

AA 668-06
SUB

Karr, Dorothy
06-0109

MSA-S-1829-5507

Comments 1114106-K2

ATW comments

1/31/07

AWW 5/25/07

AWW 12/1/07

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/

March 14, 2008

Mr. Tom Burke
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Karr, Dorothy Property
S 06-050, P 06-0109

Dear Mr. Burke:

I have received a resubmittal for the above referenced subdivision request. The revised subdivision proposal is the subdivision of an existing 9.41 acre parcel into two residential lots with construction of a single family dwelling on each lot, and the creation of a bulk parcel. 1.48 acres of the property are within the Critical Area, are designated as a Resource Conservation Area (RCA), and are not included within the proposed two residential lots.

The applicant has addressed this office's comments from my December 10, 2007 letter and I have no remaining comments on this project. Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3481.

Sincerely,

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

Amber Widmayer
Natural Resources Planner

cc: AA 668-06

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
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December 10, 2007

Mr. Tom Burke
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Karr, Dorothy Property
S 06-050, P 06-0109

Dear Mr. Burke:

I have received a resubmittal for the above referenced subdivision request. It appears that the applicant has addressed this office's comments from my May 25, 2007 letter. The applicant has changed the configuration of the previously proposed six lot subdivision and now proposes to subdivide the existing 9.41 acre parcel into two residential lots with construction of a single family dwelling on each lot, and a bulk parcel for future development of a church. 1.48 acres of the property are within the Critical Area and are designated as a Resource Conservation Area (RCA). I have outlined my comments below.

1. The applicant proposes to subdivide an already non-conforming portion of RCA to create three smaller portions of RCA that are in greater nonconformance with the County's Critical Area program.

While we acknowledge that the current subdivision has been in the review process through several submissions, the extension of lot lines within the RCA has been a topic of recent conversations between County and Commission staff. Specifically, it has been repeatedly demonstrated that the extension of lot lines within the RCA creates the potential for future conflicts and illegal development activities within the RCA portion of the lots. While the RCA portion of the lots may be restricted by plat note, there is no demarcation of this line in the field and individual lot owners are often unaware of the restrictions agreed to by a developer. In addition, it remains our position that the drawing of lot lines within the RCA further degrades the quality and size of the RCA left undisturbed and is therefore not consistent with the density provisions in the law. In this case, and in recognition of the review history preceding this letter, Commission staff recommends that the County require the applicant to include the entire portion of the lot areas located within the RCA on proposed lots one and two and on the bulk parcel within a permanent conservation easement, forest or other, and that a restriction in perpetuity on development within the

TTY for the Deaf

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

Mr. Burke
December 10, 2007
Page Two

RCA portion of the lots be recorded within the individual deeds and noted on the recorded plat. Alternatively, the applicant may choose to remove all lot lines on the referenced lots from the RCA.

We note that the applicant has proposed to place the RCA portion of the two proposed residential lots in such an easement. However, the submitted materials do not show any development restrictions on the portion of RCA within the proposed bulk parcel. If the applicant wishes to further segment the existing non-conforming 1.48 acre portion of RCA to create the proposed 43,135 square foot portion of RCA on the bulk parcel, the applicant must place the bulk parcel RCA under the restrictions as described above.

2. The plans show that the RCA on proposed lots one and two will be used to meet the reforestation requirements for the proposed clearing. Accordingly, this area should be placed in a forest conservation easement instead of a natural area easement to ensure that no cutting or clearing takes place within this RCA in the future. Please have the applicant make the necessary corrections to the easement language on the plat and plans.

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

Sincerely,



Amber Widmayer
Natural Resources Planner

cc: AA 668-06

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

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November 14, 2006

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

Re: Dorothy Karr Property (S06-050)
TM 51, P148

Dear Ms. Krinetz:

Thank you for providing information on the above referenced subdivision. The applicant is requesting to subdivide a 9.45-acre parcel to create six new lots and a stormwater management parcel. Within the Critical Area, there are approximately 1.48 acres of land, designated as Resource Conservation Area (RCA). Portions of two lots and a portion of the proposed stormwater management parcel are located within the Critical Area.

The plat provided shows that lot lines and septic areas for proposed Lots 4 and 5 are located within the RCA. Unless these septic reserve areas are associated with a dwelling unit inside the RCA, and meet the RCA density, they are not permitted. See the County Code 18-13-206 which lists the allowable uses in the RCA and states, "... for a residential use, the density allowed is one dwelling unit per 20 acres." In addition, the list of permitted RCA uses, identified in the County Code and approved by the Critical Area Commission, does not include septic reserve areas associated with development or dwelling units outside the RCA.

In addition, it is not clear whether any plat notes are included on the plat which define the acreage and designation of the Critical Area RCA lands. Please ensure that this information is provided prior to preliminary plat approval.

