



M A R Y L A N D  
County Executive Steven R. Schuh

2664 RIVA ROAD, P.O. BOX 6675  
ANNAPOLIS, MARYLAND 21401  
OFFICE OF PLANNING AND ZONING

August 1, 2018

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

Re: Wroxeter Estates – Major Sketch  
Subdivision #2017-018; Project #2017-0066-00-NS  
TM 39 BL 9 Parcels 51

Dear Mr. Tolodziecki:

The Sketch Plan for the referenced project has been reviewed by the agencies listed below and copies of their comments are attached.

A.	OPZ/Planning	(Approval Withheld	08/01/18)
B.	I & P/Engineering	(Approval Withheld	08/01/18)
C.	I & P /Traffic	(Approval w/comments	07/26/18)
D.	I & P/Utilities	(Approval Withheld	08/01/18)
E.	OPZ/Environmental	(Approval Withheld	08/01/18)
F.	OPZ/Landscape	(Approval	08/01/18)
G.	Soil Conservation District	(Approval	07/16/18)
H.	AA County Dept. of Health	(Approval Withheld	07/26/18)
I.	AA County Public Schools	(Comments	07/17/18)
J.	Fire Marshal Division	(Approval w/comments	07/24/18)
K.	AA Co. Recreation and Parks	(Approval Withheld	07/23/18)
L.	OPZ/Historic/Archeology	(Approval Withheld	07/26/18)
M.	Long Range Planning/ W & S	(Approval w/comments	07/11/18)
N.	Office of Transportation	(Approval w/comments	08/01/18)
O.	Long Range/SAP	(Approval	07/11/18)
P.	MD-CAC	(Approval Withheld	07/26/18)

I. Before approval of the Sketch Plan the following agency comments must be resolved:

A.	OPZ/Planning	(Comments Dated	08/01/18)
B.	I & P/Engineering	(Comments Dated	08/01/18)
C.	I & P/Utilities	(Comments Dated	08/01/18)
D.	OPZ/Environmental	(Comments Dated	08/01/18)
E.	I & P /Traffic	(Comments Dated	07/26/18)
F.	AA County Dept. of Health	(Comments Dated	07/26/18)
G.	MD-CAC	(Comments Dated	09/30/16)
H.	OPZ/Historic/Archeology	(Comments Dated	07/26/18)

II. Adequacy of Facilities for Items D & E must be resolved with a Sketch Plan resubmittal. Items A, B, & C are acceptable and shall be approved with Sketch approval subject to any noted conditions.

- A. Fire Suppression: Adequate. Adequacy of Facilities for Fire Suppression has been addressed. See Fire Marshal memo dated 07/24/18.
- B. Roads: Adequate. Adequacy of Facilities for Roads has been addressed for this development. See I & P Traffic memo dated 07/26/18.
- C. Schools: Adequate. Adequacy of Facilities for Schools has been addressed. In accordance with the February 20, 2018 APFO School Utilization Chart, Jones Elementary, Severna Park High School, and Severna Park Middle Schools have Adequacy of School capacity to serve this subdivision.

"Recycled Paper"

[www.aacounty.org](http://www.aacounty.org)

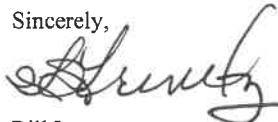
- D. Utilities: Inadequate. Adequacy of Facilities for Public Water has not been addressed for this development. The number of EDU's was determined to be less than five, one existing and four proposed, therefore a SWAMP analysis of public water service was not required. The consultant/developer is being advised that the availability of water capacity is not guaranteed until an allocation request has been processed and approved by the Department of Public Works. The site is to be served by private on-site septic systems. See OPZ/Utilities comments dated 08/01/18 and address AACO. Health Department comments dated 07/26/18.
- E. Storm Drains: Inadequate 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 .See I & P/Engineering/Utility comments dated 08/01/18.

III. Decision

- A. This office must withhold approval of the Sketch Plan until the issues set forth in Sections I and II have been resolved.
- B. In accordance with Article 17-3-203, the resubmittal must be made within 60 days of the date of this letter and must include separate packages labeled with the name of the required review agency. Each package is to include a point-by-point response letter addressing items in Sections I and II above and any other supplemental information necessary for review. Resubmittal in accordance with the attached Resubmittal Cover Sheet must be sent directly to the Permit Application Center, by **October 15, 2018**.

