AA 124-05 Weston
VAR ~~Western~~ Builders, Inc.
0027

MSA-S-1829-4587

Comments
3/18/05 SL

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

April 20, 2005

Pam Cotter
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis, Maryland 21401

Re: Variance 2005-0027-V (Lot 32-34) and 2005-0029-V (Lot 35-36) Weston Builders, Inc.

Dear Ms. Cotter:

Thank you for providing information on the above referenced variance. The applicant is requesting a variance to permit a dwelling on Lot 32-34 and a dwelling on Lot 35-36 with less setbacks and Buffer than required. The properties are designated a Limited Development Area (LDA) and are currently undeveloped. Our records indicate that Lot 32-34 and Lot 35-36 were the subject of previous variance cases (Case No. 2002-0517-V and 2002-0518-V). On April 18, 2005, this office received revised site plans and Critical Area calculations for both variance cases.

Providing the lots are properly grandfathered, this office does not oppose the variances requested. Based on the revised information provided, we have the following comments regarding the development proposal and variance request.

1) The 100-foot Buffer is identified on the site plan provided, and includes portions of Lot 32, Lot 35, and portions of the 30-foot right-of-way for 204th Street and outfall across Everd Road.

2) The applicant proposes to construct a dwelling on Lot 32-34 and on Lot 35-36. The proposed impacts to the Buffer are limited to an area of clearing on the two lots, the driveway for Lot 35-36, the improvements to 204th Street, and the outfall across Everd Road. As reported on the site plan, the clearing proposed on Lot 32-34 and on Lot 35-36 is below the maximum limit of 6,534 square feet for a grandfathered lot of less than one half acre.

3) Mitigation, at a ratio of 3:1 for disturbance within the Buffer and 1:1 for disturbance outside the Buffer, should be provided. Due to the extent of clearing proposed, this office recommends that plantings be accommodated on the site to the extent possible, particularly in the front and side yards and between Lot 32-34 and Lot 35-36, and the area cleared within the Buffer for installation of the storm water outfall across Everd Road.

4) As shown on the site plan, the applicant proposes infiltration trenches on Lot 32 and Lot 35 to manage and treat storm water from the site.

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,

Julie V. LaBranche

Julie V. LaBranche
Natural Resource Planner

AA 124-05 Weston Builders revised plan

STATE OF MARYLAND
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1804 West Street, Suite 100, Annapolis, Maryland 21401
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March 18, 2005

Pam Cotter
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis, Maryland 21401

Re: Variance 2005-0027-V (Lot 32) and 2005-0029-V (Lot 35) Weston Builders, Inc.

Dear Ms. Cotter:

Thank you for providing information on the above referenced variance. The applicant is requesting a variance to permit a dwelling on Lot 32 and a dwelling on Lot 35 with less setbacks and Buffer than required. The properties are designated a Limited Development Area (LDA) and are currently undeveloped. Our records indicate that Lot 32 and Lot 35 were the subject of previous variance cases (Case No. 2002-0517-V and 2002-0518-V).

Providing the lots are properly grandfathered, this office does not oppose the variances requested. Based on the information provided, we have the following comments regarding the development proposal and variance request.

1) The 100-foot is not fully identified on the site plan provided. The 100-foot Buffer must also be shown from the tributary stream (as shown on the site plan and as confirmed using GIS information from the Department of Natural Resources) to the east of the site. As estimated from the site plan, it appears that a portion of the development site (part of Lots 32, Lot 35, and the 30-foot right-of-way for 204th Street, and the outfall across Everd Road) is located within the 100-foot Buffer.

2) There appear to be differences in the calculations provided in the Critical Area report (Proposed Conditions and Site Calculations) and on the site plan (Earthwork Analysis). The applicant should provide the following revised calculations: the total area of disturbance, total area of clearing, and the area of disturbance within the Buffer and outside the Buffer. This information is necessary to determine the mitigation requirement for the development proposal.

3) Mitigation, at a ratio of 3:1 for disturbance within the Buffer and 1:1 for disturbance outside the Buffer, should be provided. This office recommends that plantings be accommodated on the site to the extent possible, particularly in the front and side yards of Lot 32 and Lot 35 and the area cleared within the Buffer for installation of the storm water outfall across Everd Road.

4) As shown on the site plan, the applicant proposes infiltration trenches on Lot 32 and Lot 35 to manage and treat storm water from the site.

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,

Julie V. LaBranche

Julie V. LaBranche
Natural Resource Planner

AA 124-05

12-05

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBERS 2005-0027-V AND 2005-0029-V

IN RE: **WESTON BUILDERS AND DEVELOPERS, INC.**

THIRD ASSESSMENT DISTRICT

DATE HEARD: APRIL 21, 2005

ORDERED BY: **STEPHEN M. LeGENDRE**, ADMINISTRATIVE HEARING OFFICER

PLANNER: **PATRICIA A. COTTER**

DATE FILED: **APRIL** 22nd, **2005**

PLEADINGS

Weston Builders and Developers, Inc., the applicant, seeks variances (2005-0027-V and 2005-0029-V) to permit dwellings and associated facilities with less buffer than required on two adjacent properties located along the south side of 204th Street, west of Everd Road, Pasadena.

PUBLIC NOTIFICATION

The cases were advertised in accordance with the County Code. The file contains the certifications of mailing to community associations and interested persons. Each person designated in the applications as owning land that is located within 175 feet of the properties was notified by mail, sent to the addresses furnished with the applications. Bob Baxter, the applicant's engineering consultant, testified that the property was posted for more than 14 days prior to the hearing. I find and conclude that the requirements of public notice have been satisfied.

FINDINGS AND CONCLUSIONS

These cases concern the same properties the subject of a decision by this office in Case Nos. 2002-0517-V and 2002-0518-V (March 6, 2003). The prior Order conditionally approved variances to disturb the 100-foot buffer to a tributary stream for a driveway, road improvements and utility lines. Anne Arundel County Code, Article 28, Section 11-102.2 provides that a variance becomes void unless a

building permit conforming to the plans is obtained within one-year and construction is completed within two years. The approval having expired, the applicant refiled the same request.

Patricia A. Cotter, a planner with the Office of Planning and Zoning, reiterated the staff testimony from the earlier hearing. The agency comments are unchanged. Finally, the witness indicated that the applicant encountered delays related to the ownership of the right-of-way, the design of the storm drain, and authorization to disturb nontidal wetlands from the Maryland Department of the Environment. By way of conclusion, she supported the request.

Mr. Baxter confirmed the delays and indicated that the site plan is unchanged and the conditions of the prior approval remain valid. There was no other testimony in the matter.

Upon review of the facts and circumstances, I find and conclude that the applicants are entitled to the same relief previously granted. In this regard, I readopt the earlier findings. There is no evidence of changed circumstances. The approval incorporates the same conditions.

ORDER

PURSUANT to the application of Weston Builders and Developers, Inc., petitioning for variances to permit dwellings and associated facilities with less buffer than required; and

PURSUANT to the advertising, posting of the property, and public hearing and in accordance with the provisions of law, it is this 22nd day of April, 2005,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County that the applicant is granted variances to disturb the 100 foot buffer to a tributary stream for a driveway, road improvements and utility lines in accordance with the site plan. *The approval is subject to the following conditions:*

1. The applicant shall provide road frontage, drainage improvements and stormwater management as determined by the Permit Application Center; and

2. The applicant shall provide mitigation at a 3:1 ratio for disturbance in the buffer and at a 1:1 ratio for disturbance outside the buffer.

Stephen M. LeGendre
Administrative Hearing Officer

NOTICE TO APPLICANT

Within thirty (30) days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.

Further, Section 11-102.2 of the Anne Arundel County Code states:

A variance granted under the provisions of this Article shall become void unless a building permit conforming to the plans for which the variance was granted is obtained within one year of the grant and construction is completed within two years of the grant.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this order, otherwise they will be discarded.

DIVERSIFIED PERMITS, INC.

