AA 292-99 Belle Grove
SUB 99-108

MSA_S1829-122

LH
Comment
6/4/99

Judge John C. North, II
Chairman

Ren Serey
Executive Director

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 974-2426 Fax: (410) 974-5338

March 7, 2000

Mr. Chris Soldano
Anne Arundel County Department of Planning and Code Enforcement
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Bell Grove/Jones Property - S #99-069, P #99-108

Dear Mr. Soldano:

Thank you for forwarding the requested information for the above-referenced subdivision request. The applicant proposes to create two lots using the intra-family transfer provision found in the County's Critical Area Program. Based on the size of the parcel in the Critical Area, the applicant is permitted a maximum of three dwelling units in the Resource Conservation Area (RCA) using the intra-family transfer provisions. Presently, the applicant proposes two lots and one residue. I have provided our comments below.

1.) The acreage figures for the area in the Critical Area are different from the acreage figures provided in the original Critical Area report. The County shall ensure the corrected totals are used to calculate the proposed impervious surface cover and proposed forest clearing for future development of these lots.

2.) The County shall also ensure that the expanded Buffer has been properly delineated so that all new development activities can be accommodated outside of the Buffer. This office will not support future variances for new development that impacts designated Habitat Protection Areas.

3.) The April 16, 1999 letter from the Department of Natural Resources (DNR) discusses the potential for this site to accommodate Forest Interior Dwelling Birds (FIDs). The applicant maintains that the guidelines contained in the letter from DNR are addressed and therefore any FID habitat on this site is conserved. We agree but also recommend the remaining forested areas of lots 1 and 2 and the residue parcel be put in an easement. We further recommend that a note be added to the plat to identify those areas placed in an easement and explain why no cutting is permitted.

4.) A 10,000 square foot septic reserve area (SRA) is located near the proposed parcel boundary between the residue parcel inside the Critical Area and the reserve parcel outside the Critical Area. Since this SRA is inside the Critical Area in the RCA, it should be used only for development occurring inside the Critical Area. Any development that may occur in the future on the reserve parcel outside the Critical Area must utilize an SRA outside the Critical Area or obtain growth allocation.

5.) Appropriate sediment and erosion controls and stormwater management measures shall be taken at the time of development of the proposed lots.

6.) If individual piers are proposed in the future, the County should request updated Submerged Aquatic Vegetation (SAV) survey information from the applicant. The Critical Area Report submitted contains information from a survey completed in 1996.

Thank you for the opportunity to comment. If you have any questions, or require additional information from this office, please do not hesitate to contact me at (410) 260-7032.

Sincerely,

Lisa A. Hoerger

Lisa A. Hoerger
Natural Resources Planner

cc: AA 292-99

Parris N. Glendening
Governor

Maryland Department of Natural Resources
Forest, Wildlife and Heritage Service
Tawes State Office Building
Annapolis, Maryland 21401

John R. Griffin
Secretary

Stanley K. Arthur
Deputy Secretary

April 16, 1999

SEE Environmental Services, Inc.
ATTN: Eric E. See, President
2444 Solomons Island Road, Suite 217
Annapolis MD 21401

RE: **Assessment of Rare, Threatened and Endangered Species - Belle Grove Corporation property, located on Luce Creek on Severn Grove Road off Bestgate Road, Tax Map 45, Grid 9, Parcel 48, Anne Arundel County.**

Dear Mr. See:

The Wildlife and Heritage Division has no records for Federal or State rare, threatened or endangered plants or animals within this project site. This statement should not be interpreted as meaning that no rare, threatened or endangered species are present. Such species could be present but have not been documented because an adequate survey has not been conducted or because survey results have not been reported to us.