If you have any questions regarding this project, please call me at 410-222-7960.

Sincerely,

  
Bill Love  
Planner III, Critical Areas Team

Attachment: Resubmittal Cover Sheet

Cc Bill Love, OPZ  
Kelly Krinetz, OPZ  
John Bory I & P  
Carlos Martinez, AA Co. Health Dept.  
Judy Motta, I & P  
Developer/Owner  
File/Diary/FY 19

J:\Shared\subdiv\Love, Bills#2017-018-P#2017-0066-00-NS-Wroxeter Estates-SketchRevLtr.



**Office of Planning and Zoning  
Development Division**

***INTER-OFFICE CORRESPONDENCE***

**DATE:** August 1, 2018

**TO:** File

**FROM:** Bill Love, Development Division, Critical Areas Team

**SUBJECT:** Re: Wroxeter Estates – Major Sketch  
Subdivision #2017-018; Project #2017-0066-00-NS  
TM 39 BL 9 Parcels 51

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I have reviewed the submitted Sketch Plan and offer the following comments:

Planning:

- 1) A decision on pending variance case #2017-0232 must be rendered prior to Sketch approval. Any conditions of approval must be addressed under the Sketch Plan review.
- 2) Adequacy of public facilities shall be addressed at the Sketch Plan phase of this project.
- 3) Provide documentation and meeting minutes from the required pre-submittal meeting.

Environmental:

- 1) The existing woods/forest within the Critical Area is listed as 14.21 acres, however the Forest Conservation Easement within the Critical Area is listed as 15.12 acres. Please revise as to which is correct.
- 2) In accordance with COMAR 27.09.01-1 full buffer establishment is necessary. Accordingly, provide a plan that clearly identifies the areas of buffer establishment. All buffer/expanded buffer areas that are not forested are to be identified and quantified.
- 3) A Buffer Management Plan, Forestation Agreement, bond and inspection fee shall be required prior to plat approval.
- 4) Provide an assessment as to how the proposed project meets the development criteria for Forest Interior Dwelling Bird habitat.

Landscape:

- 1) Landscaping not required for this project

Sketch Plan approval is withheld until Planning items #1& 3 and Environmental items #1, #2 & 3 are adequately addressed. Remaining items shall be addressed under subsequent reviews of the subdivision.

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ANNE ARUNDEL COUNTY

Annapolis, Maryland

RESUBMITTAL COVER SHEET

TO: Office of Planning and Zoning/Development Division

FROM: \_\_\_\_\_

RE: Wroxeter Estates – Major Sketch  
Subdivision #2017-018; Project #2017-0066-00-NS  
TM 39 BL 9 Parcels 51

PLEASE FIND ATTACHED RESPONSE LETTER/REVISED PLAN (AND ANY AGENCY-MARKED PRINTS) PACKAGES FOR:

X	OPZ/Subdivision Review Planner	X	Health Department
X	I & P/Engineering Review		Board of Education
X	I & P /Traffic Review	X	Archaeological/Historical
X	I & P /Utilities Review		Fire Marshal Division
	Office of Transportation		Md. State Aviation Adm.
X	OPZ/Environmental		Office of Law
	OPZ/Landscape	X	Other Agency: CAC
	Soil Conservation District		
	Recreation and Parks		
	State Highway Administration		

The engineer/developer certify that all of the above-mentioned agencies are being responded to with their own completed package. Each package shall contain the necessary response letter/plans/plats/studies, computations (if applicable) and agency marked-up plans (if provided) addressing all of the items required to be addressed in the prior review comments from each agency. All correspondence, plans, plats, studies, comps, etc. must list both the correct subdivision and project numbers.

Submit the completed resubmittal package to the Permit Application Center prior to acceptance by OPZ/Development Division.

This marked form highlighting the specific agency must accompany your resubmittal otherwise it can not be accepted by P&Z/Development Division.

Developer/Engineer (SEAL)

Attachments

J:\Shared\subdiv\Love, Bill\Resubmittal Cover Sheet- Wroxter Estates.doc



*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: August 1, 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. Modification M-15344 as it relates to road right-of-way widening and road improvement must be approved.

**B. Storm Drainage**

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

1. DPW Watershed Management has identified unstable stream conditions on the site. This will need to be addressed prior to Sketch Plan approval and the outfall statement on cover sheet will need to be revised.

**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.

There are no further Stormwater management comments on the Sketch Plan.