P.O. Box 242 Millersville, MD. 21108
Office: (410) 859-5583 Fax: (410) 859-5584
Email: robertbaxter27@aol.com

April 18, 2005

Ms. Julie LeBranche
Natural Resources Planner
Critical Area Commission

Re: Green Haven Lots 32 thru 36
Variance case #'s 2005-0027-V & 2005-0029-V

Dear Ms. Lebranche,

This is a submittal for the "revised" variance plan for the above referenced permit project.

We have shown the entire buffer delineation along the east side of the project near Everd. Road. The critical area calculations shown on the plan are for the development of the individual lots only. A copy of the calculations for the right of way development and the storm drain outfall is attached with 3 copies of the plan. Plans to mitigate disturbance within the buffer will be discussed with the owner/developer prior to the variance hearing.

If there is any additional information that would assist in your review and approval, please contact this office directly.

Sincerely,
Diversified Permits, Inc.

Robert E. Baxter, Jr.
President

CRITICAL AREA CALCULATIONS
Variance case #'s 2005-0027-V & 2005-0029-V
Green Haven Lots 32 thru 36
204th Street

1. Total disturbance within the 100-foot stream buffer for:
   Storm drain outfall installation: 936 sq. ft.
   Road development for Everd Road/204th Street: 6,060 sq. ft.
   Lot Development: 1,650 sq. ft.
   } 6,996 SF
   Total = 8,646 SF
2. Total "impervious area" within the 100-foot stream buffer:
   road paving within the right of way area: 4,100 sq. ft.
   driveway development: 600 sq. ft.
   } 4,700 SF total

Diversified Permits, Inc.
P.O. Box 242
Millersville, MD 21108

05-0027-V
0029-V

DIVERSIFIED PERMITS, INC.

AA76-03

P.O. Box 242 Millersville, MD. 21108
Office: (410) 859-5583 Fax: (410) 859-5584
Email: robertbaxter27@hotmail.com

January 25, 2005

Ms. Susan Schappert
Office of Planning and Zoning
Heritage Office Complex

Re: Green Haven Block 76 Lots 32 thru 36
Variance Application process
Tax Map 17 Block 7 Parcel 444

Dear Ms. Schappert,

This is a formal request for a variance to disturb within the 100-foot buffer to an intermittent stream within the Limited Development Area of the Critical Area. A previous variance was approved on March 6, 2003 (Case#'s 2002-0517 v &, 0518 v). The reasons for the expiration of the original variances included legal delays with adjacent property owners to the right of way and extensive improvement design and MDE authorization required by Planning and Zoning to the existing storm drain system outfall. A copy of the MDE authorization letter is attached.

The sites are legal building lots in the Green Haven subdivision located at 813 and 815 204th Street. The total area of the (2) single family lots is 0.287 acres, is zoned R-5 and will be served with public water and sewer via utility extensions. In addition, the platted 204th Street 30-foot right of way must be improved through the property frontage for access from existing Everd Road.

The hardship present for this project is that the access to the legal lots is located within the 100-foot buffer to the existing stream and must be disturbed to provide access and utilities for the lots. It is necessary to acquire relief from the code in order to develop the lots.

Development of this property, based on the proposed plan, will not be detrimental to the integrity of the neighborhood.

Attached are all applicable documents necessary to process this package. If there is any additional information that would assist in your review and approval, please contact this office directly.

Sincerely,
Diversified Permits, Inc.

Robert E. Baxter, Jr.
President

CRITICAL AREA REPORT
GREEN HAVEN
LOTS 32 – 36 BLOCK 76

PREPARED FOR:
DIVERSIFIED PERMITS, INC.
POST OFFICE BOX 242
MILLERSVILLE, MD 21108

PREPARED BY:
CATTAIL CONSULTING
POST OFFICE BOX 1599
SEVERNA PARK, MD 21146

410-544-0133

OCTOBER 2002

(UPDATED FIELD VISIT
JANUARY, 2005)

CHESAPEAKE BAY CRITICAL AREA REPORT
CHECK LIST
Anne Arundel County, Maryland

ANNE ARUNDEL COUNTY MARYLAND

TO: Property Owners in the Chesapeake Bay Critical Area DATE: 10.17.02

FROM: Department of Planning and Code Enforcement

SUBJECT: Information Required for Submission of Critical Area Report - Zoning Applications

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Zoning Case Number _____ Applicant's Name WESTON BUILDERS & DEVELOPERS.

Critical Area Classification (LDA)/RCA/IDA; Tax Map 17 Block 07 Parcel 444
LOTS 32-36

Your property is located within the Chesapeake Bay Critical Area. In reviewing your application, Planning and Code Enforcement must determine the impact your proposal will have on stormwater management and plant and animal habitat in conformance to Critical Area criteria. Your plan must meet the criteria for your classification and satisfy COMAR 14.15.11 regarding variances. You are responsible for supplying five copies of the VICINITY MAP, NARRATIVE STATEMENT AND PLAN to the Zoning Administration Division of the Department of Planning and Code Enforcement with your zoning application. Applications within the Critical Area will not be accepted without a complete Critical Area Report.

1. A brief explanation of why you need a variance or special exception. If you have applied for a building or grading permit, please list the permit number(s). _____ _____

2. A VICINITY MAP showing clear directions to your property and the address.

3. A short, 1 or 2 sentence per item, NARRATIVE STATEMENT which provides the following information (if checked):

   ✓ Type of predominant trees and shrubs (maple, oak, evergreen, etc.) on the entire parcel. (At least 15% of the lot must have trees and shrubs or additional plantings will be required. Trees and shrubs must cover the area 25' from the water on waterfront lots except for access area.)

   ✓ Method of control of rainwater from existing and proposed structures, driveways and parking. (Where does it go now? Where will additional runoff go? Any special techniques?)

   ✓ Methods to minimize impacts on water quality and habitat from proposed construction (e.g. stormwater management, sediment control, replanting, avoiding slopes).

   ✓ Square footage of site that is currently wooded or has trees and shrubs; square footage to be disturbed by proposed work; acreage of lot; total impervious coverage before and after work (Any lot in LDA or RCA that is 21,780 square feet or less cannot have more than 25% impervious surface covered unless further restricted by plat. Lots over 1/2 acre cannot exceed 15% coverage.)

   ✓ Habitat protection areas: Buffers, expanded buffers, wet ands, rare and endangered species, anadromous fish propagation waters, colonial water bird nesting sites, historic waterfowl staging and concentration areas, riparian forests 300' or more in width, forested blocks 100 acres or more, natural heritage areas, plant and wildlife habitats of local significance.

4. A PLAN of your property, drawn to scale (a plot plan, grading plan or building location survey can be used) showing (if checked):

   N/A Steep slopes (15% or greater - show any slope if you aren't sure of percentage of slope)

   ✓ Existing tree line, individual trees and all proposed clearing, grading or any disturbance

   N/A Wetlands (tidal and nontidal) N/A Floodplain (tidal and nontidal)

