

AA 801-06  
SUB

Helms, Troy and  
06-0163 Maurice

AJW 1/19/07

AJW 2/28/07

AJW 7/2/07

AJW 10/17/07

AJW 6/6/08

MSA-S-1829-5541

Martin O'Malley  
Governor

Anthony G. Brown  
Lt. Governor



Margaret G. McHale  
Chair

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/](http://www.dnr.state.md.us/criticalarea/)

August 11, 2008

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

Re: Helms Property-Shoreland Plat A Lot 149  
S 86-055, P 06-0153

Dear Mr. Burke:

I have received a resubmittal for the above mentioned subdivision application. The project proposes the subdivision of an existing 31,168 square foot lot into two lots with construction of a new dwelling and driveway on the new lot. The property is in the Critical Area, is designated as a Limited Development Area and is currently developed with a dwelling and driveway which will remain. The applicant has addressed this office's comments from my June 6, 2008 letter and I have no remaining comments on the project at this time. I have provided my remaining comments below:

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3481.

Sincerely,

A handwritten signature in black ink, appearing to read "Amber Widmayer".

Amber Widmayer  
Natural Resources Planner  
cc: AA 801-06

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June 6, 2008

Mr. Tom Burke  
Office of Planning and Zoning  
2664 Riva Road, MS 6301  
Annapolis, MD 21401

Re: Helms Property-Shoreland Plat A Lot 149  
S 86-055, P 06-0153

Dear Mr. Burke:

I have received a resubmittal for the above mentioned subdivision application. The project proposes the subdivision of an existing 31,168 square foot lot into two lots with construction of a new dwelling and driveway on the new lot. The property is in the Critical Area, is designated as a Limited Development Area and is currently developed with a dwelling and driveway which will remain. I have provided my remaining comments below:

- 1) The applicant's materials are inconsistent regarding the proposed impervious surface area calculations. The applicant's County Critical Area form indicates that the property is 31,168 square feet and a total of 4,675 square feet will be developed as impervious surface, which is 15.00% of the property. However, the plans indicate that the property is 31,179 square feet and 4,597 square feet of impervious surface are proposed, which is 14.7% of the property. The applicant should resolve the inconsistent calculations. We recommend that if the applicant proposes to develop the maximum allowed impervious surface area, the proposed footprint of impervious surface be reduced to allow the new lot owner a reasonable remaining impervious surface allowance for such common residential amenities as sheds and patios. It appears that one way to reduce the proposed impervious footprint would be to provide a shared driveway for the two lots. If it is not feasible to reduce the proposed total impervious area, the applicant should include a notation on the plat, plan and deeds that no further impervious area will be approved on either lot in the future so that any future property owners will have notice of this fact. As we have mentioned before, it is this office's position that newly created lots should be able to be developed without the need for variances to the County's Critical Area Program.
- 2) The plans show drive strips for the new dwelling instead of a traditional driveway. Because these drive strips are frequently converted into traditional driveways by future owners, we recommend that the applicant incorporate the impervious area that would be required for a traditional driveway into the proposed impervious area calculations. It appears that this will cause the proposed impervious

surface area on the property to exceed the 15% limit within an LDA and therefore, the applicant should reduce the footprint of existing or proposed impervious area on the property to meet the limit.

- 3) The plans indicate that the applicant will provide 4,676 square feet of plantings on the property to meet the 15% afforestation requirement. Please have the applicant show the location of the proposed plantings on the revised plan.

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3481.

Sincerely,

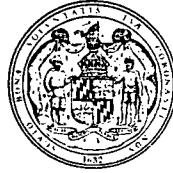


Amber Widmayer  
Natural Resources Planner

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October 17, 2007

Mr. Tom Burke  
Office of Planning and Zoning  
2664 Riva Road, MS 6301  
Annapolis, MD 21401

Re: Helms Property-Shoreland Plat A Lot 149  
S 86-055, P 06-0153

Dear Mr. Burke:

I have received another resubmittal for the above-referenced subdivision request. The applicant has addressed the comments of my last letter dated July 2, 2007. I have reviewed the plat and plan submitted and I have no further comments.

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3482.

Sincerely,

A handwritten signature in black ink, appearing to read "Amber Widmayer".