**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.

There are no further Utilities comments on the Sketch Plan.

**E. Sketch Plan**

1. Make any and all changes necessitated by the numbered comments.

**F. Flood Plain**

There are no further Flood Plain comments on the Sketch Plan.

**G. Recommendations to Resolve Design Issues**

There are no Recommendations on the Sketch Plan.

**H. Determination**

We are unable to grant Sketch Plan approval of these plans until comments A 1., B1., and E 1. have been adequately addressed.



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Office of Planning and Zoning

*Philip R. Hager, Planning and Zoning Officer*

## **MEMORANDUM**

**TO:** Critical Area Team, Development Review Division

**FROM:** Andrea Gerhard, Planner II, Long Range Planning

**THROUGH:** Cindy Carrier, Planning Administrator, Long Range Planning

**SUBJECT:** Long Range Planning Comments – Water and Sewer Plan Compliance

**DATE:** July 11, 2018

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<b>Name of Project:</b>	<b>Wroxeter Estates</b>
<b>Subdivision Plan:</b>	<b>S17-018</b>
<b>Project No:</b>	<b>P17-0066 00 NS</b>
<b>Site Development Plan#:</b>	
<b>Location:</b>	185 Wroxeter Road, Arnold MD 21012 Map 39, Parcel 51 & Lot 1
<b>Planning Area:</b>	Broadneck
<b>Growth Tier:</b>	II

### **Summary:**

This is a sketch development plan submittal that proposes to create four single-family lots and one bulk parcel lot. The site is located in the Future Service for sewer service category in the Broadneck SSA and the Existing water service category in the Broadneck 220 WPZ. The applicant proposes that development of this site will utilize private septic and public water systems.

### **Findings:**

The development plan is in compliance with the 2017 Water and Sewer Master Plan. Note that the property is located in Growth Tier II. The utilization of on-site septic systems is considered interim. Properties must connect to public sewer when available.

The Water and Sewer note on Page 3A of the development plan should be corrected to show that the property is in the Future sewer service category in the Broadneck SSA and Existing water service in the Broadneck 220 WPZ.





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Office of Planning and Zoning

*Philip R. Hager, Planning and Zoning Officer*

## MEMORANDUM

TO: Critical Area Team

FROM: Mark Wildonger, Planner

THROUGH: Cindy Carrier, Long Range Planning Administrator

SUBJECT: Long Range Planning Comments – General Development Plan and Small Area Plan Compliance

DATE: July 11, 2018

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<b>Name of Project:</b>	<b>Wroxeter Estates</b>
<b>Subdivision Plan:</b>	S17-018
<b>Project No:</b>	P17-0066 00 NS
<b>Site Development Plan#:</b>	
<b>Location:</b>	185 Wroxeter Drive, Arnold Tax Map 39, Block 9, Parcel 51
<b>Planning Area:</b>	<b>Broadneck</b>

### Summary:

The applicant proposes to subdivide the property into four single-family lots and one bulk parcel lot. The property is located at the intersection of Wroxeter Drive and Old County Road.

The 55.53-acre property is zoned R1 and OS and is located within the Broadneck Small Area. The property has a land use designation of Residential Low Density and Natural Features on the 2009 General Development Plan (GDP) Land Use Map and is partially within the Resource Conservation Area overlay zone of the Chesapeake Bay Critical Area. The site is also located in a Managed Development Policy Area and is not within the Priority Funding Area. The site is not within the County's Greenway network.

The 2009 GDP and the Broadneck Small Area Plan (SAP) do not make any specific recommendations for this parcel.

### Findings:

The project is consistent with the overall goals and policies found within the Broadneck SAP as well as the 2009 GDP.

### Recommendations:

None

Per Article 18 of the County Code, Small Area Plans are to be used as a guide in the future development of land and in the location of public services and facilities. While many SAP recommendations are not subdivision requirements, the recommendations should be considered in conjunction with development plan review and incorporated in future subdivision plans and site development plans when feasible.

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


**Ramond Robinson**  
**Director of Transportation**

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## **MEMORANDUM**

**DATE:** August 1, 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

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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.