   NONE Any proposed planting or landscaping on property

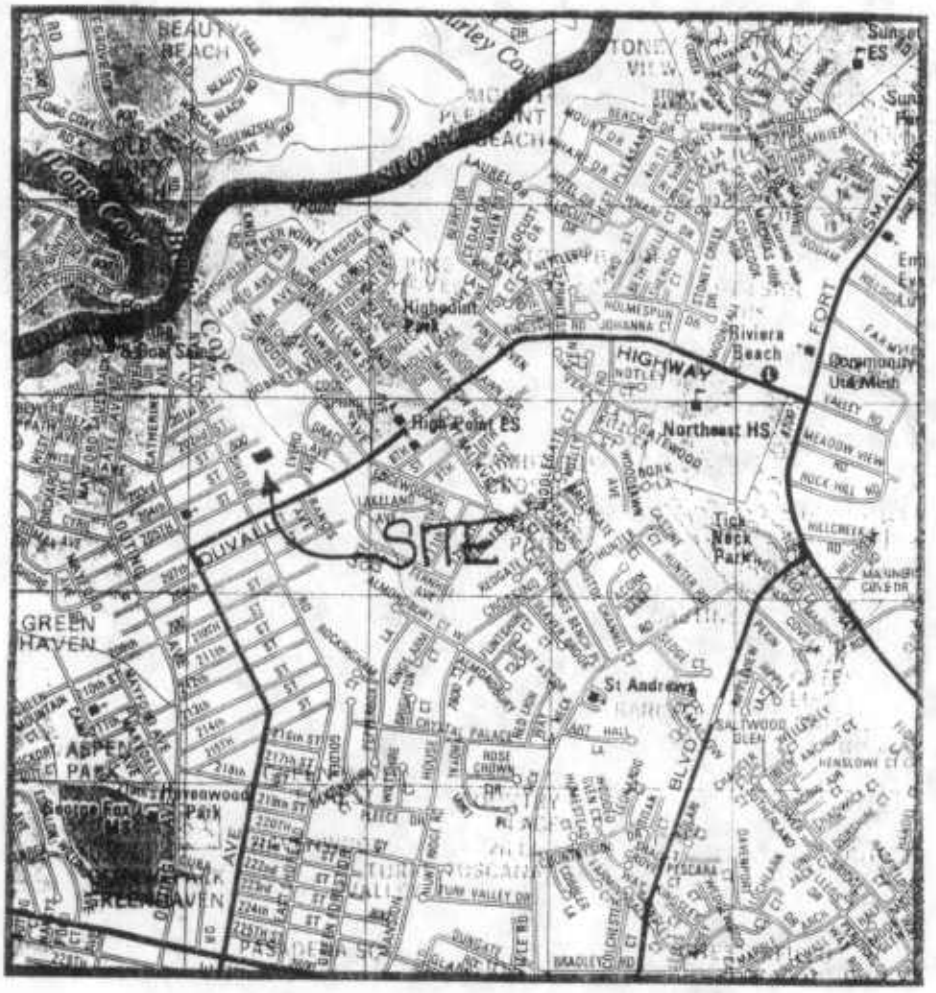
   ✓ Other (water depths, buffers as shown on record plat, habitat protection areas as identified in 3e, and plat notes)

✓ 5. ONE copy of a Notification of Project Application supplied with this check list.

Residential lots in IDA will be required to meet the criteria for LDA. Special circumstances where LDA criteria cannot be met will be reviewed in conjunction with the Critical Area Commission. Commercial, institutional or industrial uses in IDA must meet the 10% Pollutant Reduction Rule. If you have any questions or need assistance, please contact Lori Allen at (410) 222-7459.

VICINITY MAP

1" = 2000'



GREEN HAVEN
LOTS 32 – 36 BLOCK 76

INTRODUCTION

The referenced site is located near the intersection of Everd Road and unimproved 204th Street in Green Haven, Pasadena. The subject property is a proposed combination of five legal lots into two lots for the purpose of constructing two single family houses. With the construction of the houses 204th Street will be improved as required. The site is located in the Limited Development Area of the Critical Area, is zoned R-5 and totals 12,500 square feet.

VICINITY MAP

Included in this report and shown on the attached plan is a vicinity map designating the location of the subject site. Also included in the report are portions of the County soil survey, the nontidal wetland map of the area and the Critical Area Map with the site located.

NARRATIVE

EXISTING CONDITIONS

Approximately two-thirds of the property is wooded, with the majority of the woodland being dominated by invasive, non-native and/or pioneer species. Throughout much of the woodland the species include black locust and white mulberry, along with Tree-of-Heaven, Devil's walking stick , winged sumac, multiflora rose, pokeweed, English ivy and Japanese honeysuckle. Other, more native non-invasive, species found in the woodland and cleared area include several oak species (chestnut, scarlet and southern red), holly, dogwood, sassafras, and poison ivy as woody species and clover, goldenrod, aster, partridge-pea, ragweed and grass species in the herbaceous layer. There are three large trees found on or near the property; none of which are specimen tree size and all of which are in poor health due to missing or damaged crowns, as well as root and trunk damage.

Much of the site has been degraded by the active use of dirt bikes, to the extent several of the larger trees onsite have had their roots exposed. As with many wooded areas found in other densely developed subdivisions, this site has been used as a disposal area for household and yard waste.

There are no steep slopes on the property and the soil type is Galestown and Evesboro, which is nonhydric and has a low erodibility factor. While there are no wetlands or water features found on this property, there is an intermittent stream offsite whose 100' buffer impacts the proposed development of the property.

STORMWATER MANAGEMENT

Stormwater management will be addressed for each house individually via a stormwater infiltration trench.

IMPACT MINIMIZATION

This project will not impact the stream itself but will impact the buffer to the stream. Neither of the houses will be located within the buffer but one driveway will be, as will the portion of 204th Street that is required to be improved. Disturbance is being kept to the minimum possible while still meeting the County requirements for the road and utility line installation.

HABITAT PROTECTION AREAS

The only HPA found onsite is the100' buffer to the stream. It would not be possible to construct the road as required without impacts to the buffer. The lots themselves will have minimal impact to the buffer.

PROPOSED CONDITIONS AND SITE CALCULATIONS

The proposed conditions of the site include the construction of 204th Street and two houses with their associated driveways and utilities. The site calculations are as follows:

Total site area	12,500 SF
Existing woodland	9,221 SF
Proposed clearing	5,995 SF
Existing impervious	-0-
Proposed impervious	3,228 SF

65%

Due to the small size of the two lots, offsite planting or a fee in lieu of planting will be sought at the time of grading permit application.

CONCLUSIONS

Development of this property as proposed will have unavoidable impacts to the 100' buffer of an intermittent stream. The County requires that 204th Street be improved and that is the cause of most of the impacts to the buffer. The lots and houses proposed are similar to those around them, as can be seen on the attached Critical Area Plan. While much of the woodland is proposed to be removed, that woodland is generally comprised of invasive and non-native species. Woodland replacement offsite or the use of the fee-in-lieu of replacement will result in the planting of native woody species.

The proposed plan is in harmony with the spirit and intent of the Critical Area regulations and will not have an adverse impact on the water quality or wildlife habitat of the County.

PLANS

Attached to this report is a plan showing the existing and proposed conditions of the property, such as the woodland line, proposed road and utility lines, proposed house locations and stockpile areas, as well as the intermittent stream and its buffer.

ADDITIONAL INFORMATION

Attached to this package is a Notification of Project Application for the Critical Area Commission.

An Environmental Review Statement is included, if required.

The field work was conducted on 10.17.02.

Line of 23" x 34" Border

DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

Following initial soil disturbance or redisturbance, permonent or temporary stabilization shall be completed within seven calendar days for the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater thon 3 horizontal to 1 vertical (3:1) and fourteen days for all other disturbed or graded areas on the project site.

1. Permanent Seeding

A. Soil Tests: Lime and fertilizer will be applied per soil tests results for sites greater thon 5 acres. Soil tests will be done at completion of rough grading. Rates and analyses will be provided to the grading inspector as well os the contractor.

1. Occurrence of acid sulfate soils (grayish black color) will require covering with a minimum of 12 inches of clean soil with 6 inches minimum capping of top soil. No stockpiling of material is allowed. If needed, soil tests should be done before and after a 6 week incubation period to allow oxidation of sulfates.

B. Seedbed Preparation: Area to be seeded shall be loose and friable to a depth of at least 3 inches. The top layer shall be loosened by raking, disking or other acceptable means before seeding occurs. For sites less than 5 acres, apply 100 pounds of dolomitic limestone and 21 pounds of 10-20-20 fertilizer per 1,000 square feet. Harrow or disk lime and fertilizer into the soil to a depth of at least 3 inches on slopes flatter than 3:1.

