

AA 28-99
SUB

Council, George
99-007

MSA-51829-9

concord
#17
#17
#17



Ren Serey
Executive Director

Judge John C. North, II
Chairman

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION
45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 260-7516 Fax: (410) 974-5338

January 28, 1999

Ms. Lori Allen
Anne Arundel County Department of Planning and Code Enforcement
2664 Riva Road, MS 6303
Annapolis, Maryland 21401

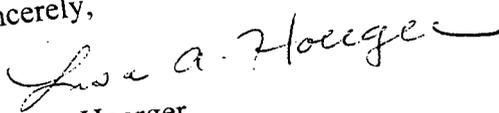
Re: Councill Property
MS 99-007

Dear Ms. Allen:

I have received the above-referenced subdivision request to create one additional lot. The majority of the newly created lot is outside of the Critical Area. However, the rear portion of the proposed lot is in the Resource Conservation Area (RCA). No new development activities are permitted on this portion of the lot. The County should consider placing an easement on this portion of the lot, and adding a plat note alerting future homeowners to this situation. The County should also add to the plat notes that any clearing in the Critical Area must be replaced at a minimum 1:1 ratio. No new density is permitted within the RCA portion of this site or the open space.

Final approvals should be reserved until the County has received comments back from the Department of Natural Resources, Heritage and Biodiversity Division that no rare, threatened or endangered species, or Forest Interior Dwelling Bird habitat was found on this parcel. If such species are identified, we may have further comments. Thank you for the opportunity to comment. Please include this letter in your file and submit it as part of the record for variance. Please notify the Commission of the decision made in this case.

Sincerely,


Lisa A. Hoerger
Environmental Specialist

CC: AA 28-99

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093

TTY FOR DEAF ANNAPOLIS-974-2609 D.C. METRO-586-0450

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Anne Arundel County
Annapolis, MD
Department of Planning & Code Enforcement
Development Division

AA 28-99

JAN 14 1999

PLANNING AND CODE
ENFORCEMENT.

mpu

Team East

Date Transmitted 1-14-99

Process Type: Critical Area
 Forest Stand Delineation
 Forest Conservation

To: Critical Area Commission
 Department Natural Resources
 Forester
 Environmental Review Planner
 Subdivision File

MS99 007

From: Department of Planning & Code Enforcement/Development Division

Subject: Name Council Prop (Christine)

Formerly _____

Subdivision # MS 99 - 007

Project # _____

Site Plan Review # _____

Tax Map 24 Block 23 Parcel 272

200 Scale V14 600 Scale 24 1000 Scale 12

Please review the plans of the above mentioned project.

Your comments are requested by 2-22-99

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Trans. form
7/96

JAN 22 1999

CHESAPEAKE BAY
CRITICAL AREA COMMISSION



1486 Snug Harbor Rd. Shady Side, MD 20764 Phone (410)867-2003 fax (301)261-5967



APPLICANT: GEORGE C. COUNCILL

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SUBJECT: CHESAPEAKE BAY CRITICAL AREA REPORT
COUNCILL PROPERTY
Tax Map 24, Block 23, Parcel 272
Ferry Point Road
Pasadena, Maryland

JAN 14 1999

PLANNING AND CODE
ENFORCEMENT

MS99 007

The subject report addresses items listed in Section 3 of the Anne Arundel County, Chesapeake Bay Critical Area Report Check List. Included as enclosures hereto are the required vicinity map and site plan (as shown on an A.A.CO. topography map). A copy of the Chesapeake Bay Critical Area Commission Notification of Project Application will be provided at the time that an application for the project is submitted.

The Councill Property is a 22 acre parcel located in northeast Anne Arundel County near Pasadena, Maryland. The site is located along both sides of Councill Lane (a mostly unimproved right-of-way) with a small portion of the southwest corner of the site located along the Magothy River. The eastern-most portion of the site is bounded by Ferry Point Road. Access to the property is provided from Councill Lane. One single family residence currently exists on the site; that site is located entirely within a Resource Conservation Area (RCA) of the Chesapeake Bay Critical Area.

The subject site is divided centrally by Councill Lane with the eastern portion of the site being the slightly larger of the two. This eastern portion exhibits little topographic relief with the majority of its area draining east, under Ferry Point Road to an

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JAN 22 1999

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

unnamed, intermittent tributary to Blackhole Creek. The majority of this eastern portion of the site is densely forested by an uneven-aged pine stand (Stand A) dominated by semi-mature to mature Virginia pine (Pinus virginiana). The understory ranges from sparse to moderately dense and includes deerberry (Vaccinium stamineum) and American holly (Illex opaca). A stand of mature upland hardwoods (Stand B) with a dense understory comprises 120,000 square feet (2.75 ac) of the southern end of this eastern portion of the site. The dominant overstory species in this stand is sweetgum (Liquidambar styraciflua) with black cherry (Prunus serotina) also occurring. The understory is dense with deerberry, greenbriar (Smilax rotundifolia), American holly, and sassafras (Sassafras albidum).