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

**cc:** Bill Love, OPZ/Development Division  
**File:** T:\Organized Transportation Files\Programs\DEVELOPMENT REVIEW\MayerReviews\  
Wroxeter Estates\Sketch.080118.docx



*Daniel L. Kane, Director*

## Memorandum

TO: Bill Love, 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: July 26, 2018

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### **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. As noted previously, the minimum width for a shared driveway is 18'.
2. As noted previously, relocate the Lot 5 driveway to at least 50' from the intersection.
3. As noted previously, provide sight distance information for the driveway's intersection with Wroxeter Road.

#### **B. Determination**

We recommend Sketch approval with the comments A1-3 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.



## **Anne Arundel Soil Conservation District**

**2662 Riva Road Suite 150  
Annapolis, Maryland 21401  
410-571-6757 [www.aascd.org](http://www.aascd.org)**

**Advancing the Wise Use of Our Natural Resources**

07-16-2018

Office of Planning and Zoning  
Heritage Office Center  
Anne Arundel County  
2664 Riva Road  
Annapolis, MD 21401

SUBJECT: WROXETER ESTATES; 2; SUBD# S17-018; PROJ# P17-006600NS; AASCD# 2018-0147

The sketch plans, received July 12 2018, have been reviewed and the District has no objections.

Sincerely,  
PAUL HAFNER  
AASCD



ANNE ARUNDEL  
COUNTY PUBLIC SCHOOLS

2644 Riva Road, Annapolis, MD 21401 | 410-222-5000 · 301-970-8644 (WASH) · 410-222-5500 (TDD) | [www.aacps.org](http://www.aacps.org)

Date: July 17, 2018

TO: DEVELOPMENT DIVISION/  
OFFICE OF PLANNING & ZONING  
SUBJECT: WROXETER ESTATES  
COMMENTS DUE: JULY 27, 2018

FROM: SCOTT SCHULER  
TYPE: SKETCH  
SUBDIVISION # 17-018  
PROJECT #: P17-0066-00 NS

Anne Arundel County Public Schools' evaluation of information available to date indicates as follows:

The **ELEMENTARY** attendance area where this property is located is JONES.  
These students will BE TRANSPORTED.

The **MIDDLE SCHOOL** attendance area where this property is located is SEVERNA PARK.  
These students will BE TRANSPORTED.

The **HIGH SCHOOL** attendance area where this property is located is SEVERNA PARK.  
These students will BE TRANSPORTED.

File: Planning/C/Subreviews/



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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 & Dawn Thomas  
Capital Projects Division

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

**DATE:** July 23, 2018

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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.
- Lot 1 within 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.
- Topo tie in contour 114 in Trail right of way of swale proposed with new 8' paved shoulder. Will this flood the Trail? Can the tie into existing topo be within their property?

The Department of Recreation withholds approval. Please provide documentation that the trail will not be impacted by this development.

cc: SubComments  
File  
Dawn Thomas



## INTEROFFICE CORRESPONDENCE Fire Department

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

TO: Planning & Zoning

CC: [SUBCOMMENTS@aacounty.org](mailto:SUBCOMMENTS@aacounty.org)

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

DATE: July 24, 2018

SUBJECT: P17-0066-00-NS Wroxeter Estates

**Sketch Approval is Granted** with the following comments:

1. An updated Fire Flow Report will be required for final approvals.
2. Pavement width has been increased to 16 feet.
3. The Fire Department turn-around is acceptable

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.

*Philip R. Hager, Planning and Zoning Officer*

## 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 2**

DATE: July 26, 2018

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The Cultural Resources Division reviewed the second resubmittal of the 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, Architectural Documentation Required

The project area contains undocumented historic structures (aged 50 years or older) on a property that archival and cartographic evidence indicates is a historic farmstead that belonged to the Arnold Family, one of the early settlers of the County. An overlay of the 1847 USGS Coastal Survey map shows that the property maintains much of its character from the 19<sup>th</sup> century (see images below). Tax records suggest that the primary structure was constructed more than a century ago. Given the substantive archival evidence and the current condition of the property, there is very high potential that it contains existing cultural resources that may require documentation and/or mitigation prior to approval for development. **Further information is needed prior to subsequent review. A site visit is required by the Cultural Resources Division to evaluate potential impacts from the proposed development.**

Per County Code 17-6-501(a), these resources should be reviewed as part of the Phase I Survey. Please refer to the following guidelines about documentation requirements:  
[https://www.aacounty.org/departments/planning-and-zoning/cultural-resources/forms-and-publications/Architectural%20Documentation%20Requirements\\_official.pdf](https://www.aacounty.org/departments/planning-and-zoning/cultural-resources/forms-and-publications/Architectural%20Documentation%20Requirements_official.pdf)

