MSA_S_1829_681

AA 103-00 Eschinger Property
SUB 00-051

(A)

Looking towards the Creek

(B)

Looking into the non-tidal wetland.

(C) Looking towards the creek, in area of proposed pipe

CERTIFICATION

WETLANDS CERTIFICATION

I HEREBY CERTIFY THAT THE WETLANDS ON THE SUBJECT PROPERTY HAVE BEEN DELINEATED IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL. I FURTHER CERTIFY THAT THE WETLAND AND WATERS OF THE UNITED STATED DELINEATED ON THE PROPERTY HAS BEEN CONFIRMED BY THE BALTIMORE DISTRICT, CORPS OF ENGINEERS AND/OR MARYLAND DEPARTMENT OF THE ENVIRONMENT.

PROPERTY: SOUTHPOINTE

Milton L McCarthy 2-27-03

MILTON L. McCARTHY DATE

CERTIFICATION

FCP/TREE PRESERV. CERTIFICATION

I HEREBY CERTIFY THAT THE ENVIRONMENTAL INFORMATION SHOWN ON THIS FOREST STAND DELINEATION MAP/FOREST CONSERVATION MAP FOR THE SOUTHPOINTE PROPERTY (TAX MAP 56, BLOCK 27, PARCEL 142) IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. WETLAND BOUNDARIES ARE BASED UPON THE FIELDWORK AND FLAGGING OF McCARTHY AND ASSOCIATES, INC., AND THE SUBSEQUENT JURISDICTIONAL DETERMINATIONLETTER DATED NOVEMBER 1, 1999. PROPERTY BOUNDARIES, TOPOGRAPHY, AND CHESAPEAKE BAY CRITICAL AREA LINES HAVE BEEN PROVIDED BY RONALD W. JOHNSON ASSOCIATES, INC.

PROPERTY: SOUTHPOINTE

(NOTE: CANNOT VERIFY McCarthy data) 3-4-03

GALE J. REED, BIOLOGIST, CERTIFIED PROFESSIONAL (FAC) DATE

Woodland Communities

Community A: This is an area dominated by Virginia pine, southern red oak and American beech saplings. Other frequently encountered species include red maple and sweet gum. The canopy and understory layers are not well differentiated. Larger canopy tree diameters range between 6 to 10 inches. Vegetation appears to be healthy.

Community B: This is an area also dominated by saplings. Virginia pine is largely absent, however. In addition, scattered canopy trees are somewhat larger with diameters between 10 to 16 inches. Most trees remain under 10 inches in diameter. Common species include sweet gum, white oak, American beech, and southern red oak. Other species encountered include northern red oak, black cherry, American holly, dwarf huckleberry, grape vine, honeysuckle, and partridgeberry. One specimen tree was observed within this community. It is a southern red oak with a diameter of approximately 28-30 inches. Vegetation appears in general good health. This community is found in the southwest corner of the site, on both sides of Pocahontas Drive. It also occurs in the central portion of the property north of Pocahontas Drive. The area of Community B found in the central portion of the property is much more vine entangled -- grape vine, greenbrier, poison ivy, and honeysuckle.

Community C: This is a well-structured woodland dominated by mature southern red oak, tulip poplar and red maple. Common understory species include tulip poplar, flowering dogwood, mockernut hickory, and white oak. Also present are honeysuckle and running pine. This community is dominated by canopy trees with diameters ranging between 10 and 28 inches. A number of trees have diameters over 20 inches. No specimen trees were observed, however. Vegetation present appears to be in good health. This community is found in the southwest corner of the site south of Pocahontas Drive.

Community D1: This is a wetland community dominated by red maple. Tree diameters range between 12 and 22 inches. Very little understory growth is present. No specimen trees were observed. Vegetation appears to be in good health. This community has been identified as a vegetated nontidal wetland by the U.S. Army Corps of Engineers. This community is found in the southwest corner of the site south of Pocahontas Drive.

Community D2: This is a wetland community dominated by red maple (FAC) and sweet gum (FAC) saplings. Most red maple saplings have multiple tree trunks. Also present are highbush blueberry (FACW) and river birch (FACW). The ground is covered in moss hummocks and pools of dark water. This community appears into two locations in the southwest corner of the site. One area is found north of Pocahontas Drive and has been identified by the U.S. Army Corps of Engineers as a vegetated nontidal wetland. The second area is found south of Pocahontas drive and has not been identified by the U.S. Army Corps of Engineers as a vegetated nontidal wetland.

Community E: This is a well-structured woodland dominated by mature American beech, white oak, tulip poplar, and sweet gum. Canopy trees tend to range between 14 and 26 inches in diameter. Common understory species include black haw, hickory, oaks, red maple, American beech, and American holly. Very little disturbance growth is present. The section of woodland along Loch Haven Road to the south is somewhat entangled with greenbrier and grape vine. Vegetation appears to be in good health. One specimen tree was observed -- this is a tulip poplar approximately 6 feet in diameter. This tree is not in very good shape. Its trunk has been split open and hollowed. Also, some of its canopy limbs appear to be dead. A stream bed runs through this community. It has been delineated and confirmed by the U.S. Army Corps of Engineers. This woodland community is found east of Loch Haven Road.

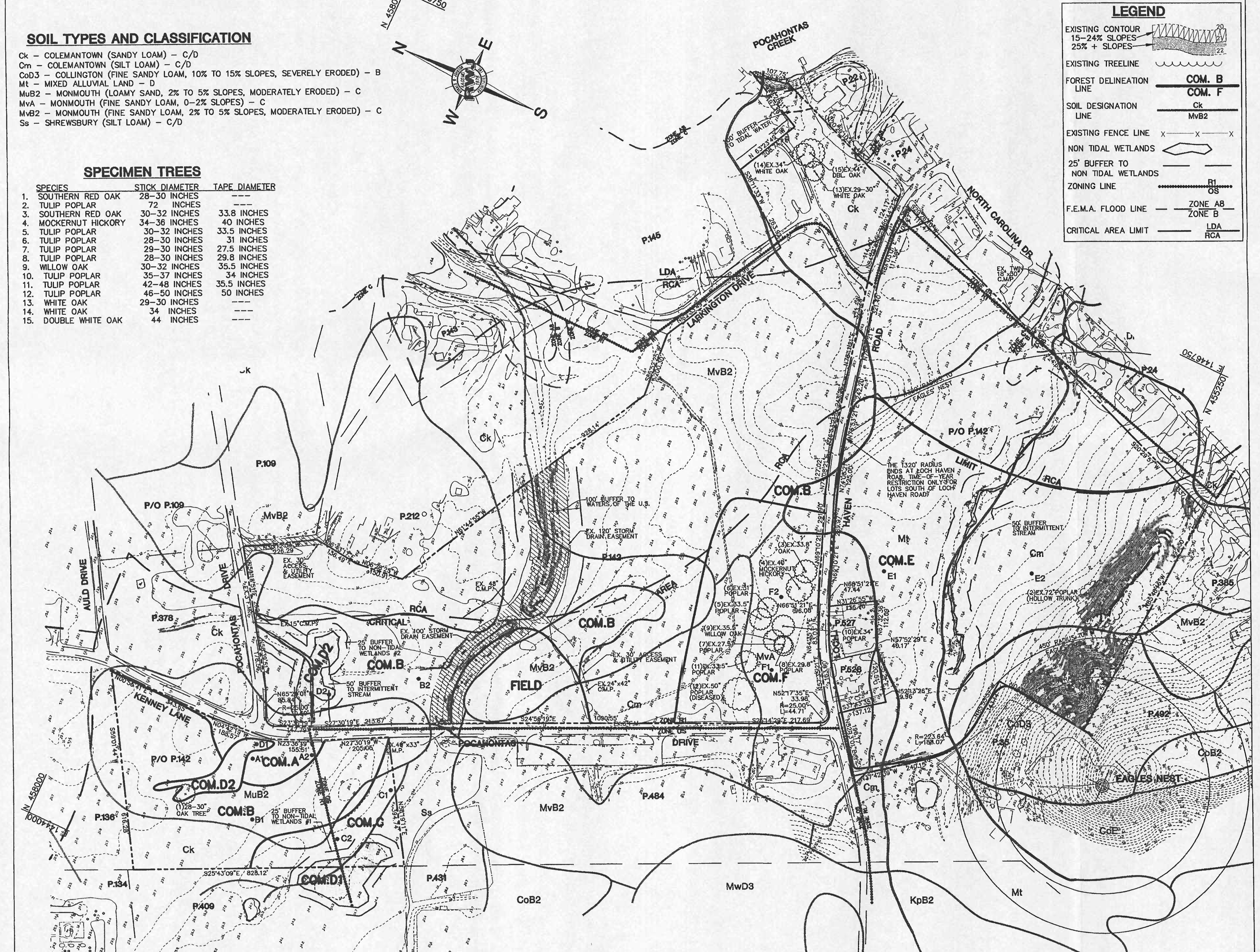
Community F: This is a well-structured woodland dominated by mature tulip poplar, sweet gum, and oaks (southern red oak, northern red oak, black oak, and white oak). Canopy tree diameters commonly range between 16 and 20 inches with scattered individuals present having 20 to 28 inch diameters. Ten specimen trees were observed within this community. None fall within 75 percent of the size of the state champion for their species. Specimen tree species include 6 tulip poplar, 1 black oak, 1 mockernut hickory, and 1 southern red oak. A thin layer of honeysuckle covers the woodland floor. Shrub growth is well developed and contains a variety of species including oaks, American beech, mockernut hickory, flowering dogwood, black haw, red maple, black cherry, dwarf huckleberry, and wineberry. Vegetation appears to be in good health although several standing dead trees and several fallen dead trees are present. Several water cuts are present in this woodland. These were examined and not identified as stream beds by the U.S. Army Corps of Engineers. This woodland community is located west of Loch Haven Road.

