

Team North

ANNE ARUNDEL COUNTY
PLANNING & ZONING
DEVELOPMENT DIVISION
Annapolis, Maryland

Transmitted Date: 1/8/16
MODIFICATION TRANSMITTAL

INTERNAL TRACKING	
Submission Date	<u>1-6-16</u>
Access	<u>MST</u>
To CRS	<u>1-6-16</u>
OK to distribute	<input checked="" type="checkbox"/>
To TL	<u>1/7/16</u>
Ret to PEG	<u>1/8/16</u>
PEG Dist.	<u>1/8/16</u>
Change time frame	_____

- TO:
- Subdivision Review Planner *Dan*
 - Engineering Review *Savannah*
 - Traffic Review *Savannah*
 - Utilities Review
 - Environmental Review
 - Soil Conservation District
 - Health Department
 - State Highway Administration
 - Board of Education
 - Fire Prevention Bureau
 - Public Works Eng./Utility (B Wright)
 - Recreation & Parks
 - P&Z Roseanne Zimmerman (w/copy of application)
 - P&Z - _____
 - Dept of Nat Res/Pas-HONECZY
 - Dept of Nat Res/Annap/SADZINSKI
 - MD Department of Environment
 - Army Corps of Engineers
 - MD Aviation-Noise Control
 - Forester
 - Transportation
 - Modification File
 - PAC (VIOLATIONS)
 - Long Range Planning (only OTC)
 - Critical Area Commission
 - P&Z - Chris Soldano

FROM: Office of Planning and Zoning/Development Division

PROJECT NAME: Sixty-One East Joyce Lane Subdivision

Modification Number: 14523 Subdivision #: 14-002

Permit #: _____ Project #: P 2014-0007-00 NS

SDP #: C _____

Tax Map 39 Block 11 Parcel 137, 138 + 139 Violation # _____

MODIFICATION REQUEST(S):

1. Specimen Trees
2. Reforestation
3. DPW Design Manual
4. Steep Slopes/ Buffers

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@aacounty.org or mail stop MS 6001.

Comments are required by: February 5, 2016



December 22, 2015

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

Attn: Larry R. Tom, Officer

**Re: MODIFICATION JUSTIFICATION REQUEST
61 EAST JOYCE LANE
ARNOLD, MD 21012
TM 39, BLK 11, PARCEL 137, 138, 139
TAX ACCT. #03-000-15390200, 03-000-19065000, 03-000-25517000**

Dear Mr. Tom:

On behalf of the applicant, Crownsville Investments, LLC, we respectfully submit this revised request for the following modifications:

1. Modification to disturb steep slopes and their buffers – Article 17-6-403
2. Modification to remove two (2) specimen tree - Article 17-6-303(b)(5)
3. Modification to allow conservation area of less than 35-ft width– Article 17-6-303(b)(6)
4. Modification to pay a fee-in-lieu for forest conservation requirements – Article 17-6-304(a)
5. DPW Design Manual for to allow a grinder pump and reduced road width – Article 17-2-103

Applicant/Developer:
Crownsville Investments, LLC
2661 Riva Road, Suite 220
Annapolis, MD 21401
C/O William Dodd (410) 573-5720

SITE BACKGROUND

The site is comprised of Parcels 137, 138 & 139 on Tax Map 39 and contains a total of 3.96 acres±. The site is located in Arnold, Maryland off of East Joyce Lane. The site is zoned R5 and is serviced by public water and sewer. There are eight (8) specimen trees on-site, several other scattered trees and woods at the southern portion of the site. Steep slopes are located on the site, the majority located on the western and eastern side of Parcel 139. The property currently consists of two existing houses, sheds, and several other outbuildings. There are multiple access drives to the site from East Joyce Lane. There are driveways to each dwelling, a paved access drive to Parcel 138, which has no dwelling, an a gravel driveway on the western side of Parcel 139. The gravel drive on Parcel 139 is the access to neighboring Parcel 364, the Evers property. The site is located at the corner of East Joyce Lane, Hardy Road, and Merrimack Way. Runoff from the site currently flows to an existing public storm drain (Inlet and 18" storm drain) within East Joyce Lane to the north and to an intermittent stream to the south on Parcel 364. The proposed improvements will consist of the construction of 15 single family dwellings in a cluster subdivision. Public roads and public water and sewer will serve the dwellings. Parcel 364, which derives access from Parcel 139 will be provided access from the proposed public roads and a use-in-common driveway. Sewer service to Lot 15 will be provided with a private grinder pump that will connect to the proposed public sewer. Several micro-stormwater management practices will be placed throughout the site to capture runoff and direct it to the site outfalls.

