

LH
Comment
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MSA-5-1829-4563

AA 33-05 Beall/Steele
05-002 SUB

Robert L. Ehrlich, Jr.
Governor



Michael S. Steele
Lt. Governor

Martin G. Madden
Chairman

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

February 1, 2005

Mr. Tom Burke
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Beall Property, Lot 1 -- Resubdivision of Steele/Marshall
MS 05-002

Dear Mr. Burke:

I have received the above-referenced subdivision request for review and comment. From the information provided, it appears the applicant proposes to create a lot from two adjoining parcels. I have outlined my comments below.

1. The resulting acreage of the parent parcels (parcels 209 and 297) should be provided, including the resulting impervious surface figures to ensure these parcels still comply with the County's Critical Area program requirements.
2. The letter from the Department of Natural Resources, Wildlife and Heritage Division must be received prior to final approval.
3. In addition to the setback notes for the R 1 zoning district, we recommend a note be added to the final plat regarding the 100-foot Buffer from Crab Creek and the limits on clearing and disturbance.
4. We recommend a note be added to the final plat indicating the maximum allowable impervious area for this lot.



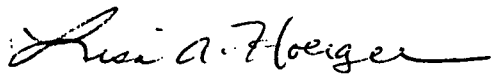
Mr. Burke
February 1, 2005
Page Two

5. Any clearing must be replaced at a minimum 1:1 ratio. We note the Critical Area Planting note that appears of the site plan/grading plan; however, this plan does not show the proposed planting area on the lot.

6. The site plan shows the proposed dwelling to be five feet from the edge of the 100-foot Buffer. We recommend that the dwelling be sited to accommodate any future plans for a patio or deck to be located entirely outside the 100-foot Buffer. Otherwise a variance would be required, and this office typically does not support variances on non-grandfathered lots with new development.

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3478.

Sincerely,



Lisa A. Hoerger
Natural Resources Planner

cc: AA 33-05

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MS 05-002

JAN 12 2005

CRITICAL AREA REPORT

472/474 Ferry Point Road

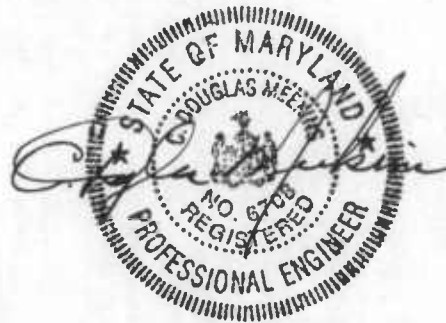
PERMIT APPLICATION CENTER

The subject properties are existing legal lots with frontage on Crab Creek and are located entirely in the LDA portion of the Chesapeake Bay Critical Area. The applicant wishes to create one single-family lot, so that he may construct a home on the new lot. The new lot will use the existing entrance onto the property from Ferry Point Road.

There are no steep slopes that will be disturbed with this project. The area where the proposed lot is to be created is mainly flat. No more than 20% or 9,235 S.F. of developed woodland may be cleared for development provided replacement is made on not less than an equal area basis. Most of the property is wooded.

Stormwater management will be addressed by the Environmentally Sensitive Area Credit. All of the criteria from the State of Maryland Stormwater Management Manual will be met.

There are no known habitat protection areas known to exist on this site.



12.14.04

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JAN 14 2005

CHESAPEAKE BAY
CRITICAL AREA

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT REPRESENTS A SURVEY OF THE PROPERTIES BY THE SURVEYOR AND THAT IT IS A SUBDIVISION OF LOT 1 AS SHOWN ON MINOR SUBDIVISION OF THE BEALL PROPERTY DATED DECEMBER 9, 1982 AND RECORDED IN PLAT BOOK 89 PAGE 17 AND DESIGNATED AS PLAT NO. 4642, AND CONVEYED BY CHARLES R. WILSON AND WINIFRED E. WILSON, HIS WIFE TO MARSHALL K. STEELE, III AND SUSAN W. STEELE, HIS WIFE BY DEED DATED MAY 30, 1986 AND RECORDED JUNE 3, 1986 IN LAND RECORDS OF ANNE ARUNDEL COUNTY, MD. IN BOOK 4080 PAGE 57D.