Amber Widmayer  
Natural Resources Planner

cc: AA 801-06

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July 2, 2007

Mr. Tom Burke  
Office of Planning and Zoning  
2664 Riva Road, MS 6301  
Annapolis, MD 21401

Re: Helms Property-Shoreland Plat A Lot 149  
S 86-055, P 06-0153

Dear Mr. Burke:

I have received a resubmittal for the above mentioned subdivision application. The project proposes the subdivision of one lot with an existing house into two lots and construction of a new house on the second lot. It appears that the applicant has addressed most of this office's comments from my March 28, 2007 letter. My remaining comments are below.

- 1) If it is not feasible to reduce the proposed total impervious area, the applicant should include a notation on the plat, plan and deeds that no further impervious area will be approved on either lot in the future so that any future property owners will have notice of this fact. As we have mentioned before, it is this office's position that future disturbance to newly created lots should not require variances to the County's Critical Area Program.
- 2) We note that the applicant has explained that the area of the existing shed on timber ties was not included in the impervious area calculations because it is elevated and water can drain underneath the structure; however, any structure with a roof is considered impervious surface area and must be included in the impervious surface calculations. Similarly, if the proposed porch on lot B is a structure with a roof, this area needs to be included in the impervious surface calculations as well. Please have the applicant adjust the impervious surface area calculations as necessary.

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3464.

Sincerely,

A handwritten signature in black ink, appearing to read "Amber Widmayer".

Amber Widmayer  
Natural Resources Planner

cc: AA 801-06

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450



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March 28, 2007

Ms. Kelly Krinetz  
Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road, MS 6301  
Annapolis, MD 21401

Re: Helms Property-Shoreland Plat A Lot 149  
S 86-055, P 06-0153

Dear Ms. Krinetz:

I have received additional information from the applicant on this subdivision request. However, with the exception of a letter from DNR Wildlife and Heritage Service, the packet did not contain any new plans or other information that addressed the comments from my January 19, 2007 letter. Accordingly, I am including my previous comments below.

- 1) The submitted plan does not quantify the forested area on the existing lot. The applicant must do so on the plat and plan. If the existing forested area is less than 15% of the existing lot, the applicant must meet the 15% afforestation requirements on site. This can be done on the existing lot as a whole, or separately on each proposed lot. If afforestation requirements apply, the applicant should indicate where this afforestation will be done, and include a notation on the plat and plan that these forested areas are in a conservation easement.
- 2) This office is concerned that the subdivision request proposes the maximum amount of impervious area. We are disinclined to approve of new subdivisions that propose the maximum impervious area upfront since it will prevent future lot owners from making impervious area enhancements in the future. It is this office's position that future disturbance to newly created lots should not require variances to the County's Critical Area Program. Therefore, the applicant should adjust the proposed impervious area to allow for lot owners to make reasonable impervious area enhancements in the future.

Ms. Kelly Krinetz  
March 28, 2007  
Page Two

- 3) There are corrections that should be made to the impervious area chart on the plan. The chart should consistently read "maximum impervious area, 25%" for both lot 149A and 149B. Also, there are a couple of math errors within the impervious area chart. The sum of total impervious area of lot 149A and lot 149B is 4670 square feet, rather than 4675 square feet. Additionally, I calculate that the existing porch is .77% of the total proposed impervious area for lot 149A, rather than .90%.
- 4) It appears that all of the existing and proposed structures have not been included in the total proposed impervious calculations. For instance, the area of the existing shed on timber ties on proposed lot 149A must be added to the impervious calculations.

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3483.

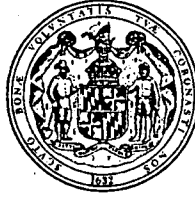
Sincerely,



Amber Widmayer  
Natural Resources Planner

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January 19, 2007

Ms. Kelly Krinetz  
Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road, MS 6301  
Annapolis, MD 21401

Re: Helms Property-Shoreland Plat A Lot 149  
S:86-055, P 06-0153

Dear Ms. Krinetz:

Thank you for forwarding the above referenced subdivision application. The project proposes the subdivision of one lot with an existing house into two lots and construction of a new house on the second lot. I have the following comments on the proposed subdivision.