SOIL TYPES AND CLASSIFICATION

Ck – COLEMANTOWN (SANDY LOAM) – C/D
Cm – COLEMANTOWN (SILT LOAM) – C/D
CoD3 – COLLINGTON (FINE SANDY LOAM, 10% TO 15% SLOPES, SEVERELY ERODED) – B
Mt – MIXED ALLUVIAL LAND – D
MuB2 – MONMOUTH (LOAMY SAND, 2% TO 5% SLOPES, MODERATELY ERODED) – C
MvA – MONMOUTH (FINE SANDY LOAM, 0–2% SLOPES) – C
MvB2 – MONMOUTH (FINE SANDY LOAM, 2% TO 5% SLOPES, MODERATELY ERODED) – C
Ss – SHREWSBURY (SILT LOAM) – C/D

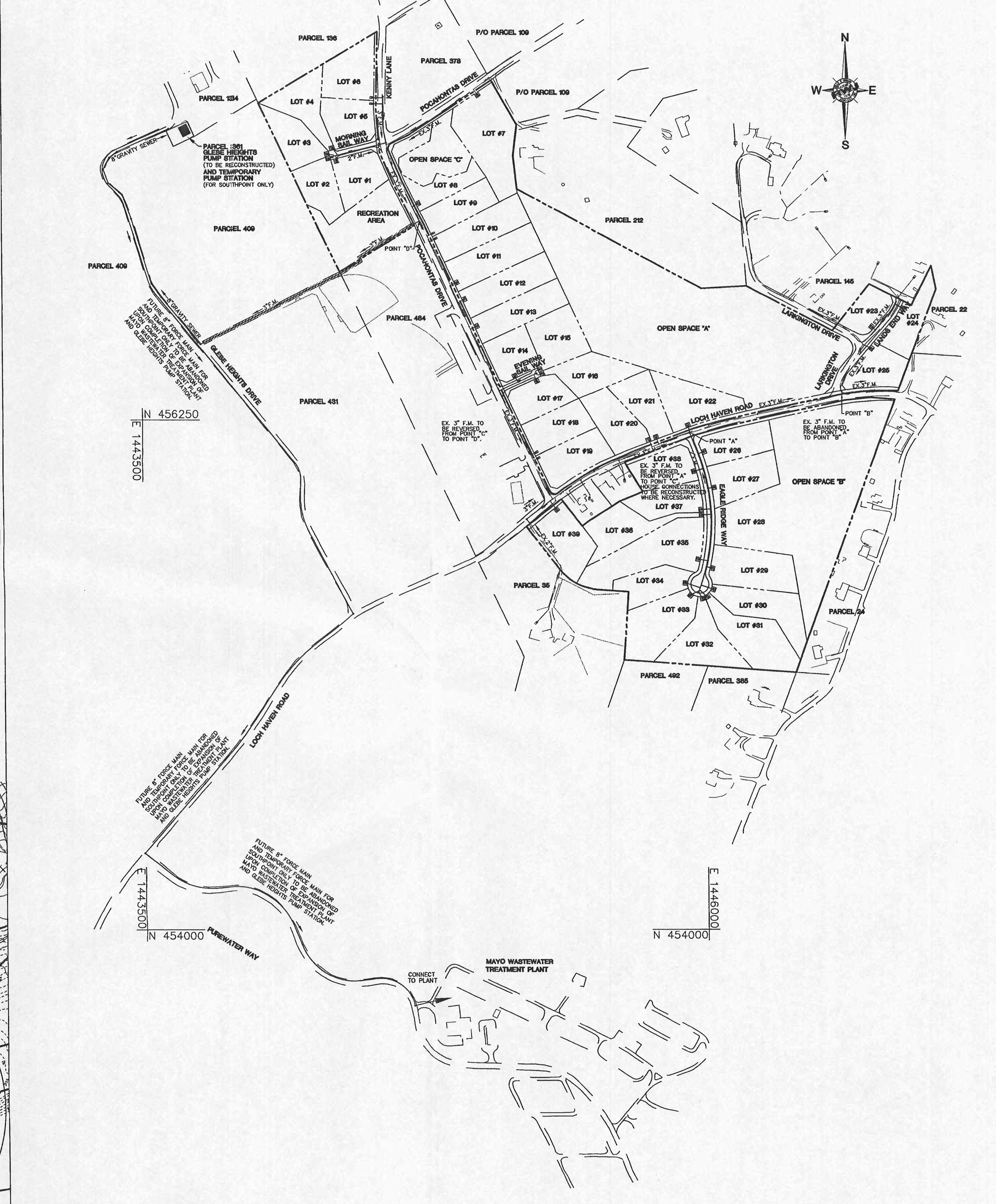
SPECIMEN TREES

	SPECIES	STICK DIAMETER	TAPE DIAMETER
1.	SOUTHERN RED OAK	28–30 INCHES	---
2.	TULIP POPLAR	72 INCHES	---
3.	SOUTHERN RED OAK	30–32 INCHES	33.8 INCHES
4.	MOCKERNUT HICKORY	34–36 INCHES	40 INCHES
5.	TULIP POPLAR	30–32 INCHES	33.5 INCHES
6.	TULIP POPLAR	28–30 INCHES	31 INCHES
7.	TULIP POPLAR	29–30 INCHES	27.5 INCHES
8.	TULIP POPLAR	28–30 INCHES	29.8 INCHES
9.	WILLOW OAK	30–32 INCHES	35.5 INCHES
10.	TULIP POPLAR	35–37 INCHES	34 INCHES
11.	TULIP POPLAR	42–48 INCHES	35.5 INCHES
12.	TULIP POPLAR	46–50 INCHES	50 INCHES
13.	WHITE OAK	29–30 INCHES	---
14.	WHITE OAK	34 INCHES	---
15.	DOUBLE WHITE OAK	44 INCHES	---



FOREST STAND DELINEATION/BOUNDARY MAP

SCALE: 1"=200'



SEWER SERVICE CONCEPT
SCHEMATIC SEWER EXTENSION

SCALE: 1"=300'

SKETCH PLAN/FOREST CONSERVATION PLAN: FOREST STAND DELINEATION/BOUNDARY MAP/SEWER SCHEMATIC

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

STATE OF MARYLAND — RONALD W. JOHNSON — No. 1099 — REGISTERED PROFESSIONAL ENGINEER

ANNE ARUNDEL COUNTY
DEPARTMENT OF PLANNING AND CODE ENFORCEMENT

DRAWN BY DCE	SCALE AS SHOWN		
CHECKED BY RWJ	SHEET 2 OF 11		
DATE DECEMBER, 2002	RWJ NO. 1743D		
REVISED FEBRUARY, 2003			

A SINGLE–FAMILY RESIDENTIAL SUBDIVISION
SOUTHPOINTE
LOCH HAVEN ROAD
TAX MAP 56; BLOCK 21; PARCEL 142
S#00–033 P#00–051
1ST. TAX DISTRICT — A. A. CO., MD
SCALE: AS SHOWN — DECEMBER, 2002