The portion of the site lying west of Councill Lane drains in a westerly direction into two drainage swales which empty into a small tidally influenced pond associated with the Magothy River. Steep slopes are noted as occurring around the perimeter of this pond. A residential area exists on this portion of the site and is maintained in a lawn-type manner with several overstory trees remaining. This area can be identified on the enclosed Critical Area Site Plan. The majority of the eastern portion is dominated by mature upland hardwood species and is considered to be similar to Stand B. There is a dominance of chestnut oak (Quercus prinoides) and southern red oak (Quercus falcatta). The understory is dense with pignut hickory (Carya glabra), sassafras, flowering dogwood (Cornus florida), greenbriar, American holly and deerberry. The vegetation around the pond has been overwhelmed by common reed (Phragmites australis) but also includes poison ivy (Toxicodendron radicans) and marsh hibiscus (Hibiscus moscheutos).

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MS99 007

JAN 14 1999_ 2 -

PLANNING AND CODE
ENFORCEMENT.

A small stand (24,000 square feet) of immature white pine (Pinus strobus) also occurs on this western portion of the site. It is located along Councill Lane, and is identified as Stand C on the attached site map.

According to the Anne Arundel County Soil Survey, the soil types are the same for both portions of the site. Evesboro loamy sand (EoB), a well drained soil, is identified as the dominant soil type. Rumford loamy sand (RuA), also a well drained soil, is located at the highest elevations on the site. The on-site pond is identified as a tidal marsh by the soil survey.

Four specimen trees (greater than 30 inches in diameter at breast height (d.b.h.)) have been identified within the western portion of the site and are approximately shown on the enclosed site plan. The on-site specimen trees include three southern red oaks ranging from 30 inches d.b.h. to 43 inches d.b.h. and one 53-inch sweetgum.

A Habitat Protection Area exists on the site in the form of a 100-foot buffer from the tidal limit of the on-site pond. The steep slopes associated with the pond and their expanded buffers will also be subject to regulation by Anne Arundel County.

MS99 007

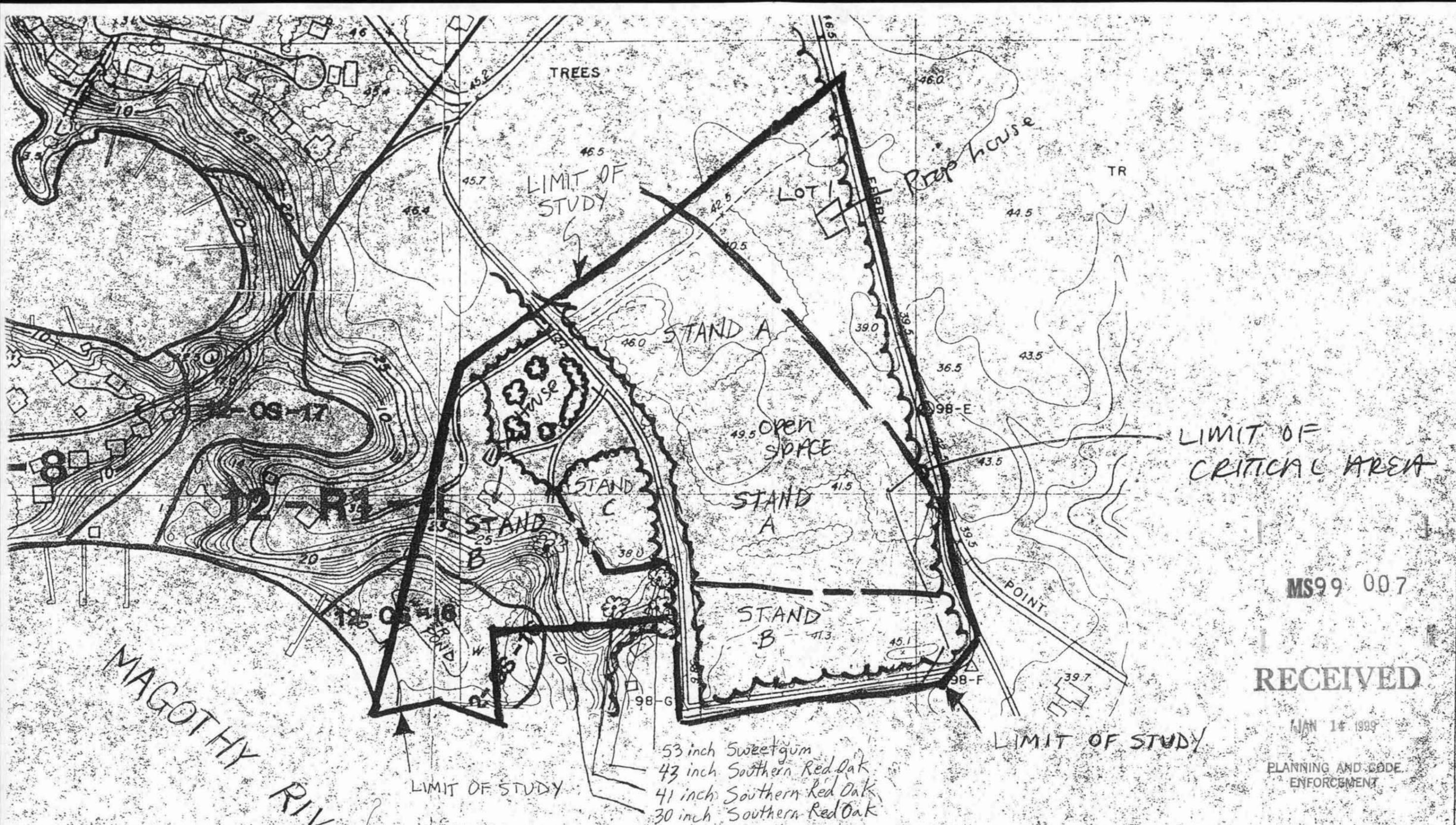
ENCLOSURE:

