

2664 Riva Road, P.O. Box 6675
Annapolis, MD 21401
410-222-7450

Philip R. Hager
Planning and Zoning Officer

June 20, 2018

Mr. Jerry Tolodziecki
Boyd and Dowgiallo, P.A.
412 Headquarters Drive, Suite 5
Millersville, MD 21108

Re: Wroxeter Estates
Subdivision # 2017-018; Project # 2017-0066-00 NS
Tax Map 39 Block 9 Parcel 51

Dear Mr. Tolodziecki:

The Sketch Plan for the above referenced project has been reviewed by the agencies listed below and copies of their comments are attached. At your request, the Planning, Environmental and Landscape reviews have been held in abeyance to allow for the submission of revised layout to address actions taken by the Critical Area Commission. A review package must be submitted for all review agencies regardless of approval status based on the proposed changes to the application.

A. I&P/Engineering & Utilities	Approval withheld, April 18, 2018.
B. I&P/Traffic	Approval conditional, April 12, 2018.
C. Soil Conservation District	Approval, March 27, 2018
D. Health Department	Approval withheld, March 29, 2018
E. Fire Marshal	Approval withheld, March 27, 2018
F. Recreation and Parks	Approval, April 10, 2018.
G. Cultural Resources	Approval withheld, April 5, 2018
H. Maryland Department of Natural Resources	Approval, April 11, 2018
I. Transportation Division	Comments, April 10, 2018
J. Critical Area Commission	Approval withheld April 2, 2018

The attached comments are informational and must be addressed as applicable.

If you have any questions regarding this letter please contact me at pzkrin00@aacounty.org.

Sincerely,

A handwritten signature in black ink, appearing to read "Kelly Krinetz".

Kelly Krinetz
Planning Administrator

Cc: Judy Motta, PC
File



Daniel L. Kane, Director

Memorandum

TO: Bill Love, Development Division, Office of Planning and Zoning

FROM: John Bory, Engineer, Engineering Division, Department of Inspections and Permits

SUBJECT: Wroxeter Estates
Subdivision Number S 2017-018, Project Number P 2017-0066 00 NS
Sketch Plan Review

DATE: April 18, 2018

Engineering and Utility Review

The above-referenced project has been reviewed for Engineering and Utility issues and the following comments apply:

Adequacy of Public Facilities

The developer has opted to address adequacy of public facilities at this stage of the development process. Adequacy of public facilities is being addressed as follows:

Utilities:

The site will be served by private septic systems. Adequacy of facilities for sewerage will be deferred to the Anne Arundel County Department of Health.

The number of EDU's was determined to be less than five, one existing and four proposed, therefore a SWAMP analysis of public water service was not required. Adequacy of facilities for utilities has been adequately addressed for this development. The consultant/developer is being advised that the availability of capacity is not guaranteed until an allocation request has been processed and approved by the Department of Public Works.

Storm Drainage:

Adequacy of facilities for storm drainage has not been addressed. It has not been adequately demonstrated that the onsite drainage system and stormwater management system installed by the developer includes environmental site design to the maximum extent practicable, complies with the stormwater requirements of the Anne Arundel County Code, and is capable of conveying through and from the property, the design flow of storm water runoff originating on the site to an adequate outfall; and offsite downstream drainage systems are capable of conveying the design flow of storm water runoff to an adequate outfall between the several site outfalls and Points of Investigation POI which are yet to be shown.

The following are comments regarding the plans as submitted; only the comments indicated in the closing paragraph will require a point by point response upon resubmittal:

A. Roads

The site has frontage along Old County Road and Wroxeter Drive which are county public roads currently classified as Collector and Local roads respectively. The roads along the entire frontage of this development have not been fully improved to the required county standard based upon their classifications, therefore right of way dedication and frontage improvements are being required.

Offsite road improvements are not being required.