C. Seeding: Apply 5-6 pounds per 1,000 square feet of tall fescue between February 1 and April 30 or between August 15 and October 31. Apply seed uniformly on a moist firm seedbed with a cyclone seeded drill, cultipacker seeder or hydroseeder (slurry includes seeds and fertilizer, recommended on steep slopes only). Maximum seed depth should be 1/4 inch in clayey soils and 1/2 inch in sandy soils when using other thon the hydroseeder method. Irrigate if soil moisture is deficient to support adequate growth until vegetation is firmly established. If other seed mixes are to be used, select from Table 25, entitled "Permanent Seeding For Low Maintenance Areas" from the 1994 Standards and Specifications for Soil Erosion and Sediment Control. Mixes suitable for this area are 1, 3 and 5-7. Mixes 5-7 are suitable in non-mowable situations.

D. Mulching: Mulch shall be applied to all seeded areas immediately after seeding. During the time periods when seeding is not permitted, mulch sholl be applied immediotely after groding.

Mulch shall be unratted, unchapped, small grain straw applied at a rate of 2 tons per acre or 90 pounds per 1,000 square feet (2 bales). If a mulch anchoring tool is used, apply 2.5 tons per acre. Mulch materials shall be relatively free of all kind of weeds and shall be completely free of prohibited noxious weeds. Spread mulch uniformly, mechanically or by hond, to a depth of 1-2 inches.

E. Securing Straw Mulch: Straw mulch shall be secured immediately following mulch application to minimize movement by wind or water. The following methods are permitted:

(i) Use o mulch anchoring tool which is designed to punch and anchor mulch into the soil surface to a minimum depth of 2 inches. This is the most effective method for securing mulch, however, it is limited to relatively flat areas where equipment can operate safely.

(ii) Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gallons of water.

(iii) Liquid binders may be used and applied heavier at the edges where wind catches mulch, such as in valleys and on crests of slopes. The remainder of the area should appear uniform after binder application. Binders listed in the 1994 Standards and Specification for Soil Erosion and Sediment Control or approved equal shall be applied at rates recommended by the manufacturers.

(iv) Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturers recommendations.

2. Temporary Seeding:

Lime: 100 pounds of dolomitic limestone per 1,000 square feet.

Fertilizer: 15 pounds of 10-10-10 per 1,000 square feet.

Seed: Perennial rye — 0.92 pounds per 1,000 square feet (February 1, through April 30 or August 15 through November 1).

Millet — 0.92 pounds per 1,000 squore feet (Moy 1 through August 15).

Mulch: Same as 1 D and E Above.

3. No fills may be placed on frozen ground. All fill to be placed in approximately horizontal layers, each layer having a loose thickness of not more than 8 inches. All fill in roadways and parking areas is to be classified Type 2 as per Anne Arundel County Code — Article 21, Section 2-308, and compacted to 90% density; compaction to be determined by ASTM D-1557-66T (Modified Proctor). Any fill within the building area is to be compacted to a minimum of 95% as determined by methods previously mentioned. Fills for pond embankments shall be compacted as per MD-378 Construction Specifications. All other fills shall be compacted sufficiently so as to be stable and prevent erosion and slippage.

4. Permanent Sod:

Installation of sod should follow permanent seeding dates. Permanent sod is to be tall fescue, state approved sod; lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying sod. Sod is to be laid on the contour with all ends tightly abutting. Joints are to be staggered between rows. Water and roll or tamp sod to insure positive root contact with the soil. All slopes steeper than 3:1, as shown, are to be permanently sodded or protected with an approved erosion control netting. Additional watering for establishment may be required. Sod is not to be applied on frozen ground. Sod shall not be harvested or transplanted when moisture content (dry or wet) and/or extreme temperature may adversely affect its survival. In the absence of adequate rainfall, irrigation should be performed to insure established sod.

STANDARD RESPONSIBILITY NOTES

I(We) certify that:

1. a. All development and construction will be done in accordance with this sediment and erosion control plan, and further, authorize the right of entry for periodic on-site evaluation by the Anne Arundel Soil Conservation District Board of Supervisors or their authorized agents.

b. Any responsible personnel involved in the construction project will have a certificate of attendance from the Maryland Department of the Environment's approved training program for the control of sediment and erosion before beginning the project.

Responsible personnel on site: GEORGE W. STONE, JR.

c. The appropriate enclosure will be constructed and maintained on sediment basin(s) included in this plan. Such structure(s) will be in compliance with Article 21, Section 2-304 of the Anne Arundel County Code.

2. The developer is responsible for the acquisition of all easements, rights and/or rights-of-way that may be required for the sediment and erosioncontrol practices, stormwater management practices and the discharge of stormwater onto or across adjacent or downstream properties included in this plan. He/she is also responsible for the acquisition of all easements, rights and/or right-of-way that may be required for grading and/or work on adjacent properties included in this plan.

3. Following initial soil disturbance, or redisturbance, permanent or temporary stabilization shall be completed within seven calendar days for the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and fourteen days for all other disturbed or graded areas on the project site.

4. The sediment control approvals on this plan extend only to areas and practices identified as proposed work.

5. The approval of this plan for sediment and erosion control does not relieve the developer/consultant from complying with any Federal/State/County requirements appertaining to environmental issues.

6. The developer must request that the Department of Inspections and Permits approve work completed in accordance with the approved erosion and sediment control plan, the grading or building permit, and the Ordinance.

7. On all sites with disturbed areas in excess of 2 acres, approval of the Department of Inspections and Permits shall be required on completion of installation of perimeter erosion and sediment controls, but before proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until the initial approval by the Department of Inspections and Permits is given.

8. Approval shall be requested on final stabilization of all sites with disturbed areas in excess of 2 acres before removal of controls.

Signature [signature] GEORGE W. STONE, JR. Date 9-5-02

Name: WESTON BUILDERS & DEVEL. Title: OWNER

Address: 405 HEADQUARTERS DRIVE STE 2 MILLERSVILLE, MD. 21108

Telephone: (410) 729-9655

SEQUENCE OF CONSTRUCTION:

1. Contractor/Developer shall contact the Anne Arundel County Department of Inspections and Permits at 410-222-7780 at least 48 hrs. prior to the start of construction. Work may begin upon approval by Dept. of Inspections and Permits. — 2 Days
2. Install S.C.E. and Silt Fence as indicated. — 2 Days
2A. INSTALL BASE COURSE FOR 204TH STREET — 1 WEEK
3. Begin clearing and rough grading of site. Excavate for basement, footers, and foundation. Begin house construction. — 2 Weeks
4. Install all utilities*, including WATER & SEWER CONNECTIONS/EXTENSIONS SWM devices and driveways Finish construction of houses. — 3 Months
4A. COMPLETE ROAD IMPROVEMENT FOR 204TH STREET. — 1 WEEK
5. Fine grade site. — 2 Days
6. Stabilize all disturbed areas with seed and mulch as indicated. Upon Inspector's approval remove any remaining sediment control devices. — 2 Days
7. Final cleanup and maintenance. — 2 Days

*Utilities Note: Disturb only that area which can be backfilled and stabilized in one working day.

Compute WQv Volume

$WQv = \frac{(P)(Rv)(A)}{12}$

$Rv = 0.05 + 0.009I$

I = % Imperviousness

A = Site Area

P = 1.00 Eastern Zone; 0.90 Western Zone

*WQv minimum = 0.2" per acre

Site Data

A =	0.287 acres
Impervious Area =	0.074 acres
% Impervious =	25.8 %
Rv =	0.28
Zone =	eastern
P =	1 inches
WQv =	0.007 ac-ft
or	294 cf

Compute Recharge Volume (Rev)

$Rev = \frac{(S)(Rv)(A)}{12}$ (percent volume method)

Rev= (S)(Ai) (percent area method)

(Ai)= 0.18 ac.

HSG	Recharge factor	Area	%
A	0.42	0.29	100.00%
B	0.29	0.00	0.00%
C	0.14	0.00	0.00%
D	0.08	0.00	0.00%
		0.29	100.00%

S = 0.42

(percent volume method) Rev = 0.003 ac-ft or 123 cf

(percent area method) Rev = 0.031 ac or 1354 sf

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION:

Placement of topsoil over a prepared subsoil prior to established of permanent vegetation.