However, the forested area on the project site contains potential Forest Interior Dwelling Bird Habitat. The conservation of this habitat is mandated within the Critical Area (COMAR 27.15.09.04) and must be addressed by the project plan. The following guidelines should be incorporated into the project plan:

1. Restrict development to nonforested areas.

2. If forest loss or disturbance is absolutely unavoidable, concentrate or restrict development to the perimeter of the forest (i.e., within 300 feet of the existing forest edge), particularly in thin peninsulas of upland forest less than 300 feet wide.

3. Limit forest removal to the "footprint" of houses and to that which is absolutely necessary for the placement of roads and driveways.

4. Wherever possible, minimize the number and length of driveways and roads.

5. Roads and driveways should be as narrow and short as possible; preferably less than 25 feet long and 15 feet wide.

6. Maintain forest canopy closure over roads and driveways.

7. Maintain forest habitat up to the edges of roads and driveways; do not create or maintain mowed grassy berms.

8. Maintain or create wildlife corridors (for details, see Critical Area Commission's Guidance Paper on Wildlife Corridors).

9. Do not remove or disturb forest habitat during April-July, the breeding season for most FIDS. This seasonal restriction may be expanded to February-July if certain early nesting FIDS (e.g., Barred Owl) are present.

10. Afforestation efforts should target (1) riparian or streamside areas that lack woody vegetation, (2) forested riparian areas less than 300 feet, and (3) gaps or peninsulas of nonforested habitat within or adjacent to existing FIDS habitat.

The presence of FIDS habitat can be confirmed by a qualified observer using standardized procedures outlined in Guidance Paper No. 1 of the Critical Area Commission.

For additional assistance and a list of qualified observers, please contact Ms. Katharine McCarthy, Southern Regional Manager, for the Heritage and Biodiversity Conservation Programs at the above address or at (410)260-8569.

Sincerely,

Michael E. Slattery

Michael E. Slattery,
Director,
Wildlife & Heritage Division

ER# 99.0506.AA

Judge John C. North, II
Chairman

Ren Serey
Executive Director

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

June 4, 1999

Mr. Chris Soldano
Anne Arundel County Department of Planning and Code Enforcement
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Belle Grove/Jones Property
S #99-059, P #99-108

Dear Mr. Soldano:

I have received the above-referenced request to permit an intrafamily transfer. Before I can offer more substantive comments, I will need a site plan and clarification regarding the acreage of the parcel in the Critical Area, including the breakdown between the Limited Development Area and the Resource Conservation Area. The environmental report was confusing regarding these details.

As soon as I receive this information I can provide you with comments. Thank you for your assistance.

Sincerely,

Lisa A. Hoerger

Lisa A. Hoerger
Planner

cc: AA 291-99

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

OWNERS' DEDICATION

CHARLES BRADDOCK JONES, PRESIDENT OF THE BELLE GROVE CORPORATION, OWNERS OF PARCEL 48, AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKWAYS AND OTHER EASEMENTS, WIDENING STRIPS AND FLOODPLAINS TO PUBLIC USE; SUCH LANDS TO BE DEEDED TO ANNE ARUNDEL COUNTY OR THE STATE HIGHWAY ADMINISTRATION, AS MAY BE APPROPRIATE, ON REQUEST. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES LIENS, MORTGAGES, TRUST, EASEMENTS OR RIGHTS-OF-WAYS AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION.

AND ALL PARTIES IN INTEREST THERE TO HAVE HEREUNTO AFFIXED THEIR SIGNATURE INDICATING THEIR ASSENT & WILLINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION.

Rosemary Lacy 1-24-00
WITNESS DATE

Charles Braddock Jones 1/24/00
CHARLES BRADDOCK JONES, OWNER DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT REPRESENTS A SURVEY OF THE PROPERTY BY THE SURVEYOR OR PREPARED UNDER THE SURVEYORS DIRECT SUPERVISION; AND THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY
BY DEED DATED , 19 TO CHARLES BRADDOCK JONES AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER FOLIO .