IN ADDITION, IT IS ALSO A SUBDIVISION OF PROPERTY CONVEYED TO ELSIE W. STEELE BY DEED DATED FEBRUARY 15, 1980 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MD. IN LIBER 5029, PAGE 735 AND A DEED TO CORRECT AN ERROR IN A PRIOR DEED BETWEEN ELSIE W. STEELE, GRANTOR AND ELSIE W. STEELE, TRUSTEE, OF THE MARSHALL K. STEELE, JR., REVOCABLE LIVING TRUST DATED MAY 27, 1986 AND RECORDED IN BOOK 7388 PAGE 771. SAID PARCEL ALSO IS SHOWN ON MINOR SUBDIVISION PLAT OF THE BEALL PROPERTY DATED DECEMBER 29, 1982 AND RECORDED IN PLAT BOOK 89 PAGE 17 AND DESIGNATED AS PLAT NO. 4642.

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AND ARTICLE 28, SEC. 3-304 OF THE ANNE ARUNDEL COUNTY CODE AS FAR AS THEY RELATE TO THE MAKING OF THESE PLATS AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.



C. DOUGLAS MEEKINS MD. NO. 9153
PROFESSIONAL LAND SURVEYOR.

DEDICATION BY OWNERS

I/WE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, 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 AREA SHOWN HEREON IS HEREBY SET ASIDE FOR RECREATIONAL USE OF THE RESIDENTS OF THE SUBDIVISION. EACH LOT OWNER, UPON ACCEPTANCE OF A DEED, SHALL HOLD AN UNDIVIDED INTEREST IN THIS AREA, SUBJECT, HOWEVER, TO THE RIGHTS OF THE COMMUNITY ASSOCIATION, WHETHER PREESTABLISHED OR IN THE FUTURE, AS MORE FULLY SET FORTH IN ARTICLE 26, §§-104 OF THE ANNE ARUNDEL COUNTY CODE.

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 REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AND ARTICLE 26, SEC. 3-304 OF THE ANNE ARUNDEL COUNTY CODE AS FAR AS THEY RELATE TO THE MAKING OF THESE PLATS AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

