

Sahlin Farms
AA 63-06 - Sahlin Estates II
SUB 06-0015

MSA-S-1829-5389

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

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/

December 15, 2008

Ms. Kelly Krinetz
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Sahlin Estates
S 98-091, P 08-0098-00-NP

Dear Ms. Krinetz:

Thank you for forwarding information about the above-referenced revised subdivision application. The proposed project is the subdivision of a 126 acre property to create seven lots with portions of five lots in the 86.7 acres that are within the Critical Area and designated as a Resource Conservation Area (RCA). Because it does not appear that anything in the submitted revised materials raise any Critical Area issues and because it does not appear that the proposed subdivision plans have changed since this office confirmed that the applicant had addressed all of our comments in our December 21, 2006 letter, we have no comments on the most recently submitted materials. If future revisions are made to the subdivision plans, please forward them to this office for review.

Thank you for the opportunity to comment. Please contact me at (410) 260-3481 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "AW", written over a faint horizontal line.

Amber Widmayer
Natural Resources Planner

cc: AA 63-06, AA 434-08

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



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August 13, 2008

Ms. Kelly Krinetz
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Sahlin Estates Modification #10,009
S 98-091, P 08-0098-00-NP

Dear Ms. Krinetz:

Thank you for forwarding information about the above referenced modification request. The proposed project is the subdivision of a 126 acre property to create seven lots with portions of five lots in the 86.7 acres that are within the Critical Area and designated as a Resource Conservation Area (RCA). The applicant has requested a modification to waive the Sketch Plan process and to allow forest conservation easements on lots less than 10 acres. Because the requested modifications do not raise any Critical Area issues and because it does not appear that the proposed subdivision plans have changed since this office confirmed that the applicant had addressed all of our comments in October 26, 2003 letter, we have no comments on the requested modifications. If future revisions are made to the subdivision plans, please forward them to this office for review.

Thank you for the opportunity to comment. Please contact me at (410) 260-3481 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Amber Widmayer".

Amber Widmayer
Natural Resources Planner

cc: ✓ AA 63-06, AA 434-08

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

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December 21, 2006

Ms. Kathy Shatt
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Sahlin Farms- Resubmittal
S 98-091, P 06-0015

Dear Ms. Shatt:

Thank you for forwarding the final development plans for the above-referenced subdivision request. The applicant has addressed our previous comments. We have no further comments at this time. If future revisions are made, please forward them to this office for review.

Thank you for the opportunity to comment. Please contact me at (410) 260-3484 if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Amber Widmayer".

Amber Widmayer
Natural Resources Planner

cc: AA 63-06

Robert L. Ehrlich, Jr.
Governor



Michael S. Steele
Lt. Governor

Martin G. Madden
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Executive Director

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October 23, 2006

Ms. Kathy Shatt
Anne Arundel County
Office of Planning & Zoning
2664 Riva road, MS 6301
Annapolis, MD 21401

RE: Sahlin Estates II – S 98-091, P 06-016

Dear Ms. Shatt:

We have received the resubmittal for the above referenced subdivision. The applicant has addressed our previous comments of July 13, 2006. We have no further comments at this time. If future revisions are made, please forward them to this office for review.

Thank you for the opportunity to comment. Please contact me at (410) 260-3477 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "LeeAnne Chandler".

LeeAnne Chandler
Science Advisor

cc: AA63-06

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

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July 13, 2006

Kathy Shatt
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Sahlin Farms - S 98-091, P 06-0015
Sahlin Estates II - S 98-091, P 06-016

Dear Ms. Shatt:

I have received a resubmittal for the above-referenced subdivision requests. The applicant has addressed the comments of my last letter dated March 8, 2006. I have outlined my remaining comments below.

Sahlin Farms

1. Based on the information provided by the applicant, it appears that the Critical Area acreage is 70.07 acres, which can support 3 lots in the Critical Area based on the 1/20 density. Any lots above three cannot have any development activities on the RCA portions since they are not supported by the RCA density. Therefore, no paths (including riparian paths) or other development activities may occur on lots above the allowable density.
2. This office has reviewed your Forest Interior Dwelling Bird (FIDs) analysis. Since no clearing will occur within the Critical Area, no FID or Critical Area reforestation is required. For future reference, the portion of the forest that abuts tidal waters is not considered edge habitat, but interior habitat area.

Sahlin Estates II S 98-091, P 06-016

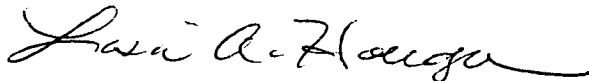
1. We recommend the plat notes concerning the bald eagle protections state that those lots affected by the time of year restrictions are lots 2, 3, 4, 5, and 6. In addition any change to the driveway of lot 7 and the construction of the septic area for lot 1 will be within the ¼ mile protection zone and subject to the time of year restriction.

Ms. Shatt
July 13, 2006
Page Two

2. As with Sahlin Farms, this office has reviewed your FIDs analysis. Since no clearing will occur within the Critical Area, no FID or Critical Area reforestation is required. For future reference, the portion of the forest that abuts tidal waters is not considered edge habitat, but interior habitat area.
3. As with Sahlin Farms all we recommend a plat note restricting riparian access to three foot wide mulched paths that maintain the forest canopy.
4. The Critical Area acreage reported is 87.71 acres, which support four lots in the RCA. Any lots above four cannot have any development activities on the RCA portions since they are not supported by the RCA density. Therefore, no paths (including riparian paths) or other development activities may occur on lots above the allowable density.

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3478.

Sincerely,



Lisa A. Hoerger
Natural Resources Planner

cc: AA 63-06

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
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March 8, 2006

Kathy Shatt
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Sahlin Farms - S 98-091, P 06-0015
Sahlin Estates II - S 98-091, P 06-016

Dear Ms. Shatt:

I have received the above-referenced subdivision requests for review and comment. The applicant proposes to subdivide approximately 60 acres in the Resource Conservation Area (RCA) into four lots on Sahlin Farms, and subdivide approximately 80 acres in the RCA on Sahlin Estates II. Since these are adjoining parcels proposed for subdivision at the same time, I have outlined my comments for both requests below.

Sahlin Farms

1. The Environmental Review letter from the Department of Natural Resources (DNR) indicates the site supports a Bald Eagle nest. It appears this parcel is not within the 1/4 mile protection zone of the eagle nest; therefore, no further conservation measures for the eagle are required.
2. The DNR letter further states that the site may support Forest Interior Dwelling (FID) birds, and the site may support several endangered and threatened plant species. Since riparian forests that are a minimum of 300 feet in width, and contiguous forested areas of 50 acres or more can support FID habitat, it appears likely that this site supports FIDs. Therefore, the applicant shall follow the FID guidelines when developing this site. In order to determine whether the guidelines are being followed, the applicant must provide the County with more detailed information regarding the pre interior forest and post interior forest to determine if the minimum 80% threshold is met. See the Commission's Guidance Document on FIDs, particularly pages 43-46.

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Ms. Shatt
March 8, 2006
Page Two

3. In reference to the plant species identified in the DNR letter, we recommend the applicant perform surveys for these species at the appropriate time of year in order to make a final determination as to if and where any populations of these species may exist on the site.
4. The applicant has shown an expanded Buffer for steep slopes that extends from mean high water or from the edge of tidal wetlands up to the 1,000-foot Critical Area boundary line. It is our understanding, although the plans submitted to this office do not show it, that all proposed dwellings will be outside the Critical Area.
5. What will occur in the Critical Area portion of this site are four lots, while the development activities associated with them will presumably be outside the Critical Area, create the potential for clearing and disturbance by future property owners. In addition, it creates the potential for four separate riparian access points to the water; therefore, this office strongly recommends the following two options. The first option would be to not run the lot lines to the water, but rather put the entire portion of the Critical Area into common ownership (i.e. HOA, or give it to a land trust). If the lot lines are run to the water, then we recommend the entire portion in the Critical Area be given to a land trust and that riparian access of these lots is restricted to one access point.
6. In addition to the access issue, the applicant must demonstrate to the County that four lots could be subdivided in the Critical Area portion. The information provided regarding the acreage is conflicting. The Critical Area Report states there are 62 acres in the Critical Area, while the Final Development Plan states there are 70 acres in the Critical Area. The proper acreage figure should be reflected on the final plat and plan. In addition, any areas of State tidal wetlands must be field delineated, and then subtracted from the acreage in the Critical Area to determine the appropriate density.
7. It appears that the initial development will not involve any clearing in the Critical Area portion of this site; therefore, no reforestation is required at this time.
8. We recommend the impervious surface information per lot and the entire subdivision is included on the final plat and plan even if that number is zero.

Sahlin Estates II S 98-091, P 06-016

1. As with Sahlin Farms, the Environmental Review letter from the Department of Natural Resources (DNR) indicates the site supports a Bald Eagle nest. This parcel supports the nest and is therefore within the 1/4 mile protection zone. The final plat and plan must include notes that state all five guidelines as they appear in the December 20, 2005 DNR letter.

Ms. Shatt
March 8, 2006
Page Three

2. As with Sahlin Farms, the DNR letter further states that the site may support Forest Interior Dwelling (FID) birds, and the site may support several endangered and threatened plant species. Since it appears likely that this site supports FIDs, the applicant shall follow the FID guidelines when developing this site, including determining the pre and post interior forested areas in order to determine whether the minimum 80% threshold is met. See the Commission's Guidance Document on FIDs, particularly pages 43-46.
3. As with Sahlin Farms, we recommend the applicant perform surveys for the plant species listed in the DNR letter at the appropriate time of year in order to make a final determination as to if and where any populations of these species may exist on the site.
4. The applicant has shown an expanded Buffer for steep slopes that extends from mean high water or from the edge of tidal wetlands up to the 1,000-foot Critical Area boundary line. It is our understanding, although the plans submitted to this office do not show it, that all proposed dwellings will be outside the Critical Area, with the exception of the existing dwelling on proposed lot 7.
5. As with Sahlin Farms there exists the potential for clearing and disturbance by future property owners, and the potential for five separate riparian access points to the water; therefore, this office strongly recommends those options as outlined in comment #5 above for Sahlin Farms.
6. As with Sahlin Farms, the applicant must demonstrate to the County that five lots could be subdivided in the Critical Area portion. In addition to reconciling the actual Critical Area acreage (Critical Area plan states 83 acres, plan states 86 acres) any areas of State tidal wetlands must be field delineated, and then subtracted from the acreage in the Critical Area to determine the appropriate density.
7. It is unclear whether the initial development will involve any clearing in the Critical Area portion of this site; therefore, please have the applicant provide detailed information about this issue.
8. We recommend the impervious surface information per lot and the entire subdivision is included on the final plat and plan.

Ms. Shatt
Page Four
March 8, 2006

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3478.

Sincerely,

A handwritten signature in cursive script, reading "Lisa A. Hoerger".

Lisa A. Hoerger
Natural Resources Planner

cc: AA 63-06

Memorandum

Date: April 27, 2006

To: Lisa Hoerger, CAC
Kathleen Dahill, Greenhome & O'Mara, Inc.

Cc: Katharine McCarthy, WHS

From: Lori Byrne, WHS

RE: Follow-up to Rare, Threatened and Endangered Plant Concerns, Environmental Review for Sahlin Property, Tax Map 38, Parcel 75 & 78, Anne Arundel County

As mentioned in our response letter dated December 20, 2004 to Cattail Consulting, the Wildlife and Heritage Service has records for endangered Bog Aster (*Aster nemoralis*), threatened Halberd-leaved Greenbrier (*Smilax pseudochina*), threatened Inflated Sedge (*Carex vesicaria*) and threatened Bog Fern (*Thelypteris simulata*), known to occur within the vicinity of the project site. As these species could potentially occur on this project site in areas of appropriate habitat, we would request that the CAC ask for the following protection measures for such habitat, in lieu of the applicant having a RT&E species survey conducted:

All wetlands on the project site should be buffered with a minimum 100' vegetated buffer, as these species are all plants that occur in areas of perennially-saturated soils. Construction of new impervious surface on this site can potentially impact the RTE bog habitat because it reduces recharge of groundwater and promotes surface runoff. In order to reduce these potentially adverse impacts and protect any bog habitat, we encourage the applicant to consider special efforts to promote the recharge of groundwater. Methods to reduce impervious cover are outlined in the MDE stormwater management manual, section 5.8, which is available online at their website: <http://www.mde.state.md.us/assets/document/chapter5.pdf>. In addition to these methods, options to pursue include the use of shared parking/driveways and pervious materials wherever possible.