THE REQUIREMENTS OF SECTION 3-108, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT VOLUME, (AS-SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Steven H. Jupitz 2-7-00
STEVEN H. JUPITZ, REG. PROPERTY LINE SURVEYOR #499 DATE

Charles Braddock Jones 1/24/00
CHARLES BRADDOCK JONES, OWNER DATE

OWNER CERTIFICATION

I HEREBY CERTIFY THAT IRON PIPES MARKED ——●—— AND CONCRETE MONUMENTS MARKED ——□—— WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ANNE ARUNDEL COUNTY, MARYLAND.

Charles Braddock Jones 1/24/00
CHARLES BRADDOCK JONES, OWNER DATE

STANDARD RIGHT TO DISCHARGE:

CHARLES BRADDOCK JONES, FOR HIMSELF AND HIS HEIRS, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS HEREBY GRANT THE PERPETUAL RIGHT-TO-DISCHARGE THE FLOW OF WATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS AND/OR NATURAL DRAINAGE COURSES AND/OR UPON THE EXISTING GROUND. SUCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOLS ≪ , ⊷ (PRIVATE) AND ≪ , ⊷ (PUBLIC) RESPECTIVELY AS SHOWN GRAPHICALLY ON THIS PLAT.

WITNESS:

Rosemary Lacy

Charles Braddock Jones
CHARLES BRADDOCK JONES, OWNER

DRUM, SNELL & ASSOCIATES, LC
CIVIL ENGINEERS
209 WEST STREET, SUITE 203
ANNAPOLIS, MARYLAND 21401
410-280-3122

SEPTIC AREA NOTE:

THE 10,000 SQUARE FOOT SEPTIC AREA SHALL REMAIN UNENCUMBERED BY BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PERMANENT OR PHYSICAL OBJECTS.

STANDARD APRON STATEMENT:

A STANDARD PAVED DRIVEWAY APRON SHALL BE PROVIDED FOR EACH LOT AS PART OF THE BUILDING PERMIT REQUIREMENTS. THE CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED UNTIL THE APRON HAS BEEN CONSTRUCTED TO THE SATISFACTION OF ANNE ARUNDEL COUNTY. THE APRON SHALL BE CONSTRUCTED IN ACCORDANCE WITH ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL PLATE NO. _____

COASTAL FLOOD PLAIN AND HIGH HAZARD

LOTS 1, 2, AND RESIDUE ARE AFFECTED BY A COASTAL FLOODPLAIN AND/OR A COASTAL HIGH HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE FLOOD INSURANCE RATE MAPS (MAP NOS. 240008 0033 C AND 240008 0034 C). THE ELEVATION IS 7 FEET. THE FIRST FLOOR ELEVATIONS OF ALL STRUCTURES LOCATED WITHIN THESE AREAS OR LOTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 21, TITLE 1 OF THE ANNE ARUNDEL COUNTY CODE.

FAMILY CONVEYANCE SUBDIVISION NOTE:

1. THIS PROPERTY WHICH WAS FORMERLY IDENTIFIED AS PARCEL 48, MAY NOT BE SUBDIVIDED INTO MORE THAN 9 LOTS, INCLUDING THE RESUBDIVISION OF ANY RESIDUE PARCEL OR PARCELS.

FCA INTRA-FAMILY NOTE:

LOTS 1, 2, AND RESIDUE ARE SUBJECT TO THE INTRA-FAMILY TRANSFER DECLARATION OF INTENT ON FILE WITH THE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT.

LOT 1 – JAMES MICHAEL DOUGLAS JONES, GRANDSON	LIBER	FOLIO
LOT 2 – VIRGINIA LEE JONES, GRANDDAUGHTER	LIBER	FOLIO
RESIDUE – OWNER	LIBER	FOLIO

FAMILY CONVEYANCE IN RCA DESIGNATION OF CRITICAL AREA:

THESE LOTS MAY NOT BE SUBSEQUENTLY CONVEYED TO ANY PERSON OTHER THAN THE MEMBERS OF THE OWNER'S FAMILY NAMED ABOVE FOR A PERIOD OF FIVE YEARS FROM THE DATE OF ORIGINAL TRANSFER.