1. Add the private road section detail to the cover sheet of the plans.
2. As shown a modification to private road standard for section, geometry for grade and terminus is required.
3. Sight visibility for new road must be addressed by at minimum a line of sight profile.
4. Actual extent of frontage on Old County Road and right-of-way width on both roads must be clarified.
5. Modification M-15344 as it relates to road right-of-way widening and road improvement cannot be supported at this time.
6. The extent of the shared access easement and shared road must be clearly defined on the plan and an appropriate terminus must be shown.
7. Add a shared access note top the plan.

B. Storm Drainage

Storm drainage through and from this development is accomplished by utilizing open swales.

1. Multiple site discharge points and POIs exist and must be analyzed in actual pre-existing condition and ultimate post developed condition by zoning.
2. Flows must be noted on DA plan for each drainage area.
3. Outfall statement on cover sheet will need to be revised.
4. Total drainage area to any POI includes off site flow.
5. Photographs must be from most hydraulically distant point to the actual POI.
6. Tc flow paths must be from hydraulically most distant point and include segments with flow data and surface condition for each segment.
7. Qp must be addressed for each drainage area in which development occurs, flows change and discharge is to private property.
8. Provide a color mapping of soils with percent coverage of total site area and each drainage area
9. Add a certification note to the resource mapping and have it signed and sealed.

10. Provide table from Line 67 of the checklist.

11. Add POI tabulation to cover sheet of plan.

C. Stormwater Management

Stormwater management for this project is being addressed through the use of private drywells, community and private landscape infiltration, and private pervious paving.

1. Qp must be addressed for each drainage area in which development occurs, flows change and discharge is to private property.
2. Shared communal SWM practices must be in open space and their maintenance covered by the HOA.
3. Provide table described on line 12 of the checklist.
4. Per line 73 of the checklist explain why vegetated areas and practices are not more extensively used to provide SWM.
5. Provide Pe table per line 96 of the checklist.
6. Show DA mapping for each proposed practice.
7. Identify the boring supporting each practice.

D. Utilities

This development is expected to be served by:

- i) Public water in the Broadneck water service area (#32) – Existing Category.
- ii) Private sewer in the Broadneck sewer service area (#5) - Future Category.

A SWAMP analysis of water and sewer has not been requested because the increase in the number of EDU's is less than five, four. A fire flow test may be required by the Office of the Fire Marshal. The consultant is encouraged to request this directly from the Department of Public Works.

1. Show all meter locations.
2. Length of dead end main must be considered in main sizing.

E. Sketch Plan

1. Add a lot area and impervious area per lot chart to the plan set.
2. On resource mapping show buildable area and shade areas to be protected.

F. Flood Plain

1. Delineate the F.E.M.A. tidal floodplain and note the elevation.

G. Recommendations to Resolve Design Issues

1. Consider relocating road to obtain better site visibility.
2. Consider relocating lots outside RCA.

H. Determination

We are unable to grant Sketch Plan approval of these plans until comments A 1.-7., B1.-11., C1.-7., E 1.& 2., F 1. and G 1 & 2. have been adequately addressed.



Daniel L. Kane, Director

Memorandum

TO: Kelly Krinetz, OPZ Development Division

FROM: Sarah E. Fowler, P.E., Engineering Division, Department of Inspections and Permits

SUBJECT: Wroxeter Estates
S17-018
P17-0066-00NS
Sketch Plan Review

DATE: April 12, 2018

Traffic Review

The above-referenced project has been reviewed for Traffic issues and the following comments apply:

The developer has opted to address adequacy of public facilities at this stage of the development process. Adequacy of Public Facilities is being addressed as follows:

Adequate Public Facilities for Roads:

Adequacy of Public Facilities for Roads has been addressed for this development. Trip generation information was submitted showing that the proposed development will generate fewer than 50 trips per day.