(1) Critical Area Site Plan

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LIMIT OF CRITICAL AREA

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PLANNING AND CODE ENFORCEMENT

- 53 inch Sweetgum
- 43 inch Southern Red Oak
- 41 inch Southern Red Oak
- 30 inch Southern Red Oak

CRITICAL AREA
SITE MAP

LIMIT OF STUDY

MAGOTHY RIVER

SCALE: 1" = 200'

Prepared By: Environmental Resource Services, Inc.
14886 Spring Harbor Rd
Shady Side, MD 20764

Associates, Inc.

ANNE ARUNDEL COUNTY DEPARTMENT OF PLANNING AND CODE ENFORCEMENT

ANNE ARUNDEL COUNTY HEALTH DEPARTMENT

COUNCIL PROPERTY

SOIL DESCRIPTION

EoB DENOTES: EVESBORO LOAMY SAND, 0% TO 6% SLOPE
 RuA DENOTES: RUMFORD LOAMY SAND, 0% TO 2% SLOPE
 Tm DENOTES: TIDAL MARSH
 EsC DENOTES: EVESBORO & GALESTOWN LOAMY SANDS, 6% TO 12% SLOPES
 EsE DENOTES: EVESBORO & GALESTOWN LOAMY SANDS, 12% TO 40% SLOPES



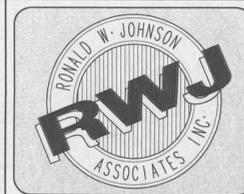
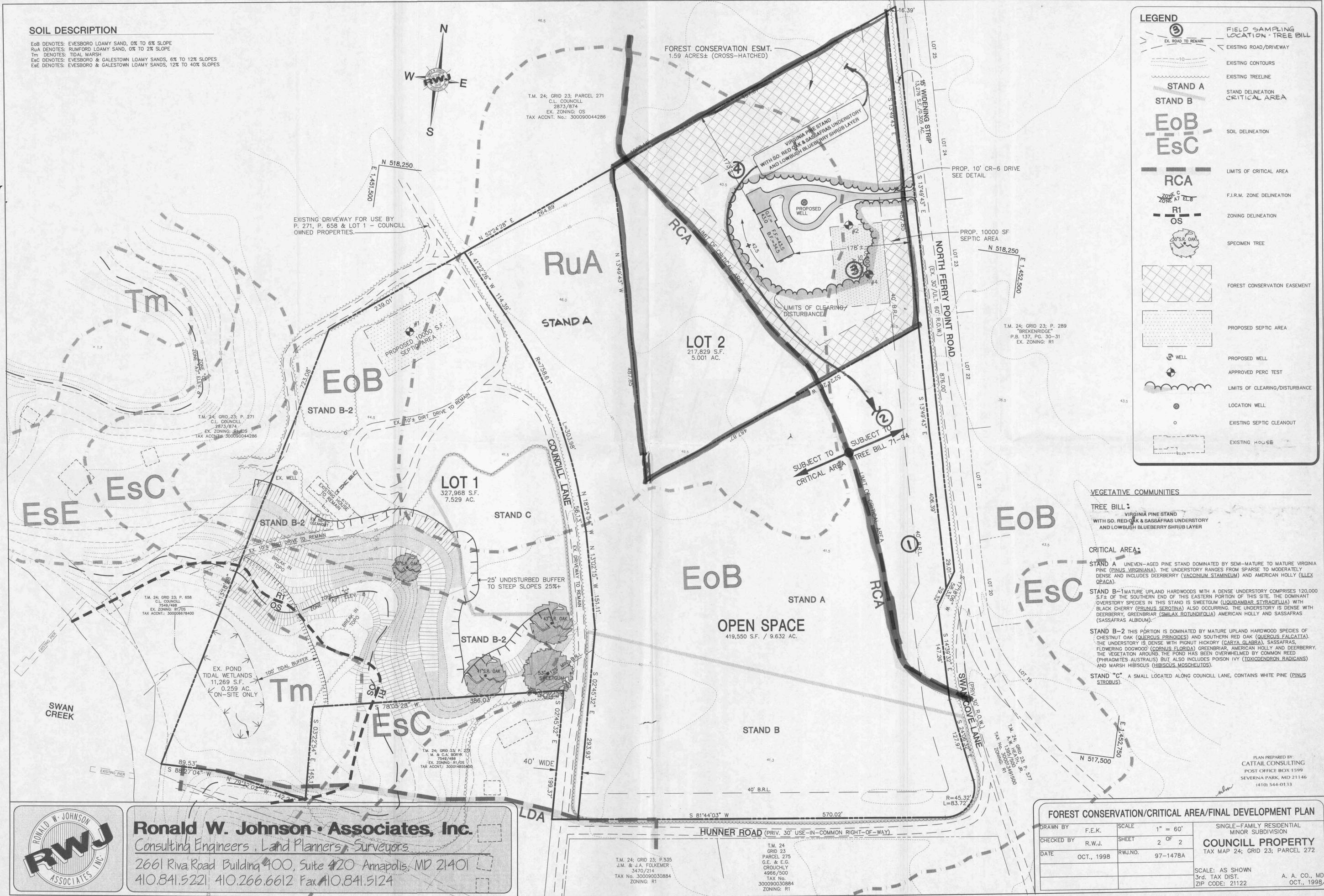
LEGEND