Please note that this memo does not address all the RT&E species concerns from our December 20, 2004 review letter, such as bald eagle nest or FIDS habitat. Thank you for providing us the opportunity to review this project. If you should have any further questions regarding this information please contact me at x8573.

ER# 2006.sahlin

Hoerger, Lisa

From: Byrne, Lori
Sent: Tuesday, April 11, 2006 4:53 PM
To: Hoerger, Lisa
Cc: McCarthy, Katharine
Subject: follow-up to Sahlin property review

Hi Lisa,

I received a call from Kathleen Dahill for follow-up info. on 4 RT&E plants we had apparently said were in the vicinity of this site in AA Co. The species were :

<i>Aster nemoralis</i>	Bog Aster	Endangered
<i>Smilax pseudochina</i>	Halberd-leaved Greenbrier	Threatened
<i>Carex vesicaria</i>	Inflated Sedge	Threatened
<i>Thelypteris simulata</i>	Bog Fern	Threatened

Ms. Dahill's specific question to me was if we could recommend a method to protect these habitats, rather than do an RT&E survey, and requested that I let you know. (At least that is my understanding)

These are all either bog species, or at least moist soils species...therefore a 100' buffer around any nontidal wetlands on the site would be ideal for conservation, since this is what we would ask for if there was a wetland designated as a Wetland of Special State Concern for the presence of RT&E species. I don't know if this is at all reasonable...but there you have it.

Please call or email if we need to discuss further. Thanks!

Lori

SAHLIN ESTATES II

CRITICAL AREA REPORT

INTRODUCTION

The proposed subdivision of Sahlin Estates II is located along Sahlin Farm Road off of Sherwood Forest Road. The property is about 126 acres in size, of which 83 acres are in the Resource Conservation Area of the Critical Area. The remainder of the site, 43 acres, is outside the Critical Area and zoned Residential Low Density. A total of seven single-family lots are proposed for the property. Many of the lots are at least partially inside the Critical Area, one has an existing house to remain, and the others are outside the Critical Area.

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 nontidal wetland map of the area and the Critical Area Map with the site located.

NARRATIVE

VEGETATION, SOILS AND SLOPES

The majority of the site within the Critical Area is wooded and is dominated by yellow poplar in the overstory, along with some chestnut and white oaks. Many of the overstory trees are up to 24" in diameter; several are specimen tree size. The understory and shrub layers are very dominated by holly and mountain laurel, with some highbush and lowbush blueberry. There are small amounts of greenbriar, Japanese honeysuckle, and raspberry, but generally the site is very open and easy to walk through. The herbaceous/ground cover includes cranefly orchids, two species of lycopodium, and two species of ferns (Christmas and ebony spleenwort).

There are areas of tidal marshes at the water line, as shown on the attached plan. The vegetation varies slightly with the individual wetlands but generally includes marsh elder, sea myrtle, rice cutgrass, cattails, *Phragmites* and *Spartina* sp. Nontidal wetlands are found adjacent to the tidal wetlands and their vegetation includes red maple, sweetgum and sycamore in the overstory, with holly, highbush blueberry, sweet pepperbush and sweetbay magnolia in the understory. Herbaceous species include sensitive and cinnamon ferns, along with wood reedgrass.

The soil types found on the property are Annapolis, Collington & Annapolis, and Widewater & Issue soils, along with Mispillion & Transquaking soils at the shoreline. The Annapolis varieties are neither hydric nor highly erodible; the Widewater soil is hydric and is found in the nontidal wetlands. The Mispillion & Transquaking soil type is a tidal soil. There are many areas of steep slopes and all are shown (both 15 - 25% and 25%+) along with the buffer, expanded where necessary.

ANIMAL SPECIES

The fieldwork was conducted in November and January so there were few animals or birds present. The only birds seen were chickadees, crows and the resident bald eagle. There was evidence of deer, foxes and raccoons on the site especially along the shoreline in the sand. Several deer were seen at different locations around the entire property. Given the site of the property and the fresh water in the streams, it is likely that there is quite a bit of animal and bird use of the site throughout the year for both nesting and food supply.

NATURAL HERITAGE AREAS, HABITAT PROTECTION AREAS

The Environmental Review Statement for the property states that there is a bald eagle nest on the site. The location of the nest was requested and is shown on the topography map from DNR included in this report. The zones of protection and their restrictions are shown on the plan. The ERS also mentions that forest interior dwelling birds may be on the site and offers guidelines for protection of the site if that is the case. In general, the guidelines are being respected with the development of the site in that the areas proposed for the houses are located near the existing dirt/gravel road that passes through the property. Large forested areas and the riparian forest will be maintained almost in their entirety and any reforestation will be done with native species.

Several endangered or threatened species are also listed in the ERS. All of the plants listed occur in bogs or wetlands and none of these areas will be areas will be impacted so there would be no impact to the plants, were they to exist on site. The only one that would be readily apparent this time of the year is the halberd-leaved greenbriar and it was not seen in any of the wetland areas. The existence of other plants would need to be evaluated during their blooming season.

Habitat Protection Areas onsite include the Severn River, the tidal wetland areas, nontidal wetlands and all buffers. There are no impacts to these areas proposed at this time. In the future, it is likely that the owners of the new houses will wish to install piers for their lots. The locations of the piers will have to be done on a case by case basis.

EXISTING AND PROPOSED CONDITIONS

The existing conditions of the site are that it is a wooded property with some steep slope areas, tidal and nontidal wetlands, and small streams. There are dirt/gravel roads onsite and one existing house to remain. Also found on the property is an existing boathouse to remain as well as two existing piers. Proposed conditions of the site include

the improvement of the road and, eventually, six single-family residences all outside the Critical Area. The house in the Critical Area will remain as is. The house sites will also have onsite septic areas and wells.

The site calculations are as follows:

Total site area	126.33 acres
Area outside the Critical Area	43.46 acres
Net tract in the Critical Area	82.87 acres
Existing woodland (in CA)	76.98 acres
Proposed clearing (in CA)	0.02 acres
Existing impervious coverage (in CA)	0.49 acres
Proposed additional impervious (in CA)	0.06 acres

STORMWATER MANAGEMENT

Stormwater management is not present on the site at this time because the site is essentially undeveloped, with the exception of the dirt road and one house. With construction of the proposed road and house sites, sediment and erosion control measures will be in place during construction and stormwater management will be in place post development such that there will be no adverse impacts to the river or the aquatic habitat.

SHORELINE CONDITION

The shoreline varies from steep slopes to sandy beaches to tidal wetlands. Areas where the slopes are steeper also have trees that have fallen into the water. As well, there are some large trees along the top of the bank in danger of blowing over and possibly taking the bank with them.

COMMUNITY MARINA OR PIERS

There are individual piers shown on the attached plan, but no community marina. At the time of actual permit application for the piers, their locations should be determined in the field so as to have the least amount of impact to the shallow water habitat.

FOREST MANAGEMENT PLAN

A forest management plan will be designed if required but it is the intent that each property owner will take care of their own woodland area.

MITIGATION (WETLAND)

There are no impacts proposed to the wetlands or their buffers so no mitigation is needed.

REFORESTATION

Reforestation is expected to be at 1:1 because less than 20% of the woodland will be removed. Due to the heavy forest cover already onsite in the Critical Area, reforestation may have to be done outside the Critical Area (but still on the property) or a fee in lieu paid.

DATES OF FIELDWORK

The fieldwork was conducted on 11/22/& 23/04, as well as 1/10 & 13/05.

ENVIRONMENTAL REVIEW STATEMENT

An Environmental Review Statement is included in this package and has been addressed. Information and pictures of the plants discussed in the ERS have also been included in this package.

NOTIFICATION OF PROJECT APPLICATION

A Notification of Project Application is included in this package.

PLANS

Attached to this report is a plan showing the site and its proposed improvements.

BRIAN L. WOOD
PROFESSIONAL LAND SURVEYOR
MD. NO. 10888
6110 FROST PLACE
LAUREL, MD. 20707

Brian L. Wood 7/01/2009
BRIAN L. WOOD DATE

OWNER'S DEDICATION:

THE UNDERSIGNED, BEING ALL OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, ADOPTS THIS RECORD PLAT, ESTABLISHES THE MINIMUM BUILDING RESTRICTION PLATS AND DEDICATES ALL PUBLIC ROADS, WIDENING STRIPS, FLOODPLAINS, EASEMENTS, AND RIGHTS-OF-WAY TO PUBLIC USE, SUCH LANDS BEING DEEDED TO ANNE ARUNDEL COUNTY, MARYLAND OR TO THE STATE, AS MAY BE APPROPRIATE PRIOR TO OR CONTEMPORANEOUS WITH RECORDATION OF THIS PLAT.

TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS HAVE BEEN SATISFIED. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS RECORD PLAT, OTHER THAN THE FOLLOWING:
A) RIGHT OF WAY GRANTED TO C&P TELEPHONE CORP. IN LIBER WNW 48, FOLIO 2.
B) RIGHT OF WAY GRANTED TO CONSOLIDATED GAS ELECTRIC LIGHT AND POWER COMPANY RECORDED IN LIBER FAN 150, FOLIO 193.
C) AGREEMENT GRANTED TO BALTIMORE GAS AND ELECTRIC CORP. IN LIBER 613, FOLIO 72; LIBER 1102, FOLIO 352; LIBER 15D3, FOLIO 29; AND LIBER 2032, FOLIO 362.

IN LIEU OF SETTING ASIDE OPEN SPACE FOR THIS SITE, THE OWNER(S) HAVE PAID A FEE TO ANNE ARUNDEL COUNTY'S ACQUISITION, CREATION, MAINTENANCE, AND ADMINISTRATION OF AN OFFSITE SPACE.

ALL OWNERS OF THE PROPERTY HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.

WITNESS AND DATE: *O. Charles Dodge* 7-4-09
O. CHARLES DODGE, (OWNER)

Judith H. Wilkinson 7-4-09
JUDITH H. WILKINSON, (OWNER)

Patricia E. Sahlin 7-4-09
PATRICIA SAHLIN, (OWNER)

Carolyn Robbins 7-4-09
CAROLYN ROBBINS, (OWNER)

(PERSONAL REPRESENTATIVE FOR THE ESTATE OF HILOA FRANZ)

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY O. CHARLES DODGE, PERSONAL REPRESENTATIVE OF THE ESTATE OF EMILIE S. DODGE TO O. CHARLES DODGE AND JUDITH H. WILKINSON BY DEED DATED JANUARY 26, 2001 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN LIBER 10176, FOLIO 684; AND CAROLYN F. ROBBINS, PERSONAL REPRESENTATIVE OF THE ESTATE OF HILOA FRANZ, PATRICIA E. SAHLIN AND EMILIE H. DODGE BY DEED DATED JUNE 15, 1999, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN LIBER 9486, FOLIO 726; AND PATRICIA E. SAHLIN, PERSONAL REPRESENTATIVE OF THE ESTATE OF FREDERICK E. SAHLIN TO PATRICIA E. SAHLIN, DATED MARCH 27, 1997, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN LIBER 7886, FOLIO 313; AND CAROLYN ROBBINS, PERSONAL REPRESENTATIVE OF THE ESTATE OF OSCAR SAHLIN AND PATRICIA E. SAHLIN, PERSONAL REPRESENTATIVE OF THE ESTATE OF HILOA FRANZ, PATRICIA SAHLIN, PERSONAL REPRESENTATIVE OF THE ESTATE OF FREDERICK E. SAHLIN, O. CHARLES DODGE AND JUDITH H. WILKINSON, PERSONAL REPRESENTATIVES OF THE ESTATE OF EMILIE H. DODGE, BY DEED, DATED MAY 12, 1972, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN LIBER 2530, FOLIO 802; AND THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND THE SETTING OF MARKERS HAVE BEEN SATISFIED.

Brian L. Wood 7/01/2009
BRIAN L. WOOD DATE

BRIAN L. WOOD
PROFESSIONAL LAND SURVEYOR
MD. NO. 10888
6110 FROST PLACE
LAUREL, MD. 20707



ZONING NOTE

RLO = 5,085,373.5 S.F. or 116.74 AC./05 = 398,791.8 S.F. or 9.16 AC.