MARSHALL K. STEELE, III _____ DATE _____
SUSAN W. STEELE _____ DATE _____
ELSIE W. STEELE _____ DATE _____

GENERAL NOTES

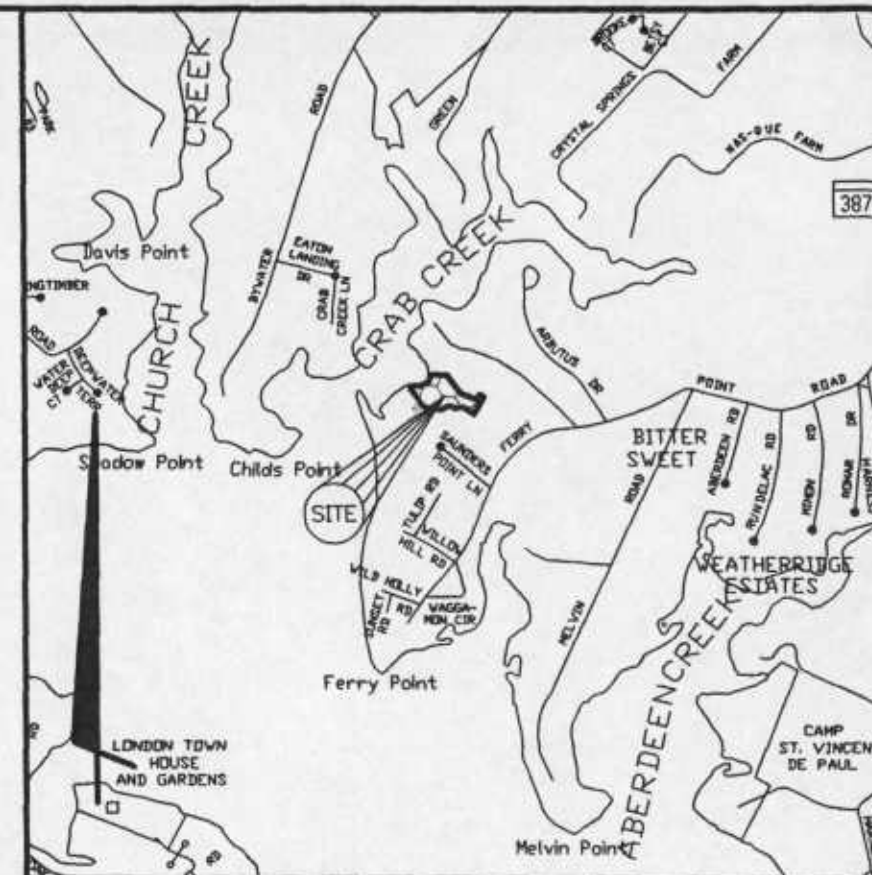
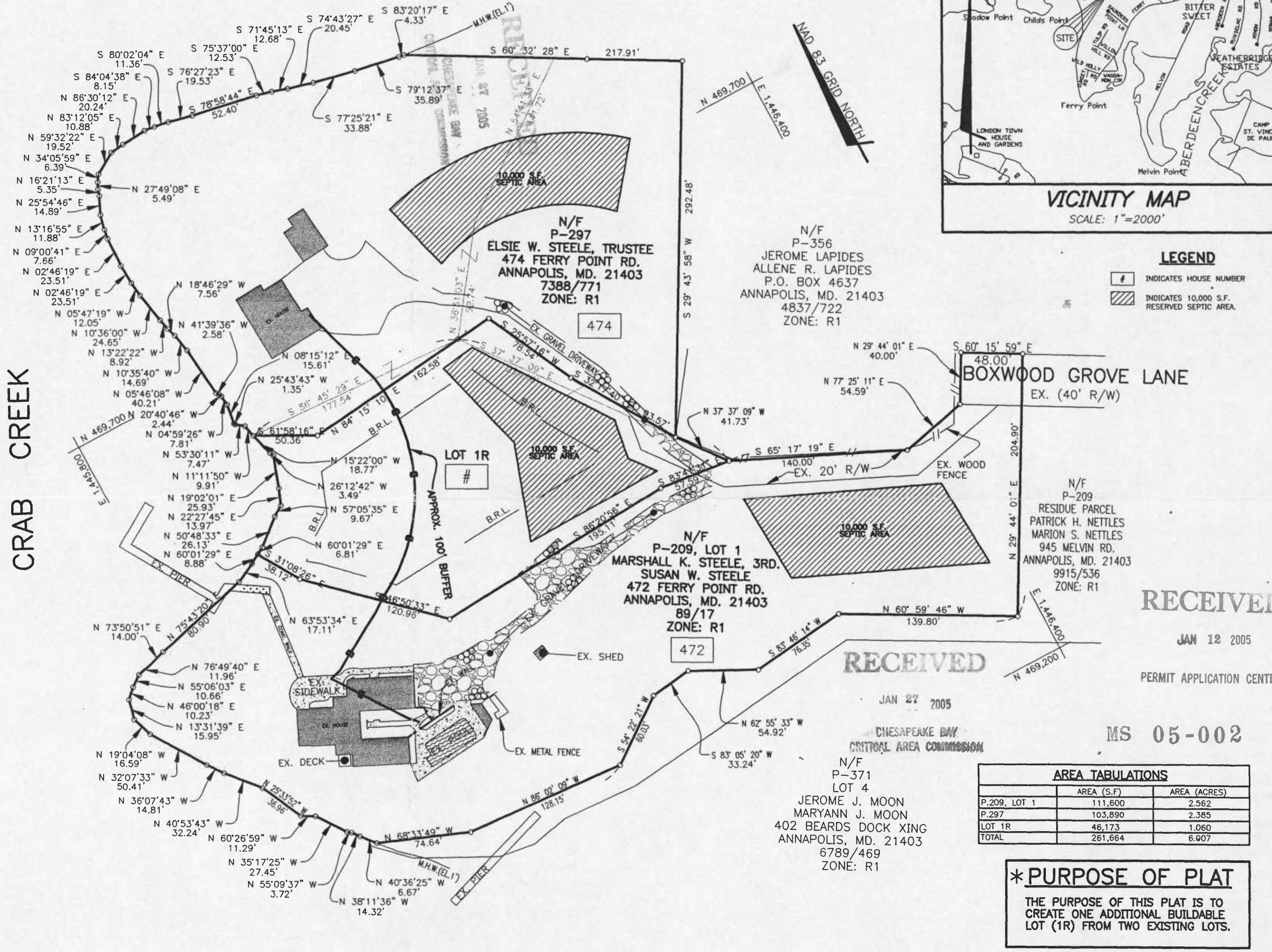
- INDIVIDUAL GRADING PERMIT MAY BE REQUIRED FOR PROPOSED BUILDABLE LOT 1 AT THE TIME OF BUILDING PERMIT APPLICATION.
- THIS SITE IS TO BE SERVED BY PRIVATE WATER AND SEWER.
- THIS PROPERTY IS LOCATED INSIDE THE CHESAPEAKE BAY CRITICAL AREA-LDA.