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CERTIFICATION

WETLANDS CERTIFICATION

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PROPERTY: SOUTHPOINTE

MILTON L. McCARTHY — DATE 2-27-03

CERTIFICATION

FCP/TREE PRESERV. CERTIFICATION

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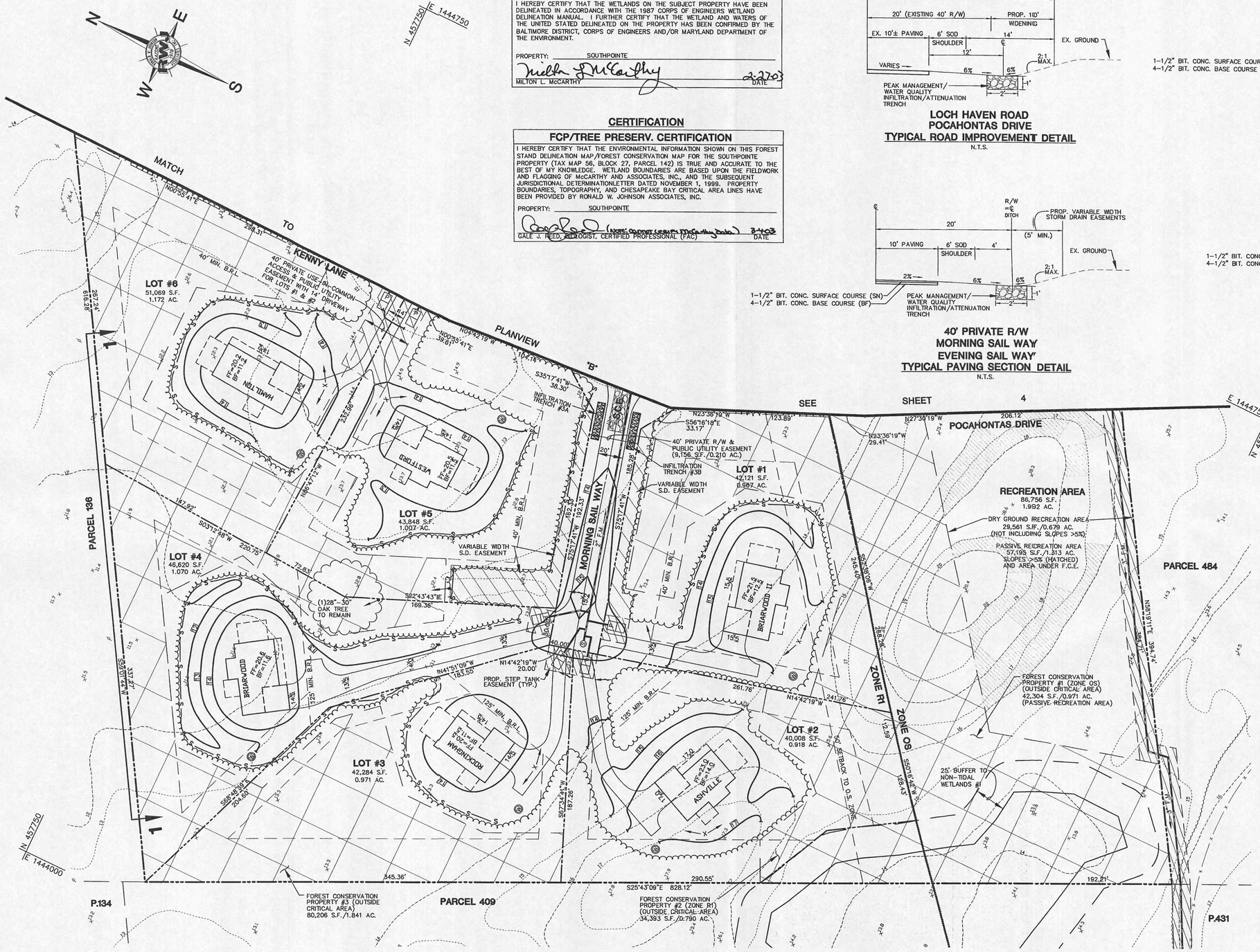
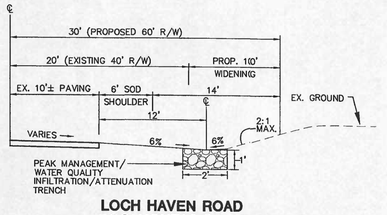
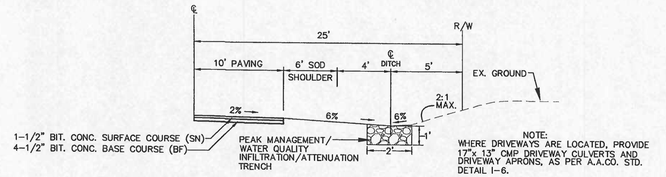
PROPERTY: SOUTHPOINTE

GALE J. REED, BIOLOGIST, CERTIFIED PROFESSIONAL (FAC) — DATE 2-4-03



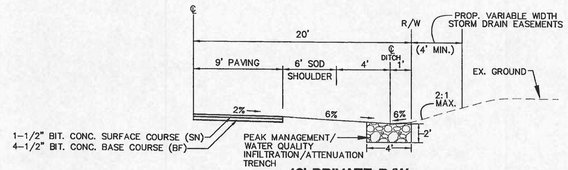


LOCH HAVEN ROAD
POCAHONTAS DRIVE
TYPICAL ROAD IMPROVEMENT DETAIL
N.T.S.

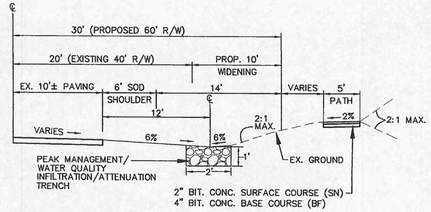


50' PUBLIC R/W
EAGLE RIDGE WAY
TYPICAL PAVING SECTION DETAIL
N.T.S.

40' PRIVATE R/W
MORNING SAIL WAY
EVENING SAIL WAY
TYPICAL PAVING SECTION DETAIL
N.T.S.



40' PRIVATE R/W
LANDS END WAY
TYPICAL PAVING SECTION DETAIL
N.T.S.



PROPOSED PATH
LOCH HAVEN ROAD
TYPICAL ROAD IMPROVEMENT DETAIL
N.T.S.

LEGEND

- EXISTING CONTOUR 15-24% SLOPES / 25% + SLOPES
- 25' BUFFER TO SLOPES 25% AND STEEPER
- EXISTING TREELINE
- EXISTING FORCE MAIN — EX. 3" F.M.
- EXISTING STREET LIGHT
- EXISTING UTILITY POLE
- EXISTING SIGN
- EX. UNDERGROUND TELEPHONE LINE
- EXISTING FENCE LINE
- NON TIDAL WETLANDS
- 25' BUFFER TO NON TIDAL WETLANDS
- ZONING LINE — R1 / OS
- STONE CONSTRUCTION ENTRANCE
- PROPOSED STEP TANK
- PROPOSED SEWER MAIN — 3" F.M.
- PROPOSED SILT FENCE — S — S — S — S
- PROPOSED SUPER SILT FENCE — SS — SS — SS
- PROPOSED LIMIT OF CLEARING/DISTURBANCE
- PROPOSED LIMIT OF DISTURBANCE
- CRITICAL AREA FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION EASEMENT (OUTSIDE CRITICAL AREA)
- CRITICAL AREA PLANTING EASEMENT
- F.E.M.A. FLOOD LINE — ZONE AB / ZONE B
- CRITICAL AREA LIMIT — LDA / RCA

SKETCH PLAN/FOREST CONSERVATION PLAN: PLANVIEW "A"

Ronald W. Johnson · Associates, Inc.
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STATE OF MARYLAND — RONALD W. JOHNSON — No. 10997 — REGISTERED PROFESSIONAL ENGINEER

ANNE ARUNDEL COUNTY
DEPARTMENT OF PLANNING AND CODE ENFORCEMENT

DRAWN BY DCE	SCALE 1" = 40'
CHECKED BY RWJ	SHEET 3 OF 11
DATE DECEMBER, 2002	RWJ NO. 1743D
REVISED FEBRUARY, 2003	

A SINGLE-FAMILY RESIDENTIAL SUBDIVISION

SOUTHPOINTE

LOCH HAVEN ROAD
TAX MAP 56; BLOCK 21; PARCEL 142
S#00-033 P#00-051

1ST. TAX DISTRICT — A. A. CO., MD
SCALE: AS SHOWN — DECEMBER, 2002

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PARCEL 109

PARCEL 109

PARCEL 136

AULD DRIVE

N 458000 E 1445000

EX. 30' USE-IN-COMMON R/W AND 30' UTILITY EASEMENT

N30°12'04"W 226.29' 216.29'

10.02'

15'

PARCEL 212

RCA CRITICAL AREA LIMIT

PROP. STEP TANK EASEMENT (TYP.)

N55°18'51"E 262.72'

N55°18'51"E 36.63'

40' MIN. B.R.L.

16.0

BRIARWOOD II

FF=22.0 BF=13.0

15.0

LOT #7
91,265 S.F.
2.095 AC.

N38°43'17"W 138.45'

N38°28'55"W 150.91'

188.31'

928.14'

N61°44'55"W

P/O OPEN SPACE "A"
(SEE SHEET 5 FOR ACREAGE)

CRITICAL AREA FOREST CONSERVATION PROPERTY #2
71,863 S.F./1.650 AC.

CRITICAL AREA FOREST CONSERVATION PROPERTY #3
4,176 S.F./0.096 AC.

CRITICAL AREA PLANTING EASEMENT #1 (AREA TO BE PLANTED)
83,190 S.F./1.451 AC.

144.27'

S24°36'19"E

777.05'

142.39'

89.81'

427.17'

S52°29'12"W

S27°30'48"E 125.01'

N54°22'41"W 335.53'

EX. 15"CMP

PARCEL 378

EX. 20'± PAVING

EX. 40' R/W

PROP. 10' R/W WIDENING (5,712 S.F. 0.131 AC.)

POCAHONTAS DRIVE

25' BUFFER TO NON-TIDAL WETLANDS #2

LOT #9
41,950 S.F.
0.963 AC.

EX. 100' STORM DRAIN EASEMENT

HANOVER

FF=22.0 BF=13.0

16.0

BARCLAY

FF=20.5 BF=11.5

14.5

S83°03'41"W 427.17'

SEE SHEET 5

N 458000 E 1444500

N68°01'44"E 117.82'

PROP. 10' R/W WIDENING (8,925 S.F. 0.205 AC.)

PROP. WATER COUNTY TRENCH

N02°52'41"E

EX. 40' R/W

EX. 20'± PAVING

EX. 15"CMP

50' BUFFER TO INTERMITTENT STREAM

FOREST CONSERVATION PROPERTY #4 (OUTSIDE CRITICAL AREA)
88,237 S.F./2.026 AC.

OPEN SPACE "C"
56,674 S.F.
1.301 AC.

LOT #8
44,454 S.F.
1.021 AC.