TEMPORARY GRADING & DRAINAGE EASEMENT NOTE

A TEMPORARY GRADING AND DRAINAGE EASEMENT SHALL BE GRANTED ON LOTS 1-7 TO ALLOW FOR THE SAHLIN FARM ROAD CONSTRUCTION. ALL AREAS WILL BE VEGETATIVELY STABILIZED IN ACCORDANCE WITH THE APPROVED FINAL PLAN ON FILE IN THE OFFICE OF PLANNING AND ZONING.

LOT 7 NOTE

ANY EXPANSION OF THE EXISTING DWELLING ON LOT 7 WILL REQUIRE A VARIANCE TO COMPLY WITH THE CURRENT CODE REGULATIONS AND CRITICAL AREA GUIDELINES.

G&O NO. 010568



ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS
GREENHORNE & O'MARA, INC.
6110 FROST PLACE
LAUREL, MARYLAND 20707
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Mechanicsburg, PA - Raleigh, NC - Rockville, MD - Tampa, FL - West Palm Beach, FL

STANDARD APRON STATEMENT

A STANDARD GRAVEL DRIVEWAY APRON SHALL BE PROVIDED FOR EACH LOT AS PART OF THE BUILDING PERMIT REQUIREMENTS. THE CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED UNTIL THE APRON HAS BEEN CONSTRUCTED TO THE SATISFACTION OF ANNE ARUNDEL COUNTY. THE APRON SHALL BE CONSTRUCTED IN ACCORDANCE WITH ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD DETAIL 1-6.

WETLANDS NOTE

THE TIDAL AND NON-TIDAL WETLANDS ON THIS PLAT WERE DEVELOPED USING A WETLAND REPORT PREPARED BY CATAL CONSULTANTS, DATED JANUARY 2008. THE WETLANDS WERE NOT FORMALLY EVALUATED, ONLY VISUALLY EVALUATED. THEY ARE HOWEVER ENTIRELY PROTECTED WITHIN CRITICAL AREA EASEMENTS AND FOREST CONSERVATION EASEMENTS. A TWENTY-FIVE FOOT UNDISTURBED BUFFER TO TIDAL AND NON-TIDAL WETLANDS IS REQUIRED.

PRESERVATION EASEMENT NOTE

ANY GRADING, CONSTRUCTION OR SUBSURFACE DISTURBANCE WITHIN FEET OF THE CEMETERY OR ARCHEOLOGICAL PRESERVATION BOUNDARIES IS PROHIBITED. APPROPRIATE MEASURES SHALL BE TAKEN TO PROTECT THE CEMETERY AND ARCHEOLOGICAL PRESERVATION SITES DURING CONSTRUCTION, SUCH AS A FIVE-FOOT LINE OF DISTURBANCE ZONE, TEMPORARY FENCING OR OTHER APPROPRIATE PHYSICAL MARKINGS. A MINIMUM IS FOOT RIGHT-OF-WAY FROM THE NEAREST PUBLIC OR PRIVATE ROAD SHALL BE REQUIRED TO MAINTAIN PUBLIC OR FAMILY ACCESS TO THE CEMETERY. THE PRESERVATION AND MAINTENANCE EASEMENT SHOWN HEREON IS TO BE MAINTAINED BY THE SAHLIN ESTATES LOT OWNERS. REFER TO THE CEMETERY PRESERVATION EASEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 2111, FOLIO 593. REFER TO THE ARCHEOLOGICAL PRESERVATION EASEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 2153, FOLIO 491.

ARCHEOLOGICAL NOTE

A PHASE ONE ARCHEOLOGICAL SURVEY HAS BEEN PREPARED BY JAMES A. FIBER, ARCHAEOLOGICAL CONSULTING, DATED DECEMBER 2004 AND SUBMITTED FOR COUNTY APPROVAL. ANY FUTURE DEVELOPMENT SHALL BE APPROVED BY THE COUNTY ARCHEOLOGIST AND THE OFFICE OF ENVIRONMENTAL AND CULTURAL RESOURCES.

STEEP SLOPES NOTE

SLOPES IN EXCESS OF 15 PERCENT EXIST WITHIN THE CRITICAL AREA PORTION OF THE ENTIRE PROPERTY. ANY DISTURBANCE OF THESE SLOPES IS PROHIBITED IN ACCORDANCE WITH ARTICLE 17, TITLE 13, SUBTITLE 10(A) AND ARTICLE 17, TITLE B, SUBTITLE 2 AND SUBTITLE 3, EXCEPT AS ALLOWED BY WAIVERS (SEE WAIVERS NOTE, THIS SHEET)

DEED OF EASEMENT AND AGREEMENT

THE VARIABLE WIDTH PRIVATE ACCESS EASEMENT SHOWN THROUGH LOT 4 OF THE SAHLIN FARMS SUBDIVISION IS INTENDED TO PROVIDE ACCESS TO LOT 1 OF THE SAHLIN ESTATES SUBDIVISION.

THE OWNER(S) OF LOT 1 IN THE SAHLIN ESTATES SUBDIVISION IS/ARE RESPONSIBLE FOR MAINTENANCE OF THE ACCESS EASEMENT AND SHALL BE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ADJOINING COUNTY ROADS. SEE DEED OF EASEMENT AND AGREEMENT RECORDED IN LIBER 2055, FOLIO 678.

DECLARATION OF RIGHT-OF-WAY & MAINTENANCE AGREEMENT (50' PRIVATE RIGHT-OF-WAY FOR SAHLIN FARM ROAD)

THE 50 FOOT WIDE PRIVATE RIGHT-OF-WAY SHOWN HEREON IS INTENDED TO PROVIDE ACCESS TO AND FROM PARCELS 78, 79, 82, 224 AND 363. THE PARTIES IN THE PRIVATE ROAD MAINTENANCE AGREEMENT ARE RESPONSIBLE FOR MAINTENANCE OF THE RIGHT-OF-WAY. THE OWNERS OF THE PARCELS UTILIZING THE RIGHT-OF-WAY NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ADJOINING COUNTY ROADS. SEE PRIVATE ROAD MAINTENANCE AGREEMENT RECORDED IN LIBER 20478, FOLIO 94.

ELECTRIC EASEMENT AND AGREEMENT NOTE

THIS PLAT HAS BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH BALTIMORE GAS AND ELECTRIC COMPANY DATED APRIL 19, 2007, AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 19509, FOLIO 211.

TELEPHONE EASEMENT NOTE

IN COMPLIANCE WITH THE PUBLIC SERVICE COMMISSION OF MARYLAND ORDER NUMBER 60316, DATED JUNE 20, 1973, DO HEREBY GRANT AND CONVEY UNTO VERIZON MARYLAND INCORPORATED, A BODY CORPORATE, HEREINAFTER CALLED GRANTEE, ITS ASSOCIATED AND ALLIED COMPANIES, AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND LICENSEES, A RIGHT-OF-WAY EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, ENLARGE, REPLACE AND REMOVE TELECOMMUNICATIONS, ELECTRIC AND GAS SYSTEMS, CONDUIT PIPE, MANHOLES, CABLES, WIRE, AND FIXTURES UNDER AND OVER THE PROPERTY AS DESCRIBED BY THIS PLAT.

SAID EASEMENTS ARE DESCRIBED AS FOLLOWS:
1. A STRIP(S) OF LAND TEN (10) FEET WIDE AND PARALLEL CONTIGUOUS AND ADJACENT TO THE PROPERTY LINES OF THE LOTS RECORDED TO THE FULL EXTENT THAT SUCH PROPERTY LINES ADJUT PUBLIC RIGHT-OF-WAY TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO SAID PROPERTY AT ALL TIMES FOR THE SAFE AND PROPER OPERATION AND MAINTENANCE THEREOF. THE GRANTEEES AGREE TO REPAIR OR PAY FOR ALL DAMAGE TO CROPS, LAWNS, FIELDS, FENCES, DRIVEWAYS AND WALKWAYS ARISING FROM THE CONSTRUCTION AND MAINTENANCE OF THE AFORESAID SYSTEM. REFER TO THE RECORDED VERIZON EASEMENT AGREEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY AT LIBER 19155 FOLIO 540.

DEVELOPMENT PLAN NOTE

DEVELOPMENT OF THIS SUBDIVISION SHALL BE UNDERTAKEN ONLY IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN ON FILE IN THE OFFICE OF PLANNING AND ZONING.

STANDARD RIGHT TO DISCHARGE

WE, O. CHARLES DODGE, JUDITH H. WILKINSON, PATRICIA SAHLIN AND CAROLYN ROBBINS (PERSONAL REPRESENTATIVE) FOR OURSELVES, LEGAL REPRESENTATIVES, PERSONAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS HEREBY GRANT THE PERPETUAL RIGHT-TO-DISCHARGE THE FLOW OF WATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS AND/OR NATURAL DRAINAGE COURSES AND/OR UPON THE EXISTING GROUND, SUCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOLS AND RESPECTIVELY AS SHOWN GRAPHICALLY ON THIS PLAT.

O. Charles Dodge 7-4-09
O. CHARLES DODGE, (OWNER) DATE

Patricia E. Sahlin 7/4/09
PATRICIA SAHLIN, (OWNER) DATE

Judith H. Wilkinson 7-4-09
JUDITH H. WILKINSON (OWNER) DATE

Carolyn Robbins 7-4-09
CAROLYN ROBBINS (OWNER) DATE

(PERSONAL REPRESENTATIVE FOR THE ESTATE OF HILOA FRANZ)

(PERSONAL REPRESENTATIVE FOR THE ESTATE OF HILOA FRANZ)

CODE MODIFICATIONS:

CODE MODIFICATION NO. 10407 APPROVED JUNE 17, 2009: TO WAIVE THE REQUIRED 30% OPEN SPACE & RECREATION AREA ON THE LOTS, PER ARTICLE 17, TITLE 13, SECTION 506 AND TO WAIVE THE FEE-IN-LIEU PAYMENT OF \$1000.00 PER ACRE PER ARTICLE 17, TITLE 11, SECTION 101.
CODE MODIFICATION NO. 10009 APPROVED SEPT. 3, 2008: TO WAIVE THE SKETCH PLAN PROCESS, PER ARTICLE 17, TITLE 3, SUBTITLE 201.
CODE MODIFICATION NO. 10009 APPROVED SEPT. 3, 2008: TO ALLOW FOREST CONSERVATION EASEMENTS ON LOTS LESS THAN 2 ACRES, PER ARTICLE 17, TITLE 6, SUBTITLE 307(0).

WAIVER #8791A APPROVED FEBRUARY 17, 2005:

SUBJECT TO THE CONDITION THAT THE ROAD IS WIDENED TO AN 18 FEET MINIMUM WIDTH THROUGHOUT; TO ARTICLE 17, TITLE 6, SUBTITLE 403 PROHIBITING THE DISTURBANCE OF STEEP SLOPES; TO ARTICLE 16, TITLE 6, SUBTITLE 303 (B)(1) REQUIRING RETENTION IN AN UNDISTURBED CONDITION OF EACH TREE THAT HAS A DIAMETER, MEASURED AT 4.5 FEET ABOVE THE GROUND, OF 30 INCHES OR MORE; TO ARTICLE 17, TITLE 6, SUBTITLE 201 REQUIRING THE INSTALLATION OF STREET TREES; TO ARTICLE 13, TITLE 2, SUBTITLE 202 REQUIRING A STREET GRADE ADHERING TO THE DESIGN MANUAL REQUIRING A HORIZONTAL ALIGNMENT IN ACCORDANCE WITH THE DESIGN MANUAL, AND A PAVEMENT WIDTH OF 24 FEET FOR A RURAL ROAD.

WAIVER #9160 APPROVED APRIL 13, 2006:

TO ARTICLE 17, TITLE 3, SUBTITLE 506 (C) FDR RECREATION AREA, WAS GRANTED SUBJECT TO THE CONDITION THAT A FEE-IN-LIEU PAYMENT BE MADE IN LIEU OF DEDICATION OF RECREATION LAND. FEE-IN-LIEU PAID ON APRIL 12, 2006, RECEIPT NO. 7299336.

WAIVER #8944R APPROVED ON FEBRUARY 17, 2005:

TO ARTICLE 17, TITLE 3, SUBTITLE 201 REQUIRING A SKETCH PLAN:

TO ARTICLE 17, TITLE 8, SUBTITLE 201 PROHIBITING DEVELOPMENT ACTIVITIES ON 15% OR GREATER SLOPE IN A LIMITED DEVELOPMENT OR RESOURCE CONSERVATION AREA;
TO ARTICLE 17, TITLE 6, SUBTITLE 403 TO LIMIT DISTURBANCE OF A SLOPE WITH A GRADE OF 25% OR GREATER AND REQUIRING A 25 FOOT UNDISTURBED BUFFER TO THE TOP OF THE STEEP SLOPE BE PROVIDED.