THE CONVEYANCE OF AN INTRAFAMILY TRANSFER LOT TO ANY PERSON OTHER THAN THE ABOVE-NAMED MEMBERS AFTER THE FIVE-YEAR PERIOD MAY OCCUR ONLY ON THE APPROVAL OF THE DIRECTOR OF PLANNING AND CODE ENFORCEMENT.

CRITICAL AREA NOTE:

THIS SITE IS PARTIALLY WITHIN THE RCA AND LDA DESIGNATIONS OF THE CRITICAL AREA AND WILL BE SUBJECT TO ALL CRITICAL AREA REQUIREMENTS IN EFFECT AT THE TIME OF GRADING AND/OR BUILDING PERMIT.

PRIVATE ROAD MAINTENANCE AGREEMENT:

THE 50' WIDE PRIVATE COMMON USE RIGHT-OF-WAY SHOWN HEREON IS INTENDED TO PROVIDE ACCESS TO AND FROM LOTS 1 AND 2. THE OWNERS OF THESE PROPERTIES ARE RESPONSIBLE FOR THE MAINTENANCE OF THE ROADWAY AND ARE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ABUTTING COUNTY ROADS. FURTHER SUBDIVISION OR ACCEPTANCE INTO COUNTY ROAD SYSTEM MAY BE ACCOMPLISHED ONLY IF THE PRIVATE ROADWAYS ARE IMPROVED TO COUNTY ROAD STANDARDS AT THE LOT OWNERS EXPENSE SEE PRIVATE ROAD/ ACCESS EASEMENT/ MAINTENANCE AGREEMENT RECORDED IN LIBER _____ FOLIO _____.

FUTURE FAMILY CONVEYANCE POTENTIAL NOTE

FUTURE FAMILY CONVEYANCE LOTS MAY BE POSSIBLE FOR OWNER CHARLES BRADDOCK JONES, ONLY IF CONVEYED OR QUALIFYING FAMILY MEMBERS, SUBJECT TO FULL COMPLIANCE WITH THE FAMILY CONVEYANCE STANDARDS IN EFFECT AT TIME OF SAID FUTURE SUBDIVISION, PER "MODIFICATION" TO THE CODE (ARTICLE 26, 51-18) GRANTED BY THE DIRECTOR OF PLANNING AND CODE ENFORCEMENT.

STORMWATER MANAGEMENT NOTE:

STORMWATER MANAGEMENT FOR FURTHER SITE DEVELOPMENT IN ACCORDANCE W/BILL 87-94: PRIVATE ON-SITE MANAGEMENT SYSTEMS WILL BE REQUIRED FOR LOTS 1 AND 2. THE DEVELOPER/PERMIT APPLICANT SHALL BE RESPONSIBLE FOR THE FINAL DESIGN AND THE EXECUTION OF A PRIVATE MAINTENANCE AGREEMENT PRIOR TO THE APPROVAL OF ANY GRADING OR BUILDING PERMITS. A GRADING PERMIT MAY BE REQUIRED FOR LOTS WITH PRIVATE INDIVIDUAL SYSTEMS AS DETERMINED BY THE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT/ SUBDIVISION APPLICATION CENTER.

PACE-DEVELOPMENT DIVISION
RECEIVED
FEB 18 2000

RECEIVED
FEB 23 2000
CHESAPEAKE BAY CRITICAL AREA COMMISSION

99-108

STATE OF MARYLAND
STEVEN HERMAN JUPITZ
No. 499
REGISTERED
PROPERTY LINE SURVEYOR

ARCHAEOLOGICAL NOTE:
A PHASE ONE ARCHAEOLOGICAL SURVEY ON THE RESIDUE PARCEL IS REQUIRED AND MUST BE APPROVED BY THE ANNE ARUNDEL COUNTY ARCHAEOLOGIST PRIOR TO ANY ADDITIONAL SUBDIVISION OR DEVELOPMENT OF THE RESIDUE PARCEL.

