in your file. If you have any questions, I can be reached at (410) 260-7032.

Sincerely,

A handwritten signature in cursive script, appearing to read "Lisa A. Hoerger", followed by a horizontal line.

Lisa A. Hoerger  
Environmental Specialist

cc: AA 190-99

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



190-99

ANNE ARUNDEL COUNTY  
Annapolis, Maryland

DEPARTMENT OF PLANNING AND CODE ENFORCEMENT

INTER-OFFICE CORRESPONDENCE

April 20, 1999

TO: Steve Callahan  
FROM: Penny Chalkley  
SUBJECT: Holly Hill Harbor  
96R & 18R  
Administrative P 1999-070

If Lot 96R was a Reserved Parcel, it still needs to meet all the Critical Area criteria. I have no objection to changing the lot lines due to the encroachment but what happened to the Reserve Parcel Status? This seems to confer buildability to Lot 96, per the Waiver Note.

The 100' buffer is not shown. The allowable impervious is not indicated (15%), clearing/replacement is not given (3 times). The entire site is in the expanded buffer as well as having the steep slopes referred to with the Variance. No copy of the Variance was included.

Either provide additional Critical Area information, including an Environmental Review Statement, if this Reserve Parcel is to become legal or clearly state that Reserved Parcel/96R must undergo subdivision review and approval.

PC/ma  
cc: CBCAC  
File/Diary  
P:\DATA\SHARED\SUBDIV\DANK\1999-070.WPD

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

AA 190-99

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Anne Arundel

Date: March 22, 1999

Name of Project (site name, subdivision name, or other): Holly Hill Harbor

Local case number: 578-026, 999-070 Reserved Parcel

Project location/Address: See attached sheet

Tax map# 60

Block# 15

Reserved  
Lot# Parcel 1

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 Admin. lot

line change

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 dwelling

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: 0.46

IDA ACRES: 0

AREA DISTURBED: 0.22

LDA ACRES: 0.46

# LOTS CREATED: 0

RCA ACRES: 0

# DWELLING UNITS: 1

AGRICULTURAL LAND: 0

EXISTING FOREST/WOODLAND/TREES: 0.40 FOREST/WOODLAND/TREES REMOVED: 0.19

FOREST/WOODLAND/TREES CREATED: 0

EXISTING IMPERVIOUS SURFACE: 0

PROPOSED IMPERVIOUS SURFACE: 0.07

TOTAL IMPERVIOUS SURFACE: 0.07

GROWTH ALLOCATION DEDUCTED: N/A

RCA to LDA: N/A

RCA to IDA: N/A

LDA to IDA: N/A

Local Jurisdiction Contact person: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Response from Commission required by: 4/22/99

Hearing Date: \_\_\_\_\_

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

AA190-99

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Anne Arundel

Date: March 22, 1999

Name of Project (site name, subdivision name, or other): Holly Hill Harbor

Local case number: \_\_\_\_\_

Lot 18

Project location/Address: See attached sheet

Tax map# 60

Block# 15

Lot# 18

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 Admin. lot

Type of Project:  
(Select all applicable)

- RESIDENTIAL
- COMMERCIAL
- WATER DEPENDENT  
FACILITY/PIER/MARINA
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- AGRICULTURE
- OTHERS \_\_\_\_\_  
c.g. PUD

Current Use:  
(Select all applicable)

- COMMERCIAL
- RESIDENTIAL
- AGRICULTURE
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- SURFACE MINING
- VACANT
- WATER DEPENDENT  
FACILITY/PIER/MARINA
- OTHERS \_\_\_\_\_

line change

Describe Proposed use of project site: Administrative lot line  
change. No development proposed under this  
application.