STORMWATER MANAGEMENT NOTE

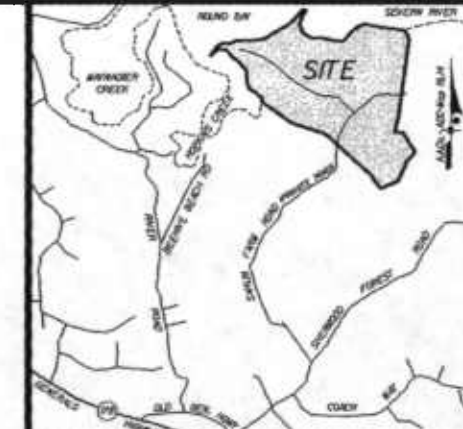
STORMWATER PRACTICES WILL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH ANNE ARUNDEL COUNTY ARTICLE 16, TITLE 3 AND IN KEEPING WITH THE PLAN ON FILE AT THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING. THE ENVIRONMENTALLY SENSITIVE DEVELOPMENT NATURAL AREA CONSERVATION SHEET FLOW TO BUFFER, GRASS CHANNEL DISCONNECTION OF ROOFTOP RUNOFF AND DISCONNECTION TO NON-ROOFTOP RUNOFF CREDITS, AS FOUND IN THE MARYLAND STORMWATER DESIGN MANUAL WERE UTILIZED IN PREPARATION OF THIS PLAN. FOREST CONSERVATION EASEMENTS AND CRITICAL AREA BUFFERS HAVE BEEN ESTABLISHED AS CREDIT FOR ENVIRONMENTALLY SENSITIVE DEVELOPMENT NATURAL AREA CONSERVATION AND SHEET FLOW TO BUFFER PRACTICES. A FOREST CONSERVATION EASEMENT HAS BEEN RECORDED AND CAN BE FOUND IN LIBER 2153, FOLIO 491.

THE FOLLOWING CRITERIA WILL BE MET FOR MULTIPLE LOT DEVELOPMENT:

- THE TOTAL IMPERVIOUS COVERAGE OF THE SITE IS LESS THAN 15%.
- EACH LOT WITHIN THIS SUBDIVISION IS AT LEAST TWO ACRES.
- ROOFTOP RUNOFF WILL BE DISCONNECTED IN ACCORDANCE WITH SECTION 5.2 OF THE MANUAL. DISCONNECTION DESIGN WILL BE PROVIDED AT GRADING PERMIT.
- AT LEAST 25% OF THE SITE AREA IS BEING PROTECTED UNDER NATURAL RESOURCES.
- THE RUNOFF FROM THE PRIVATE GRAVEL ROAD (SAHLIN FARM ROAD) WILL BE TREATED BY A COMBINATION OF CREDITS AND OTHER STORMWATER MANAGEMENT METHODS, INCLUDING A CONSERVATION EASEMENT OF 25% OF THE SITE, WHICH IS 30.78 ACRES, AND STEP POOLS LOCATED STRATEGICALLY THROUGHOUT THE PROPERTY. REFERENCE THE APPROVED STORMWATER MANAGEMENT PLAN FOR "SAHLIN FARM ROAD" ON FILE IN THE OFFICE OF PLANNING AND ZONING.

SHARED PRIVATE STORMWATER MAINTENANCE NOTE

THE OWNERS OF THE LOTS IN THE SAHLIN FARMS, SAHLIN ESTATES, AND FINZIO SUBDIVISIONS AND THE OWNERS (S) OF PARCEL 449 ARE RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF THE PRIVATE STORMWATER MANAGEMENT FACILITIES. SEE SHARED STORMWATER MANAGEMENT MAINTENANCE AGREEMENT, INCLUDED IN THE PRIVATE ROAD MAINTENANCE AGREEMENT, RECORDED IN LIBER 20478, FOLIO 94.



VICINITY MAP

GENERAL NOTES:

1. THE PURPOSE OF THIS SUBDIVISION PLAT IS TO CREATE A SEVEN (7) LOT SINGLE FAMILY COMMUNITY.
2. THE PROPERTY IS OWNED BY O. CHARLES DODGE, JUDITH H. WILKINSON, CAROLYN ROBBINS (PERSONAL REPRESENTATIVE FOR THE ESTATE OF HILOA FRANZ), AND PATRICIA SAHLIN BY DEEDS RECORDED IN LIBER 10176, FOLIO 684, AND LIBER 9739, FOLIO 225.
3. THE PROPERTY IS ZONED OS (OPEN SPACE) AND RLO (RESIDENTIAL LOW DENSITY (NO CHANGE TO ZONING PROPOSED)) AND CONTAINS 125.90 ACRES.
4. THE PROPERTY IS PARTLY WITHIN THE CRITICAL AREA WITH A DESIGNATION OF RCA (RESOURCE CONSERVATION AREA). THERE WILL BE NO CLEARING OR DISTURBANCE OF THE CRITICAL AREA WITHOUT PRIOR WRITTEN CONSENT BY THE APPROPRIATE APPROVAL AGENCIES.
5. THE NUMBER OF LOTS PERMITTED IS 1 LOT PER 5 ACRES (RLO) AND 1 PER 20 ACRES (OS). THE NUMBER OF LOTS BEING PROPOSED IS 7. THERE SHALL BE NO FURTHER SUBDIVISION OF ANY LOT. THERE SHALL BE NO MORE THAN ONE SINGLE FAMILY DWELLING PER LOT.
6. WATER SERVICE TO BE BY PRIVATE WELL. SEWER SERVICE TO BE BY PRIVATE SEPTIC SYSTEMS. NO PUBLIC UTILITIES ARE AVAILABLE TO THIS PROPERTY.
7. BUILDING SET BACKS SHALL BE IN ACCORDANCE WITH THE ZONING CODE AT THE TIME OF BUILDING PERMIT.
8. THIS PROPERTY IS NOT WITHIN THE AIRPORT FLIGHT PATH OR NOISE ZONE.
9. EACH LOT SHALL BE REQUIRED TO OBTAIN A GRADING PERMIT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT ON THAT LOT.
10. THERE ARE NO KNOWN HISTORICAL STRUCTURES LOCATED ON SITE.
11. THERE ARE NO WETLANDS LOCATED WITHIN ANY OF THE BUILDABLE AREAS SHOWN ON THE APPROVED FINAL DEVELOPMENT PLAN ON FILE IN THE OFFICE OF PLANNING & ZONING.
12. SAHLIN FARM ROAD SHALL BE A 50' PRIVATE RIGHT OF WAY WITH A 18' WIDE GRAVEL ROAD. (SEE WAIVER NO. 8791A)
13. EXISTING TOPOGRAPHY SHOWN SUPPLIED BY RONALD W. JOHNSON ASSOCIATES, 2861 RIVA ROAD, ANNAPOLIS, MARYLAND FROM AERIAL TOPOGRAPHY FLOWN BY POTOMAC AERIAL SURVEYS IN OCTOBER, 1999.
14. THE PARCELS OF LAND SHOWN HEREON ARE LOCATED WITHIN ZONES "A6" & "C". THIS FEMA/FIRM ZONE LINE AS SHOWN HEREON IS AN APPROXIMATION ONLY AND WAS SCALED FROM FEMA/FIRM COMMUNITY PANEL #240008 0033 C, EFFECTIVE DATE MAY 2, 1983.
15. RIPARIAN ACCESS FOR WATERFRONT LOTS ARE RESTRICTED TO A THREE FOOT WIDE MULCHED PATH THAT MAINTAINS THE FOREST CANOPY. NO CLEARING IS ALLOWED FOR PATHWAY ESTABLISHMENT.
16. REFER TO AGREEMENT TO CONTRACT FOR ELECTRICAL SERVICE LIBER 19509, FOLIO 211.
17. SEE PLAT SHEET 2 OF 4 FOR AREA TABULATION CHART.

SEPTIC AREA NOTE

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

APPROVED: *Anne Arundel County*
OFFICE OF PLANNING AND ZONING
Shirley R. Egan 9-15-09
Date
Low Tech, Planning and Zoning Officer, Anne Arundel County

APPROVED BY: *K. O'Donovan* 7/17/09
Date
Director, Environmental Health
Anne Arundel County Department of Health

PLAT	OF	NOTES COVER SHEET
PLAT 1	OF 4	- NOTES COVER SHEET
PLAT 2	OF 4	- NOTES (CONT'D.)
PLAT 3	OF 4	- LOTS 1-7
PLAT 4	OF 4	- LINE & CURVE CHARTS

RECORDED IN BOOK PAGE PLAT NO.

Subdivision No. 98-091 Project No. P08-0098-00NF

PLAT 1 OF 4
SAHLIN ESTATES
A SINGLE FAMILY COMMUNITY
TAX MAP: 38; BLOCK: 18; PARCEL: 75
2nd ASSESSMENT DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND, 21401

SCALE: AS SHOWN Maryland NAD 83 JULY 2009

P116092119 ssn 1235 9418-1 A-1120-P

ROA = 87.72 = 4 development rights

BALD EAGLE NEST PROTECTION ZONES NOTE

LOTS AFFECTED BY THE TIME OF YEAR RESTRICTIONS ARE 2, 3, 4, 5 & 6. ANY CHANGE TO THE DRIVEWAY ON LOT 7 & THE CONSTRUCTION OF THE SEPTIC AREA FOR LOT 1 WILL BE WITHIN THE 1/4 MILE PROTECTION ZONE AND SUBJECT TO THE TIME OF YEAR RESTRICTIONS.

ZONE 1
IN THIS AREA EAGLES ARE MOST SENSITIVE TO DISTURBANCE AND THE GREATEST DEGREE OF PROTECTION IS NECESSARY. THE BOUNDARY OF THIS ZONE SHOULD BE A MINIMUM OF 330 FEET FROM THE NEST.

RECOMMENDATIONS
1) YEAR ROUND THESE HABITAT CHANGES SHOULD BE PREVENTED: TIMBER CUTTING, LAND CLEARING, BUILDING, AND ROAD OR TRAIL CONSTRUCTION.

2) 15 DECEMBER TO 15 JUNE PEOPLE SHOULD NOT BE ALLOWED IN THIS ZONE.

3) 16 JUNE TO 14 DECEMBER ACTIVITY SHOULD BE KEPT TO A MINIMUM BUT THESE ACTIVITIES ARE POSSIBLE: HIKING, FISHING AND FARMING (PLOWING, PLANTING, HARVESTING).

ZONE 2
IN THIS AREA THE EAGLES ARE STILL SENSITIVE TO DISTURBANCE DURING THE NESTING SEASON (15 DECEMBER TO 15 JUNE) BUT LESS LIKELY TO BE AFFECTED AT OTHER TIMES OF THE YEAR. THE BOUNDARY OF THIS ZONE SHOULD BE A MINIMUM OF 660 FEET FROM THE NEST. **RECOMMENDATIONS:**

1) YEAR ROUND THESE MAJOR HABITAT CHANGES SHOULD BE PREVENTED: CLEAR CUTTING, LAND CLEARING, BUILDING, ROAD, TRAIL CONSTRUCTION.

2) 15 DECEMBER TO 15 JUNE PEOPLE SHOULD NOT BE ALLOWED IN THIS ZONE. FARMING IS POSSIBLE IF RESEARCHERS HAVE FOUND THAT THE NESTING EAGLES ON YOUR PROPERTY ARE TOLERANT OF THESE ACTIVITIES.

3) 16 JUNE TO 14 DECEMBER THESE ACTIVITIES ARE POSSIBLE: HUNTING, FISHING AND FARMING.

4) 16 AUGUST TO 14 NOVEMBER THESE ACTIVITIES ARE POSSIBLE: SELECTIVE THINNING OF TIMBER STANDS, MAINTENANCE OF TIMBER STANDS AND MAINTENANCE OF EXISTING BUILDINGS AND ROADS.