WAIVER NOTE:
WAIVER # 6085 TO WAIVE ROAD IMPROVEMENTS TO PORTERS HILL ROAD, TO THE AVERAGE 2 ACRE LOT SIZE AND TO NOT INCLUDE ALL OTHER ILLEGAL PARCELS WAS GRANTED BY THE DEPARTMENT OF PLANNING AND CODE ENFORCEMENT ON OCTOBER 15, 1998. PORTERS HILL ROAD MAY NEED TO BE IMPROVED WITH ANY FUTURE SUBDIVISION OR DEVELOPMENT OF PARCEL 48.

FOR PRIVATE WATER & PRIVATE SEPTIC SYSTEMS

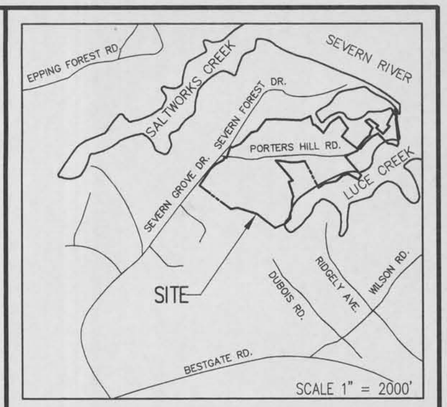
APPROVED : HEALTH DEPARTMENT,
ANNE ARUNDEL COUNTY, MARYLAND

_____ DATE
COUNTY HEALTH OFFICER,
ANNE ARUNDEL COUNTY, MARYLAND

APPROVED : DEPT. OF PLANNING & CODE ENFORCEMENT,
ANNE ARUNDEL COUNTY, MARYLAND

_____ DATE
DIRECTOR OF PLANNING & CODE ENFORCEMENT,
ANNE ARUNDEL COUNTY, MARYLAND

RECORDED IN BOOK _____ PAGE _____ PLAT NO. _____



VICINITY MAP

NOTE OF PURPOSE:

THE PURPOSE OF THIS PLAT IS TO CREATE TWO BUILDABLE LOTS AND ONE RESIDUE PARCEL FROM AN EXISTING PARCEL.

GENERAL NOTES:

1. ALL UTILITIES, INCLUDING GAS, ELECTRIC, AND COMMUNICATIONS SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICES COMMISSION STATEWIDE RULES OF JUNE 14, 1968.
2. HOUSE NUMBERS ARE DENOTED AS: [ ]
3. THE BEARINGS AND DISTANCES SHOWN HEREON ARE BASED ON ANNE ARUNDEL COUNTY GRID SYSTEM (NAD 29).

CRITICAL AREA TABULATIONS

TOTAL AREA (THIS PLAT) = 55.77 Acres
RCA = 55.02 ACRES
LDA = 0.46 ACRES
NON-CRITICAL AREA = 0.29 ACRES

ZONING/SETBACK:

ZONING: R-1
SETBACKS:
FRONT = 40 FEET
REAR = 35 FEET
SIDE = 15 FEET, 40 FEET COMBINED

AREA TABULATIONS:

TOTAL SITE AREA: 3,299,891 S.F. (75.76 AC.)
LOT 1: 239,366 S.F. (5.50 AC.)
LOT 2: 231,808 S.F., (5.32 AC.)
RESIDUE: 1,958,100 S.F. (44.95 Ac.)
RESERVE PARCEL: 678,150 SF (15.57 Ac.)
BULLEN PROPERTY SUBDIVISION: 192,467 SF (4.42 Ac.)