PURPOSE:

To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, material toxic to plants, and /or unacceptable soil gradation.

CONDITIONS WHERE PRACTICE APPLIES:

I. This practice is limited to areas having 2:1 or flatter sloes where:
a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
c. The original soil to be vegetated contains material toxic to plant growth.
d. The soil is so acidic that the treatment with limestone is not feasible.

II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequation stabilization. Areas having slopes steeper 2:1 shall have the appropriate stabilization shown on the plans.

CONSTRUCTION AND MATERIAL SPECIFICATION:

I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil types can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications — Soil to be used as topsoil must meet the following:

i. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay, loamy sandy. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 ½" in diameter.

ii. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, johnsongrass, nutsedge, poison ivy, thistle, or others as specified.

iii. Where the subsoil is either highly acidic or composed or heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operation as described in the following procedures.

III. For sites having disturbed areas under 5 acres:

i. Place topsoil (if required) and aplly soil amendments as specified in 20.0 Vegetative Stabilization — Section 1 — Vegetative Stabilization Methods and Materials.

IV. For sites having disturbed areas over 5 acres:

i. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.

b. Organic content of top0soil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of naturol topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization — Section I — Vegetative Stabilization Methods and Materials

V. Topsoil Application

i. When topsoiling maintain needed erosion and sediment control practiced such a diversion, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such o manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formotion of depressions or water pockets.

iv. Topsoil shall be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

VI. Alternative for Permanent Seeding — Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

i. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:

a. Composted sludge shall be supplied by, or originated from, a person or persons that are permitted (at the time or acquisition of the compost) by the Maryland Department of the Environment under OCMAR 26.04.06.

b. Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.

ii. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specificotions, Soil Preparation and Sodding. MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes. Revised 1973.

Chapter 5. Stormwater Credits .... Rooftop Runoff Disconnection

Figure 5.1 Schematic of Dry Well

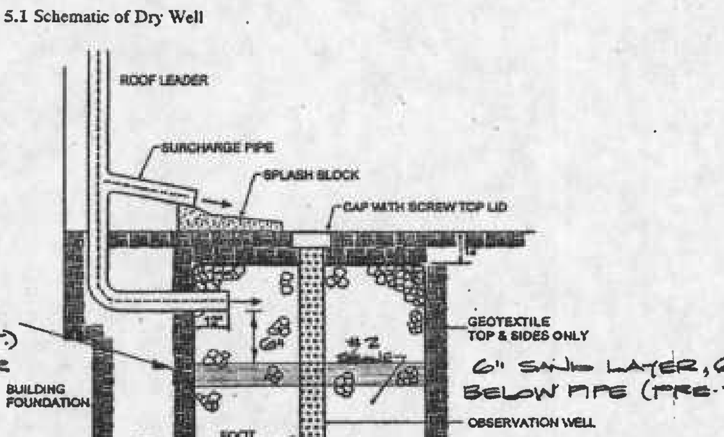


Table 5.2 Rooftop Disconnection Compensation Storage Volume Requirements (Per Disconnection Using Drywells, Raingardens, etc.)

Disconnection Length Provided	0 - 14 ft.	15 - 29 ft.	30 - 44 ft.	45 - 59 ft.	60 - 74 ft.	≥ 75 ft.
% WQ. Treated by Disconnect	0%	20%	40%	60%	80%	100%
% WQ. Treated by Storage	100%	80%	60%	40%	20%	0%
Max. Storage Volume* (Eastern Rainfall Zone)	40 cu-ft.	32 cu-ft.	24 cu-ft.	16 cu-ft.	8 cu-ft.	0 cu-ft.
Max. Storage Volume* (Western Rainfall Zone)	36 cu-ft.	28.8 cu-ft.	21.6 cu-ft.	14.4 cu-ft.	7.2 cu-ft.	0 cu-ft.

CRITICAL AREA CALCULATIONS

Lots 32-34

1. Total area of site: 7,500 sq. ft.
2. Impervious area allowed: (25%+ 500sq. ft.) or 2,375 sq. ft.
3. Proposed impervious area: 1,864 sq. ft. or (24.8%) of site.
4. Existing woodlands on site: 5,475 sq. ft.
5. Woodlands allowed to be cleared: 6,534 sq. ft. of total woodlands.
6. Proposed woodland clearing for development: 3,670 sq. ft. or (67%) of existing woodlands.

Infiltration Drywell Computations
Green Haven Lot32-34

P = Rainfall Depth (Feet)
Ac = Contributing Area to Drywell (Square Feet)
Qc = Depth of Runoff from Contributing Area (Feet)
Aw = Surface Area of Drywell (Square Feet)
Q = Runoff Depth from Overlying Area Aw (Feet)
Cw = Water Capacity of Overlying Soil (Inches/Inches)
Do = Depth of Soil Overlying Drywell (Feet)
Dw = Depth of Drywell Storage (Feet)
Vr = Void Ratio in Drywell
f = Final Infiltration Rate Below Drywell (Feet/Hour)
Qb = Runoff in Inches Before Development
Qa = Runoff in Inches After Development
Qc = Qa - Qb / 12
Ts = Storage Time Hours
T = Effective Filling Time Hours (1 Hour Maximum)

f =	0.20	Ts =	48	Vr =	0.40
Dw max =	24.00	Qb =	0.00	Qa =	4.96
Qc =	0.41	DA (Ac.) =	0.03	DA (sq ft)	1,264
P =	0.43	Q =	0.12	Do =	1
Dw =	2.00	Cw =	0.31	T =	1
Aw =	522				

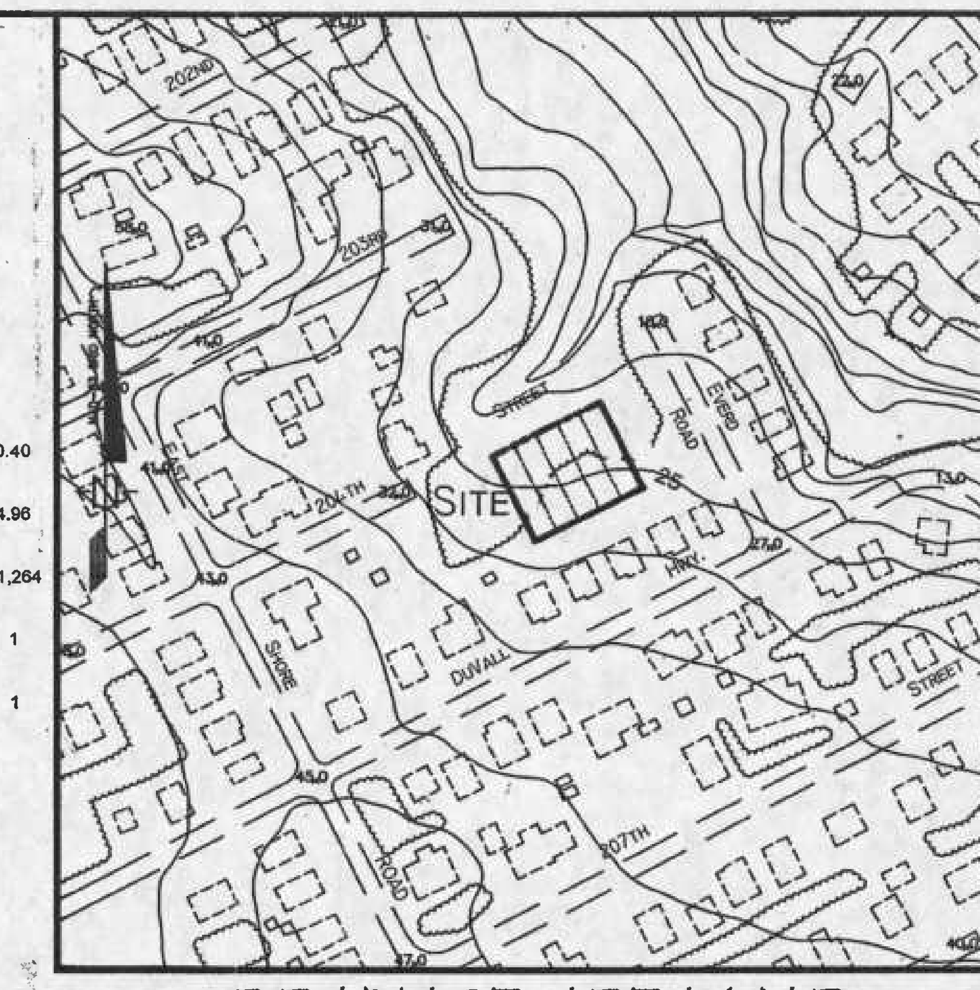
53' * 10' * 2' Deep Drywell (For #2 Stone)