ZONE 3
MOST ACTIVITIES ARE POSSIBLE IN THIS ZONE OUTSIDE OF THE BREEDING SEASON. HOWEVER, THE MANAGEMENT OF THIS ZONE SHOULD INCLUDE THE PROTECTION OF ANY BALD EAGLE ROOSTS OR FEEDING SITES IN THE AREA. THE BOUNDARY OF THIS ZONE SHOULD BE A MINIMUM OF ONE QUARTER MILE FROM THE NEST. **RECOMMENDATIONS:**

15 DECEMBER TO 15 JUNE THESE ACTIVITIES SHOULD BE RESTRICTED: TIMBER CUTTING, LAND CLEARING, BUILDING, ROAD, TRAIL CONSTRUCTION. OTHER ACTIVITIES IN THIS ZONE THAT ARE WITHIN SIGHT OF THE EAGLES NEST MAY NEED TO BE RESTRICTED.

RIPARIAN ACCESS NOTE

RIPARIAN ACCESS IS RESTRICTED TO A 3 FOOT WIDE MULCHED PATH THAT MAINTAINS THE FOREST CANOPY. RIPARIAN ACCESS EXISTS ON LOT 1. ONLY LOTS 4, 5, 6 AND 7 WILL BE ALLOWED FUTURE MULCHED PATHS FOR RIPARIAN ACCESS.

FOREST CONSERVATION NOTE

NO DISTURBANCE CLEARING, CUTTING, TRIMMING, STORAGE OR STRUCTURES WILL BE ALLOWED IN THE CONSERVATION EASEMENT AREAS EXCEPT IN ACCORDANCE WITH FOREST STEWARDSHIP PLAN APPROVED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES AND AS GOVERNED BY THE PROVISIONS SET FORTH IN THE CONSERVATION EASEMENT AGREEMENT WHICH IS RECORDED IN LIBER. 21556, FOLIO 515.

CRITICAL AREA SEPTIC NOTE

THE SEPTIC AREA ON LOT 7 IS WITHIN THE CRITICAL AREA AND WILL REQUIRE AN APPROVED NITROGEN REDUCING PRETREATMENT UNIT WITH THE ON-SITE SEWAGE DISPOSAL SYSTEM.

AREA TABULATION and CONSERVATION AREAS table with columns for TOTAL AREA, TOTAL AREA WITHIN CRITICAL AREA, TOTAL AREA OUTSIDE CRITICAL AREA, TOTAL WETLANDS AREA, and CONSERVATION AREAS (AREA 1-12).

FOREST CONSERVATION EASEMENT 1 table with columns: NUMBER, DIRECTION, DISTANCE.

AREA: 185,683.3 S.F. or 4.2627 Ac. +/-

FOREST CONSERVATION EASEMENT 1 CURVE DATA table with columns: NUMBER, RADIUS, ARC LENGTH, TANGENT, CHORD DIRECTION, CHORD LENGTH.

FOREST CONSERVATION AREA 4 table with columns: NUMBER, DIRECTION, DISTANCE.

AREA: 480,674.3 S.F. or 11.0348 Ac. +/-

FOREST CONSERVATION AREA 5 table with columns: NUMBER, DIRECTION, DISTANCE.

FOREST CONSERVATION EASEMENT 2 table with columns: NUMBER, DIRECTION, DISTANCE.

AREA: 445,699.1 S.F. or 10.2318 Ac. +/-

FOREST CONSERVATION EASEMENT 2 CURVE DATA table with columns: NUMBER, RADIUS, ARC LENGTH, TANGENT, CHORD DIRECTION, CHORD LENGTH.

FOREST CONSERVATION AREA 6 table with columns: NUMBER, DIRECTION, DISTANCE.

AREA: 691,684.4 S.F. or 15.8789 Ac. +/-

FOREST CONSERVATION AREA 7 table with columns: NUMBER, DIRECTION, DISTANCE.

FOREST CONSERVATION AREA 7 table with columns: NUMBER, DIRECTION, DISTANCE.

AREA: 155,133.8 S.F. or 3.5614 Ac. +/-

FOREST CONSERVATION AREA 8 table with columns: NUMBER, DIRECTION, DISTANCE.

FOREST CONSERVATION AREA 9 table with columns: NUMBER, DIRECTION, DISTANCE.

AREA: 689,634.1 S.F. or 15.8318 Ac. +/-

FOREST CONSERVATION AREA 10 table with columns: NUMBER, DIRECTION, DISTANCE.

FOREST CONSERVATION AREA 10 table with columns: NUMBER, DIRECTION, DISTANCE.

AREA: 171,004.1 S.F. or 3.9257 Ac. +/-

FOREST CONSERVATION AREA 10 CURVE DATA table with columns: NUMBER, RADIUS, ARC LENGTH, TANGENT, CHORD DIRECTION, CHORD LENGTH.

FOREST CONSERVATION AREA 11 table with columns: NUMBER, DIRECTION, DISTANCE.

AREA: 10,365.0 S.F. or 0.2379 Ac. +/-

FOREST CONSERVATION AREA 11 CURVE DATA table with columns: NUMBER, RADIUS, ARC LENGTH, TANGENT, CHORD DIRECTION, CHORD LENGTH.

FOREST CONSERVATION AREA 12 table with columns: NUMBER, DIRECTION, DISTANCE.

AREA: 16,661.7 S.F. or 0.3825 Ac. +/-

FOREST CONSERVATION AREA 12 CURVE DATA table with columns: NUMBER, RADIUS, ARC LENGTH, TANGENT, CHORD DIRECTION, CHORD LENGTH.

FOREST CONSERVATION AREA 3 table with columns: NUMBER, DIRECTION, DISTANCE.

AREA: 318,900.1 S.F. or 7.3209 Ac. +/-

FOREST CONSERVATION AREA 3 CURVE DATA table with columns: NUMBER, RADIUS, ARC LENGTH, TANGENT, CHORD DIRECTION, CHORD LENGTH.

FOREST CONSERVATION AREA 6 table with columns: NUMBER, DIRECTION, DISTANCE.

FOREST CONSERVATION EASEMENT 6 CURVE DATA table with columns: NUMBER, RADIUS, ARC LENGTH, TANGENT, CHORD DIRECTION, CHORD LENGTH.

G&O NO. 010568

SEE PLAT 1 OF 4 FOR OWNERS DEDICATION, SURVEYOR'S CERTIFICATE AND OTHER NOTATIONS.

GREENHORNE & O'MARA, INC. 6110 FROST PLACE LAUREL, MARYLAND 20707 HSWARTZ@g-and-o.com PHONE (410) 266-0066 FAX (410) 266-0067



APPROVED: ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING. Includes signatures and dates for Larry Tom, Planning and Zoning Officer, and Director, Environmental Health.

WE ASSENT TO THIS PLAN OF SUBDIVISION. Includes signatures and dates for O. Charles Dodge, Judith H. Wilkinson, Patricia E. Sahlin, and Charles H. Robbins.

Subdivision No. 98-091 PLAT 2 OF 4 Project No. P08-0098-00NF. SAHLIN ESTATES. TAX MAP: 38; BLOCK: 18; PARCEL: 75. ANNE ARUNDEL COUNTY, MARYLAND, 21401. SCALE: AS SHOWN Maryland NAD 83 JULY 2009

P160983 HSA SSU 1235 9418.2 1120-P

OPEN SPACE ZONE TABULATIONS

- LOT 1: 266,224.2 S.F. or 6.117 Ac.
- LOT 4: 61,704.0 S.F. or 1.4165 Ac.
- LOT 5: 3,187.3 S.F. or 0.0732 Ac.
- LOT 6: 2,686.0 S.F. or 0.0617 Ac.
- LOT 7: 64,870.3 S.F. or 1.4892 Ac.

SEPTIC AREA NOTE

THE 10,000 SQUARE FOOT SEPTIC AREA SHALL REMAIN UNENCUMBERED BY BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PERMANENT OR PHYSICAL OBJECTS. (SEE INSET OF EACH SEPTIC AREA, SHEET 4)

FCE (FOREST CONSERVATION EASEMENT) NOTE:

SEE SHEET 2 OF 4 FOR LINE AND CURVE DATA CHARTS

LEGEND

- CRITICAL AREA LINE
- STEEP SLOPE BUFFER
- LIMIT OF WETLANDS
- FEMA 100 YEAR FLOOD LINE
- SLOPES >15% <25%
- SLOPES >25%
- 10,000 S.F. SEPTIC RESERVE AREA
- FOREST CONSERVATION AREA

G&O NO. 010568

SEE PLAT 1 OF 4 FOR OWNERS DEDICATION, SURVEYOR'S CERTIFICATE AND OTHER NOTATIONS.



ENGINEERS - PLANNERS - SCIENTISTS - SURVEYORS
GREENHORNE & O'MARA, INC.
 6110 FROST PLACE
 LAUREL, MARYLAND 20707
 HSWARTZ@g-and-o.com
 PHONE (410) 266-0066
 FAX (410) 266-0067

Laurel, MD - Annapolis, MD - Atlanta, GA - Fairfax, VA - Fredericksburg, VA
 Mechanicsburg, PA - Raleigh, NC - Rockville, MD - Tampa, FL - West Palm Beach, FL



APPROVED:
 ANNE ARUNDEL COUNTY
 OFFICE OF PLANNING AND ZONING
Janey R. Dorn 9/15/09
 Deputy, Planning and Zoning Officer, Anne Arundel County

APPROVED BY: *[Signature]* 7/17/09
 Director, Environmental Health Dept
 Anne Arundel County Department of Health

WE ASSENT TO THIS PLAN OF SUBDIVISION

J. Charles Dodge 7-4-09
 J. Charles Dodge, Owner DATE

Judith H. Wilkinson 7-4-09
 Judith H. Wilkinson (Owner) DATE

Patricia E. Sahlia 7/4/09
 Patricia Sahlia (Owner) DATE

Carolyn M. Robbins 7-4-09
 Carolyn Robbins (P.E. Owner) DATE

Subdivision No. 98-091 Project No. P08-0098-00NF

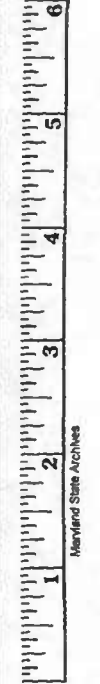
PLAT 3 OF 4
 A SINGLE FAMILY COMMUNITY
SAHLIN ESTATES

TAX MAP: 38; BLOCK: 18; PARCEL: 75
 2nd ASSESSMENT DISTRICT
 ANNE ARUNDEL COUNTY, MARYLAND, 21401

SCALE: 1" = 200' Maryland NAD 83 JULY 2009

P1106984 USA SSN 1235 948-3 A-1120-P

2009 SEP 29 P 1:54



LEGEND

- 15%-25% SLOPES
- 25% OR GREATER SLOPES
- STEEP SLOPE BUFFER
- EXISTING STREAM
- BALD EAGLE PROTECTION ZONE
- WETLAND LIMITS
- WETLAND 25' BUFFER
- 100 YEAR FLOODPLAIN
- CRITICAL AREA 100' BUFFER / EXPANDED STEEP SLOPE BUFFER
- CRITICAL AREA BOUNDARY
- PROPERTY BOUNDARY
- PROPOSED PRIVATE RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING CONTOUR
- EXISTING TREELINE
- EXISTING FARM ROAD
- SOIL BOUNDARY
- SOILS LABEL
- WBA
- ARCHEOLOGICALLY SENSITIVE AREA