PLAT 1 OF 2
FAMILY CONVEYANCE
MINOR SUBDIVISION

BELLE GROVE

SUBDIVISION NO. 99-059 PROJECT NO. 99-108
TAX MAP NO. 45 BLOCK 9,10 PARCEL NO. 48
4TH DISTRICT ZIP CODE: 21401
ANNE ARUNDEL COUNTY, MARYLAND
JANUARY, 2000

LAD - 2-7-00
SHL 44-02

Steven H. Jupitz — 2-7-00

STEVEN H. JUPITZ, REG. PROPERTY LINE SURVEYOR #499 — DATE

WE ASSENT TO THIS PLAN OF SUBDIVISION

Charles Braddock Jones — 1/24/00

CHARLES BRADDOCK JONES, OWNER — DATE

STATE OF MARYLAND · STEVEN HERMAN JUPITZ · NO. 499 · REGISTERED PROPERTY LINE SURVEYOR

N 429000
E 934000

N 429000
E 937500

P. 406
J.S. MARKS
L.B. MARKS
1451/18

P. 622
JOHN L. VOS
7012/598

P. 475
ALAN WEITZMAN
DAY W. WEITZMAN
3711/550
7236/629

P. 476
HARRY A. BOWIE, Sr.
BEULAH C. BOWIE
6833/775

P. 605
STEPHEN L. HOOPER
ABIGAIL C. HOOPER
2345/753

P. 46
BELLE GROVE CORPORATION
1408/312

PINEHURST LAKE

SEVERN RIVER

SEVERN FOREST DRIVE

SEVERN GROVE ROAD

PORTERS HILL ROAD

PRIVATE RIGHT-OF-WAY 50' WIDE

M.H.W.

RCA

LDA

FLOOD ZONE A

FLOOD ZONE B

FLOOD ZONE C

RESIDUE
2,107,489 S.F.
(48.38 AC.)
1760

RESERVE PARCEL
678,150 S.F.
(15.57 AC.)
1791

PARCEL 48
AREA =
3,299,891 Sq.Ft.
75.755 Ac±

LOT 1
239,366 S.F.
(5.50 AC.)
1750

LOT 2
231,808 S.F.
(5.32 AC.)
1787

GRAVE YARD
W.M.B. 22/325

STEEP SLOPES BUFFER

10,000 S.F. SEPTIC RESERVE AREA

EX. BARN

IRON PIPE FOUND

IRON ROD FOUND

CONCRETE MONUMENT FOUND

EX. STRUCTURES

PROP. 15' R.O.W.

PART OF PROPOSED LOT 2 AS SHOWN ON PLAT ENTITLED "BULLEN PROPERTY SUBDIVISION" PREPARED BY GAMMA ENGINEERING AREA = 43,078 S.F. (0.99 ACRES)