*****Minimum Water Quality requirement: 0.20/12 x 0.287 ac. = .0048 ac. Ft. or 208 Cu. Ft. 208 Cu. Ft. /.40 (void ratio) = 520 Cu. Ft. required

Infiltration Drywell Computations
Green Haven Lot 35-36

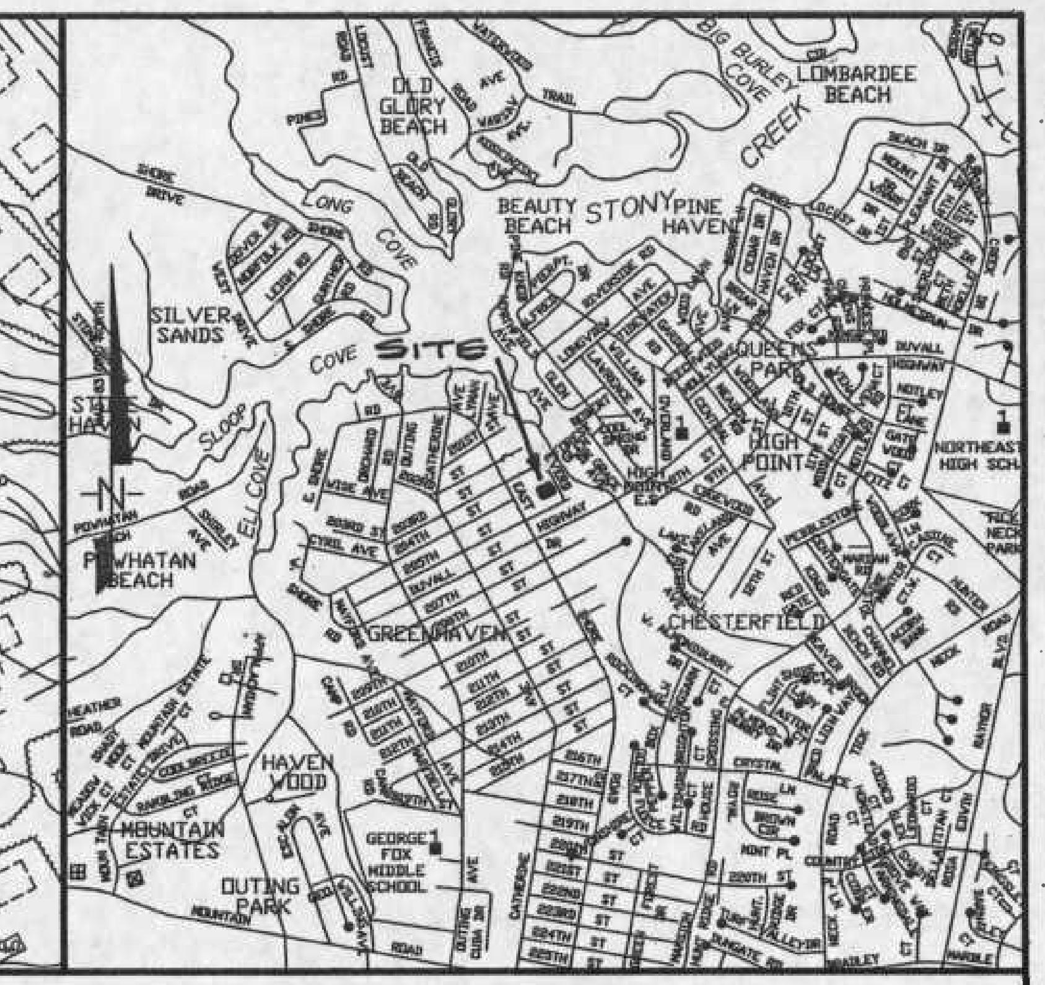
f =	0.20	Ts =	48	Vr =	0.40
Dw max =	24.00	Qb =	0.00	Qa =	4.96
Qc =	0.41	DA (Ac.) =	0.02	DA (sq ft)	864
P =	0.43	Q =	0.12	Do =	1
Dw =	2.00	Cw =	0.31	T =	1
Aw =	357				

24' * 15' * 2' Deep Drywell (For #2 Stone)



DRAINAGE AREA MAP

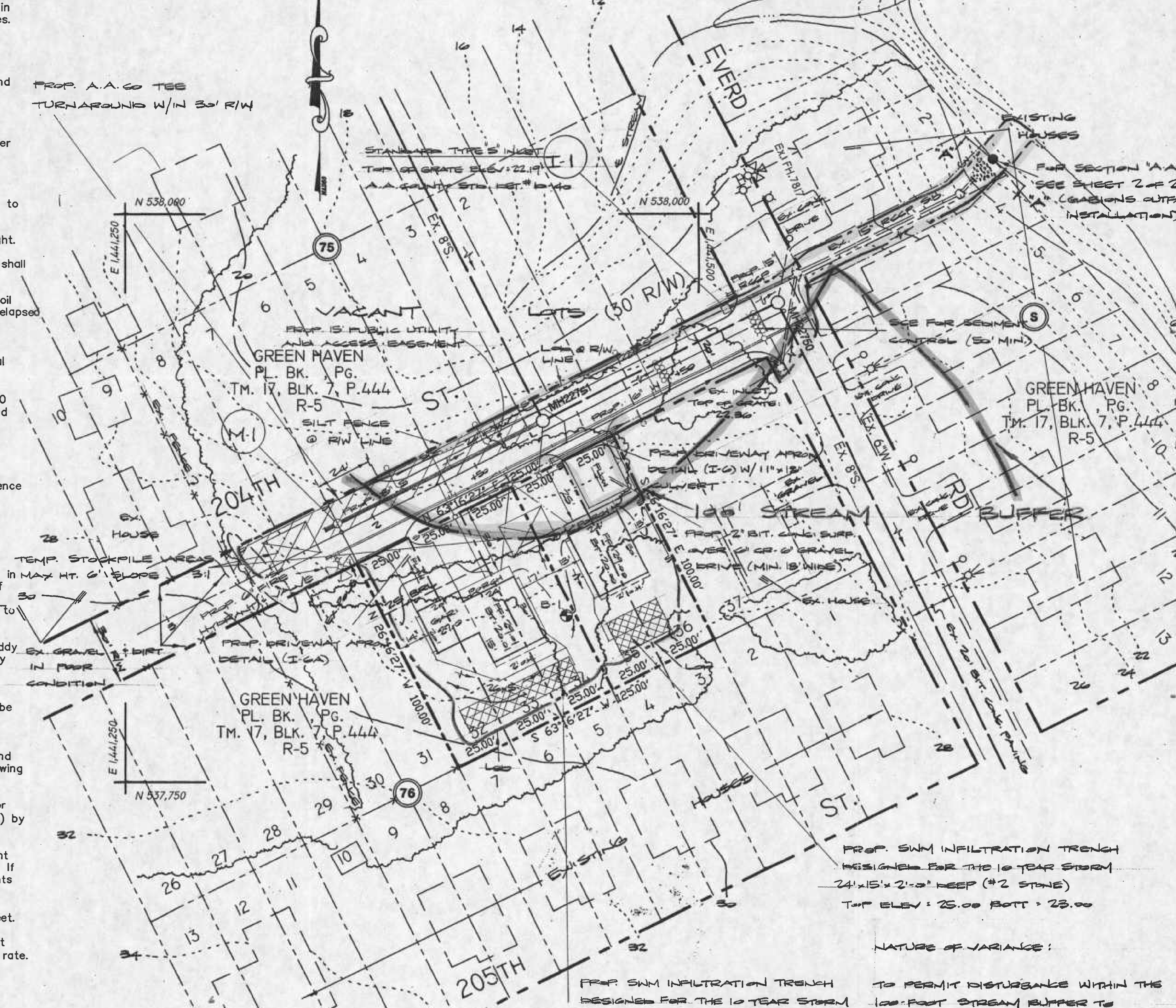
SCALE: 1" = 200'
A. A. Co. Topo Map: Q8



VICINITY MAP

SCALE: 1" = 2,000'
ADC MAP # __ GRID: __

D.A. = 0.496 AC. I = 6.1
C = 0.45 (SAND, R-5) Q = 1.36 C.F.S.