- 1) The submitted plan does not quantify the forested area on the existing lot. The applicant must do so on the plat and plan. If the existing forested area is less than 15% of the existing lot, the applicant must meet the 15% afforestation requirements on site. This can be done on the existing lot as a whole, or separately on each proposed lot. If afforestation requirements apply, the applicant should indicate where this afforestation will be done, and include a notation on the plat and plan that these forested areas are in a conservation easement.
- 2) This office is concerned that the subdivision request proposes the maximum amount of impervious area. We are disinclined to approve of new subdivisions that propose the maximum impervious area upfront since it will prevent future lot owners from making impervious area enhancements in the future. It is this office's position that future disturbance to newly created lots should not require variances to the County's Critical Area Program. Therefore, the applicant should adjust the proposed impervious area to allow for lot owners to make reasonable impervious area enhancements in the future.

Ms. Kelly Krinetz  
January 19, 2007  
Page Two

- 3) There are corrections that should be made to the impervious area chart on the plan. The chart should consistently read "maximum impervious area, 25%" for both lot 149A and 149B. Also, there are a couple of math errors within the impervious area chart. The sum of total impervious area of lot 149A and lot 149B is 4670 square feet, rather than 4675 square feet. Additionally, I calculate that the existing porch is .77% of the total proposed impervious area for lot 149A, rather than .90%.
- 4) It appears that all of the existing and proposed structures have not been included in the total proposed impervious calculations. For instance, the area of the existing shed on timber ties on proposed lot 149A must be added to the impervious calculations.
- 5) We note that the applicant has requested a review of threatened and endangered species on the site from the Wildlife and Heritage Service (WHS). Please include WHS's responding letter with the applicant's next submission.

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3483.