MATCH LINE

MATCH LINE TO BALANCE OF PARCEL 48
SEE PLAT ENTITLED "BULLEN PROPERTY SUBDIVISION"
PREPARED BY GAMMA ENGINEERING

P. 39
RICHARD D. JONES
KAREN M. JONES
3286/811

P. 106
ROBERT S. BURNETT
LINDA BURNETT
3237/882

P. 625
JUDITH HOFFHEIMER
8129/618

P. 608
R. BRUCE JONES
DANNA B. JONES
5003/487
(LEASE)

P. 733
BELLE GROVE CORPORATION

P. 58
BELLE GROVE CORPORATION
913/349

P. 36
WILLIAM A. JONES
LESLIE L. JONES
2697/388
(LEASE)

HOWARD CREEK

LUCE CREEK

N 426750
E 934000

R1
OS

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 48°41'10" E	96.37'
L2	N 21°28'08" E	42.22'
L3	N 87°37'13" E	43.64'
L4	S 67°44'26" E	32.29'
L5	N 73°48'03" E	115.30'
L6	S 83°11'37" E	42.90'
L7	S 48°56'37" E	65.00'
L8	S 46°26'37" E	140.25'
L9	S 56°24'40" E	36.30'
L10	S 35°09'40" E	79.00'
L11	N 10°56'20" E	48.44'
L12	N 33°14'20" E	86.28'
L13	N 62°35'20" E	79.66'
L14	S 42°21'20" W	53.27'
L15	N 53°42'36" W	52.61'
L16	S 46°24'24" W	34.10'
L17	S 27°02'24" W	58.20'
L18	N 61°16'36" W	83.70'
L19	N 82°36'36" W	93.08'
L20	S 63°43'20" W	118.84'
L21	N 55°04'40" W	25.08'
L22	S 39°28'20" W	74.00'
L23	S 80°32'20" W	59.99'
L24	S 34°33'08" W	91.79'
L25	S 75°49'23" W	112.62'
L26	S 81°31'23" W	107.68'
L27	S 72°04'08" W	80.00'
L28	S 17°39'15" W	81.15'
L29	S 31°19'08" W	50.70'
L30	S 03°16'52" E	98.30'
L31	S 43°54'08" W	142.90'
L32	S 78°09'15" W	123.75'

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	719.99'	205.78'	205.08'	N 89°42'39" E
C2	297.41'	44.92'	44.88'	N 86°25'42" W

— — FLOOD ZONE A DELINEATION
— — FLOOD ZONE B DELINEATION
— — CRITICAL AREA DELINEATION
- - - - - ZONING DELINEATION
——— MEAN HIGH WATER

FOR PRIVATE WATER & PRIVATE SEPTIC SYSTEMS

APPROVED : HEALTH DEPARTMENT,
ANNE ARUNDEL COUNTY, MARYLAND

DATE

COUNTY HEALTH OFFICER,
ANNE ARUNDEL COUNTY, MARYLAND

APPROVED : DEPT. OF PLANNING & CODE ENFORCEMENT,
ANNE ARUNDEL COUNTY, MARYLAND

DATE

DIRECTOR OF PLANNING & CODE ENFORCEMENT,
ANNE ARUNDEL COUNTY, MARYLAND

SEE PLAT ONE OF TWO FOR OWNER'S DEDICATION,
OWNER'S CERTIFICATE, SURVEYOR'S CERTIFICATE, AND OTHER NOTATIONS.