S52°29'41"W 337.86'

ASHTON

FF=23.0 BF=14.0

13.5

FOREST CONSERVATION PROPERTY #5 (OUTSIDE CRITICAL AREA)
13,775 S.F./0.316 AC.

LOT #10
57,527 S.F.
1.321 AC.

LOT #11
60,825 S.F.
1.396 AC.

ASHTON

FF=23.0 BF=14.0

17.0

PROP. SIGHT DISTANCE EASEMENT NO PERMANENT STRUCTURES OR LANDSCAPING ARE ALLOWED WITHIN THIS EASEMENT WITHOUT TRAFFIC APPROVAL.

S.C.E. (TYP.)

P/O LOT #8

40' PRIVATE USE-IN-COMMON ACCESS & PUBLIC UTILITY EASEMENT WITH 14' DRIVEWAY FOR LOTS #9 & #10

MATCH TO KENNY LANE

PLANVIEW "A"

N04°42'19"W 188.57'

PROP. SIGHT DISTANCE EASEMENT

N25°38'19"E 3.10' 95.58'

N25°38'19"E 235.09'

50' BUFFER TO INTERMITTENT STREAM

40' MIN. B.R.L.

PROP. STEP TANK EASEMENT (TYP.)

180.02'

S27°30'19"E 147.19'

S27°30'19"E 213.55'

53.53'

S24°36'19"E 71.60'

POINT "D"

ZONE R1

ZONE OS

S52°38'06"W 10.30'

N23°36'19"W 155.51' 123.98'

UNDERGROUND TELEPHONE LINE

N27°30'19"W 205.05'

N58°19'11"E 10.03'

S.C.E.(TYP.)

EX. 3" F.M. (TO BE REVERSED)

EX. 40' R/W

EX. 20'± PAVING

PARCEL 484

PROP. 10' R/W WIDENING (17,218 S.F. 0.395 AC.)

MATCH TO PLANVIEW "C"

SEE SHEET 3

E 1445000 N 457750

LEGEND

EXISTING CONTOUR 15-24% SLOPES 25% + SLOPES	PROPOSED STEP TANK
25' BUFFER TO SLOPES 25% AND STEEPER	PROPOSED SEWER MAIN 3" F.M.
EXISTING TREELINE	PROPOSED SILT FENCE S—S—S—S
EXISTING FORCE MAIN EX. 3" F.M.	PROPOSED SUPER SILT FENCE SS—SS—SS
EXISTING STREET LIGHT	PROPOSED LIMIT OF CLEARING/DISTURBANCE
EXISTING UTILITY POLE	PROPOSED LIMIT OF DISTURBANCE
EXISTING SIGN	
EX. UNDERGROUND TELEPHONE LINE T—T—T	CRITICAL AREA FOREST CONSERVATION EASEMENT
EXISTING FENCE LINE X—X—X	FOREST CONSERVATION EASEMENT (OUTSIDE CRITICAL AREA)
NON TIDAL WETLANDS	CRITICAL AREA PLANTING EASEMENT
25' BUFFER TO NON TIDAL WETLANDS	
ZONING LINE R1 OS	F.E.M.A. FLOOD LINE ZONE A8 ZONE B
STONE CONSTRUCTION ENTRANCE	CRITICAL AREA LIMIT LDA RCA

CERTIFICATION

FCP/TREE PRESERV. CERTIFICATION

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PROPERTY: SOUTHPOINTE

GALE J. REED, BIOLOGIST, CERTIFIED PROFESSIONAL (FAC) — DATE 3-4-03

CERTIFICATION

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PROPERTY: SOUTHPOINTE

MILTON L. McCARTHY — DATE 2-27-03

SKETCH PLAN/FOREST CONSERVATION PLAN: PLANVIEW "B"

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

STATE OF MARYLAND — RONALD W. JOHNSON — No. 7598 — REGISTERED PROFESSIONAL ENGINEER

ANNE ARUNDEL COUNTY
DEPARTMENT OF PLANNING AND CODE ENFORCEMENT

DRAWN BY	DCE
CHECKED BY	RWJ
DATE	DECEMBER, 2002
REVISED	FEBRUARY, 2003
SCALE	1" = 40'
SHEET	4 OF 11
RWJ NO.	1743D

A SINGLE-FAMILY RESIDENTIAL SUBDIVISION

SOUTHPOINTE

LOCH HAVEN ROAD

TAX MAP 56; BLOCK 21; PARCEL 142
S#00-033 P#00-051

1ST. TAX DISTRICT — A. A. CO., MD
SCALE: AS SHOWN — DECEMBER, 2002

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PROPERTY: SOUTHPOINTE

Miltn L McCarthy

MILTON L. McCARTHY — DATE 2-27-03

CERTIFICATION

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PROPERTY: SOUTHPOINTE

GALE J. REED, BIOLOGIST, CERTIFIED PROFESSIONAL (FAC) — DATE 3-4-03

LEGEND

- EXISTING CONTOUR
- 15–24% SLOPES
- 25% + SLOPES
- 25' BUFFER TO SLOPES 25% AND STEEPER
- EXISTING TREELINE
- EXISTING FORCE MAIN — EX. 3" F.M.
- EXISTING STREET LIGHT
- EXISTING UTILITY POLE
- EXISTING SIGN
- EX. UNDERGROUND TELEPHONE LINE
- EXISTING FENCE LINE
- NON TIDAL WETLANDS
- 25' BUFFER TO NON TIDAL WETLANDS
- ZONING LINE — R1 / OS
- STONE CONSTRUCTION ENTRANCE
- PROPOSED STEP TANK
- PROPOSED SEWER MAIN — 3" F.M.
- PROPOSED SILT FENCE — S — S — S
- PROPOSED SUPER SILT FENCE — SS — SS — SS
- PROPOSED LIMIT OF CLEARING/DISTURBANCE
- PROPOSED LIMIT OF DISTURBANCE
- CRITICAL AREA FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION EASEMENT (OUTSIDE CRITICAL AREA)
- CRITICAL AREA PLANTING EASEMENT
- F.E.M.A. FLOOD LINE — ZONE AB / ZONE B
- CRITICAL AREA LIMIT — LDA / RCA

MATCH TO PLANVIEW "B" SEE SHEET 4

E 1445250 / N 457000

S65°03'41"W 427.17'

LOT #12 55,532 S.F. 1.275 AC.

PROP. STEP TANK EASEMENT (TYP.)

HAMILTON — FF=24.0 BF=15.0

ASHVILLE — FF=22.5 BF=13.5

40' MIN. B.R.L.

EX. VARIABLE WIDTH STORM DRAIN EASEMENT

EX. 100' STORM DRAIN EASEMENT

EX. 120' STORM DRAIN EASEMENT

100' BUFFER TO WATERS OF THE U.S.

PARCEL 484

POCAHONTAS DRIVE

EX. 40' R/W

EX. 20' PAVING

PROP. 10' WIDENING SEE SHEET 4 FOR ACREAGE

20'x20' FIRE SUPPRESSION EASEMENT (SEE A.A.CO. STD. DET. I-64)

LOT #13 53,397 S.F. 1.226 AC.

CRITICAL AREA LIMIT RCA

S24°56'19"E 777.05'

S65°03'41"W 208.43'

427.17' 248.75'

FOREST CONSERVATION PROPERTY #6 (OUTSIDE CRITICAL AREA) 32,836 S.F./0.754 AC.

OPEN SPACE "A" 594,866 S.F. 13.656 AC.

PARCEL 212

LOT #14 40,020 S.F. 0.919 AC.

EX. 24"x42" C.M.P.

EX. 6" F.M. (TO BE REVERSED)

BRIARWOOD — FF=20.0 BF=11.0

WESTFORD — FF=24.0 BF=15.0

LOT #15 52,109 S.F. 1.196 AC.

S 25°54'47" E 175.24'

125' MIN. B.R.L.

CRITICAL AREA FOREST CONSERVATION PROPERTY #5 535,929 S.F./12.303 AC.

N61°14'55"W 926.14'

ZONE OS

ZONE R1

17"x13" C.M.P.

S89°56'19"E 35.36'

S00°03'41"W 35.36'

S65°03'41"W 149.18'

N00°03'41"E 35.36'

20.00'

40.00'

S24°56'19"E

13.5' 2" F.M.

EVENING SAIL WAY

S.C.E. (TYP.)

252.51'

N 68°32'31" E

40' PRIVATE R/W & PUBLIC UTILITY EASEMENT (7,592 S.F./0.174 AC.)

LOT #17 40,066 S.F. 0.920 AC.

ASHTON — FF=19.5 BF=10.5

BARCLAY — FF=25.0 BF=16.0

LOT #16 47,618 S.F. 1.093 AC.