Sincerely,

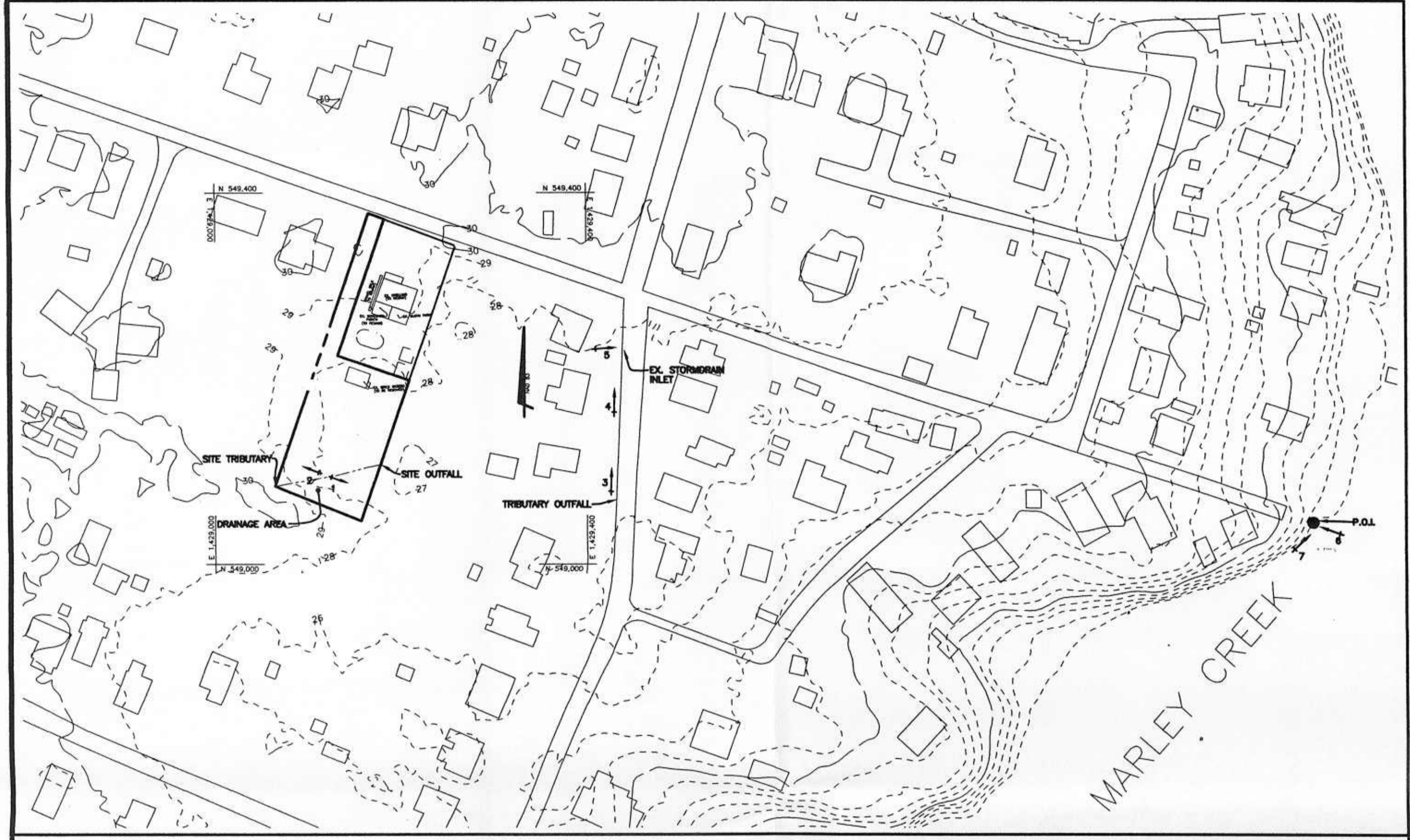


Amber Widmayer  
Natural Resources Planner

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STORMWATER MANAGEMENT			
	VOLUME REQUIRED	VOLUME PROVIDED	NOTES
WATER QUALITY VOLUME (WQV)	0.012 AC/FT	0.012 AC/FT	CREDITS: NCA, RD, NRD
RECHARGE VOLUME (REV)	0.003 AC/FT	0.003 AC/FT	INCLUDED IN WQV
CHANNEL PROTECTION VOLUME (CPV)	0.015 AC/FT	N/A	DISCHARGE <2.0 CFS
OVERBANK FLOOD PROTECTION VOLUME (OP10)	0.000 AC/FT	0.00 AC/FT	REDUCED DISCHARGE
EXTREME FLOOD PROTECTION VOLUME (OP1)	N/A	N/A	NOT REQUIRED



**DRAINAGE AREA MAP**  
 SCALE: 1"=100'  
 PHOTO DESIGNATION AND DIRECTION  
 D.A. = 0.359 AC     $t_c = 0.39$  HRS    EXISTING CN = 65    DEVELOPED CN = 60