Also see number 4 on the County's guidelines for Cultural Resource Investigations:  
<https://www.aacounty.org/departments/planning-and-zoning/cultural-resources/forms-and-publications/guidelines-conducting-cultural-resources-investigation.pdf>

**Any resulting Maryland Inventory of Historic Properties forms should be submitted directly to the Cultural Resources Division for review.**

**Please remove note #11 on the General Notes of sheet 1 of the resubmitted sketch plan that states no cultural resources are known on the property.**

### B. Archaeological Sites: Phase I Survey Required

The applicant acknowledges that a Phase I archaeological survey is required per County Code **17-6-502**. Given the high potential of the project area, it is strongly recommended to complete the Phase I survey as soon as possible, since further action may be required prior to approval for development. Please submit the survey report directly to the County Archaeological Sites Planner, Anastasia Poulos, along with any accompanying Maryland Inventory of Historic Properties (MIHP) or Maryland Archaeological Site Survey (MASS) forms resulting from the survey.



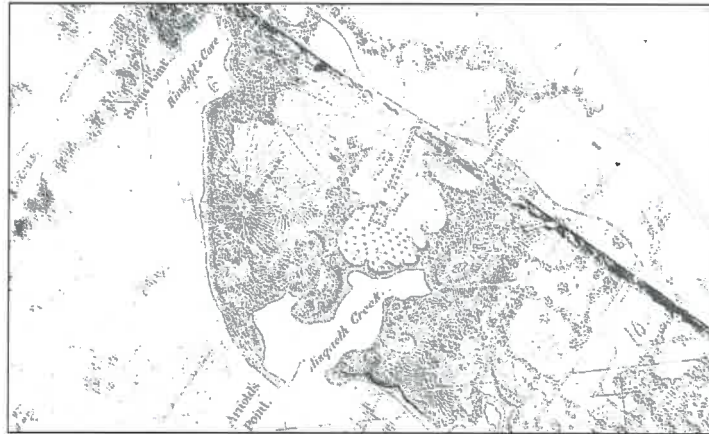
**C. Cemeteries:** The project area does not contain any recorded cemeteries.

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

**E. Determination:** **Approval Withheld** (*Pending Ph I Survey including architectural documentation, Site Visit, & Removal of Note #11*)

It is strongly recommended that the Phase I archaeological survey and architectural documentation be completed as soon as feasible. This office must receive and review the survey report and any accompanying MIHP forms before it can approve the proposed development. The applicant should be aware that if archaeological resources are identified, further survey may be required to evaluate the significance of the resources. If significant resources are found, the applicant may be required to redesign in order to preserve any archaeological site or mitigate adverse impacts to the resources.

Please contact Darian Beverungen, Historic Sites Planner, ([pzbeve14@aacounty.org](mailto:pzbeve14@aacounty.org)) or Anastasia Poulos, Archaeological Sites Planner, ([pzpoul44@aacounty.org](mailto:pzpoul44@aacounty.org)) in the Cultural Resources Division (#410-222-7432) with any questions regarding the scope of work and to arrange the site visit at your earliest convenience.



**1847 USGS Coastal Survey**



**Overlay of 1847 USGS Coastal Survey on subject property**

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**

July 26, 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 four (4) single family lots, three (3) of which will be within the Resource Conservation Area (RCA) of the Critical Area; and one (1) Bulk Parcel also within the RCA. The site is known as Parcel 51 and is approximately 55.8 acres, approximately 28.5 acres of which are located within the RCA. The parcel is waterfront and contains four existing dwellings, three of which are within the RCA portion of the parcel.

After reviewing this most recent submittal, this office has the following comments:

1. Please revise the "Density Tabulation" table on all sets of plans to read "Development Rights" and remove any information related to density from the table. Parcel 51 contains three (3) legally non-conforming dwellings within the RCA; therefore, Parcel 51 has three (3) grandfathered development rights within the RCA, per COMAR 27.01.02.05. With these changes, the "Development Rights" table would note that three development rights exist within the RCA of Parcel 51; and that zero development rights remain after the creation of Lots 2, 3, and 4.
2. Because there are three (3) legally non-conforming dwellings within the RCA (i.e., three grandfathered development rights), a variance to COMAR 27.01.02.05 is not necessary.
3. The recorded plat associated with this subdivision must include the exact note on Sheet 2 of 4 regarding the proposed Bulk Parcel.
4. It is unclear whether the Buffers onsite have been drawn accurately on the submitted plans. The entire site should have a minimum 200-foot Buffer from all tidal waters or tidal wetlands. Any tributary stream within the Critical Area portion of the site should have a minimum 100-foot Buffer. The Critical Area Buffer, including the Buffer to tributary streams, should be expanded beyond these limits for steep slopes, erodible soils,

hydric soils, or nontidal wetlands. Please refer to COMAR 27.01.09.01.E(7) for instructions on how to expand the Critical Area Buffer, including the Buffer to tributary streams. Please submit a separate exhibit showing the Critical Area Buffers onsite for existing and proposed conditions so that a determination can be made as to whether they are accurately drawn.

5. If the 200-foot Buffer, as expanded, is not currently fully established in native woody or wetland vegetation, a Buffer Management Plan should be provided which shows where planting will occur, as well as planting details related to species, number of each species, maintenance and monitoring requirements, etc. (COMAR 27.01.09).
6. The subdivision plat and development plan must include notes restricting any Open Space within the Critical Area from conversion to a future lot and limiting any uses to passive recreational uses only.
7. The plat should include a lot coverage table that designates the allowable lot coverage for each proposed lot, any right-of-ways associated with the proposed subdivision, and any open space areas. The subdivision must meet the County's 14% lot coverage limit and the lot coverage table must show how the remaining allowable lot coverage will be distributed among the Critical Area portion of the subdivision.
8. Similar information should be provided for proposed forest or developed woodland clearing in order to ensure the proposed subdivision will meet the 30% clearing limit and provide adequate mitigation for any proposed clearing.

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

Sincerely,



Charlotte Shearin  
Regional Program Chief

File: AA 560-17

ANNE ARUNDEL COUNTY HEALTH DEPARTMENT  
DIVISION OF COMMUNITY AND ENVIRONMENTAL HEALTH

MEMORANDUM

July 26<sup>th</sup>, 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

The Health Department has reviewed the above referenced subdivision and is withholding approval until the following items have been corrected:

General Comments Regarding the Final Development Plan (FDP):

- The FDP has a bulk parcel note on several pages, regarding P/O bulk parcel which shows bulk parcels containing a 10,000 square foot Septic Recovery Area (SRA). If This note is to remain, the bulk parcel must show a developed parcel which includes the proposed house, water house connection WHC), a complete septic system – All components properly labeled, stormwater management (SWM) devices and anything else pertaining to lot/parcel approval by the Health Department.
- Show the water main line so easily identifiable in the roadways.
- Show WHC for existing houses.
- Show complete septic system for lots 2, 3, and 4. Refer to the perc data form for the design specifications for each SRA. Label septic tank as BAT and all other components accordingly. Also show trench length-width/drywell diameter on the FDP.

Lot 1

- The SRA must show 3 passing perc test. Reconfigure the SRA and lot line to include perc test 1 or re-perc during wet season.
- The initial system is shown oversized. Perc test 3 requires a single trench at 77 feet long, separated by 17 feet, 3 feet wide.

- Perc test 1 requires trenches while perc test 2 is a rig test and may utilize a 1-7 foot by 40 foot drywell, separated by 21 feet.

Lot 2

- See general comments.
- There is no perc test 4B. Field verify that the perc is actually perc test 105.
- Show BAT tank connected to the distribution box.
- Must locate existing septic system accurately and configure property lines to be at least 10 feet from it.

Lot 3

- See general comments.
- Must find exact location of existing septic system and make proposed property line 10 feet from it at a minimum.

Plat- Add the following notes to the plat.

Septic Area Note:

The 10,000 square foot septic areas shall remain unencumbered by buildings, easements, right-of-way, and other permanent or physical objects.” This note must be included on all pages showing 10,000 square feet areas.

Best Available Technology Plat Note:

The on-site sewage disposal system serving lots 1, 2, 3, 4 will require a nitrogen-reducing unit approved as Best Availability Technology for site development. The property owner shall maintain and operate the BAT system for the life of the system through the use of a certified service provider. The owner shall ensure the BAT system is inspected and has necessary operation and maintenance performed at a minimum of once per year.

CJM/cb

cc: SUBCOMMENTS  
Chris Soldano  
Janet Scott