PROP. SWM INFILTRATION TRENCH DESIGNED FOR THE 10 YEAR STORM 24'x15'x 2'-0" DEEP (#2 STONE) TOP ELEV = 25.00 BOTT = 23.00

PROP. SWM INFILTRATION TRENCH DESIGNED FOR THE 10 YEAR STORM 53'x10'x 2'-0" DEEP (#2 STONE) TOP ELEV = 25.00 BOTT = 23.00

NOTE: INDIVIDUAL SCE'S MAY BE REQUIRED AT THE DISCRETION OF THE INSPECTOR FOR EACH LOT.

PLAN VIEW

SCALE: 1" = 40'

Step	Requirement	Volume Required (cu-ft)	Notes
1a	Water Quality (WQv)	52	Infiltration trench
2a	Recharge (Rev)	5	Vol. Included w/in WQv Storage
3	Channel Protection (Cpv)	N/A	q < 2 cfs
4	Overbank Flood (Qp)	0.00	Q_{p10} developed does not exceed Q_{p10} present conditions
5	Extreme Flood (Qf)	Not Required	Q_{f100} developed does not exceed Q_{f100} present conditions

NATURE OF VARIANCE:

TO PERMIT DISTURBANCE WITHIN THE 100-FOOT STREAM BUFFER TO PROVIDE ROAD & UTILITY IMPROVEMENTS FOR DEVELOPMENT OF (2) HOMES W/IN THE CRITICAL AREA.

CRITICAL AREA CALCULATIONS

Lots 35-36

1. Total area of site: 5,000 sq. ft.
2. Impervious area allowed: (25%+ 500sq. ft.) or 1,750 sq. ft.
3. Proposed impervious area: 1,364 sq. ft. or (27.3%) of site.
4. Existing woodlands on site: 3,746 sq. ft.
5. Woodlands allowed to be cleared: 6,534 sq. ft. of total woodlands.
6. Proposed woodland clearing for development: 2,325 sq. ft. or (62%) of existing woodlands

GENERAL NOTES

1. Total area of site is: 12,500 sq. ft. 0.287 Ac.+/-
2. Existing Zoning is: R-5
   Setbacks: Front: 25' Rear: 20' Side: 7' (Combined: 20')
3. Existing Use of the site is: VACANT
4. Proposed Use of the site is: (2) SINGLE FAMILY LOTS
5. Site is known as: LOTS 32-36 204TH STREET
6. Water/[redacted] and Sewer/[redacted] to be installed and utilized.
7. FEMA-FIRM Map # 240008-00___ Zone ___ Elev.___
8. Site is [redacted] within the Critical Area Zone. Zone: LDA
9. No property line survey made at this time.
10. This site is not located within the Severn River Watershed.
11. The contractor shall be responsible for repairing and replacing any existing fences, driveways, etc. damaged or removed during construction.
12. The contractor shall notify "MISS UTILITY" (1-800-257-7777), five (5) working days before starting work shown on these drawings.
13. This plan is intended to provide sediment and erosion control during the grading of the road(s) and lot(s) and the construction of the house(s). Measures have been taken to prevent sediment from leaving the site.
14. D.P., Inc. has not field-verified existing utility information. It is the responsibility of the contractor to contact and obtain all records, information, and locations prior to commencement of grading operations. Any discrepancies shall be brought to D.P., Inc.'s attention immediately.
15. Contours shown on this plan are taken from KEN DIXON SURVEYS (for on-site areas). For off-site areas they are taken from A. A. Co. Topo and Utility Operations maps. The contractor shall verify the elevations to his own satisfaction prior to starting work. Any discrepancies shall be brought to D.P., Inc.'s attention immediately.
16. Any pertinent information within 100' of the property line is shown.
17. All roof areas shall drain through downspouts onto splash blocks and ultimately discharge to a vegetatively stabilized area.

EROSION CONTROL GENERAL NOTES:

AGENCY NOTIFICATION
The Contractor shall notify Anne Arundel County Department of Inspection and Permits (410-222-7780) at least 48 hours before starting work.

B. MAINTENANCE OF SOIL EROSION CONTROL PROCEDURES
1. All damage to the soil and erosion methods shown on this plan shall be repaired at the end of each days work.
2. The contractor is to maintain these Sediment and Erosion Control Structures as specified on each detail.

C. GENERAL EROSION CONTROL PROCEDURES
1. Sod is to be placed on all areas shown and on graded areas with slopes greater than 3 to 1.
2. All downspouts are to be carried to the toe of fill slopes.
3. Splash blocks are to be provided at all downspouts not discharging onto a paved surface.
4. All excess material (if any) shall be removed to a site approved by the Anne Arundel Soil Conservation District (410-222-7822)

A. 5. Cut and Fill quantities provided under Site Analysis do not represent bid quantities. These quantities do not distinguish between topsoil, structural fill or embankment material, nor do they reflect consideration of undercutting or removal of unsuitable material. The contractor shall familiarize himself with site conditions which may affect the work.

EARTHWORK ANALYSIS

1. CUT: 745 CU. YDS. +/-
2. FILL: 400 CU. YDS. +/-
3. SPOIL / BORROW: 345 CU. YDS. +/-
4a. TOTAL AREA STRUCTURALLY STABILIZED: 7,168 SQ. FT. 0.165 Ac.+/-
4b. TOTAL AREA VEGETATIVELY STABILIZED: 11,747 SQ. FT. 0.269 Ac.+/-
4c. TOTAL AREA DISTURBED: 18,915 SQ. FT. 0.434 Ac.+/-
5. PREDOMINANT SOIL TYPE: EVESBORO & GALESTOWN LOAMY SAND