**Stormwater Management Note**

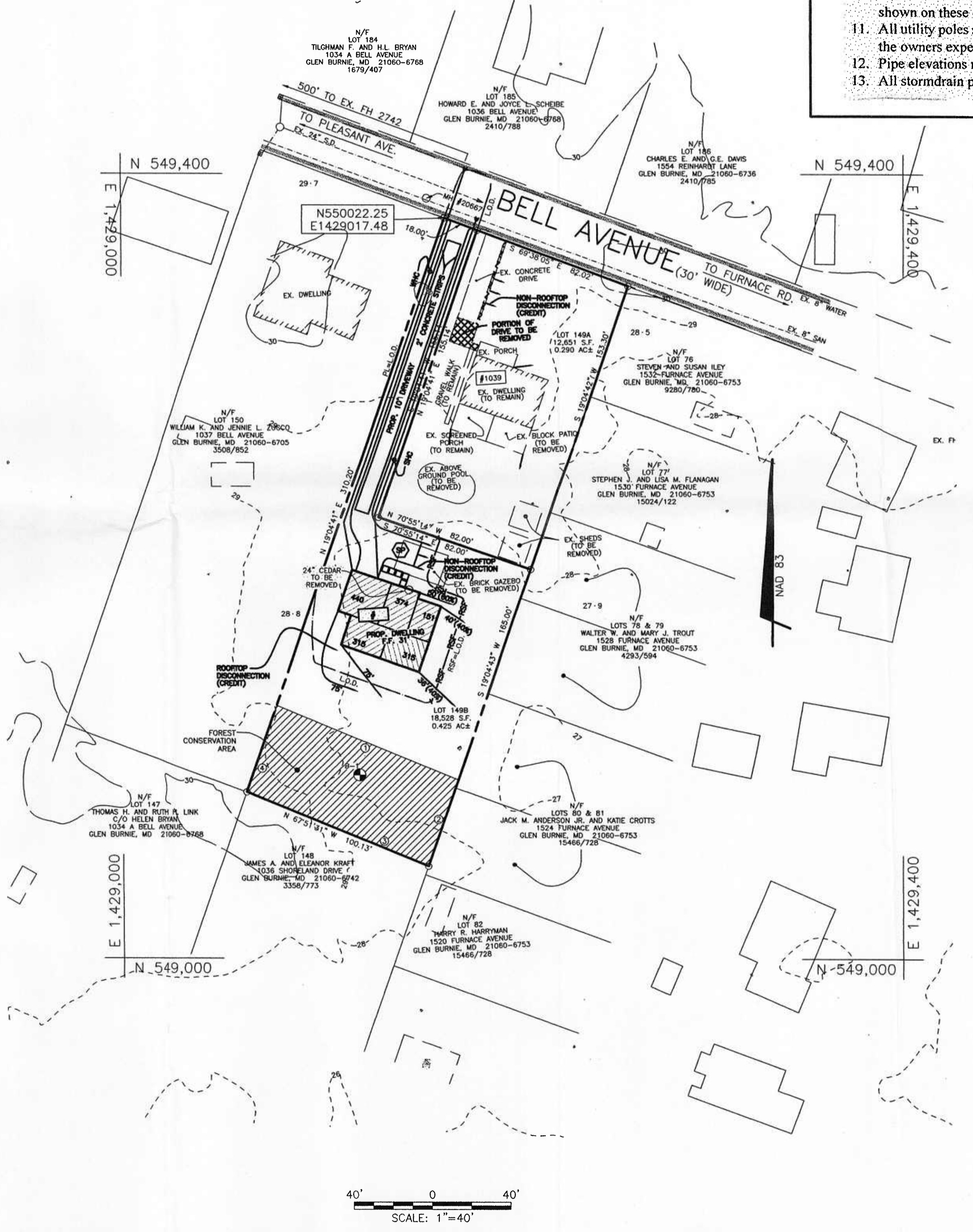
- The WQV requirement for Lot 149 will be provided by a combination of non-structural and environmentally-friendly credits. The credits account for over 100% of the requirement.
- The REV requirement is being met as a part of the WQV for this site.
- Channel Protection Volume (CPV) is not required because the one-year post development peak discharge is 0.200 cfs, which is less than 2.0 cfs.
- Overbank Flood Protection (Q10) is being met through the on-site credits. These credits have resulted in the reduction of the discharge rate from 1.06 cfs to 0.82 cfs.
- Extreme Flood Volume (Q) is not required since the site is located out of the passage of the 100-year storm and do not have to pass same.

**Natural Area Conservation Credit Note:**  
 There is 0.1073 acres of the site that is being placed in a permanent forest conservation easement. This area has been used as a non-structural stormwater management practice and, therefore, must remain in a non-disturbed state.

**Rooftop Disconnection Credit Note:**  
 2,605 sf of rooftop area will be disconnected according to the Rooftop Disconnect Credit criteria outlined in the 2000 MD Stormwater Management Design Manual. This credit is being used to help minimize the impact of the proposed development.

**Non-Rooftop Disconnection Credit Note:**  
 1,384 sf of non-rooftop area will be disconnected according to the Non-Rooftop Disconnect Credit criteria outlined in the 2000 MD Stormwater Management Design Manual. In order to achieve the disconnection, the runoff from the drivestrips will sheetflow across a grass strips toward the property lines and the runoff from the parking area will sheetflow across grassy ground toward the east side of the property. The existing driveway already sheetflows across the grassy ground toward the east side of the property.