- FIELD SAMPLING LOCATION - TREE BILL
- EX. ROAD TO REMAIN
- EXISTING ROAD/DRIVEWAY
- EXISTING CONTOURS
- EXISTING TREELINE
- STAND A**
- STAND B**
- EoB**
EsC
- SOIL DELINEATION
- RCA**
- LIMITS OF CRITICAL AREA
- ZONE C**
ZONE A1 E1 B
- F.I.R.M. ZONE DELINEATION
- R1**
OS
- ZONING DELINEATION
- 30" S.P. OAK
- SPECIMEN TREE
- FOREST CONSERVATION EASEMENT
- PROPOSED SEPTIC AREA
- PROPOSED WELL
- APPROVED PERC TEST
- LIMITS OF CLEARING/DISTURBANCE
- LOCATION WELL
- EXISTING SEPTIC CLEANOUT
- EXISTING HOUSE

VEGETATIVE COMMUNITIES

TREE BILL:
 VIRGINIA PINE STAND
 WITH SO. RED OAK & SASSAFRAS UNDERSTORY
 AND LOWBUSH BLUEBERRY SHRUB LAYER

CRITICAL AREA:
STAND A - UNEVEN-AGED PINE STAND DOMINATED BY SEMI-MATURE TO MATURE VIRGINIA PINE (PINUS VIRGINIANA). THE UNDERSTORY RANGES FROM SPARSE TO MODERATELY DENSE AND INCLUDES DEERBERRY (VACCINIUM STAMINEUM) AND AMERICAN HOLLY (ILEX OPACA).
STAND B - 1 MATURE UPLAND HARDWOODS WITH A DENSE UNDERSTORY COMPRISES 120,000 S.F. OF THE SOUTHERN END OF THIS EASTERN PORTION OF THIS SITE. THE DOMINANT OVERTORY SPECIES IN THIS STAND IS SWEETGUM (LIQUIDAMBAR STRYCIUM) WITH BLACK CHERRY (BRNLIUS SEROTINA) ALSO OCCURRING. THE UNDERSTORY IS DENSE WITH DEERBERRY, GREENBRIAR (SMILAX ROTUNDIFOLIA) AMERICAN HOLLY AND SASSAFRAS (SASSAFRAS ALBIDUM).
STAND B-2 THIS PORTION IS DOMINATED BY MATURE UPLAND HARDWOOD SPECIES OF CHESTNUT OAK (QUERCUS PRINOIDES) AND SOUTHERN RED OAK (QUERCUS FALCATA). THE UNDERSTORY IS DENSE WITH PIGNUT HICKORY (CARYA GLABRA), SASSAFRAS, FLOWERING DOGWOOD (CORNUS FLORIDA) GREENBRIAR, AMERICAN HOLLY AND DEERBERRY. THE VEGETATION AROUND THE POND HAS BEEN OVERWHELMED BY COMMON REED (PHRAGMITES AUSTRALIS) BUT ALSO INCLUDES POISON IVY (TOXICODENDRON RADICANS) AND MARSH HIBISCUS (HIBISCUS MOSCHEutos).
STAND "C" A SMALL LOCATED ALONG COUNCILL LANE, CONTAINS WHITE PINE (PINUS STROBUS).



Ronald W. Johnson Associates, Inc.
 Consulting Engineers, Land Planners, Surveyors
 2661 Riva Road Building 400, Suite 420 Annapolis, MD 21401
 410.841.5221 410.266.6612 Fax 410.841.5124

T.M. 24, GRID 23, P.535
 J.M. & J.A. FOLKEMER
 3470/214
 TAX No. 300090030884
 ZONING: R1

T.M. 24
 GRID 23
 PARCEL 275
 G.E. & E.G.
 CROUCHLY
 4966/500
 TAX No.
 300090030884
 ZONING: R1

FOREST CONSERVATION/CRITICAL AREA/FINAL DEVELOPMENT PLAN		
DRAWN BY	F.E.K.	SCALE 1" = 60'
CHECKED BY	R.W.J.	SHEET 2 OF 2
DATE	OCT., 1998	RWJ.NO. 97-1478A
SINGLE-FAMILY RESIDENTIAL MINOR SUBDIVISION		COUNCIL PROPERTY
		TAX MAP 24; GRID 23; PARCEL 272
SCALE: AS SHOWN		A. A. CO., MD
3rd. TAX DIST.		OCT., 1998
ZIP CODE: 21122		