The following are comments regarding the plans as submitted; only the comments indicated in the closing paragraph will require a point by point response upon resubmittal:

A. Plans

1. The right-of-way and property boundary are unclear on the northern side of the property; GIS layers show a different boundary than the plans.
2. The minimum width for a shared driveway is 18'.
3. Relocate the Lot 5 driveway to at least 50' from the intersection.
4. Provide sight distance information for the driveway's intersection with Wroxeter Road.
5. As noted previously, show and label the B&A Trail which abuts the property.

B. Determination

We recommend Sketch approval with the comments A1-5 being addressed prior to approval of the Final Subdivision for this project. Please forward one CD with an electronic copy of the Final Traffic Impact Study/letter to this office.



Department of Recreation and Parks

County Executive, Steven R. Schuh
Rick Anthony, Director

MEMORANDUM

TO: Bill Love, Planner, Critical Area Team
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Wroxeter Estates
Resubmittal Sketch
Subdivision No. S17-018
Project No. P17-0066-00NS

DATE: April 10, 2018

The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to Anne Arundel County greenways, parks, and trails. Please note our recommendations according to those findings below. Conformance with the county code, along with applicable guidelines and regulations regarding open space, recreation area, active recreation area, public activity space, residential activity space, and usable area shall be deferred to the Office of Planning and Zoning.

- This site is not contiguous to a park or greenway.
- This site is contiguous to the B&A Trail. Move the limits of disturbance outside of the trail right of way as no disturbance shall take place within the trail.

The Department of Recreation and Parks recommends approval.

cc: SubComments
Dawn Thomas
File

ANNE ARUNDEL COUNTY HEALTH DEPARTMENT
DIVISION OF COMMUNITY AND ENVIRONMENTAL HEALTH

MEMORANDUM

March 29th, 2018

TO: Judy Motta MS-6001
Office of Planning and Code Enforcement

FROM: Carlos Martinez
Health Department

RE: Wroxeter Estates
Subdivision # S17-018
Project # P17-0066 00 NS
Tax Map 39 Block 9 Parcel 51 & 37

The Health Department has reviewed the above referenced subdivision and is withholding approval until the following items have been corrected to meet the Anne Arundel County sewage disposal code:

Lot 1-5

- Show entire septic system within the Septic Recovery Area (SRA). Include septic tank (BAT), distribution box and trenches/drywells.
- Clearly show and label Water House Connection (WHC).
- Show existing septic systems for the existing houses.
- All SRA's must contain a minimum of 3 perc test. Lot 5 shows a perc test outside the SRA. Ensure the SRA contains a minimum number of perc test.

General Notes

- Perc testing /soil boring results from outside consultants are not acceptable for septic designs. All testing must be done by the Health Department during wet season.
- Must submit a plat copy for review.

CMJ/cb

cc: SUBCOMMENTS
Chris Soldano
Janet Scott



INTEROFFICE CORRESPONDENCE

Fire Department

County Executive, Steven R. Schuh
Fire Chief, Allan C. Graves

TO: Planning & Zoning

CC: SUBCOMMENTS@aacounty.org

FROM: Lt. Stephen E. Stanton II, Fire Marshal Division

DATE: March 27, 2018

SUBJECT: P17-0066-00-NS Wroxeter Estates

Approval is withheld pending compliance with the following comments:

1. Pending receipt of a fire flow report; area shall be served by a water supply system for fire protection purposes capable of providing 1,000 gpm @ 20 psi residual for two (2) hours in addition to peak hourly demand.
2. Pavement width leading up to the fire hydrant must be increased to 20 feet.
3. A Fire Department turn around must be installed on road "A". Dead end roadways may not exceed 150 feet without an approved fire apparatus turn around.

For consistency in the Review Process, please enclose a copy of all comments developed by this office for the Site Development Review process, along with the final approved site plan, with any submittal to the Permit Application Center.



