

Team: CA

ANNE ARUNDEL COUNTY
PLANNING & ZONING
DEVELOPMENT DIVISION
Annapolis, Maryland

Transmitted Date: 10/10/14
MODIFICATION TRANSMITTAL

INTERNAL TRACKING	
Submission Date	<u>10-3-14</u>
Access	_____
MST	_____
To CRS	<u>10-3-14</u>
Ret to intake:	<u>10/6/14</u>
OK to distribute	<input checked="" type="checkbox"/>
Change time frame	_____

- | | |
|---|---|
| TO: <input checked="" type="checkbox"/> Subdivision Review Planner | <input checked="" type="checkbox"/> Dept of Natural Resources/Pas HONECZY |
| <input checked="" type="checkbox"/> Engineering Review | _____ Dept of Natural Resources/Annap SADZINSKI |
| <input checked="" type="checkbox"/> Traffic Review | _____ MD Department of Environment |
| _____ Utilities Review | _____ Army Corps of Engineers |
| <input checked="" type="checkbox"/> Environmental Review | _____ MD Aviation-Noise Control |
| _____ Soil Conservation District | <input checked="" type="checkbox"/> Forester |
| _____ Health Department | <input checked="" type="checkbox"/> Transportation |
| _____ State Highway Administration | <input checked="" type="checkbox"/> Modification File |
| _____ Board of Education | _____ PAC-(VIOLATIONS) |
| _____ Fire Prevention Bureau | _____ Long Range Planning |
| _____ Public Works Eng./Utility (B. Wright) | _____ Critical Area Commission |
| _____ Recreation & Parks | _____ P&Z - Chris Soldano |
| <input checked="" type="checkbox"/> P&Z Julie Roberts (w/copy of application) | _____ P&Z - _____ |

FROM: Office of Planning and Zoning/Development Division

PROJECT NAME: Ten Thirty One (1031) Old County Road

Modification Number: 13788 Subdivision #: 14-024

Permit #: _____ Project #: P 2014 - 0088 - 00 NS

SDP #: C _____

Tax Map 32 Block 21 Parcel 176,174 Violation # _____

MODIFICATION REQUEST(S):

- Forest Conservation
- Specimen Tree
- DPW Design Manual

This Office requests your comments as to the acceptability of the request, whether it should be granted or not, and any conditions that are recommended by your agency.

Please remit your comments to Judy Motta at subcomments@aaacounty.org or mail stop MS 6001.

Comments are required by: November 3, 2014



13788

MODIFICATION APPLICATION

Mod # _____
 Date: 9/10/14

Property Owner: Koch Homes, LLC Consultant: Bay Engineering, Inc.
 Address: 2661 Riva Road, Ste. 220 Address: 190 Admiral Cochrane Drive, Ste. 175
Annapolis, MD 21401 Annapolis, MD 21401
 Phone No. 410-573-5720 Phone No. 410-897-9290
 Email Address (Req'd) _____ Email Address (Req'd) tschuman@bayengineering.com

1. Modification Types: (Indicate the type of modifications requested)

Process: Major Sketch Minor Amended Plat SDP Preliminary Plan Other
 Subdivision Standards: Road improvements Water extension Sewer extension Recreation Area
 Street trees Lot size Lot ratio Lot density PUD Setbacks
 Design Manual Standards: Cul de sac Right of way width Pavement width Sight Distance
 Road radius Road intersection spacing
 Environmental: Steep Slopes Specimen Trees Wetland Impacts Buffers
 Flood Plain: _____
 Other:(specify) forest conservation areas to be less than 35 ft. wide, DPW Design Manual

2. Development Types: (Check & complete appropriate category for in-process projects. Include a Development Application if no in-process project or permit.)

Subdivision: Name: 1031 Old County Road
 Subdivision #S 2014-024 Project #P 2014-0088 00 NS
 Site Development Plan: Name: _____
 Site Plan #C _____
 Permit #G _____ #B _____

3. Location

Address: 1031 Old County Road, Severna Park, MD 21146, 1059 Baltimore-Annapolis Blvd, Arnold, MD 21012
 Tax Map 32H Block/Grid 20,21 Parcel 174, 176 Size of Tract (Acreage) 14.82
 Tax ID (Req'd 12 digit number) 03-000-30010660, 03-000-14476805
 Tax Assessment District 3 Councilmanic District 5 # of new units 13 Critical Area

4. A DETAILED Letter of Explanation that includes a description of each modification request and a justification is required. List below the Code Sections to which this application applies:

Section Reference Number (e.g., 17-4-202)	Summary of Regulation (e.g., Site Development)
#1. <u>17-6-303 (b)(6)</u>	<u>Forest Conservation area less than 35-ft wide</u>
#2. <u>17-3-303(b)(5)</u>	<u>Specimen tree removal</u>
#3. <u>17-2-103</u>	<u>DPW Design Manual</u>
#4. _____	_____

5. Is this project/permit the subject of a violation? (N) Violation # _____

SIGNATURE: (OWNER/CONSULTANT) [Signature] DATE 10/2/14



September 10, 2014

Anne Arundel County
Office of Planning & Zoning
2664 Riva Road
Annapolis, Maryland 21401

Attn: Larry R. Tom, Officer

**Re: MODIFICATION /JUSTIFICATION REQUEST
1031 OLD COUNTY ROAD SUBDIVISION
TM 32H, BLK 20,21, PARCELS 174 & 176
1031 OLD COUNTY ROAD, SEVERNA PARK, MD 21146
1059 BALTIMORE-ANNAPOLIS BLVD, ARNOLD, MD 21012**

Dear Mr. Tom:

On behalf of the applicant, Koch Development, LLC, we respectfully submit this revised request for the following modifications to remove specimen trees. The previous modifications were approved on January 30, 2013 under modification number 12001.