BALD EAGLE NEST PROTECTION ZONES

- ZONE 1**
- IN THIS AREA EAGLES ARE MOST SENSITIVE TO DISTURBANCE AND THE GREATEST DEGREE OF PROTECTION IS NECESSARY. THE BOUNDARY OF THIS ZONE SHOULD BE A MINIMUM OF 330 FEET FROM THE NEST.
- RECOMMENDATIONS
- 1) YEAR ROUND THESE HABITAT CHANGES SHOULD BE PREVENTED:
 - TIMBER CUTTING
 - LAND CLEARING
 - BUILDING, ROAD OR TRAIL CONSTRUCTION
 - 2) 15 DECEMBER TO 15 JUNE PEOPLE SHOULD NOT BE ALLOWED IN THIS ZONE
 - 3) 16 JUNE TO 14 DECEMBER FARMING IS POSSIBLE IF RESEARCHERS HAVE FOUND THAT THE NESTING EAGLES ON YOUR PROPERTY ARE TOLERANT OF THESE ACTIVITIES.
 - 3) 15 JUNE TO 14 DECEMBER THESE ACTIVITIES ARE POSSIBLE:
 - HUNTING
 - FISHING
 - FARMING (PLOWING, PLANTING, HARVESTING)
- ZONE 2**
- IN THIS AREA THE EAGLES ARE STILL SENSITIVE TO DISTURBANCE DURING THE NESTING SEASON (15 DECEMBER TO 15 JUNE) BUT LESS LIKELY TO BE AFFECTED AT OTHER TIMES OF THE YEAR. THE BOUNDARY OF THIS ZONE SHOULD BE A MINIMUM OF 660 FEET FROM THE NEST.
- RECOMMENDATIONS
- 1) YEAR ROUND THESE MAJOR HABITAT CHANGES SHOULD BE PREVENTED:
 - CLEAR CUTTING
 - LAND CLEARING
 - BUILDING, ROAD, TRAIL CONSTRUCTION
 - 2) 15 DECEMBER TO 15 JUNE PEOPLE SHOULD NOT BE ALLOWED IN THIS ZONE
 - 3) 16 JUNE TO 14 DECEMBER FARMING IS POSSIBLE IF RESEARCHERS HAVE FOUND THAT THE NESTING EAGLES ON YOUR PROPERTY ARE TOLERANT OF THESE ACTIVITIES.
 - 3) 15 JUNE TO 14 DECEMBER THESE ACTIVITIES ARE POSSIBLE:
 - HUNTING
 - FISHING
 - HIKING
 - FARMING
 - 4) 16 AUGUST TO 14 NOVEMBER THESE ACTIVITIES ARE POSSIBLE:
 - SELECTIVE THINNING OF TIMBER STANDS
 - MAINTENANCE OF TIMBER STANDS
 - MAINTENANCE OF EXISTING BUILDINGS AND ROADS
- ZONE 3**
- MAJOR ACTIVITIES ARE POSSIBLE IN THIS ZONE OUTSIDE OF THE BREEDING SEASON. HOWEVER, THE MANAGEMENT OF THIS ZONE SHOULD INCLUDE THE PROTECTION OF ANY BALD EAGLE ROOSTS OR FEEDING SITES IN THE AREA. THE BOUNDARY OF THIS ZONE SHOULD BE A MINIMUM OF ONE QUARTER MILE FROM THE NEST.
- RECOMMENDATIONS
- 15 DECEMBER TO 15 JUNE THESE ACTIVITIES SHOULD BE RESTRICTED:
 - TIMBER CUTTING
 - LAND CLEARING
 - BUILDING, ROAD, TRAIL CONSTRUCTION
 - OTHER ACTIVITIES IN THIS ZONE THAT ARE WITHIN SIGHT OF THE EAGLES NEST MAY NEED TO BE RESTRICTED.

FLOODPLAIN AREA TABULATION		WETLAND AREA TABULATION	
LOT No.	(Acres)	TOTAL (Acres)	NON-TIDAL (Acres)
1	1.19	A 0.92	1 0.90
4	3.373	B 0.13	2 0.69
5	0.148	C 1.95	3 0.64
6	1.087	D 0.36	4 4.36
7	3.32		5 0.75
TOTAL	9.127	TOTAL 3.36	TOTAL 7.34

ACREAGE TABULATIONS

*THERE IS NO PROPOSED IMPERVIOUS SURFACES OR FOREST CLEARING WITHIN THE CRITICAL AREA

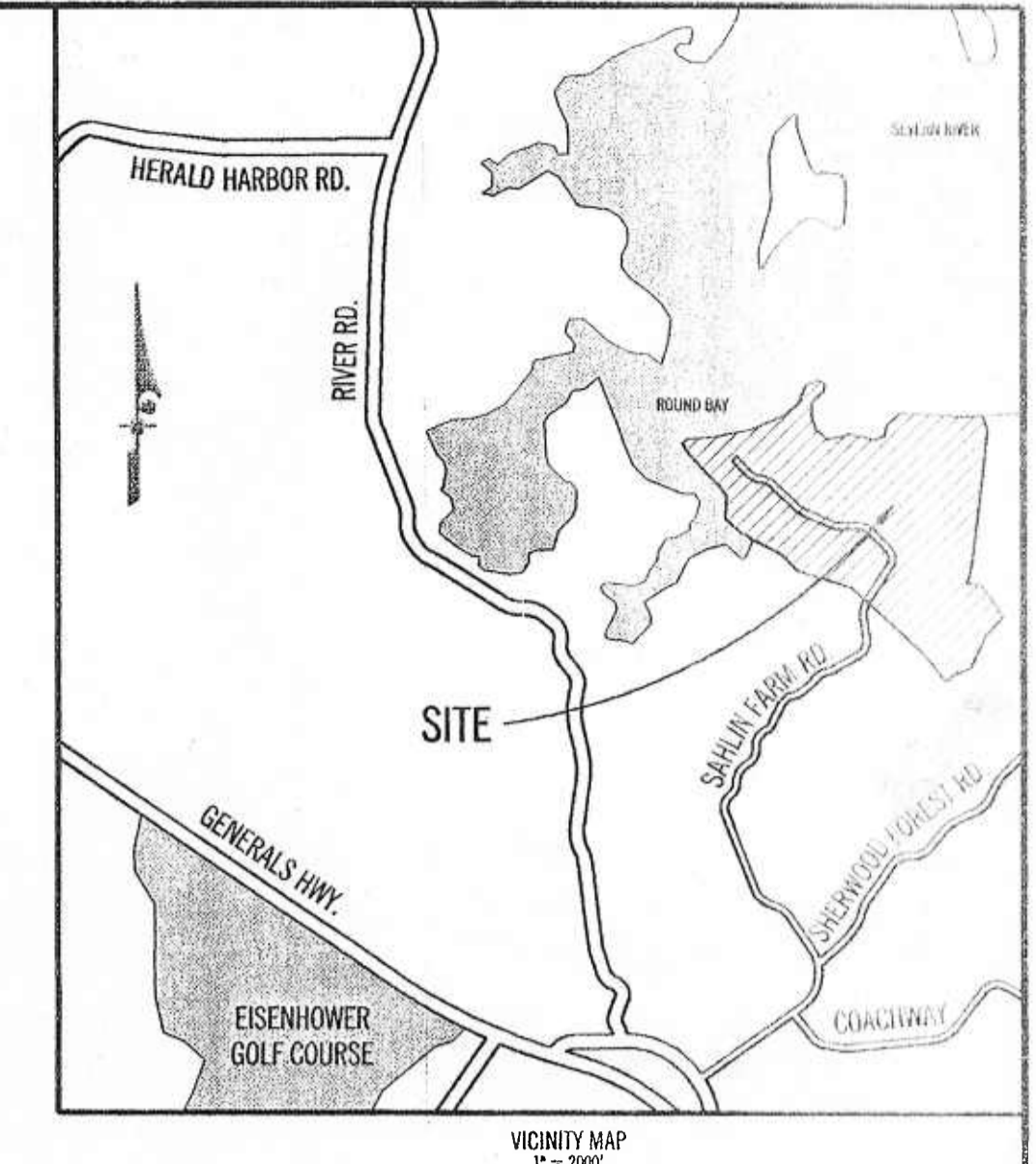
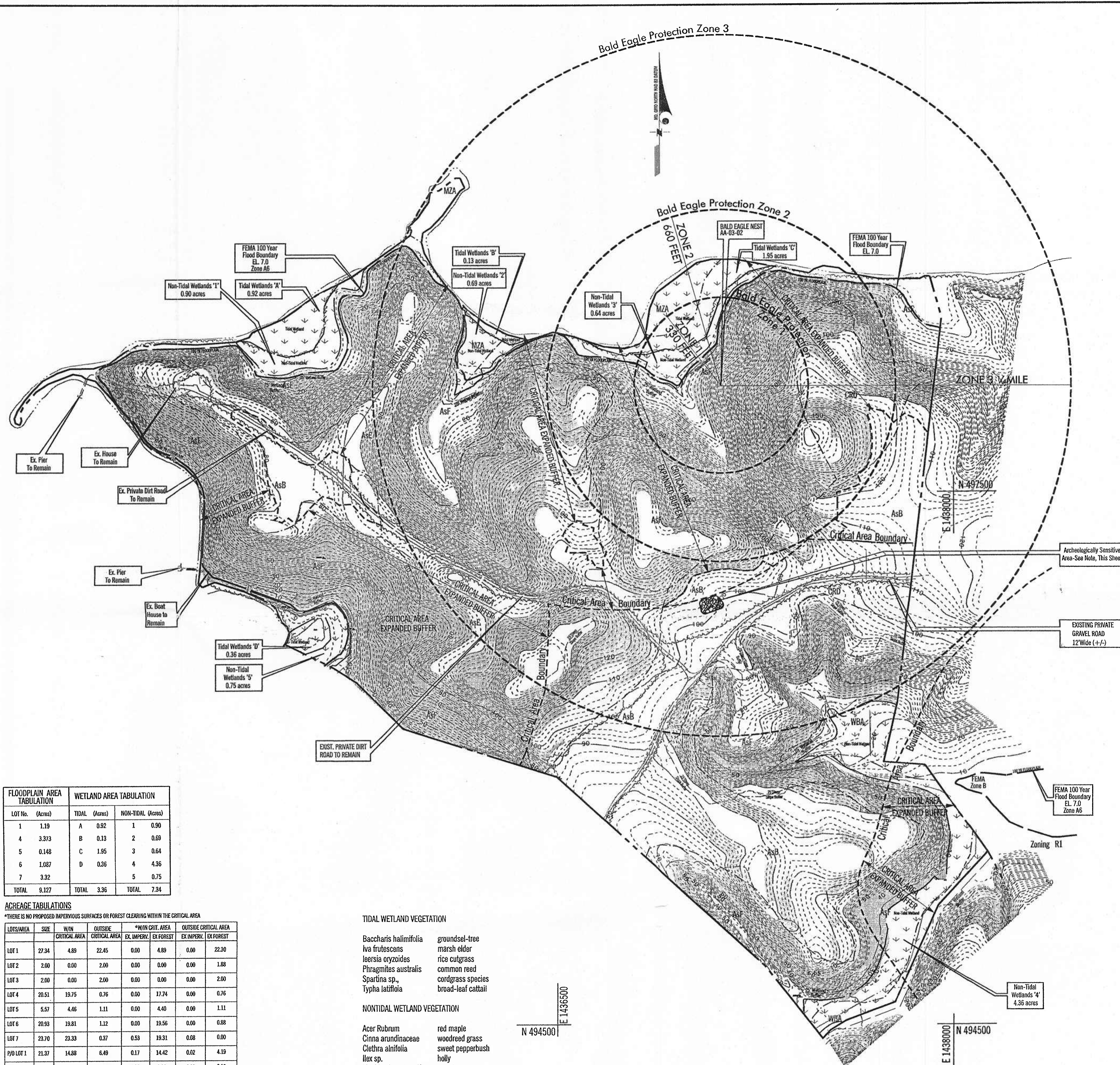
LOT/WBA	SIZE	W/IN CRITICAL AREA		*W/IN CRIT. AREA		OUTSIDE CRITICAL AREA	
		EX. IMPERV.	EX. FOREST	EX. IMPERV.	EX. FOREST	EX. IMPERV.	EX. FOREST
LOT 1	27.34	4.89	22.45	0.00	4.89	0.00	22.30
LOT 2	2.00	0.00	2.00	0.00	0.00	0.00	1.88
LOT 3	2.00	0.00	2.00	0.00	0.00	0.00	2.00
LOT 4	20.51	19.75	0.76	0.00	17.74	0.00	0.76
LOT 5	5.57	4.46	1.11	0.00	4.40	0.00	1.11
LOT 6	20.93	19.81	1.12	0.00	19.56	0.00	0.88
LOT 7	23.70	23.33	0.37	0.53	19.31	0.08	0.00
P/D LOT 1	21.37	14.88	6.49	0.17	14.42	0.02	4.19
R/W	1.84	0.00	1.84	0.00	0.00	0.38	0.12
CEMETERY	0.62	0.59	0.03	0.00	0.59	0.00	0.03
TOTAL	125.89	87.71	38.18	0.70	80.89	0.48	34.45

TIDAL WETLAND VEGETATION

- Baccharis halimifolia groundsel-tree
- Iva frutescens marsh elder
- Ileisia oryzoides rice cutgrass
- Phragmites australis common reed
- Spartina sp. cordgrass species
- Typha latifolia broad-leaf cattail

NONTIDAL WETLAND VEGETATION

- Acer Rubrum red maple
- Cinna arundinacea woodreed grass
- Clethra alnifolia sweet pepperbush
- Ilex sp. holly
- Liquidambar styraciflua sweetgum
- Magnolia virginiana sweetbay magnolia
- Onoclea sensibilis sensitive fern
- Rosa multiflora greenbrier



- ENVIRONMENTAL NOTES:**
1. SITE AREA = 125.90 ACRES OR 5,484,027.2 S.F.
 2. 86.7 ACRES OF THE PROPERTY ARE WITHIN THE CRITICAL AREA WITH A DESIGNATION OF RCA (RESOURCE CONSERVATION AREA).
 3. TIDAL WETLANDS & NON-TIDAL WETLANDS SHOWN ON PLANS WERE TAKEN FROM FOREST CONSERVATION PLANS PREPARED BY CATTAL CONSULTANTS.
- WETLANDS ON SITE:
 NON-TIDAL = 7.35 ACRES
 TIDAL = 3.36 ACRES
4. AN ARCHEOLOGICALLY SENSITIVE AREA IS LOCATED ON THIS SITE AS SHOWN
 5. THE CRITICAL AREA BUFFER IS EXPANDED BEYOND THE 100 FOOT MIN. FROM MEAN HIGH-WATER LINE OF TIDAL WATERS, STREAMS AND TIDAL WETLANDS TO INCLUDE CONTIGUOUS SENSITIVE AREA OF STEEP SLOPES OF 15% OR GREATER AND WETLANDS. THE EXPANDED BUFFER INCLUDES ALL LAND WITHIN 50 FEET OF THE TOP OF STEEP SLOPES WITHIN THE CRITICAL AREA BOUNDARY.