N80°43'41"E 62.36'

S24°23'17"E 150.56'

N 72°46'39" W 703.54'

265.98'

P/O FOREST CONSERVATION PROPERTY #7 (OUTSIDE CRITICAL AREA) (SEE SHEET 6 FOR ACREAGE)

S 65°03'41" W 284.95'

N 87°19'53" E 338.20'

E 1445250 / N 456250

MATCH TO PLANVIEW "D" SEE SHEET 6

N 457000 / E 1446000

ZONE R5 / ZONE R1

P. 145

S86°52'25"W 200.30'

N53°33'48"W 429.99'

MATCH TO PLANVIEW "E" SEE SHEET 7

SKETCH PLAN/FOREST CONSERVATION PLAN: PLANVIEW "C"

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

STATE OF MARYLAND — RONALD W. JOHNSON — No. 11966 — REGISTERED PROFESSIONAL ENGINEER

ANNE ARUNDEL COUNTY
DEPARTMENT OF PLANNING AND CODE ENFORCEMENT

DRAWN BY	DCE	SCALE	1" = 40'
CHECKED BY	RWJ	SHEET	5 OF 11
DATE	DECEMBER, 2002	RWJ NO.	1743D
REVISED	FEBRUARY, 2003		

A SINGLE–FAMILY RESIDENTIAL SUBDIVISION

SOUTHPOINTE

LOCH HAVEN ROAD

TAX MAP 56; BLOCK 21; PARCEL 142
S/#00-033 P/#00-051

1ST. TAX DISTRICT — A. A. CO., MD
SCALE: AS SHOWN — DECEMBER, 2002

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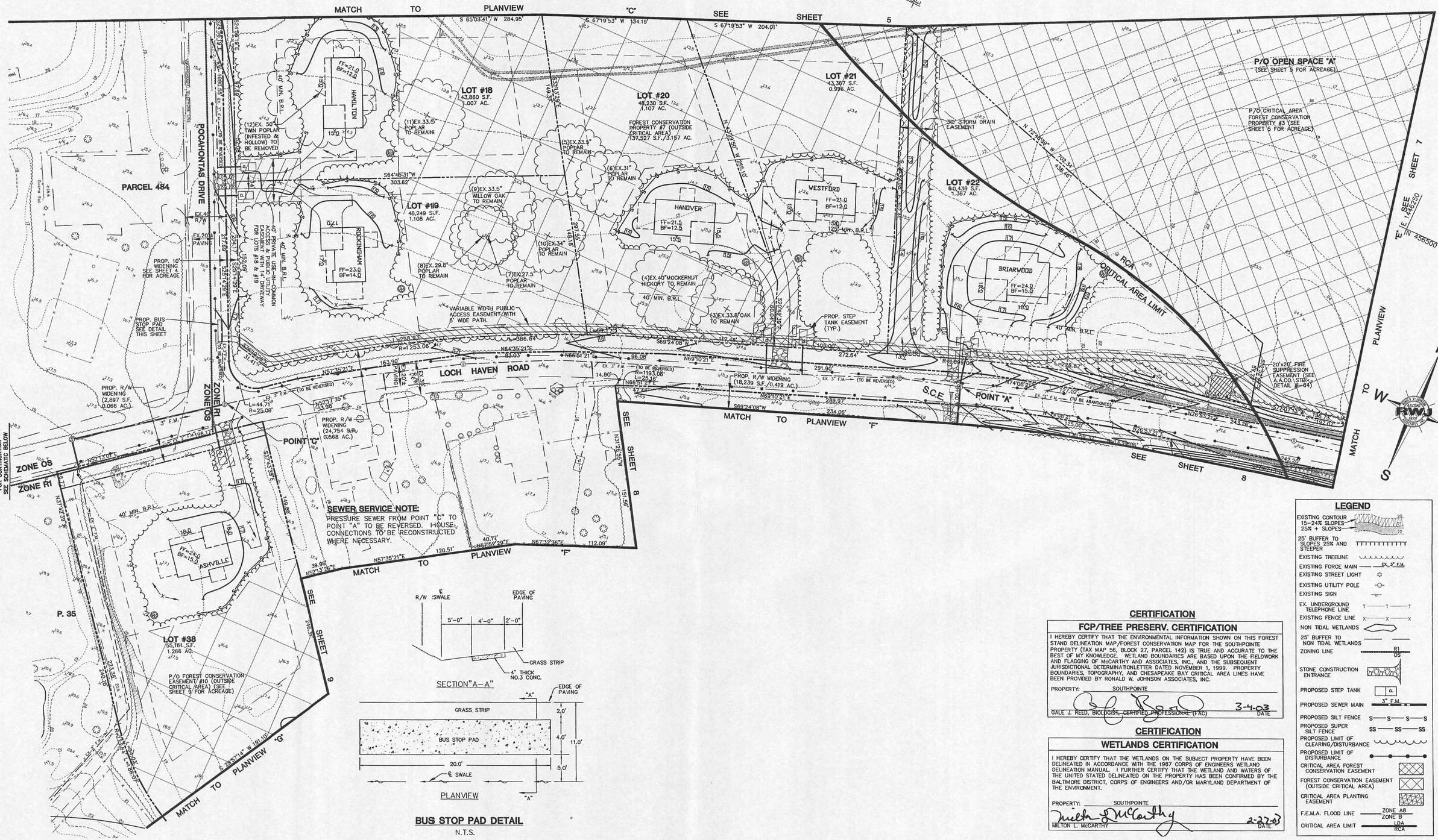

LEGEND

- EXISTING CONTOUR
- 15–24% SLOPES
- 25% + SLOPES
- 25' BUFFER TO SLOPES 25% AND STEEPER
- EXISTING TREELINE
- EXISTING FORCE MAIN — EX. 3" F.M.
- EXISTING STREET LIGHT
- EXISTING UTILITY POLE
- EXISTING SIGN
- EX. UNDERGROUND TELEPHONE LINE
- EXISTING FENCE LINE
- NON TIDAL WETLANDS
- 25' BUFFER TO NON TIDAL WETLANDS
- ZONING LINE — R1 / OS
- STONE CONSTRUCTION ENTRANCE
- PROPOSED STEP TANK
- PROPOSED SEWER MAIN — 3" F.M.
- PROPOSED SILT FENCE — S — S — S
- PROPOSED SUPER SILT FENCE — SS — SS — SS
- PROPOSED LIMIT OF CLEARING/DISTURBANCE
- PROPOSED LIMIT OF DISTURBANCE
- CRITICAL AREA FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION EASEMENT (OUTSIDE CRITICAL AREA)
- CRITICAL AREA PLANTING EASEMENT
- F.E.M.A. FLOOD LINE — ZONE A8 / ZONE B
- CRITICAL AREA LIMIT — LDA / RCA

CERTIFICATION

FCP/TREE PRESERV. CERTIFICATION

I HEREBY CERTIFY THAT THE ENVIRONMENTAL INFORMATION SHOWN ON THIS FOREST STAND DELINEATION MAP/FOREST CONSERVATION MAP FOR THE SOUTHPOINTE PROPERTY (TAX MAP 56, BLOCK 27, PARCEL 142) IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. WETLAND BOUNDARIES ARE BASED UPON THE FIELDWORK AND FLAGGING OF McCARTHY AND ASSOCIATES, INC., AND THE SUBSEQUENT JURISDICTIONAL DETERMINATIONLETTER DATED NOVEMBER 1, 1999. PROPERTY BOUNDARIES, TOPOGRAPHY, AND CHESAPEAKE BAY CRITICAL AREA LINES HAVE BEEN PROVIDED BY RONALD W. JOHNSON ASSOCIATES, INC.

PROPERTY: SOUTHPOINTE

GALE J. REED, BIOLOGIST, CERTIFIED PROFESSIONAL (FAC) — DATE 3-4-03

CERTIFICATION

WETLANDS CERTIFICATION

I HEREBY CERTIFY THAT THE WETLANDS ON THE SUBJECT PROPERTY HAVE BEEN DELINEATED IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL. I FURTHER CERTIFY THAT THE WETLAND AND WATERS OF THE UNITED STATED DELINEATED ON THE PROPERTY HAS BEEN CONFIRMED BY THE BALTIMORE DISTRICT, CORPS OF ENGINEERS AND/OR MARYLAND DEPARTMENT OF THE ENVIRONMENT.

PROPERTY: SOUTHPOINTE

MILTON L. McCARTHY — DATE 2-27-03

SKETCH PLAN/FOREST CONSERVATION PLAN: PLANVIEW "D"

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

STATE OF MARYLAND — RONALD W. JOHNSON — 10989 — REGISTERED PROFESSIONAL ENGINEER

ANNE ARUNDEL COUNTY
DEPARTMENT OF PLANNING AND CODE ENFORCEMENT

DRAWN BY	DCE
CHECKED BY	RWJ
DATE	DECEMBER, 2002
REVISED	FEBRUARY, 2003
SCALE	1" = 40'
SHEET	6 OF 11

A SINGLE-FAMILY RESIDENTIAL SUBDIVISION

SOUTHPOINTE

LOCH HAVEN ROAD

TAX MAP 56; BLOCK 21; PARCEL 142
S#00-033 P#00-051

1ST. TAX DISTRICT — A. A. CO., MD
SCALE: AS SHOWN — DECEMBER, 2002

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LEGEND

- EXISTING CONTOUR
- 15–24% SLOPES
- 25% + SLOPES
- 25' BUFFER TO SLOPES 25% AND STEEPER
- EXISTING TREELINE
- EXISTING FORCE MAIN — EX. 3" F.M.
- EXISTING STREET LIGHT
- EXISTING UTILITY POLE
- EXISTING SIGN
- EX. UNDERGROUND TELEPHONE LINE
- EXISTING FENCE LINE
- NON TIDAL WETLANDS
- 25' BUFFER TO NON TIDAL WETLANDS
- ZONING LINE — R1 / OS
- STONE CONSTRUCTION ENTRANCE
- PROPOSED STEP TANK
- PROPOSED SEWER MAIN — 3" F.M.
- PROPOSED SILT FENCE — S — S — S
- PROPOSED SUPER SILT FENCE — SS — SS — SS
- PROPOSED LIMIT OF CLEARING/DISTURBANCE
- PROPOSED LIMIT OF DISTURBANCE
- CRITICAL AREA FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION EASEMENT (OUTSIDE CRITICAL AREA)
- CRITICAL AREA PLANTING EASEMENT
- F.E.M.A. FLOOD LINE — ZONE A8 / ZONE B
- CRITICAL AREA LIMIT — LDA / RCA