RECORDED IN BOOK _____ PAGE _____ PLAT NO. _____

DRUM, SNELL & ASSOCIATES, LC
CIVIL ENGINEERS
209 WEST STREET, SUITE 203
ANNAPOLIS, MARYLAND 21401
410-280-3122

PLAT 2 OF 2
FAMILY CONVEYANCE
MINOR SUBDIVISION

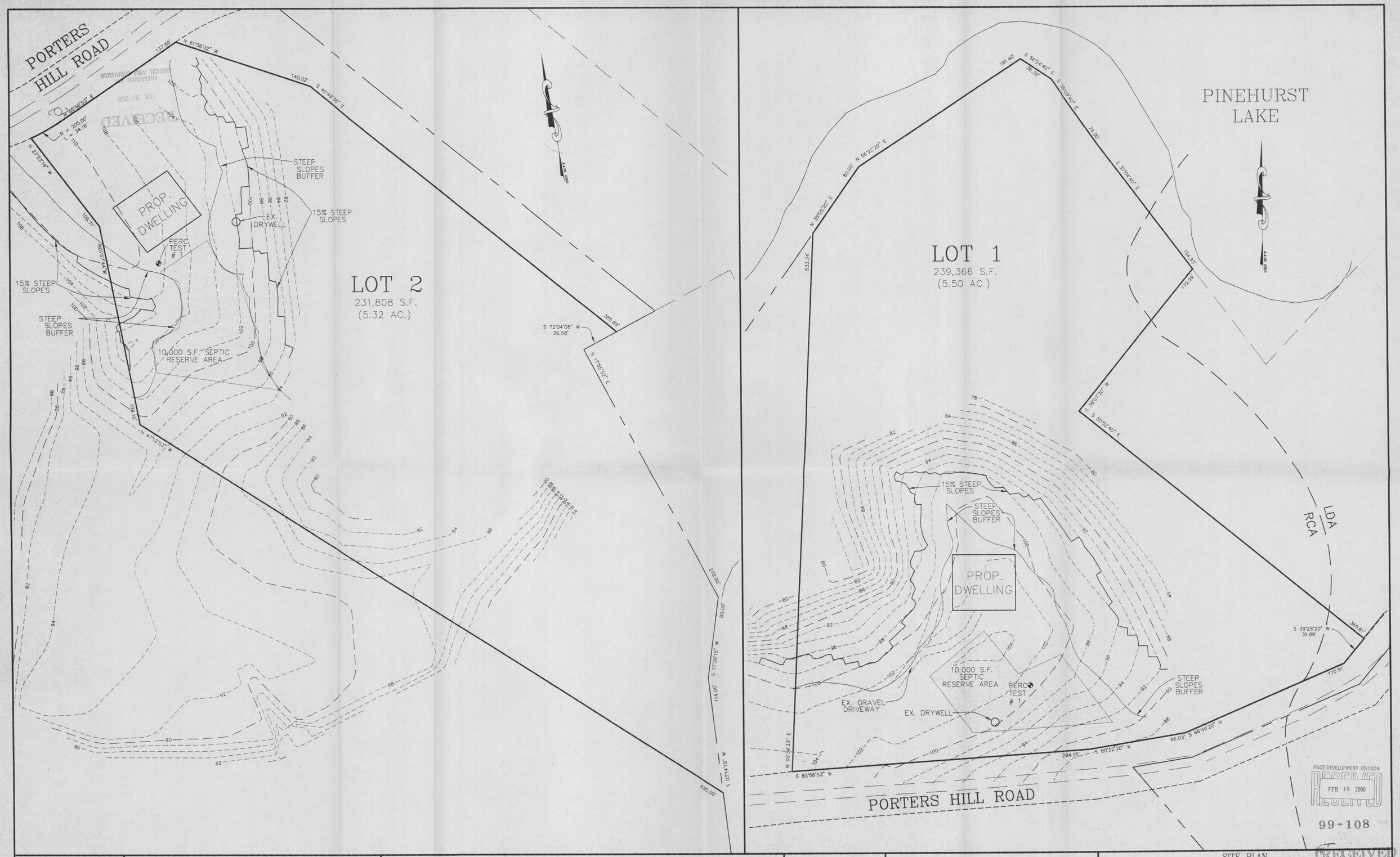
BELLE GROVE

SUBDIVISION NO. 99-059 PROJECT NO. 99-108
TAX MAP NO. 45 BLOCK 9,10 PARCEL NO. 48
4TH DISTRICT ZIPCODE 21401
ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1" = 200' JANUARY, 2000

DRD 2-7-00
SHJ

44-01



DESIGNED BY:	DCG	DATE	1/00
DRAWN BY:	DCG	DATE	2/00
CHECKED BY:	MMD	DATE	2/00
APPROVED BY:	MMD	DATE	2/00

REVISIONS

DATE	BY	DESCRIPTION

DRUM, SNELL & ASSOCIATES, LC
CIVIL ENGINEERS – LAND SURVEYORS
209 WEST STREET, SUITE 203
ANNAPOLIS, MARYLAND 21401
410-280-3122

OWNER/DEVELOPER
CHARLES B. JONES

SITE PLAN
BELLE GROVE
FAMILY CONVEYANCE MINOR SUBDIVISION
SUBDIVISION NO. 99-059, PROJECT NO. 99-108
TAX MAP 45 GRID 9, 10 PARCEL 48 DISTRICT 4TH
ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1" = 40'	DATE: FEB. 2000	FILE NO. BP04498	SHEET 1 OF 1