MODIFICATION #1

A modification is requested to Article 17-6-403 to allow disturbance to steep slopes and their buffers. The site currently contains 19,249.42 square feet (0.44 acres) of slopes greater than 25% on-site. The majority of these slopes are located on the western and eastern property line of Parcel 139. Slope disturbance for this subdivision will be required in order to provide gravity sewer to the site. Fill is required along provide positive drainage of the sewer and the proposed development of the site. Attempts were made in minimize slope impact by through road grades for the slopes along the western property line and forest conservation for the slopes along the eastern property line. The slope disturbance will allow the developer to achieve a viable site density and provide public utility service to the proposed dwellings.

MODIFICATION #2

A modification is requested to Article 17-6-303(b) (5) to remove three (3) specimen tree. The current site contains eight specimen trees. The specimen tree disturbance is necessary in order to develop the property. The two specimen trees that will be removed will be specimen tree #3, #6 and #9. Per the Forest Stand Delineation prepared by Wetland Studies and Solutions, Inc., specimen tree# 3, a Black Oak, is in very poor condition with fungus in the trunk and severe crown dieback. Specimen Tree #6, Yellow Poplar, is in fair condition with co-dominant leader, crown dieback and dead branches. In your review please note the developer has made efforts to conserve existing forested area with a conservation easement. The site layout has also been designed in order to maintain the other six specimen trees on-site.

MODIFICATION #3 & #4

A modification is requested to Article 17-6-303 (b)(6) to allow a conservation area less than 35-ft in width and to article 17-6-304 (a) to pay a fee-in-lieu for forest conservation requirements. The total existing forest area on-site is 0.79 acres and other areas with scattered trees. The total area to be cleared for this development will be 0.58 acres. The amount of clearing is necessary in order to develop this site. The site will have a forest conservation area with reforestation throughout the site, with a total conservation area of 0.94 acres. There will be 0.15 acres of forest retention and 0.79 acres of reforestation area. The reforestation will occur next to the proposed forest retention areas and also be in areas that currently only have lawn and scattered trees. The three areas that are proposed for forest conservation are irregular in shape and each area is over 10,000 square feet, however, in each of these areas there are segments that do not meet the minimum 35-ft conservation area width. Since the proposed conservation areas are greater than 10,000 square feet and are adjacent to existing wooded areas to be conserved, the reduction of the required conservation width will not be impactful. 2.32 acres of conservation is required for this site. The total conservation area provided will be 0.79 acres with conservation and reforestation. The remaining 1.38 acres of conservation will still be required and it is requested that a fee-in-lieu be allowed for the additional required acreage.

MODIFICATION #5

A modification is requested to Article 17-2-103 to the DPW Design Manual to allow a private grinder pump and reduced road width. The proposed site has 15 dwelling units. The development is proposing two public roads, each accessing the site from a portion of East Joyce Lane and connecting within the subdivision. The roads are proposed to be 40-ft right-of-ways with 24-ft wide full pavement section. Rolled curb will be constructed along the frontage of the units and standard curb on portion of the road not along the proposed dwellings. Sidewalks are also proposed within the proposed 40-ft right-of-way. The modification will be to reduce the pavement width from 28-ft to 24-ft, with a total width reduction of 4-ft for cluster subdivision. The reduction will eliminate street parking, however, each unit will have a two car garage and a minimum 20-ft driveway width to allow for two cars to park within the private drive. Since each dwelling will provide 4 spaces per unit it far exceeds the parking requirements for the site. The pavement width reduction also allows the site to reduce overall impervious area while still providing a paving section adequate for access of safety vehicles.

Fourteen of the 15 dwelling units will be serviced with gravity sewer. A private grinder pump is proposed for Lot 15. Lot 15 is situated at the southern end of Parcel 139 next to Parcel 364. A use-in-common easement and driveway is provided for Lot 15 and neighboring Parcel 364. Parcel 364 currently derives access through Parcel 139 and therefore, this access must be maintained. Since an access drive was required to the Parcel 364, fill in the area of proposed Lot 15 was not realistic in order to maintain access and a functional driveway slope. Since Lot 15 sits lower than the proposed sanitary sewer, a private grinder pump is requested in order to provide Lot 15 with public sewer service to connect into the proposed sanitary sewer within the proposed right-of-way.

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.

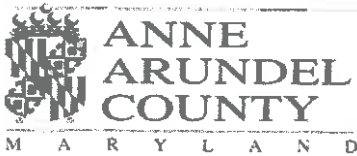
Sincerely,
BAY ENGINEERING, INC.