CERTIFICATION

WETLANDS CERTIFICATION

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PROPERTY: SOUTHPOINTE

Milton L. McCarthy — 2-27-03

MILTON L. McCARTHY — DATE

CERTIFICATION

FCP/TREE PRESERV. CERTIFICATION

I HEREBY CERTIFY THAT THE ENVIRONMENTAL INFORMATION SHOWN ON THIS FOREST STAND DELINEATION MAP/FOREST CONSERVATION MAP FOR THE SOUTHPOINTE PROPERTY (TAX MAP 56, BLOCK 27, PARCEL 142) IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. WETLAND BOUNDARIES ARE BASED UPON THE FIELDWORK AND FLAGGING OF McCARTHY AND ASSOCIATES, INC., AND THE SUBSEQUENT JURISDICTIONAL DETERMINATIONLETTER DATED NOVEMBER 1, 1999. PROPERTY BOUNDARIES, TOPOGRAPHY, AND CHESAPEAKE BAY CRITICAL AREA LINES HAVE BEEN PROVIDED BY RONALD W. JOHNSON ASSOCIATES, INC.

PROPERTY: SOUTHPOINTE

Gale J. Reed — 3-4-03

GALE J. REED, BIOLOGIST, CERTIFIED PROFESSIONAL (FAC) — DATE

MATCH TO PLANVIEW "C" SEE SHEET 5

MATCH TO PLANVIEW "D" SEE SHEET 6

MATCH TO PLANVIEW "E" SEE SHEET 7

MATCH TO PLANVIEW "F" SEE SHEET 8

E 1446250 N 456750

E 1446250 N 456000

E 1446750 N 456000

SEWER SYSTEM NOTE:
EX. 3" PRESSURE SEWER TO BE ABANDONED FROM POINT "A" (SHEET 6) TO POINT "B". LOTS 23 THRU 25 TO CONNECT TO LOCH HAVEN SYSTEM.

P/O CRITICAL AREA FOREST CONSERVATION PROPERTY #3 (SEE SHEET 5 FOR ACREAGE)

P/O OPEN SPACE "A" (SEE SHEET 5 FOR ACREAGE)

PROP. R/W WIDENING SEE SHEET 6 FOR ACREAGE

PROP. R/W WIDENING SEE SHEET 8 FOR ACREAGE

VARIABLE WIDTH PUBLIC ACCESS EASEMENT WITH 5' PATH

LOCH HAVEN ROAD

EX. 40' WIDE PRIVATE R/W 18,351 S.F. 0.421 AC.

LARKINGTON DRIVE

POINT "B"

VARIABLE WIDTH PUBLIC ACCESS EASEMENT W/ 5' PATH

CRITICAL AREA FOREST CONSERVATION PROPERTY #5 375,865 S.F./8.629 AC.

OPEN SPACE "B" 363,174 S.F. 8.337 AC.

1320' RADIUS TO EAGLES NEST

CRITICAL AREA FOREST CONSERVATION PROPERTY #4 38,570 S.F./0.885 AC.

LOT #23 30,203 S.F. 0.693 AC.

LOT #24 42,157 S.F. 0.968 AC.

LOT #25 39,844 S.F. 0.915 AC.

BRIARWOOD FF=210 BF=194.0

HANOVER FF=210 BF=194.5

WESTWOOD FF=210 BF=194.0

LANDS END WAY

CROSS ROAD WIDENING

VARIABLE WIDTH STORM DRAIN EASEMENT

INFILTRATION TRENCH #4

4' STORM DRAIN EASEMENT

PROP. 40' PRIVATE R/W & PUBLIC UTILITY EASEMENT 9,629S.F./0.221AC.

(1)EX. 29" WHITE OAK TO REMAIN

(1)EX. 30" OAK TO REMAIN

(1)EX. 34" WHITE OAK TO REMAIN

(5)EX. 44" OAK TO REMAIN

100' BUFFER TO POCAHONTAS CREEK

ZONE R1 / ZONE R5 / ZONE R6 / ZONE C / ZONE MP

LDA / RCA

PARCEL 145 / PARCEL 24 / PARCEL 22

POCAHONTAS CREEK

SKETCH PLAN/FOREST CONSERVATION PLAN: PLANVIEW "E"

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

STATE OF MARYLAND — TIMOTHY S. DUBIS — REGISTERED PROFESSIONAL ENGINEER

ANNE ARUNDEL COUNTY
DEPARTMENT OF PLANNING AND CODE ENFORCEMENT

DRAWN BY: DCE	SCALE: 1" = 40'
CHECKED BY: RWJ	SHEET: 7 OF 11
DATE: DECEMBER, 2002	RWJ.NO.: 1743D
REVISED: FEBRUARY, 2003	

A SINGLE–FAMILY RESIDENTIAL SUBDIVISION

SOUTHPOINTE

LOCH HAVEN ROAD

TAX MAP 56; BLOCK 21; PARCEL 142
S#00–033 P#00–051

1ST. TAX DISTRICT — A. A. CO., MD
SCALE: AS SHOWN — DECEMBER, 2002

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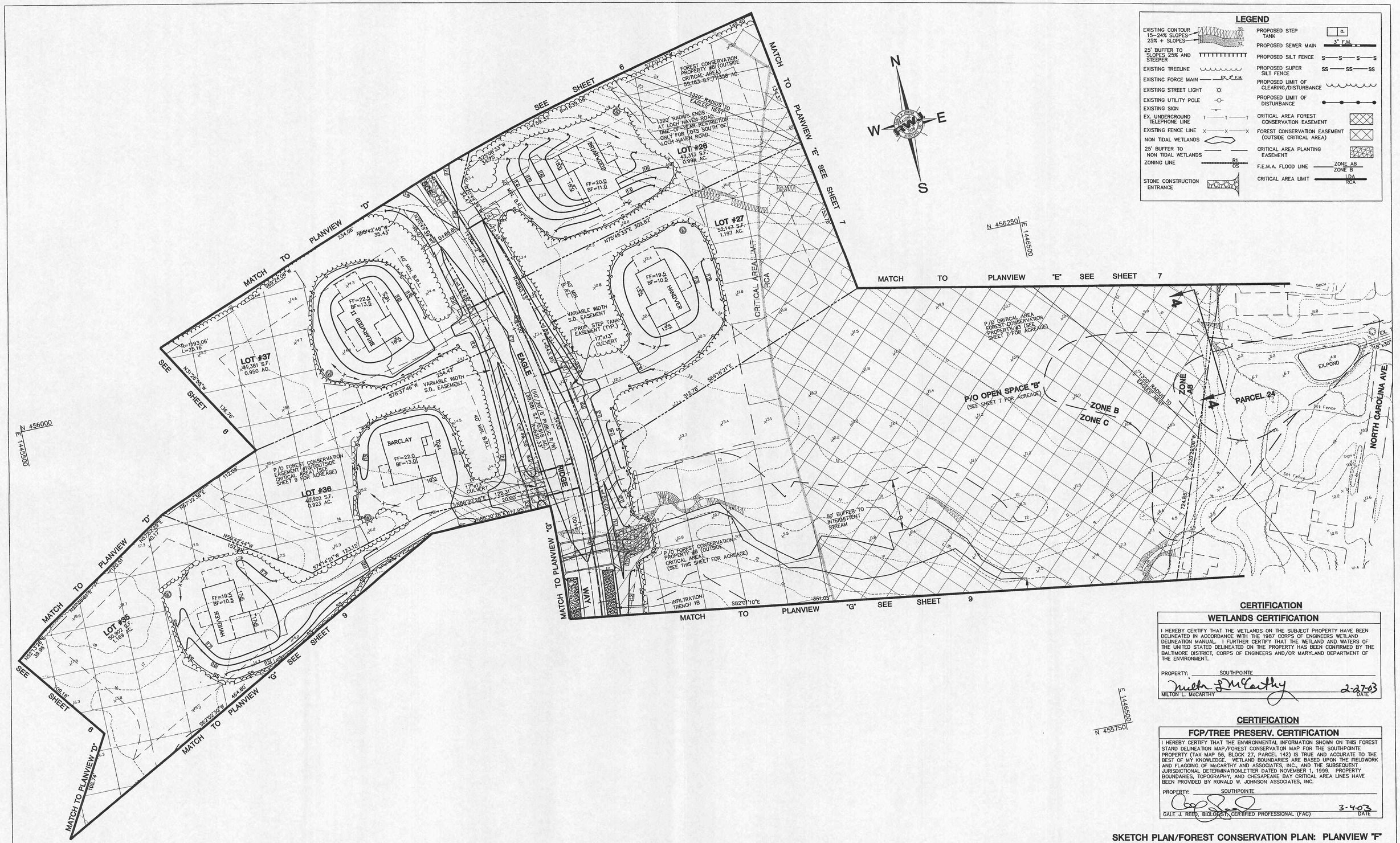

CERTIFICATION

WETLANDS CERTIFICATION

I HEREBY CERTIFY THAT THE WETLANDS ON THE SUBJECT PROPERTY HAVE BEEN DELINEATED IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL. I FURTHER CERTIFY THAT THE WETLAND AND WATERS OF THE UNITED STATED DELINEATED ON THE PROPERTY HAS BEEN CONFIRMED BY THE BALTIMORE DISTRICT, CORPS OF ENGINEERS AND/OR MARYLAND DEPARTMENT OF THE ENVIRONMENT.