M A R Y L A N D

Office of Planning and Zoning

Philip R. Hager, Planning and Zoning Officer

Wroxeter Estates
S17-018, P17-0066 00 NS
Sketch Plan - Resub
Cultural Resources Review
Page 1 of 1

MEMORANDUM

TO: Bill Love, Critical Area, Development Division, OPZ, MS 6301

FROM: Anastasia Poulos & Darian Beverungen, Cultural Resources Division/OPZ, MS 6401

SUBJECT: **Wroxeter Estates (S17-018, P17-0066 00 NS) - Resub**

DATE: April 5, 2018

The Cultural Resources Division reviewed the resubmitted sketch plan for Wroxeter Estates. The following comments apply. *Please note that all Article 17 requirements must be met prior to plan approval.*

A. Historic Resources: Site Visit Required

The project area contains historic structures that contribute to the Arnold Family Farmstead. A site visit by the County's Historic Sites Planner is required to evaluate and document the property's resources. Please contact Ms. Darian Beverungen (410-222-7466 or pzbeve19@aacounty.org) at your earliest convenience to arrange a site visit. **Please remove note #11 on the General Notes of sheet 1 of the resubmitted sketch plan that states incorrectly that no resources are present on the property.**

B. Archaeological Sites: Phase I Survey Required

As indicated in the previous review memo (8/11/17), per County Code **17-6-502**, a Phase I archaeological survey (in compliance with State/County guidelines) is required before Final Plan approval. Please submit the following directly to the Cultural Resources Division:

- (1) The Phase I archaeology report with any relevant archaeological site forms (at least 7 working days prior to review deadlines). A digital version of the draft report may be submitted via email. Upon approval of the report as final, two bound copies and digital copies of the final report must be sent directly to the Cultural Resources Division. Please refer to the County Guidelines, located at <http://www.aacounty.org/departments/planning-and-zoning/cultural-resources/archaeological-sites/>).
- (2) If the owner plans to donate the artifacts recovered during the Phase I survey to the County, please include an artifact donation form, completed by the owners (download at <http://www.aacounty.org/departments/planning-and-zoning/cultural-resources/archaeological-sites/>).

Please contact Anastasia Poulos, Archaeological Sites Planner, with any questions (#410-222-7486 or pzpoul44@aacounty.org).

C. Cemeteries: The project area does not contain any recorded cemeteries.

D. Scenic and Historic Roads: This property is not located on a scenic and historic road.

E. Determination: **Approval Withheld (Pending Archaeological Survey & Site Visit)**



M A R Y L A N D

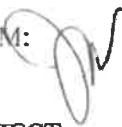
Office of Transportation
2664 Riva Road – 3rd Floor – MS-6600
Annapolis, MD 21401

Ramond Robinson
Director of Transportation

MEMORANDUM

DATE: April 10, 2018

TO: Kelly Krinetz
Office of Planning & Zoning/Development Division

FROM:  Jon Mayer, Transportation Planner II
Office of Transportation

SUBJECT: Wroxeter Estates
Subdivision #17-018/Project #17-0066-00NS

SAP: Broadneck

The subject Sketch Plan submittal has been reviewed from an Office of Transportation standpoint. The following Comments/recommendations are provided at this time:

1. Old County Road is classified as a Collector Roadway (Rural). Subsequently right of way dedication/frontage improvements consistent with Standard Paving Detail P/5 of the Anne Arundel County Design Manual are required along the entire frontage to said roadway at this time; including that portion of the Bulk Parcel located east of the B&A Trail. Likewise, this Office recommends Old County Road frontage improvements previously described be extended to include that area designated as B&A Trail right of way as well with the assistance of impact fee credits.
2. Wroxeter Drive is classified as a Local roadway. Subsequently right of way dedication/frontage improvements consistent with Standard Paving Detail P/7 are required along the entire frontage to said roadway at this time.
3. The boundary of the site fails to coincide with County Geocortex mapping with regards to the adjacent Cromwell Property/Parcel 455; specifically along Wroxeter Drive. Please clarify.