- General Stormwater Management Notes:**
- Coordinates are based on the Maryland State Coordinate System NAD 27 (or 83) DATUM projected by the Department of Public Works of Anne Arundel County, Maryland.
  - Elevations are based on the U.S.C. and G.S. 1929 DATUM projected by the Anne Arundel County Department of Planning and Zoning.
  - All construction shall be in accordance with Anne Arundel County Department of Public Works standard details, as currently accepted.
  - Necessary precautions shall be taken by the Contractor to protect existing services and mains, and any damage to them due to their negligence shall be repaired immediately at the contractor's expense.
  - The existing utilities and obstructions shown are from the best available records and shall be verified by the contractor to his own satisfaction before starting construction. Neither the owner nor Anne Arundel County Department of Public Works warrant or guarantee the completeness or the correctness of the information given.
  - It shall be distinctly understood that failure to specifically mention any work, which would normally be required to complete the project shall not relieve the contractor of his responsibility to perform such work.
  - The contractor shall notify BGE, (410) 234-5691, five (5) working days before starting work shown on these drawings.
  - The contractor shall notify the C & P Telephone Company, (301) 393-3648, five (5) working days before starting work shown on these drawings.
  - The contractor shall notify the Anne Arundel County Department of Inspections and Permits, (410) 222-7970, five (5) working days before starting work shown on the drawings.
  - The contractor shall notify Miss Utility@ 1-800-257-7777 five (5) working days before starting work shown on these drawings.
  - All utility poles shall be braced as necessary at contractor's expense. Utility poles shall be relocated at the owners expense in cases where they will interfere with construction.
  - Pipe elevations refer to inverts unless otherwise noted.
  - All stormdrain pipes are reinforced concrete pipe (RCP) unless otherwise noted.



**HAND AUGER SUMMARY**  
 BORING NO.: B-1

PROJECT: 1039 Bell Avenue  
 CLIENT: Maurice E. Helms, Jr.  
 LOCATION: See Boring Log

PROJECT NO.: 06162  
 DATE: 06/30/06  
 ELEVATION: 27.5'  
 LOGGED BY: LPC

ELEVATION DEPTH	SOIL SAMPLES AND TEST DATA	USCS	Description	AFTER HOURS:		CURVE
				DEPTH	N	
27.5 - 0		SM	Moist Brown Loamy Sand (SM) - very moist light brown below 1.5'	10		
28 - 2.5		SM	Very Moist Light Brown Sandy Loam (SM)	12		
22.5 - 1		ML	- w/Silt Loam (ML) layers and gravel below 4.5'	15		
20 - 7.5		SM-ML	Moist Gray and Tan Silt Loam (ML) Layered Moist to Very Moist Gray and Tan Sandy Loam (SM) and Silt Loam (ML)	14		
17.5 - 10			- w/Loamy Sand (SM) layers below 11'	16		
15 - 12.5			- very moist to wet below 14.5'	11		
12.5 - 15			Bottom of Boring 15'	12		

To perform infiltration test, made boring to 3.5' and installed PVC pipe at location 210' from this boring. Sealed around annulus space at bottom with bentonite pellets and water.  
 The information herein only to the boring and should not be interpreted as a basis of the site.  
 Marshall Engineering, Inc.

**C. D. MEEKINS & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND SURVEYORS  
 159 MAIN ST., SECOND FLOOR    MAILING ADDRESS: P.O. BOX 2151  
 ANNAPOLIS, MD.    ANNAPOLIS, MD. 21104-2151  
 ANNAPOLIS: (410) 267-0744    BALTIMORE: (410) 269-7807    FACSIMILE: (410) 267-0338  
 VISIT: WWW.CDMEEKINS.COM    EMAIL: MEEKINS@IX.NETCOM.COM

NO.	REVISIONS	BY	DATE

PREPARED UNDER THE SUPERVISION OF:  
 C. DOUGLAS MEEKINS

6708    9153    1-14-08  
 P.E. NO.    L.S. NO.    DATE

DESIGNED: REC    CHECKED: CDM    SCALE: AS SHOWN  
 DRAWN: GAI    DATE    REF.



PREPARED FOR  
 TROY HELMS  
 1039 BELL AVENUE  
 GLEN BURNIE, MD 21060  
 PHONE: 410-768-5484

**STORMWATER MANAGEMENT PLAN**  
 SHORELAND, PLAT A, RESUBDIVISION OF LOT 149  
 1039 BELL AVENUE, GLEN BURNIE 21060  
 TAX MAP 10, BLOCK 3, PARCEL 273  
 5TH ASSESSMENT DIST., ANNE ARUNDEL COUNTY, MD

DATE: 1-14-08    CDM: 05-6849  
 JOB NUMBER: 05-6849  
 SHEET NO.: 2  
 OF 2 SHEETS