OUTFALL STATEMENT:

A FIELD INVESTIGATION OF THE SITE OUTFALLS WAS PERFORMED ON JANUARY 5, 2006 BY GREENHORNE & O'MARA, INC. THE SITE CONTAINS A RIDGELINE RUNNING ROUGHLY ALONG THE ACCESS ROAD, DIVIDING THE SITE INTO VALLEYS DRAINING TO THE EAST AND WEST. THE RUNOFF TO THE EAST OF THE ROAD DRAINS TO A WETLAND, WHERE THE RUNOFF ENTERS A NEIGHBORING PROPERTY AND THEN ROUND BAY. RUNOFF TO THE WEST OF THE ROAD DRAINS TO HOPKINS CREEK, WITH A PORTION OF THE RUNOFF EXITING THE PROPERTY PRIOR TO ENTERING THE CREEK. MOST OF THE NATURAL SWALES ARE CHARACTERIZED BY STEEP LONGITUDINAL SLOPES NEAR THE RIDGELINE WITH FLATTER SLOPES NEAR THE OUTFALLS, AND STEEP SIDE SLOPES AT BOTH THE HIGHER AND LOW ELEVATIONS. MOST SWALES ARE STABILIZED BY NATURAL VEGETATION, BUT SOME EROSION CONDITIONS EXIST. THE POST-DEVELOPMENT DRAINAGE PATTERNS MIMIC THE EXISTING PATTERNS TO THE EXTENT POSSIBLE, WITH RIPRAP APRONS AND LEVEL SPREADERS AT POINTS OF CONCENTRATED DISCHARGE TO ENCOURAGE SHEET FLOW AND SLOW THE RUNOFF TO NON-EROSIVE VELOCITIES.

P08-0098 00 NF

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 Soil Map Legend
 Anne Arundel County, Maryland
 PERMIT APPLICATION CENTER

- Map Symbol**
- AsB Annapolis fine sandy loam, 2 to 5 percent slopes
 - AsC Annapolis fine sandy loam, 5 to 10 percent slopes
 - AsF Annapolis fine sandy loam, 15 to 25 percent slopes
 - AsT Annapolis fine sandy loam, 25 to 40 percent slopes
 - AsG Annapolis fine sandy loam, 40 to 60 percent slopes
 - CRD Collington and annapolis soils, 10 to 15 percent slopes
 - MaB Marr-dodson complex, 2 to 5 percent slopes
 - Mac Marr-dodson complex, 5 to 10 percent slopes
 - MZA Mispillion and transquating soils, 0 to 1 percent slopes, tidally flooded
 - WBA Wideswater and issue soils, 0 to 2 percent slopes, frequently flooded

RECEIVED
 NOV 20 2008

OWNERS:
 O. CHARLES DODGE
 JUDITH H. WILKINSON
 994 SHERWOOD FOREST ROAD
 ANNAPOLIS, MARYLAND 21401-6433
 410-841-6269

No.	REVISION	DATE	BY

ENGINEERS PLANNERS SCIENTISTS SURVEYORS PHOTOGRAMMETRISTS

GREENHORNE & O'MARA, INC.
 200 HARRY S. TRUMAN PARKWAY, SUITE 200
 ANNAPOLIS, MARYLAND 21401
 (410) 266-0066

ANNAPOLIS, MD. • ATLANTA, GA. • BALTIMORE, MD. • FAIRFAX, VA. • FAIRMONT, WV. • FREDERICKSBURG, VA. • GERMANTOWN, MD. • GREENBELT, MD. JACKSONVILLE, FL. • MECHANICSBURG, PA. • RALEIGH, NC. • RICHMOND, VA. • ST. PETERSBURG, FL. • TAMPA, FL. • WEST PALM BEACH, FL.

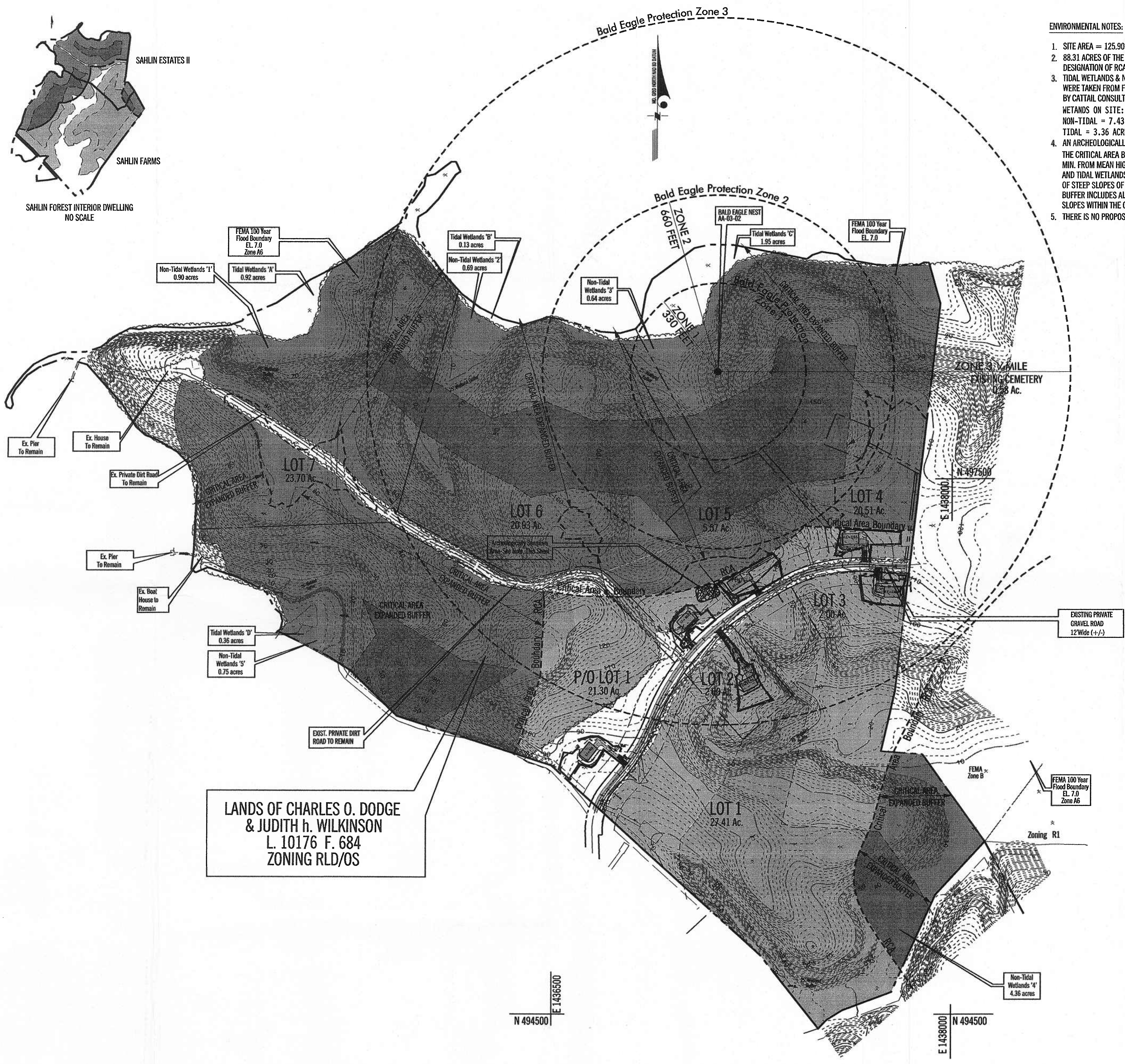
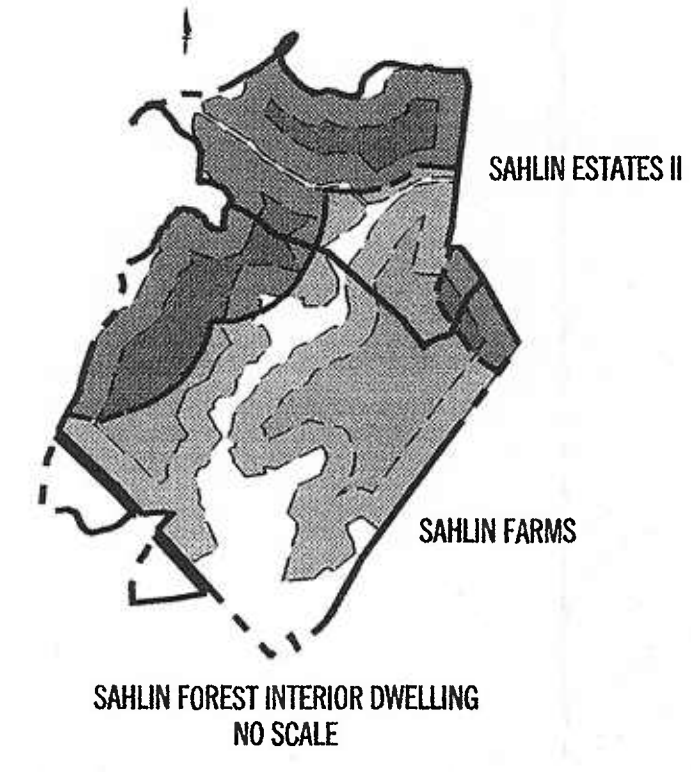
SAHLIN ESTATES II
 FINAL DEVELOPMENT PLANS
 Single Family - Age Restricted Community - 7 Lots Subdivision
 CRITICAL AREA PLAN
 SUBDIVISION No. (98-091) 04-049

JIM DESIGN
 MAM DRAWN
 CS/HS CHECKED
 JANUARY 2006 DATE
 0568 PROJ No.
 1 OF 1 SHEET
 6/13/2006 FILE No.