COUNCILL PROPERTY

FOREST CONSERVATION / CRITICAL AREA / FINAL DEVELOPMENT PLAN

PLANNING AND CODE ENFORCEMENT

JAN 14 1999

MS99 007

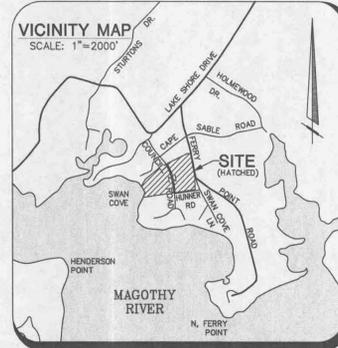
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FOREST CONSERVATION WORKSHEET

NET TRACT AREA	
A. TOTAL TRACT AREA	A. = 5.61 Ac.±
B. AREA WITHIN 100-YEAR FLOODPLAIN	B. = 0
C. AREA TO REMAIN IN AGRICULTURAL PRODUCTION	C. = 0
D. NET TRACT AREA (D = A - B - C)	D. = 5.61 Ac.±
LAND USE CATEGORY	
E. AFFORESTATION THRESHOLD (D X 20%)	E. = 1.12 Ac.±
F. CONSERVATION THRESHOLD (D X 25%)	F. = 1.40 Ac.±
EXISTING FOREST COVER	
G. EXISTING FOREST COVER (EXCLUDING FLOODPLAIN)	G. = 5.61 Ac.±
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD	H. = 4.49 Ac.±
(1) IF G <= E THEN H = 0 AND I = 0, GO TO L	
(2) IF G > E THEN H = G - E, GO TO L	
I. AREA OF FOREST ABOVE THE CONSERVATION THRESHOLD	I. = 4.21 Ac.±
(1) IF G <= F THEN I = 0, GO TO L	
(2) IF G > F THEN I = G - F, GO TO J	
BREAK EVEN POINT	
J. FOREST RETENTION ABOVE THRESHOLD WITH NO MITIGATION	J. = 2.24 Ac.±
K. CLEARING PERMITTED WITHOUT MITIGATION (K = G - J)	K. = 3.37 Ac.±
PROPOSED FOREST CLEARING	
L. TOTAL AREA OF FOREST TO BE CLEARED (LOT 2)	L. = 0.75 Ac.±
M. TOTAL AREA OF FOREST TO BE RETAINED (M = G - L)	M. = 4.86 Ac.±
PLANTING REQUIREMENTS	
N. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD	N. = 0.19 Ac.±
(1) IF L = K THEN N = 0, P = 0, Q = 0, R = 0, S = 0, GO TO T	
(2) IF M < F THEN N = L X 0.25, P = 0, GO TO Q	
(3) IF M <= F THEN N = L X 0.25, P = 0, GO TO Q	
P. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD	P. = 0
(1) IF G > F AND M > F THEN P = 0, Q = 0, GO TO R	
(2) IF G > F AND M <= F THEN P = 2.0 X (F-M), Q = 0, GO TO R	
(3) IF G < F THEN P = 2.0 X L, Q = 0, GO TO R	
Q. CREDIT FOR RETENTION ABOVE THE CONSERVATION THRESHOLD	Q. = 3.46 Ac.±
(1) IF M < F THEN Q = M - F, GO TO R	
(2) IF M <= F THEN Q = 0, GO TO R	
R. TOTAL REFORESTATION REQUIRED	R. = 0
(1) IF Q > N AND M > E THEN R = 0, S = 0, GO TO T	
(2) IF Q <= N AND M > E THEN R = (N + P) - Q, S = 0, GO TO T	
(3) IF Q <= N AND M <= E THEN R = (N + P) - Q, S = 0, GO TO T	
S. AFFORESTATION REQUIRED BY WORKSHEET CALCULATION	S. = 0
(1) IF G < E AND M < E THEN S = E - G, GO TO T	
(2) IF G < E AND M = E THEN S = 0, GO TO T	
T. TOTAL REFORESTATION AND AFFORESTATION REQUIREMENT T = (R+S)	T. = 0
(USE 0 FOR ALL NEGATIVE NUMBERS THAT RESULT FROM THE CALCULATIONS)	