Terry L. Schuman, P.E.

cc: client, file

E:\13-4463 KOCH 61 EAST JOYCE LANE\Correspondence\Sketch Plan 1st Submittal\Mod Ltr of Expl 12-15-15.doc



14523

MODIFICATION APPLICATION

Date: 12/15/15

Property Owner: Crownsville Investments, LLC

Consultant: Bay Engineering, Inc.

Address: 2661 Riva Road, Ste. 220
Annapolis, MD 21401

Address: 2661 Riva Road, Building 800
Annapolis, MD 21401

Phone No. 410-924-1526

Phone No. 410-897-9290

Email Address (Req'd) wdodd@kochhomes.com

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) Design Manual to allow grinder pump, to pay a fee-in-lieu for reforestation, conservation area less than 35 feet.

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

Subdivision: Name: 61 East Joyce Lane Subdivision
 Subdivision #S 14-002 Project #P 14-0007 00 NS

Site Development Plan: Name: _____
 Site Plan #C _____

Permit #G _____ #B _____

3. **Location**

Address: 61 East Joyce Lane, Arnold, MD 21012

Tax Map 39 Block/Grid 11 Parcel 137, 138, 139 Size of Tract (Acreage) 3.96 ac.

Tax ID (Req'd 12 digit number) 03-000-15390200, 03-000-19065000, 03-000-25517000

Tax Assessment District 3 Councilmanic District 5 # of new units 15 Critical Area Y N

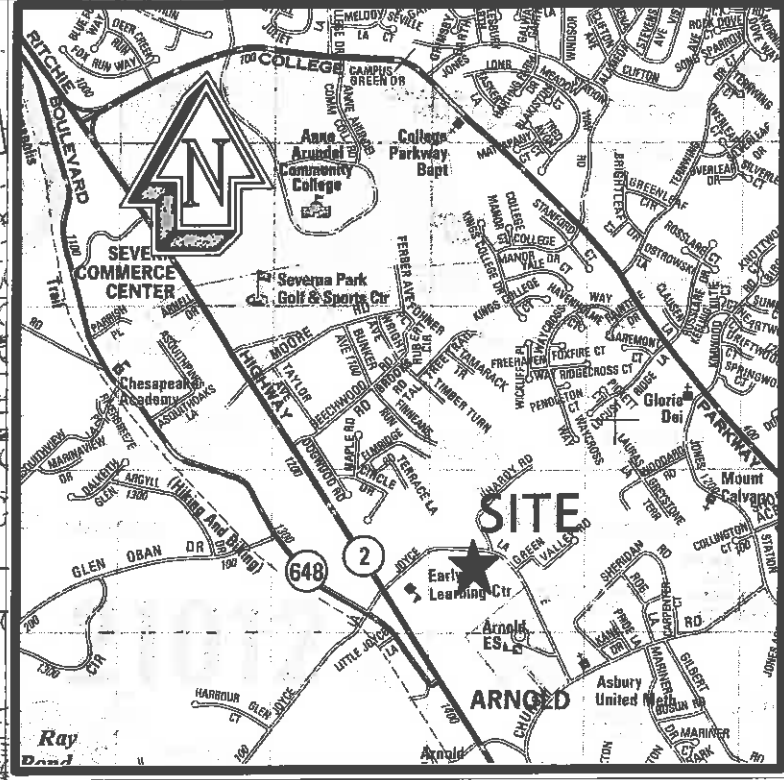
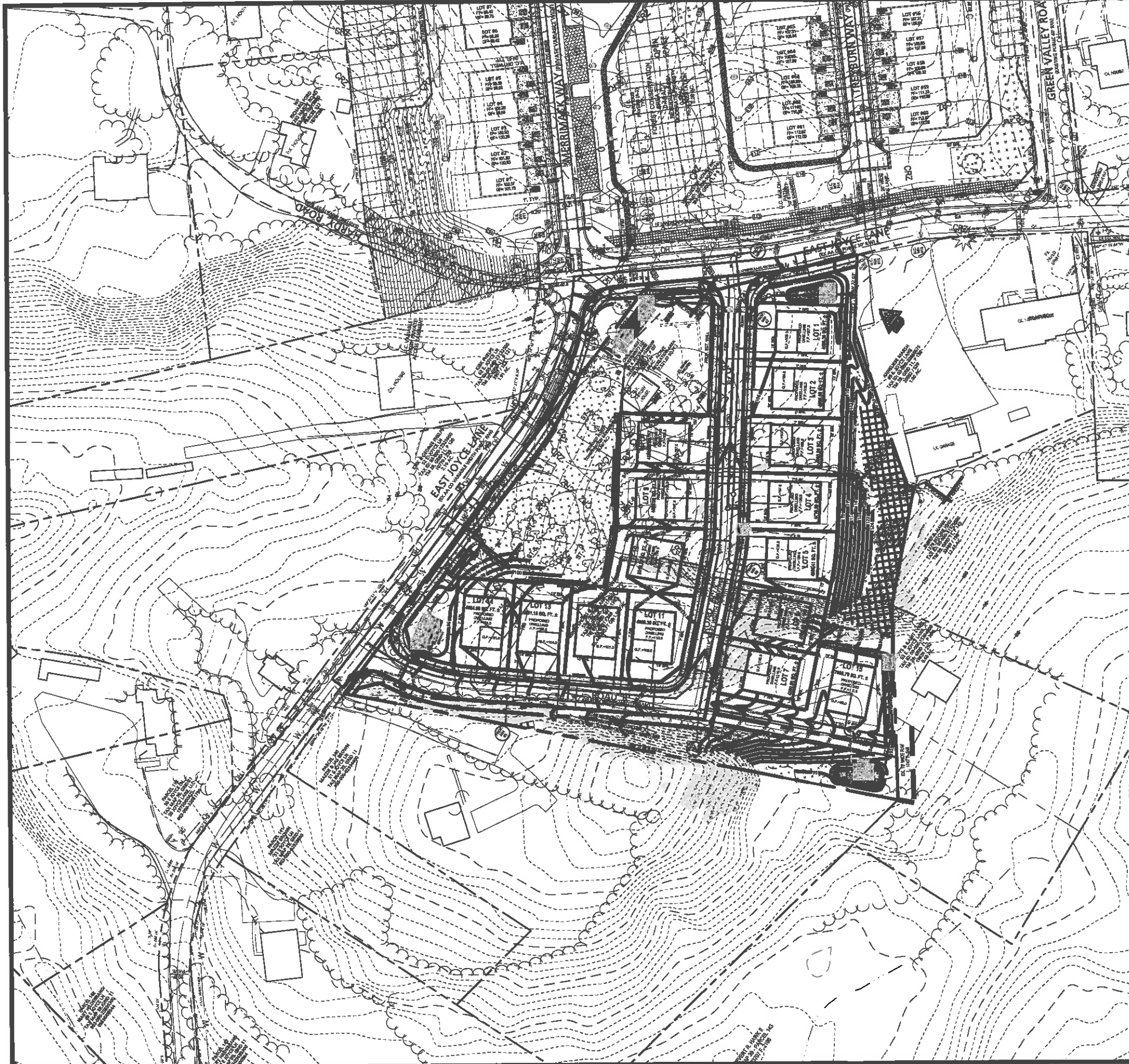
4. **A DETAILED Letter of Explanation that includes a description of each modification request and a justification is required. List below the Code Sections to which this application applies:**