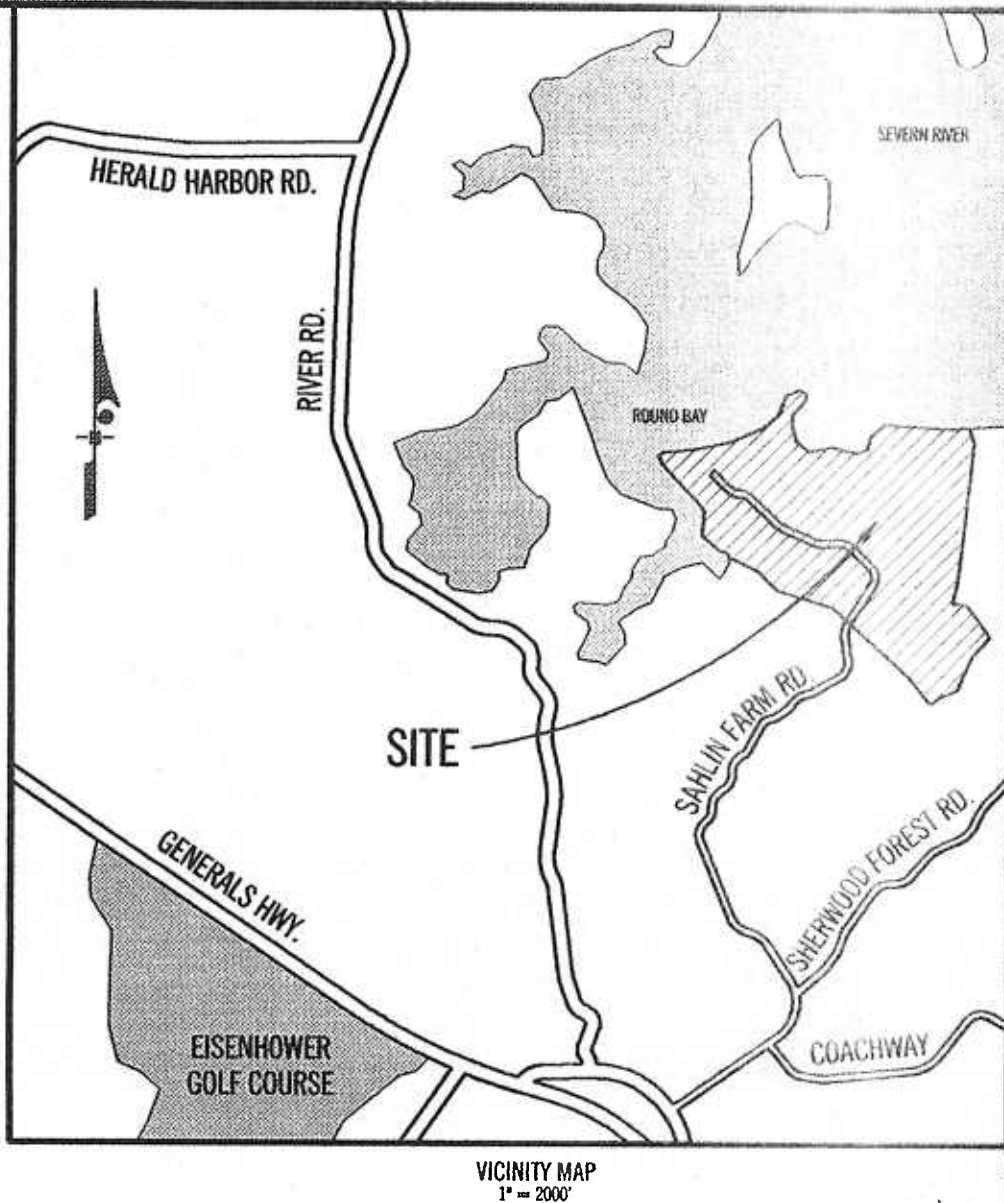
SECOND ASSESSMENT DISTRICT
 TAX MAP 38 BLOCK 18 PARCELS 75
 ANNE ARUNDEL COUNTY, MARYLAND

LEGEND

- FIDS HABITAT OUTSIDE CRITICAL AREA 33.40 ACRES (INCLUDES INTERIOR)
- FIDS INTERIOR (300' EDGE) OUTSIDE CRITICAL AREA 11.85 ACRES
- FIDS HABITAT W/IN CRITICAL AREA 77.77 (INCLUDES INTERIOR)
- FIDS INTERIOR (-300' EDGE) W/IN CRITICAL AREA 18.84 ACRES
- LIMIT OF DISTURBANCE (LOD)
- EXISTING STREAM
- BALD EAGLE PROTECTION ZONE
- WETLAND LIMITS
- WETLAND 25' BUFFER
- 100 YEAR FLOODPLAIN
- CRITICAL AREA 100' BUFFER / EXPANDED STEEP SLOPE BUFFER
- CRITICAL AREA BOUNDARY
- PROPERTY BOUNDARY
- PROPOSED PRIVATE RIGHT-OF-WAY
- PROPOSED LOT LINE
- EXISTING CONTOUR
- EXISTING TREELINE
- EXISTING FARM ROAD
- SOIL BOUNDARY
- WBA
- SOILS LABEL
- ARCHEOLOGICALLY SENSITIVE AREA



- ENVIRONMENTAL NOTES:**
- SITE AREA = 125.90 ACRES OR 5,483,987.3 S.F.
 - 88.31 ACRES OF THE PROPERTY ARE WITHIN THE CRITICAL AREA WITH A DESIGNATION OF RCA (RESOURCE CONSERVATION AREA).
 - TIDAL WETLANDS & NON-TIDAL WETLANDS SHOWN ON PLANS WERE TAKEN FROM FOREST CONSERVATION PLANS PREPARED BY CATTAL CONSULTANTS.
WETLANDS ON SITE:
NON-TIDAL = 7.43 ACRES
TIDAL = 3.36 ACRES
 - AN ARCHEOLOGICALLY SENSITIVE AREA IS LOCATED ON THIS SITE AS SHOWN. THE CRITICAL AREA BUFFER IS EXPANDED BEYOND THE 100 FOOT MIN. FROM MEAN HIGH-WATER LINE OF TIDAL WATERS, STREAMS AND TIDAL WETLANDS TO INCLUDE CONTIGUOUS SENSITIVE AREA OF STEEP SLOPES OF 15% OR GREATER AND WETLANDS. THE EXPANDED BUFFER INCLUDES ALL LAND WITHIN 50 FEET OF THE TOP OF STEEP SLOPES WITHIN THE CRITICAL AREA BOUNDARY.
 - THERE IS NO PROPOSED WORK WITHIN THE CRITICAL AREA.



FIDS CONSERVATION WORKSHEET

NOTE: FOREST HABITAT AND INTERIOR FOR SAHLIN FARMS AND SAHLIN ESTATES II HAS BEEN MAPPED TOGETHER TO ACCURATELY ASCERTAIN FOREST INTERIOR DWELLING. ACRES REPRESENT SUBJECT SUBDIVISION ONLY.

PARCEL SIZE:	
TOTAL ACREAGE:	125.90 AC
CRITICAL AREA ACREAGE:	88.31 AC
EXISTING FOREST COVER, TOTAL CONTIGUOUS ACREAGE:	115.34 AC
FOREST COVER, TOTAL ACRES CA:	80.75 AC
FIDS HABITAT, TOTAL ACRES CA:	77.77 AC
FIDS INTERIOR, ACRES CA:	18.84 AC

INTERIOR CALCULATED BY SUBTRACTING OUT A 300 FT. EDGE.**

ACREAGE OF CONTIGUOUS FOREST AREA:	
IN CRITICAL AREA:	80.75 AC
OUT OF THE CRITICAL AREA WITHIN A 3-MILE RADIUS:	APPROX. 280-300 AC

POST DEVELOPMENT:	
FOREST COVER, TOTAL ACRES CA:	80.75 AC
FIDS HABITAT, TOTAL ACRES CA:	77.77 AC
INTERIOR HABITAT REMAINING, ACRES CA:	218.84 AC
INTERIOR ACREAGE, PERCENTAGE:	100%

** FOREST AT LEAST 50 ACRES INSIDE WITH 10 OR MORE ACRES OF FOREST INTERIOR HABITAT. THE MAJORITY OF THE FOREST TRACTS SHOULD BE DOMINATED BY POLE-SIZED OR LARGER TREES, OR HAVE A CLOSED CANOPY.

** A FOREST EDGE OF 300 FEET IS SUBTRACTED FROM THE TOTAL CONTIGUOUS FOREST TO CALCULATE FOREST INTERIOR, AND IT IS AT LEAST TEN ACRES IN SIZE.

SITE DESIGN GUIDELINE APPLIED TO SAHLIN ESTATES II

- HAS THE DEVELOPMENT BEEN RESTRICTED TO NONFORESTED AREAS? NO
2.17 AC TO BE CLEARED FROM 34.45 AC OUTSIDE OF THE CRITICAL AREA
- IF DEVELOPMENT HAS NOT BEEN RESTRICTED TO NONFORESTED AREAS, HAS DEVELOPMENT BEEN RESTRICTED TO:
 - PERIMETER OF THE FOREST WITHIN 300 FEET OF THE FOREST EDGE? YES
 - THIN STRIPS OF UPLAND FOREST LESS THAN 300 FEET WIDE? YES
 - ISOLATED FORESTS LESS THAN 50 ACRES IN SIZE? NO
 - PORTIONS OF THE FOREST WITH LOW QUALITY FIDS HABITAT? NO
- HAVE NEW LOTS BEEN RESTRICTED TO EXISTING NONFORESTED AREAS AND/OR FORESTS AS DESCRIBED IN #2 ABOVE? YES, DEVELOPMENT HAS BEEN HELD AS CLOSED TO EXISTING DEVELOPED AREA AND NON-FORESTED AREA AS MUCH AS POSSIBLE.
- IF NO, PLEASE EXPLAIN HOW PROPERTY OWNERS WILL BE PREVENTED FROM CLEARING IN THE FIDS HABITAT ON THEIR PROPERTY? FORESTS WITHIN THE CRITICAL AREA AND FOREST CONSERVATION EASEMENTS ARE PROTECTED TO THE LIMITS OF REGULATORY STATUTES.
- WILL FOREST REMOVAL BE LIMITED TO THE FOOTPRINT OF THE HOUSE AND THAT WHICH WILL BE NECESSARY FOR THE PLACEMENT OF ROADS AND DRIVEWAYS? YES
- HAVE THE NUMBER AND LENGTHS OF ROADS BEEN MINIMIZED? YES
- HAVE THE NUMBER AND LENGTHS OF ROADS AND DRIVEWAYS BEEN REDUCED TO 25 FEET AND 15 FEET RESPECTIVELY? WHERE POSSIBLE, HOME LOCATIONS ARE DICTATED BY STEEP SLOPES.
- WILL THE FOREST CANOPY BE MAINTAINED OVER ROADS AND DRIVEWAYS? YES
- WILL THE FOREST CANOPY BE MAINTAINED UP TO THE EDGE OF ROADS AND DRIVEWAYS? YES, LOD IS HELD TO A MINIMUM.
- WILL AT LEAST 80% OF THE FOREST INTERIOR BE MAINTAINED AFTER DEVELOPMENT? YES, THERE IS NO IMPACT TO FOREST INTERIOR. INDICATE PERCENTAGE OF FOREST INTERIOR THAT WILL BE MAINTAINED, 100%
- ARE THERE SPECIAL CONDITIONS ON THE SITE THAT LIMIT WHERE HOUSES AND OTHER DEVELOPMENT ACTIVITIES MAY BE LOCATED SUCH AS WETLANDS, STEEP SLOPES, ETC.? YES STEEP SLOPES AND SLOPE BUFFERS, WETLANDS ARE HUNDREDS OF FEET AWAY FROM ANY DEVELOPMENT
- DO YOU BELIEVE THAT THE 'SITE DESIGN GUIDELINES' HAVE BEEN FOLLOWED AND THAT FIDS HABITAT HAS BEEN CONSERVED ON THIS SITE? YES

P08-0098 00 NF
RECEIVED
NOV 13 2008
PERMIT APPLICATION CENTER

OWNER/DEVELOPER:
O. CHARLES DODGE
JUDITH H. WILKINSON
994 SHERWOOD FOREST ROAD
ANNAPOLIS, MARYLAND 21401-6433
410-841-6269



No.	REVISION	DATE	BY
	NOV-20-2008		



GREENHORNE & O'MARA, INC.

6110 FROST PLACE
LAUREL, MARYLAND 20707
(410) 266-0066

ANNAPOLIS, MD. • ATLANTA, GA. • BALTIMORE, MD. • FAIRFAX, VA. • FAIRMONT, WV. • FREDERICKSBURG, VA. • GERMANTOWN, MD. • LAUREL, MD. • JACONVILLE, FL. • MECHANICSBURG, PA. • RALEIGH, NC. • RICHMOND, VA. • ST. PETERSBURG, FL. • TAMPA, FL. • WEST PALM BEACH, FL.

© LATEST DATE HEREON

SAHLIN ESTATES

FINAL PLAN
SINGLE FAMILY COMMUNITY - 7 LOT SUBDIVISION
CRITICAL AREA PLAN - FOREST INTERIOR DWELLING PLAN

SUBDIVISION No. 98-091 PROJECT No. P08-0098-00NP

SIXTH ASSESSMENT DISTRICT TAX MAP 38 BLOCK 18 PARCEL 75 ANNE ARUNDEL COUNTY, MARYLAND

HKS DESIGN	SCALE	1" = 200'
MAM DRAWN		1 OF 1
GVHS CHECKED	SHEET	
NOV. 2008 DATE	0568 PROJ No.	englsheets/roads FILE No.