TREE PRESERVATION PROTECTION NOTES

- THE FIELD SUPERINTENDENT/SUPERVISOR SHALL BRIEF ALL CONTRACTORS REGARDING THE FOLLOWING APPLICABLE TREE PRESERVATION NOTES PRIOR TO INITIATING WORK.
- PROTECTIVE DEVICES SHALL BE INSTALLED UNDER THE DRIPLINE OF ALL TREES TO BE PRESERVED PRIOR TO CONSTRUCTION OR DISTURBANCE WITHIN 15 FEET OF THE DRIPLINE. (SEE DETAIL BELOW)
- TEMPORARY STORAGE OF ANY CONSTRUCTION MATERIAL INCLUDING: FILL, FELLED TREES, CONSTRUCTION SUPPLIES OR EQUIPMENT WITHIN THE DRIPLINES OF PROTECTED TREES SHALL BE PROHIBITED.
- THE ROUTING OF HEAVY EQUIPMENT, INCLUDING CARS, TRUCKS, AND BULLDOZERS OR EARTHMOVERS WITHIN THE DRIPLINES OF PROTECTED TREES SHALL BE PROHIBITED.
- WHENEVER POSSIBLE, GRADING, FILLING, TRENCHING, TUNNELING, OR OTHER ACTIVITY HARMFUL TO PLANT GROWTH SHALL TAKE PLACE OUTSIDE THE DRIPLINE OF ALL TREES TO BE PRESERVED. IF ANY DISTURBANCE IS PROPOSED WITHIN THE DRIPLINE, PRIOR APPROVAL IS REQUIRED BY THE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT AND THE LANDSCAPE ARCHITECT. REMEDIAL MEASURES INCLUDING BUT NOT LIMITED TO CANOPY/ROOT PRUNING, AERATION, WATERING, FERTILIZING AND THE USE OF ANTI-TRANSPIRANTS MAY BE RECOMMENDED.
- PROTECTION OF TREES AFTER CONSTRUCTION:
 - AFTER CONSTRUCTION IS COMPLETED, TEMPORARY BARRIERS, SURPLUS MATERIALS AND ALL DEBRIS SHALL BE REMOVED FROM THE SITE.
 - TREES WOUNDED DURING CONSTRUCTION SHALL HAVE THEIR WOUNDS CLEANED, BARK CUT, AND WOUNDS PROPERLY SHAPED AND PROTECTED DURING HEALING.
- THERE WILL BE NO CLEARING, CUTTING, TRIMMING, REMOVAL OF VEGETATION, DUMPING, STORAGE OR BUILDING OF STRUCTURES PERMITTED WITHIN THE CONSERVATION EASEMENT.



R1 - SETBACKS

FRONT	40'
SIDE	15'/40' COMB.
SIDE ST.	40'
REAR	35'
MIN. WIDTH	125'
ARTERIAL	50'
MAX. HEIGHT	45'

OS - SETBACKS

FROM ANY LOT LINE	50'
FROM ANY R/W LINE	75'
MIN. FRONTAGE	18'

TREE BILL 71-94 CALCULATIONS

LOT NO.	TOTAL LOT AREA	TOTAL AREA SUBJECT TO TREE BILL	EX. WOODED SUBJECT TO TREE BILL	TOTAL UNDER FOREST CONSERVATION EASEMENT
LOT 2	217,829 S.F. 5.001 AC.	141,375 S.F.± 3.24 AC.±	141,375 S.F.± 3.24 AC.±	1.59 AC.
OPEN SPACE	419,550 S.F. 9.632 AC.	89,986 S.F.± 2.07 AC.±	89,986 S.F.± 2.07 AC.±	0 S.F. 0 AC.
15' WIDENING	13,276 S.F. 0.305 AC.	13,276 S.F.± 0.30 AC.±	13,276 S.F.± 0.30 AC.±	0 S.F. 0 AC.
TOTAL	650,655 S.F. 14.93 AC.	244,638 S.F.± 5.61 AC.±	244,638 S.F.± 5.61 AC.±	1.59 AC.

AREA TABULATIONS

TOTAL PLAT AREA	22.487 AC.
TOTAL NO. SINGLE FAMILY RESIDENTIAL LOTS	2
TOTAL LOT AREA	12,530 AC.
TOTAL OPEN SPACE	9,632 AC.
TOTAL 15' WIDENING STRIP (COUNTY)	0.305 AC.

EXISTING ZONING	R1/OS
AREA IN R1	21.13 AC.±
AREA IN OS	1.33 AC.±
CRITICAL AREA DESIGNATION	RCA/LDA
AREA IN RCA	16.83 AC.±
AREA IN LDA	0.02 AC.±
AREA OUTSIDE CRITICAL AREA	5.61 AC.±
TIDAL WETLANDS	0.259 AC.±
F.I.R.M. ZONE (MAP 21)	"C"/"A7"
AREA IN ZONE "C"	20.93 AC.±
AREA IN ZONE "A7"	1.54 AC.±

CRITICAL AREA NOTES

- LOT 1 LIES ENTIRELY WITHIN THE CRITICAL AREA (RCA/LDA). LOT 2 LIES PARTIALLY IN THE CRITICAL AREA (RCA).
- STORM WATER MANAGEMENT IS NOT REQUIRED FOR LOT 1 & 2, SEE NOTE PLAT 1 OF 4.
- CLEARING AND DEVELOPMENT OF LOT 1 AND THE PORTION OF THE OPEN SPACE WITHIN THE CRITICAL AREA SHALL ADHERE TO THE LIMITATIONS OF THE CRITICAL AREA.
- THE OPEN SPACE IS SUBJECT TO AN AGREEMENT WITH THE MAGOTHY RIVER LAND TRUST.
- NO DEVELOPMENT OR CLEARING WILL OCCUR WITHIN THE CRITICAL AREA PORTION OF LOT 2.
- THE EXPANDED BUFFER AS REQUIRED BY ANNE ARUNDEL COUNTY BILL 61-93, DOES NOT EFFECT THIS SITE, A 25' UNDISTURBED BUFFER TO STEEP SLOPES 25% AND GREATER PLUS THE 100' TIDAL BUFFER AS SHOWN ON SHEET 3 SHALL APPLY.