PROPERTY: SOUTHPOINTE

Milton L. McCarthy — 2-27-03

MILTON L. McCARTHY — DATE

CERTIFICATION

FCP/TREE PRESERV. CERTIFICATION

I HEREBY CERTIFY THAT THE ENVIRONMENTAL INFORMATION SHOWN ON THIS FOREST STAND DELINEATION MAP/FOREST CONSERVATION MAP FOR THE SOUTHPOINTE PROPERTY (TAX MAP 56, BLOCK 27, PARCEL 142) IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. WETLAND BOUNDARIES ARE BASED UPON THE FIELDWORK AND FLAGGING OF McCARTHY AND ASSOCIATES, INC., AND THE SUBSEQUENT JURISDICTIONAL DETERMINATIONLETTER DATED NOVEMBER 1, 1999. PROPERTY BOUNDARIES, TOPOGRAPHY, AND CHESAPEAKE BAY CRITICAL AREA LINES HAVE BEEN PROVIDED BY RONALD W. JOHNSON ASSOCIATES, INC.

PROPERTY: SOUTHPOINTE

3-4-03

GALE J. REED, BIOLOGIST, CERTIFIED PROFESSIONAL (FAC) — DATE

SKETCH PLAN/FOREST CONSERVATION PLAN: PLANVIEW "F"

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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

ANNE ARUNDEL COUNTY
DEPARTMENT OF PLANNING AND CODE ENFORCEMENT

DRAWN BY: DCE	SCALE: 1" = 40'
CHECKED BY: RWJ	SHEET: 8 OF 11
DATE: DECEMBER, 2002	RWJ.NO.: 1743D
REVISED: FEBRUARY, 2003	

A SINGLE-FAMILY RESIDENTIAL SUBDIVISION

SOUTHPOINTE

LOCH HAVEN ROAD

TAX MAP 56; BLOCK 21; PARCEL 142 S#00-033 P#00-051

1ST. TAX DISTRICT — A. A. CO., MD
SCALE: AS SHOWN — DECEMBER, 2002

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FCP/TREE PRESERV. CERTIFICATION

I HEREBY CERTIFY THAT THE ENVIRONMENTAL INFORMATION SHOWN ON THIS FOREST STAND DELINEATION MAP/FOREST CONSERVATION MAP FOR THE SOUTHPOINTE PROPERTY (TAX MAP 56, BLOCK 27, PARCEL 142) IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE. WETLAND BOUNDARIES ARE BASED UPON THE FIELDWORK AND FLAGGING OF McCARTHY AND ASSOCIATES, INC., AND THE SUBSEQUENT JURISDICTIONAL DETERMINATIONLETTER DATED NOVEMBER 1, 1999. PROPERTY BOUNDARIES, TOPOGRAPHY, AND CHESAPEAKE BAY CRITICAL AREA LINES HAVE BEEN PROVIDED BY RONALD W. JOHNSON ASSOCIATES, INC.

PROPERTY: SOUTHPOINTE

GALE J. REED, BIOLOGIST, CERTIFIED PROFESSIONAL (FAC) — 3-4-03 DATE

WETLANDS CERTIFICATION

I HEREBY CERTIFY THAT THE WETLANDS ON THE SUBJECT PROPERTY HAVE BEEN DELINEATED IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL. I FURTHER CERTIFY THAT THE WETLAND AND WATERS OF THE UNITED STATED DELINEATED ON THE PROPERTY HAS BEEN CONFIRMED BY THE BALTIMORE DISTRICT, CORPS OF ENGINEERS AND/OR MARYLAND DEPARTMENT OF THE ENVIRONMENT.

PROPERTY: SOUTHPOINTE

MILTON L. McCARTHY — 2-27-03 DATE

N 455750 E 1445000

N 455750 E 1446500

SEE SHEET 6 MATCH TO PLANVIEW "D"

MATCH TO PLANVIEW "F" SEE SHEET 8

MATCH TO PLANVIEW "F" SEE SHEET 8

N88°30'28"E 117.85

S82°02'30"W 464.80'

S73°25'43"W 243.82

S10°01'15"W 289.20'

N85°53'37"W 143.14'

S10°06'23"W 145.09'

R=284.64' L=84.03' L=88.07'

71.57' 71.57'

450' RADIUS TO EAGLES NEST

330' RADIUS TO EAGLES NEST

N10°06'05"E 326.69'

N74°51'45"W 135.86'

R=25.00' L=23.35'

S83°38'12"E 387.42'

S83°38'12"E 167.22'

S20°29'05"W 244.65'

S20°29'05"W 337.39'

S83°38'12"E 172.81'

S20°29'05"W 213.48'

S20°29'05"W 205.50'

S20°29'05"W 85.71'

S41°00'42"E 234.69'

S27°29'05"E 141.05'

S83°38'12"E 191.47'

N85°48'17"W 372.53'

N85°48'16"W 201.03'

N85°48'16"W 392.50'

S10°01'15"E 93.57'

S83°38'12"E 26.78'

R=30.00'

R=30.33'

L=43.05' L=39.32'

R=25.00' L=21.52

55.0'

40.0'

50' BUFFER TO INTERMITTENT STREAM

HEADWATER EASEMENT ELEV. 12.2

TWIN CELL 13.5'x1.5' CONC. BOX CULVERT

INFILTRATION TRENCH 1A

40' MIN. B.R.L.

VARIABLE WIDTH S.D. EASEMENT

P/O FOREST CONSERVATION PROPERTY #8 (OUTSIDE CRITICAL AREA) (SEE SHEET 8 FOR ACREAGE)

FOREST CONSERVATION PROPERTY #10 (OUTSIDE CRITICAL AREA) 236,696 S.F./5.434 AC.

P/O CRITICAL AREA FOREST CONSERVATION PROPERTY #3 (SEE SHEET 7 FOR ACREAGE)

P/O OPEN SPACE "B" (SEE SHEET 7 FOR ACREAGE)

FOREST CONSERVATION PROPERTY #9 (OUTSIDE CRITICAL AREA) 75,834 S.F./1.741 AC.

CRITICAL AREA LIMIT RCA

SAIL WAY 50' R/W PUBLIC

MORNING STAR CT.

ROCKINGHAM

HAMILTON

BRIARWOOD

BARCLAY

FESTIFORD

HANOVER

LOT #34 80,034 S.F. 2.044 AC.

LOT #33 40,644 S.F. 0.919 AC.

LOT #32 67,211 S.F. 1.543 AC.

LOT #31 58,495 S.F. 1.343 AC.

LOT #30 67,304 S.F. 1.545 AC.

LOT #29 58,727 S.F. 1.348 AC.

LOT #28 64,399 S.F. 1.478 AC.

PARCEL 35

PARCEL 24

PARCEL 492

PARCEL 385

EAGLES NEST

450' TO EAGLES NEST

330' RADIUS TO EAGLES NEST

128.99'

24" POPLAR (HOLLOW TRUNK)

Deck

LEGEND

- EXISTING CONTOUR 15–24% SLOPES
- 25% + SLOPES
- 25' BUFFER TO SLOPES 25% AND STEEPER
- EXISTING TREELINE
- EXISTING FORCE MAIN — EX. 3" F.M.
- EXISTING STREET LIGHT
- EXISTING UTILITY POLE
- EXISTING SIGN
- EX. UNDERGROUND TELEPHONE LINE
- EXISTING FENCE LINE
- NON TIDAL WETLANDS
- 25' BUFFER TO NON TIDAL WETLANDS
- ZONING LINE — R1 / OS
- STONE CONSTRUCTION ENTRANCE
- PROPOSED STEP TANK
- PROPOSED SEWER MAIN — 3" F.M.
- PROPOSED SILT FENCE
- PROPOSED SUPER SILT FENCE
- PROPOSED LIMIT OF CLEARING/DISTURBANCE
- PROPOSED LIMIT OF DISTURBANCE
- CRITICAL AREA FOREST CONSERVATION EASEMENT
- FOREST CONSERVATION EASEMENT (OUTSIDE CRITICAL AREA)
- CRITICAL AREA PLANTING EASEMENT
- F.E.M.A. FLOOD LINE — ZONE AB / ZONE B
- CRITICAL AREA LIMIT — LDA / RCA

SKETCH PLAN/FOREST CONSERVATION PLAN: PLANVIEW "G"

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

STATE OF MARYLAND — GREGORY I. GISRIEL — No. 21708 — PROFESSIONAL ENGINEER — 5/2/03

ANNE ARUNDEL COUNTY
DEPARTMENT OF PLANNING AND CODE ENFORCEMENT

DRAWN BY: DCE	SCALE: 1" = 40'
CHECKED BY: RWJ	SHEET: 9 OF 11
DATE: DECEMBER, 2002	RWJ NO.: 1743D
REVISED: FEBRUARY, 2003	

A SINGLE-FAMILY RESIDENTIAL SUBDIVISION

SOUTHPOINTE

LOCH HAVEN ROAD

TAX MAP 56; BLOCK 21; PARCEL 142
S#00-033 P#00-051

1ST. TAX DISTRICT — A. A. CO., MD
SCALE: AS SHOWN — DECEMBER, 2002

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Judge John C. North, II
Chairman

Ren Serey
Executive Director

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION
1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338

December 8, 2000

Ms. Penny Chalkley
Anne Arundel County Department of Planning and Code Enforcement
2664 Riva Road, MS 6302
Annapolis, Maryland 21401

Re: Eschinger Property, S 00-033, P 00-051

Dear Ms. Chalkley:

I have received the revisions to the above-referenced subdivision request. It appears there are several issues that remain to be resolved. The comments in my previous letter dated April 3, 2000 still apply. The remaining outstanding issues are listed below.

