

AA 405-99
SUB

Ulmstead Estates
99-151

MSA-S-1829-160-

LH
Comment
8/5/99



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

August 5, 1999

Ms. Lori Allen
Anne Arundel County Department of Planning and Code Enforcement
2664 Riva Road, MS 6303
Annapolis, Maryland 21401

Re: Ulmstead Estates, Lot 99, P# 1999-151

Dear Ms. Allen:

Thank you for providing us with the above-referenced subdivision request. I have outlined my comments below.

- 1) Since the proposed lot is within the Limited Development Area we have no comment regarding density.
- 2) The Critical Area Report mentions that the proposal meets all development standards, however no figures concerning proposed impervious surfaces, clearing, or stormwater management were provided. The County shall ensure these issues are addressed and are properly met before any construction takes place.
- 3) The County shall also ensure that no variances will result from the creation of this new lot since this office will not support variances for newly created lots.
- 4) The creation of the new lot shall not create any nonconforming situation on the existing lot in regard to Critical Area standards.

Thank you for the opportunity to comment. Please telephone me if you have questions or if I can provide additional assistance at (410) 260-7032.

Sincerely,

Lisa A. Hoerger
Natural Resources Planner

cc: AA 405-99

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

CHESAPEAKE BAY CRITICAL AREA COMMISSION
275 WEST STREET - SUITE 320
ANNAPOLIS, MD 21401

AA405-99

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Anne Arundel

Date: 7/27/99

Name of project (site name, subdivision name, or other):

Resubdivision of Plat 3, Section 4, Lot 99, Ulmstead Estates

Name of applicant (landowner, developer, or other):

Don R. & Johanna M. Thompson

Local case number 99-151

Project Location:

Address or location description 632 Basin Way

Tax Map 33 Block 19 Lot 99 Parcel 106

Type of application (check one and describe, if necessary):

- Site plan _____
- Subdivision Family Conveyance
- Variance _____
- Rezoning _____
- Special Exception or Conditional Use _____
- Proposed Use _____
- Grading Permit _____
- Other _____

Description of project and site:

Proposed use Residential Lot

Current use Residential Lot

Acreage(s) of Development Area(s):

Total acreage of property 0.93 Ac.
Total acreage in Critical Area 0.93 Ac.
Acres in: IDA _____
LDA 0.93 Ac.
RCA _____

Local jurisdiction contact requirements:

Contact person _____

Telephone number - 222-7441

Response from Commission required by

McCRONE

- Engineering
- Environmental Sciences
- Construction Services
- Land Planning & Surveying

Chesapeake Bay Critical Area Report

Thompson Property
Resubdivision of Plat 3 - Section 4
Lot 99
Ulmstead Estates

RECEIVED

AUG 8 1999

632 Basin Way
Arnold, MD 21012
Tax Map 33, Grid 19, Parcel 106
Anne Arundel County Zoning: R-2
Critical Area Designation: LDA

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

The applicants, Mr. and Mrs. Don R. Thompson, currently live at 632 Basin Way. This property is also known as Lot 99, Section 4, Plat 3 of Ulmstead Estates. This 0.931 acre (40,550 square feet) lot is improved with an existing two story dwelling. The majority of this property is a well maintained yard with a large garden area. It is their desire to subdivide this property so that they can create a 0.467 Acre lot for their son to build his house upon after returning home from college. This property is suited for this proposed subdivision in regards to its density and minimum lot size restrictions. The new lot will have driveway access via Lynch Drive, a well maintained 30 foot wide paved road, which is situated within a 50 foot wide public right-of-way. This community is currently served with public water and sewer.

The entire property is located within the Chesapeake Bay Critical Area and has a LDA land use designation. 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 0.93 Acre lot is located on the south side of Lynch Drive, a 50 foot wide public right-of-way. This property is surrounded by existing residential homes.

The soil survey for this property based on Anne Arundel County (USDA 1973) shows one general soil series on this site, Runford Loamy Sand (RuB2). This also has been confirmed based on the soil sample taken from a boring location that was taken for the Stormwater Management evaluation. This is a class "B" soil that has a moderately rapid permability rating and is well suited for the existing grades on this site.