CRITICAL AREA REFORESTATION NOTE

- PRIOR TO APPROVAL OF GRADING OR BUILDING PERMIT, THE APPLICANT SHALL SUBMIT A REFORESTATION PLAN TO THE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT/PERMIT APPLICATION CENTER TO MITIGATE FOR CLEARING WITHIN THE CRITICAL AREA. REPLACEMENT SHALL BE ON AN EQUAL AREA BASIS.
- PAYMENT OF A FEE IN LIEU OF THE REQUIRED PLANTING MAY BE MADE AT \$0.60 S.F.

CRITICAL AREA CALCULATIONS

LOT NO.	TOTAL LOT AREA	TOTAL AREA IN CRITICAL AREA	MAX. IMPERVIOUS ALLOWED 15%	EX. WOODED AREA IN C.A.	MAX. CLEARING ALLOWED (20%)	TOTAL TO BE PLACED IN CRITICAL AREA ESMT.
LOT 1	327,968 S.F. 7.529 AC.	327,968 S.F. 7.53 AC.	49,195 S.F. 1.13 AC.	167,015 S.F. 3.83 AC.±	33,403 S.F.± 0.77 AC.±	26,722 S.F.± 0.62 AC.±
LOT 2	217,829 S.F. 5.001 AC.	76,454 S.F. 1.76 AC.±	0	76,454 S.F.± 1.76 AC.±	0 ***	0 ***
OPEN SPACE	419,550 S.F. 9.632 AC.	329,564 S.F. 7.56 AC.	0	329,564 S.F.± 7.56 AC.±	0 ***	0 ***
TOTAL	965,347 S.F. 22.162 AC.	733,986 S.F. 16.85 AC.	49,195 S.F. 1.13 AC.	573,033 S.F.± 13.15 AC.±	33,403 S.F.± 0.77 AC.±	26,722 S.F.± 0.62 AC.±

- NOTES:
- * AT TIME OF FURTHER PERMIT OR FUTURE SUBDIVISION OF LOT 1, 0.62 AC.± OF WOODLAND SHALL BE PLACED UNDER EASEMENT.
 - ** LOT 2 IS SUBJECT TO CRITICAL AREA NOTE No. 5.
 - *** OPEN SPACE IS SUBJECT TO CRITICAL AREA NOTE No. 4.

CRITICAL AREA NOTES & CALCULATIONS

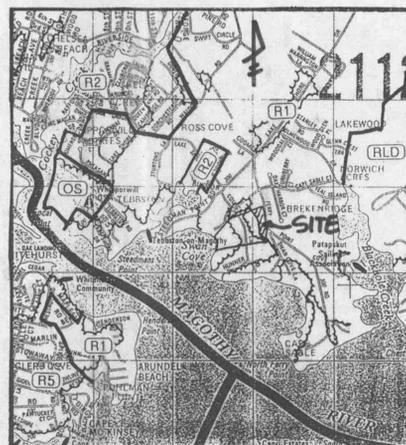
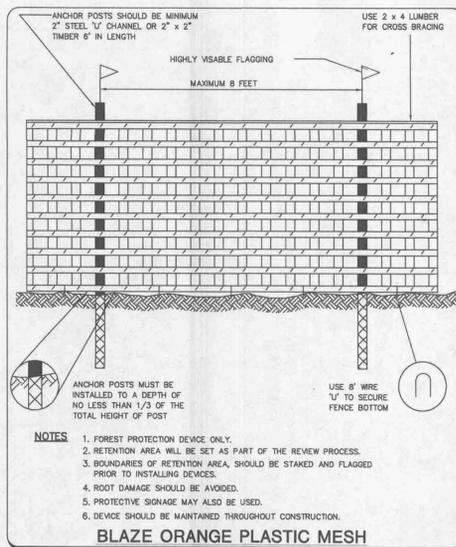
AA. CO. TREE BILL 71-94 SCHEDULE