1) I understand that the Natural Resources Conservation Service has not confirmed the findings of the independent soil evaluation of this parcel. This needs to be resolved prior to final recordation, since it may affect the required Buffer.

2) Also, I understand there may be minor impacts to wetlands for a portion of the road. This needs to be quantified and reviewed to see whether an alternative exists.

3) Portions of lots 33 and 31, and the access to lot 32 will impact steep slopes. This office will not support variances for these impacts. These lots and their associated improvements (i.e. dwellings, driveways, etc.) must be reconfigured to avoid impacts to all steep slopes.

Thank you for the opportunity to comment. Please telephone me if you have any questions or need additional information.

Sincerely,

Lisa A. Hoerger
Natural Resources Planner

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

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

April 3, 2000

Ms. Penny Chalkley
Anne Arundel County Department of Planning and Code Enforcement
2664 Riva Road, MS 6302
Annapolis, Maryland 21401

Re: Eschinger Property
S 00-033, P 00-051

Dear Ms. Chalkley:

Thank you for forwarding the above-referenced subdivision request to our office for review. It appears the applicant is requesting to subdivide a 73.44 acre parcel into 40 lots that will support single family dwellings. The Critical Area portion of the parcel has a split designation of Limited Development Area (LDA) and Resource Conservation Area (RCA). Ten lots are proposed partially inside the Critical Area, three lots are proposed in the LDA and one lot within the RCA. I have outlined my comments below:

1) Only one lot is permitted within the RCA portion of this parcel since the density restrictions of the RCA are one dwelling unit per twenty acres. The other lots proposed that are partially within the RCA, lots 15, 17, 21, 22, 25, 26, 27, 28, 29, and 30, cannot have their dwelling units or any other development activities associated with that dwelling unit within the RCA portion of the lot. The County can require reconfiguration at this time or require easements on the RCA portions of these lots.

2) Based on the information provided to this office, it was not clear how the applicant intends to handle stormwater runoff. Since much of the site is mapped with hydric soils, infiltration will probably not be possible.

3) With the presence of hydric soils on the site, will the County be requiring the applicant to demonstrate that the proposed development activities will not impact streams, wetlands, or other aquatic environments? This issue must be resolved since no new lots should be created that may require a variance.

4) Although not specifically mentioned in the letter from the Heritage Division of the Department of Natural Resource, this parcel may support breeding areas for Forest Interior Dwelling Birds (FIDs). The County should follow-up on this issue and require a breeding bird survey if necessary.

5) The environmental report mentions several streams on site. They need to be shown with their appropriate buffers. Inside the Critical Area the appropriate buffer is a minimum 100 feet.

6) The clearing proposed for this subdivision is confusing. The Critical Area report mentions 11 acres will be cleared. However, it appears only one acre will be cleared based on the table on the site plan. Please confirm the correct acreage and indicated the required replacement.

Thank you for the opportunity to comment. Please telephone me if you have any questions or need additional information.

Sincerely,

Lisa A. Hoerger

Lisa A. Hoerger
Natural Resources Planner

cc: AA 103-00

Judge John C. North, II
Chairman

Ren Serey
Executive Director

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338

December 19, 2001

Ms. Penny Chalkley
Anne Arundel County Department of Planning and Zoning
2664 Riva Road, MS 6302
Annapolis, Maryland 21401

Re: Southpoint, S 00-033, P 00-051
Eschinger Property

Dear Ms. Chalkley:

Thank you for forwarding the revised sketch plan. It appears the applicant has addressed the comments of my previous letter and your comments regarding the Critical Area issues for this project. I have outlined our comments below.

1. We still recommend that notes be added to the plat to alert future homeowners whose lots may extend into the Resource Conservation Area of the Critical Area that no development activities (i.e. accessory structures, clearing) are permitted on that portion of the lot.

2. Also, notes should be added to alert the Critical Area homeowners of the clearing and impervious surface limitations for their lots.

3. In regard to Forest Interior Dwelling Bird (FID) habitat, it appears from your last interoffice memorandum that you will ensure the reforestation will be FID habitat.

Thank you for the opportunity to comment. Please telephone me if you have any questions.

Sincerely,

Lisa A. Hoerger
Natural Resources Planner

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

TTY For The Deaf:
Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

Judge John C. North, II
Chairman

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

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January 8, 2003

Mr. Steve Callahan
Anne Arundel County Department of Planning and Zoning
2664 Riva Road, MS 6302
Annapolis, Maryland 21401

Re: Southpoint, S 00-033, P 00-051

Dear Mr. Callahan:

I have received the resubmittal of the sketch plan. I have outlined my comments below.

1. We still recommend that notes be added to the plat to alert future homeowners whose lots may extend into the Resource Conservation Area of the Critical Area that no development activities (i.e. accessory structures, clearing) are permitted on that portion of the lot. This would apply to lots 9, 10, 11, 12, 13, 15, 16, 21, 22, 26, 27, 28, 29 and 30.

2. Lots 10 and 15 both have LODs that are at or near the Critical Area boundary. There should be sufficient area remaining behind these dwellings to accommodate future accessory structures (i.e. decks, pools, sheds, etc.) to be outside the Resource Conservation Area of the Critical Area. Therefore, the dwellings on both lots should be pulled closer to the front yard building restriction lines to allow for normal backyard uses and RCA protection.

3. We recommend, as we have on other new subdivisions that are permitted to show lots with conservation easements in the rear yards, that signs or fencing be fixed at the edge of the conservation easement so that future property owners and the party who will hold the conservation easement will know the limits of these areas.

4. There is a stormdrain easement shown on sheet 6 of 11, but is disappears on sheet 5 of 11. Does the easement stop or continue?

5. The Critical Area Calculation table that provides the maximum clearing and impervious surface allowed for each lot is confusing. There is a note that appears above the table that indicates each lot may have up to 25% impervious coverage provided the impervious area of the overall subdivision does not exceed 15%. The figures in the table appear to show 15% allowances. This appears confusing and if it appears this way on the plat, it may confuse future homeowners.

6. The total lot area in the Critical Area does not appear correct. I calculate 1,329,029 square feet rather than 1,329,053 square feet.

7. The Critical Area note #6 on sheet 10 of 11 does not make sense. Please have the applicant rephrase this note.

Thank you for the opportunity to comment. Please telephone me if you have any questions.

Sincerely,

Lisa A. Hoerger

Lisa A. Hoerger
Natural Resources Planner

cc: AA 103-00

Judge John C. North, II
Chairman

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
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1804 West Street, Suite 100, Annapolis, Maryland 21401
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March 10, 2003

Mr. Steve Callahan
Anne Arundel County Department of Planning and Zoning
2664 Riva Road, MS 6302
Annapolis, Maryland 21401

Re: Southpoint, S 00-033, P 00-051
Revised Sketch Plan

Dear Mr. Callahan:

I have received the revised sketch plan for the above-referenced subdivision. It appears the applicant has addressed the comments in my last letter dated January 8, 2003. I have two additional comments at this time.

1. It appears lot 24 has a 100-foot Buffer in the rear yard; therefore, we recommend that a note be added to the plat and in the deed to alert the future homeowner that no development activities (i.e. accessory structures, clearing) are permitted within the Buffer.

2. Since this office would not support any variances for newly created lots inside the Critical Area portion of this site we recommend that General Note #7 on sheet one of one should not be included since it suggests that a variance could be obtained to disturb steep slopes or buffers on this site.

Thank you for the opportunity to comment. Please telephone me if you have any questions.

Sincerely,

Lisa A. Hoerger
Natural Resources Planner

cc: AA 103-00

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Martin G. Madden
Chairman

Ren Serey
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www.dnr.state.md.us/criticalarea/

May 12, 2003

Mr. Steve Callahan
Anne Arundel County Department of Planning and Zoning
2664 Riva Road, MS 6302
Annapolis, Maryland 21401

Re: Southpoint, S 00-033, P 00-051
Sketch Plan Approval

Dear Mr. Callahan:

I have received the latest sketch plan for the above-referenced subdivision. In my letters dated January 8, 2003 and March 10, 2003 the applicant has either addressed my comments or proposes to address them at final. In that regard, I have no further comments on the sketch plan, and will await the final plans to provide further comments at that time.

Thank you for the opportunity to comment. Please telephone me if you have any questions.

Sincerely,

Lisa A. Hoerger

Lisa A. Hoerger
Natural Resources Planner

cc: AA 103-00