SET BACK REQUIREMENTS R-1 ZONE

- FRONT = 40'
SIDE = 15'/40' COMBINED
REAR = 35'
CORNER = 40' PARALLEL

STORMWATER MANAGEMENT NOTE

STORMWATER MANAGEMENT FOR THIS PROJECT SHALL BE PROVIDED IN ACCORDANCE WITH ARTICLE 21, TITLE 3 OF THE ANNE ARUNDEL COUNTY CODE, AND THE APPROVED SWM PLANS ON FILE WITH THE OFFICE OF PLANNING AND ZONING.



VICINITY MAP
SCALE: 1"=2000'

LEGEND

- [Symbol] INDICATES HOUSE NUMBER
- [Symbol] INDICATES 10,000 S.F. RESERVED SEPTIC AREA

BOXWOOD GROVE LANE
EX. (40' R/W)

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PERMIT APPLICATION CENTER

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JAN 27 2005

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

MS 05-002

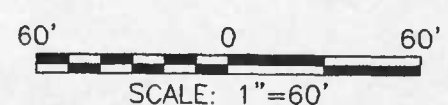
AREA TABULATIONS		
	AREA (S.F.)	AREA (ACRES)
P.209, LOT 1	111,600	2.562
P.297	103,890	2.385
LOT 1R	46,173	1.060
TOTAL	261,664	6.007

***PURPOSE OF PLAT**

THE PURPOSE OF THIS PLAT IS TO CREATE ONE ADDITIONAL BUILDABLE LOT (1R) FROM TWO EXISTING LOTS.

PLAT ONE OF ONE
MINOR SUBDIVISION
BEALL PROPERTY, LOT 1 AND PARCEL 297, ELSIE W. STEELE, TRUSTEE
M.S. #XXXX-XX
TAX MAP 51, BLOCK 21, PARCELS 297 AND 209
SCALE: 1"=60' DATE: DECEMBER, 2004
2ND ASSESSMENT DIST., ANNE ARUNDEL COUNTY, MARYLAND 21403

C. D. MEEKINS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS
159 MAIN ST., SECOND FLOOR MAILING ADDRESS: P.O. BOX 2151
ANNAPOLIS, MD. ANNAPOLIS, MD. 21404-2151
ANNAPOLIS: (410) 267-0744 BALTIMORE: (410) 269-7807 FACSIMILE: (410) 267-0338
VISIT: WWW.CDMEEKINS.COM EMAIL: MEEKINS@IX.NETCOM.COM



RECORDED IN BOOK _____ PAGE _____ PLAT NO. _____