Section Reference Number (e.g., 17-4-202)	Summary of Regulation (e.g., Site Development)
#1. <u>17-6-303(b)(5) & (b)(6)</u>	<u>Remove specimen trees and area less than 35 feet</u>
#2. <u>17-6-304(a)</u>	<u>Pay fee-in-lieu for reforestation</u>
#3. <u>17-2-103</u>	<u>Design manual to allow grinder pump and reduce road width</u>
#4. <u>17-6-403</u>	<u>Disturb steep slope and buffers</u>

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

SIGNATURE: (OWNER/CONSULTANT) [Signature]

DATE 1/4/16



VICINITY MAP
 SCALE: 1"=2000'
 COPYRIGHT ADC THE MAP PEOPLE
 PERMITTED USE NO. 20400770

Drawn By: AMD
 Approved By: TS
 Scale: 1"=100'
 Date: DECEMBER 2015
 Job Number: 13-4463
 Folder: KOCH_HOMES
 Reference: 61_EAST_JOYCE_LANE

Bay Engineering Inc.
 Engineers, Planners and Surveyors

2881 Riva Road, Building 800
 Annapolis, Maryland 21401
 410.887.8280
 410.887.8285 fax
 email: info@bayengineering.com
 www.bayengineering.com

MODIFICATION SITE PLAN
 FOR
61 EAST JOYCE LANE
 SUBDIVISION # PROJECT #

TAX MAP 38, GRID 11, PARCELS 137, 138 & 139
 TAX ID: 03-000-15390200 (PARCEL 137), 03-000-19065000 (PARCEL 138),
 03-000-25517000 (PARCEL 139)
 81-57, & 55 E. JOYCE LANE, ARNOLD, MARYLAND 21012
 THIRD DISTRICT, ANNE ARUNDEL COUNTY, ZONED R5