This Office offers no objection to granting Sketch Plan approval based on the satisfactory resolution of issues raised in Comments 1-3 at Final.

cc:
File: T:\Transportation\DEVELOPMENT & WAIVERS\MayerReviews\Wroxeter Estates\
Sketch.041018.docx

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor



Charles C. Deegan
Chairman
Katherine Charbonneau
Executive Director

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

April 2, 2018

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

Re: Wroxeter Estates - Sketch
S17-018; P17-0066-00NS

Dear Ms. Krinetz:

Thank you for providing the most recent submittal information regarding the above-referenced subdivision for review and comment. The applicant seeks sketch plan approval for a major subdivision to create five (5) single family lots, four (4) of which will be within the Resource Conservation Area (RCA) of the Critical Area. The site is approximately 55.8 acres, approximately 28.5 acres of which are located within the RCA, is waterfront and contains four existing dwellings, three of which are within the RCA portion of the parcel. The most recent submittal shows four (4) proposed lots within the RCA with riparian access to Asquith Creek.

The proposed submittal appears to create one additional development right than what currently exists on Parcel 51. Proposed Lot 1R does not appear to contain an existing dwelling. It is our assumption that the development right associated with Lot 1R is currently associated with Lot 1 of the Severn View Subdivision. Once Lot 1 and Parcel 51 are consolidated and the development right associated with Lot 1 is reconfigured onto Parcel 51, this project becomes a Lot Consolidation and Reconfiguration under the State Critical Area Regulations (COMAR 27.01.02.08). If Lot 1 is not a part of this proposal, the plat exceeds the allowable density and cannot be approved.

On February 9, 2018, the Critical Area Commission notified Anne Arundel County of an omission in the County Critical Area Program related to lot consolidation and reconfiguration of grandfathered nonconforming lots and parcels in the Critical Area. Specifically, the Commission determined that the County's Program: (1) lacks specific standards that meet the Commission's regulations for the consolidation and reconfiguration of nonconforming parcels or lots in the Critical Area (COMAR 27.01.02.08); and (2) does not have a sufficiently tailored standard to allow for the reconfiguration of non-adjacent parcels in the Resource Conservation Area. The Commission also stated that, until this deficiency is corrected, the County may not grant any approval of subdivisions involving the reconfiguration or consolidation of nonconforming

Thank you for the opportunity to provide comment. If you have any questions, please contact me at (410) 260-3480.

Sincerely,

A handwritten signature in cursive script that reads "Charlotte Shearin". The signature is written in black ink and is positioned above the printed name and title.

Charlotte Shearin
Regional Program Chief

File: AA 560-17



Larry Hogan, Governor
Boyd Rutherford, Lt. Governor
Mark Belton, Secretary
Joanne Throwe, Deputy Secretary

RECEIVED

April 11, 2018

APR 18 2018

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

**PLANNING & ZONING
DEVELOPMENT**

RE: Environmental Review for Resubmittal of Wroxeter Estates, Tax Map 39, Parcel 51 & Lot 1, Severn View Subdivision, Arnold, Anne Arundel County, Maryland.

Dear AA Co. P&Z:

The Wildlife and Heritage Service has determined that there are no official State or Federal records for listed plant or animal species within the delineated area shown on the map provided. We would like to point out, however, that our remote analysis suggests that the forested area on this property contains Forest Interior Dwelling Bird habitat. Populations of many bird species which depend on this type of forested habitat are declining in Maryland and throughout the eastern United States. The conservation of this habitat is mandated within the Chesapeake Bay Critical Area and must be addressed by the project plan. Based on the information described in this submittal, there will be no tree removal within the Critical Area, therefore DNR has no further concerns for impacts to FIDS habitat.

Please be sure to let us know if the limits of proposed disturbance or overall site boundaries change and we will provide you with an updated evaluation. Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,

Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2018.0488.aa
Cc: C. Shearin, CAC