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: <u>0.43</u>			
IDA ACRES	<u>0</u>	AREA DISTURBED:	<u>0</u>
LDA ACRES	<u>0.43</u>	# LOTS CREATED:	<u>0</u>
RCA ACRES	<u>0</u>	# DWELLING UNITS:	<u>0</u>
AGRICULTURAL LAND:	<u>0</u>		
EXISTING FOREST/WOODLAND/TREES:	<u>0.18</u>	FOREST/WOODLAND/TREES REMOVED:	<u>0</u>
FOREST/WOODLAND/TREES CREATED:	<u>0</u>		
EXISTING IMPERVIOUS SURFACE:	<u>0.16</u>	PROPOSED IMPERVIOUS SURFACE:	<u>0</u>
TOTAL IMPERVIOUS SURFACE:	<u>0.16</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>

Local Jurisdiction Contact person: \_\_\_\_\_

Telephone number: \_\_\_\_\_

Response from Commission required by: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

*Greenhorne & O'Mara, Inc.*

**SHORT FORM CRITICAL AREA REPORT**

**HOLLY HILL HARBOR  
RESERVED PARCEL AND LOT 18  
TAX MAP 60, BLOCK 15, PARCEL 529**

**ADMINISTRATIVE PLAT  
FEBRUARY, 1999**

**INTRODUCTION**

This report accompanies the administrative plat submittal for the Reserved Parcel and Lot 18 in the Holly Hill Harbor subdivision. This application proposes to change the location of the common property line between the above lots. A variance request for the Reserved Parcel was approved by the Zoning Hearing Officer on October 8, 1998 allowing development on slopes in excess of 15 percent located within the Chesapeake Bay Critical Area. 

**SITE ANALYSIS**

The Reserved Parcel currently consists of 19,130 square feet located on the north-side of Oak Road, approximately 90 feet north of Overhill Drive. The proposed area, now designated as Lot 96R, is 20,121 square feet. The proposed dwelling will derive its access from a 10-foot wide driveway proposed within the Oak Road right of way. Oak Road is a 20-foot wide paper road located off of Overhill Drive approximately 120 feet north of Outrigger Drive.

Lot 18 currently consists of 19,857 square feet located on Hickory Road, approximately 250 feet west of Overhill Drive. The proposed lot area is 18,866 square feet. No new development is proposed on this lot under this proposal.

Both lots are located entirely within the Chesapeake Bay Critical Area with an LDA designation. Slopes 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**

Lot 18 is currently developed with a single family dwelling and associated improvements. Development calculations are shown later in this report. There is no existing development or structures currently present on the Reserved Parcel.

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

### **DESCRIPTION OF EXISTING VEGETATION**

The following is a description of the existing vegetation on the Reserved Parcel and Lot 18:

#### CANOPY

Black Oak – *Quercus velutina*  
Yellow Poplar – *Liriodendron tulipifera*  
Sweetgum – *Liquidambar 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

#### **WETLANDS**

According to the National Wetland inventory Maps there are no non-tidal wetlands located on these lots. There are tidal wetlands located adjacent to the shoreline of Bear Neck Creek.

#### **IMPACT MITIGATION**

The following is a list of measures to be taken to minimize impacts of the proposed construction on the Reserved Parcel:

#### 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.

*Greenhorne & O'Mara, Inc.*

MAXIMIZING THE BUFFER FROM BEAR NECK CREEK

The proposed dwelling on the Reserved Parcel is setback a minimum of 93 feet from Bear Neck Creek. The house has been placed as close to the rear lot line as possible to maximize the buffer.

STORM WATER MANAGEMENT

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

**DEVELOPMENT CALCULATIONS**

The following is the development breakdown for the Reserved Parcel and Lot 18:

Reserved Parcel:

Total proposed area of lot: 20,121 square feet – 0.46 acres  
Total woodland on lot before construction: 17,574 square feet – 0.40 acres  
Total woodland on lot that will be disturbed: 8,487 square feet – 0.19 acres  
Total impervious area before construction: 0  
Total impervious area of dwelling and driveway: 3,030 s.f. – 0.07 ac. (15%)

Lot 18:

Total proposed area of the lot: 18,866 square feet – 0.43 acres  
Total existing woodland: 7,750 square feet – 0.18 acres  
Total woodland to be disturbed under this proposal: 0  
Total existing impervious area: 7,068 square feet – 0.16 acres  
Total impervious area proposed under this application: 0

**SUMMARY**

With correctly installed and maintained sediment control devices, this office feels that minimal environmental impact will occur with the construction of the dwelling on the Reserved Parcel. All disturbed areas will be vegetatively stabilized with no erosion taking place. No development will occur on Lot 18 under this proposal. In summary, the intent of the Critical Area Legislation is met by this proposal.