NET TRACT THRESHOLDS:	
A. NET TRACT AREA	5.61 Ac.±
B. AFFORESTATION THRESHOLD (AT) (20%)	1.12 Ac.±
C. CONSERVATION THRESHOLD (CT) (25%)	1.40 Ac.±
D. EXISTING FOREST COVER	5.61 Ac.±
D > C SO SITE IS SUBJECT TO CONSERVATION THRESHOLD	
REQUIREMENTS:	
E. PROPOSED CLEARING (LOT 2)	0.75 Ac.±
F. EXISTING FOREST COVER TO REMAIN	4.86 Ac.±
G. REFORESTATION REQUIRED FOR CLEARING BELOW THE CONSERVATION THRESHOLD (RR)	0.19 Ac.±
H. CREDIT FOR RETENTION ABOVE THE (CT)	3.46 Ac.±
I. TOTAL REFORESTATION REQUIRED	0 Ac.±
0.19 AC.± OF REFORESTATION REQUIRED	
EASEMENT:	
J. CLEARING PERMITTED WITHOUT ADDITIONAL MITIGATION	0.75 Ac.±
K. AREA TO BE PLACED UNDER EASEMENT (CT + RR)	1.59 Ac.±
1.59 AC.± UNDER CONSERVATION EASEMENT	
NO MITIGATION REQUIRED FOR 0.75 AC. OF CLEARING	

TREE BILL 71 - 94 NOTES

- A PORTION OF LOT 2 AND THE OPEN SPACE LIE OUTSIDE THE CRITICAL AREA AND ARE SUBJECT TO ANNE ARUNDEL COUNTY TREE BILL 71-94.
- LOT 2 AND IS SUBJECT TO A FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN ON FILE WITH THE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT, AS REQUIRED BY BILL 71-94.
- LOT 2 IS SUBJECT TO A DECLARATION OF EASEMENT (COVENANTS CONDITIONS AND RESTRICTIONS) RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER FOLIO

TREE BILL 71-94 NOTES & CALCULATIONS



ADJACENT FOREST COVER/LAND USE
1" = 2000'

INDEX TO SHEETS

SHEET No.	DESCRIPTION
1	GENERAL SITE DATA, FOREST CONSERVATION NOTES, CRITICAL AREA NOTES/CALCULATIONS AND DETAILS
2	FOREST STAND DELINEATION PLANVIEW / CRITICAL AREA FEATURES
3	FOREST CONSERVATION PLANVIEW / CRITICAL AREA DEVELOPMENT PLAN
4	FOREST CONSERVATION EASEMENT / CRITICAL AREA EASEMENT

CONSTRUCTION SEQUENCE (LOT 2)

CONTRACTOR/DEVELOPER MUST CONTACT THE ANNE ARUNDEL COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS (222-7780) 48 HOURS BEFORE CONSTRUCTION IS TO BEGIN.

ITEM:	DURATION
1. WITH ANNE ARUNDEL COUNTY GRADING INSPECTOR'S APPROVAL INSTALL SILT FENCE FOR HOUSE, DRIVE, WELL & SEPTIC CONSTRUCTION AND CLEAR AND GRUB AREA TO START HOUSE CONSTRUCTION.	1 DAY
2. PLACE DRIVEWAY, CONSTRUCT HOUSE, INSTALL SEPTIC AND WELL.	180 DAYS (PER HOUSE)
3. PERMANENTLY STABILIZE ALL DISTURBED AREAS. WITH ANNE ARUNDEL COUNTY GRADING INSPECTOR'S APPROVAL, REMOVE ALL SILT FENCE FOR HOUSE CONSTRUCTION.	2 DAYS

FCP TREE PRESERVATION CERTIFICATION

I HEREBY CERTIFY THAT THE ENVIRONMENTAL INFORMATION REQUIRED BY ANNE ARUNDEL COUNTY TREE BILL 71-94 AND THE FOREST CONSERVATION ACT OF MARYLAND PLACED UPON THIS FOREST CONSERVATION PLAN IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING. ALL AREA CALCULATIONS, TOPOGRAPHY AND PLACEMENT OF PROPERTY LINES AND DEVELOPMENT HAVE BEEN PROVIDED BY RONALD W. JOHNSON ASSOCIATES, INC.

PLAN PREPARED BY:
CATTAIL CONSULTING
POST OFFICE BOX 1599
SEVERNA PARK, MD 21146
(410) 544-0133

PROPERTY: COUNCILL PROPERTY
JAN 28 1999
CHESAPEAKE BAY CRITICAL AREA COMMISSION

RECEIVED

JAN 14 1999

PLANNING AND CODE ENFORCEMENT

MS99 007

RECEIVED

JAN 28 1999

CHESAPEAKE BAY CRITICAL AREA COMMISSION



Ronald W. Johnson Associates, Inc.

Consulting Engineers, Land Planners, Surveyors

2661 Riva Road Building 400, Suite 420 Annapolis, MD 21401
410.841.5221 410.266.6612 Fax 410.841.5124

FOREST CONSERVATION / CRITICAL AREA / FINAL DEVELOPMENT PLAN

DRAWN BY	F.E.K.	SCALE	AS SHOWN	SINGLE-FAMILY RESIDENTIAL MINOR SUBDIVISION
CHECKED BY	R.W.J.	SHEET	1 OF 2	COUNCILL PROPERTY
DATE	OCTOBER, 1998	RWJ.NO.	97-1478A	TAX MAP 24; BLOCK 23; PARCEL 272
SCALE: AS SHOWN 3rd TAX DISTRICT ZIP CODE: 21122				ANNE ARUNDEL CO., MD. OCTOBER, 1998