1. Modification to remove eighteen (18) specimen trees - Article 17-3-303(b)(5)
2. Modification to allow forest conservation areas to be less than 35 feet wide – Article 17-6-303 (b)(6)
3. Modification to Design Manual- Article 17-2-103
 - a. Modification to the Road Design Manual to allow a reduced roadway width to on-site private roads

Applicant/Developer:

Koch Homes, LLC
2661 Riva Road, Suite 220
Annapolis, MD 21401
C/O William Dodd (410) 573-5720

SITE BACKGROUND

The site is comprised of Parcels 174 & 176 on Tax Map 32H and contains a total of 14.82 acres±. The site is located in Severna Park, Maryland at 1031 Old County Road and in Arnold, Maryland at 1059 Baltimore-Annapolis Boulevard. The site is currently zoned R1 and contains two existing single family residences, one on Parcel 174 and one on Parcel 176. The dwelling on Parcel 174 is accessed via a private driveway from Old County Road and 1059 Baltimore-Annapolis Boulevard. Parcel 174 has no woods and majority of the site is mowed fields with scattered trees. Parcel 174 contains thirty-seven (37) specimen trees. The front portion of the parcel along Old County Road is located within the LDA critical area. Parcel 176 contains eight (8) specimen trees and the rear of the site (0.49 acres) is wooded. Runoff from the site moves to multiple site outfalls. The proposed improvements will consist of the development of 16 lots and the development of 13 new single family dwellings on Parcel 174. The existing dwellings on Parcel 176 and Parcel 174 will remain and lots will be created around these dwellings to meet the existing zoning setbacks and requirements. Private roads to serve all the dwelling

on Parcel 174 and a use-in-common driveway will serve the two proposed lots on Parcel 176. Fourteen dwellings will be accessed from Old County Road and two lots will be accessed from Baltimore and Annapolis Boulevard and cross over B&A Trail.

MODIFICATION #1

A modification is requested to Article 17-6-303(b) (5) to remove eighteen (18) specimen trees. The current site contains 45 specimen trees. The majority of these trees will be protected within forest conservation easements or will remain after development. Root pruning and other tree protection measures will be taken to retain specimen trees that are proposed to remain. The subdivision proposes to remove 18 specimen trees from the site (specimen tree #'s 2,3,4,5,6,15,16,17,18,19,20,27,35,38,39,40,41,and 42). Per the Forest Stand Delineation prepared by Klebasko Environmental, LLC, nine (9) of the trees are in good condition, five (5) of the trees are in fair condition, three (3) trees are in poor condition, and one (1) tree is in very poor condition. Specimen trees 38,39,40,41, and 42 are all located along the northern property line of Parcel 176 and will be removed in order to install the proposed sewer connection from Baltimore-Annapolis Boulevard. The remaining specimen trees to be removed are scattered throughout Parcel 174 and will be removed as part of the development of the site. In your review please note the developer has made efforts to conserve existing forested areas and a majority of the existing specimen trees on the site, through conservation easements.

MODIFICATION #2

A modification is requested to Article 17-6-303 (b)(6) to allow a forest conservation area to be less than 35 feet wide. There is an area at the rear of the site next to proposed lot 14, this area is needed to meet the conservation area for the site due to the extension of the sewer main located at the rear of the site. The proposed conservation area is connected to a larger forest conservation area at the rear of the site.

MODIFICATION #3a

A modification is requested to Article 17-2-103 to allow deviation from the Road Design Manual and allow a reduced roadway width and no sidewalks along the proposed roads. The proposed road will be a private road. The proposed roadway width for a portion of the road will be 20-ft. The reduction of road width will allow for reduced impervious area on-site and the preservation of environmental resources, specifically the existing specimen trees and other existing trees, which are located throughout the site. In keeping with the rural nature of the area no sidewalks are being proposed along private roads.

The granting of these modification requests is consistent with the criteria set forth in the Anne Arundel County Code and the granting of the modifications will not endanger or present a threat to the public health, safety and welfare and is the minimum relief necessary to relieve the hardship to the applicant.

I trust that this request and the enclosed plan will meet with your approval of our modification requests. If you have any questions, or if you require additional information, please feel free to contact me at 410-897-9290.

Sincerely,
BAY ENGINEERING, INC.



Terry L. Schuman, P.E.

cc: client, file