A.A.S.C.D. APPROVAL STAMP AREA

Anne Arundel Soil Conservation District
Sediment and Erosion Control Approval

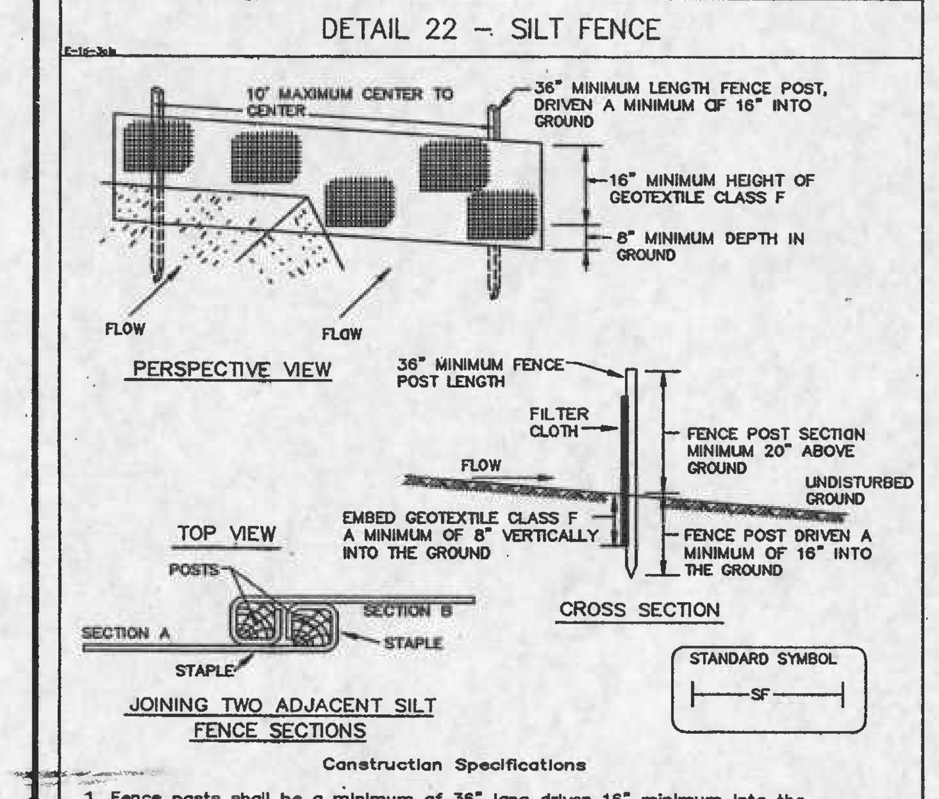
PREVIOUS VARIANCE CASE #2002-0517 & 0518V

District Official ______ Date

AASCD# ______ SMALL POND(S) # ______

Reviewed for technical adequacy by
USDA, Natural Resource Conservation Service

DETAIL 22 — SILT FENCE



Construction Specifications

1. Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1-1/2" x 1-1/2" (minimum) square cut, or 1-3/4" diameter (minimum) round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighing not less than 1.00 pond per linear foot.

2. Geotextile shall be fastened securely to each fence post with wire ties or staples at top and mid-section and shall meet the following requirements for Geotextile Class F:

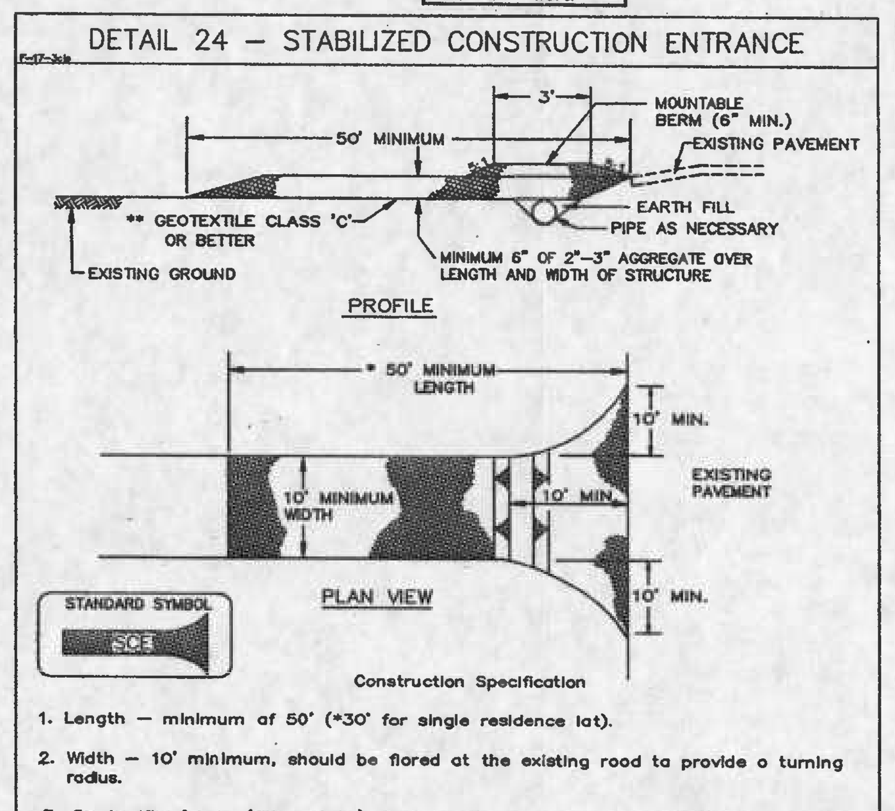
Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.

4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 15 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 — STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length — minimum of 50' (*30' for single residence lot).

2. Width — 10' minimum, should be flared at the existing road to provide a turning radius.

3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.

4. Stone — crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.

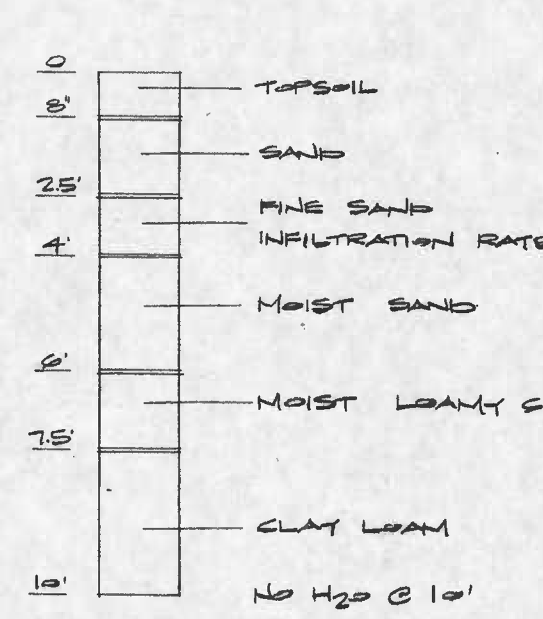
5. Surface Water — all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.

6. Location — A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 17 - 3	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

LEGEND

— — 122 — —	EXISTING GRADE
—— 122 ——	PROPOSED GRADE
123 X 45	SPOT ELEVATION
	EX. WOODS LINE
	FLOW ARROW
—— LOD ——	LIMIT OF DISTURBANCE
—SF——SF—	SILT FENCE
SCE	STABILIZED CONSTRUCTION ENTRANCE
	TEMPORARY STOCKPILE AREA
	15' PUBLIC UTILITY AND ACCESS EASEMENT
	STEEP SLOPES (OVER 25%)
PRIV. SWM	PRIVATE STORMWATER MANAGEMENT DEVICE



B-1
N.T.S.

CONSULTANT'S CERTIFICATION

"The Developer's plan to control silt and erosion is adequate to contain the silt and erosion on the property covered by the plan. I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of this site, and was prepared in accordance with the requirements of the Anne Arundel Soil Conservation District Plan Submittal Guidelines and the current Maryland Standards and Specifications for Sediment and Erosion Control. I have reviewed this erosion and sediment control plan with the owner/developer."

STATE OF MARYLAND JACKIE A. SYME REGISTERED PROFESSIONAL

Signature: [signature] MD P.E. License # 12267 Date: 9/1/02

Name: Jackie Syme MD Land Surveyor License #

Firm Name/Address: Diversified Permits, Inc., P.O. Box 242 Millersville, MD 21108 (410) 859-5583

OWNER/DEVELOPER

D P INC.
DIVERSIFIED PERMITS, INC.
CIVIL DESIGN AND PERMIT SERVICES
P.O. Box 242
Millersville, MD 21108
Phone: 410-859-5583
Fax: 410-859-5584

GRADING, EROSION AND SEDIMENT CONTROL PLAN

BLK. 76, LOTS 32-36
GREEN HAVEN

RECEIVED APR 18 2005 CRITICAL AREA COMMISSION

ANNE ARUNDEL COUNTY, MARYLAND 21122
TAX MAP: 17 GRID: 07 PARCEL: 444
TAX DISTRICT: 03 TAX ACCT. NO.: 3388-0586-1933

DRAWN BY: J. R. H.	GP.# G02009476
CHECKED BY: R. E. B.	SCALE: As Noted
DATE: August 2002	SHEET 1 OF 2

GreenH_Grd.dwg (Rev.13August2002hnt)