Thank you for the opportunity to comment on this subdivision request. If you have any questions, please feel free to call me at (410) 260-3482.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kerrie Gallo".

Kerrie Gallo
Natural Resources Planner
AA668-06

Cc: Chris Soldano, Deputy Planning & Zoning Officer

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chairman

Ren Serey
Executive Director

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May 25, 2007

Ms. Kathy Shatt
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6305
Annapolis, Maryland 21401

Re: Karr, Dorothy Property
S 06-050, P 06-0109

Dear Ms. Shatt:

I have received a resubmittal for the above referenced subdivision request. It appears that the applicant has addressed some of this office's comments from my January 31, 2007 letter. I have outlined my remaining comments below.

1. We note that the applicant has removed the proposed septic area from the RCA on lot five. However, the proposed septic area is still shown in the RCA on lot four. As this office has explained to the applicant in our past two letters, proposed uses of the RCA that are not included in Anne Arundel County Code 18-13-206 must not be located in the RCA unless associated with a dwelling unit inside the RCA. A septic area is such a use that is not included in the Code's list of allowed uses of the RCA without being associated with a residential dwelling in the RCA. This position was reaffirmed by the Commission at the December 6, 2006 Critical Area Commission meeting. The Commission approved a motion, "that there is a clear conflict, mistake or omission in Anne Arundel County's application of permissible RCA uses by allowing septic systems in the RCA that serve development in the LDA and exceed the allowable residential development of one unit per 20 acres...Any future approvals involving this identified deficiency shall be null and void until the deficiency is corrected." Therefore, if the applicant attempts to seek County approval of its current plan that shows a septic area in the RCA that is not associated with a residential dwelling in the RCA, any approval of this use by the County would be null and void.
2. Additionally, the applicant has now located a stormwater management area in the RCA on lot five. A stormwater management area that is not associated with a dwelling in the RCA is another use that is not allowed in the RCA under Anne Arundel County's Code. Consequently, the proposed stormwater management area must be moved out of the RCA as well.

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Ms. Schappert
May 25, 2007
Page Two

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

Sincerely,

A handwritten signature in black ink, appearing to read 'AW', with a long horizontal flourish extending to the right.

Amber Widmayer
Natural Resources Planner

cc: AA 668-06



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January 31, 2007

Ms. Kathy Shatt
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6305
Annapolis, Maryland 21401

Re: Karr, Dorothy Property
S 06-050, P 06-0109

Dear Ms. Shatt:

I have received a resubmittal for the above referenced subdivision request. It appears that the applicant has addressed some of the comments from Kerrie Gallo's November 14, 2006 letter. I have outlined my remaining comments below.

1. We note that the applicant has identified the area on the plan where the required 15% afforestation will be done. Please add a note to the plat and deed illustrating that this area will be in a conservation easement. Also, please show the calculations for the total existing forested area, the required afforestation, and the total proposed forested area within the site tabulation chart on the plat and plan.
2. We recommend installing fencing or signs showing the limits of the forest conservation areas that abut the proposed lots so that encroachments into these areas during construction and by future lot owners will be prevented.
3. The resubmitted plans show septic areas in the RCA portion of proposed lots four and five. As this office previously explained, septic areas may not be located in the RCA when they do not serve development in the RCA that meets the allowable residential density of one unit per 20 acres.

In the applicant's January 12, 2006 response to this office's explanation, the applicant stated, "we respectfully disagree with [the] determination that the septic reserve areas for two of the proposed lots are not permitted in the Critical Area and defer this decision to the County."

However, at the December 6, 2006 Critical Area Commission meeting, the Program Subcommittee approved a motion, "that there is a clear conflict, mistake or omission in Anne

Ms. Shatt
January 31, 2007
Page Two

Arundel County's application of permissible RCA uses by allowing septic systems in the RCA that serve development in the LDA and exceed the allowable residential development of one unit per 20 acres...Any future approvals involving this identified deficiency shall be null and void until the deficiency is corrected."

Consequently, the applicant's plans to defer the resolution of this issue to the County will not yield a favorable outcome for the applicant. The septic areas for proposed lots four and five may not be located in the RCA and therefore must be relocated.

4. We request that a notation be added to the plat and plan that no structures may be located in the RCA portion of lots four and five in the future.

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3483.

Sincerely,



Amber Widmayer
Natural Resources Planner

cc: AA 668-06

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

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January 2, 2007

Ms. Elinor Gawel
Anne Arundel County
Office of Environmental and Cultural Resources
2664 Riva Road, MS 6402
Annapolis, Maryland 21401

RE: Notice of Action pursuant to Maryland Annotated Code, Natural Resources
Article §8-1809

Dear Ms. Gawel:

This letter serves as notice of action taken by the Critical Area Commission ("Commission") at its regular meeting on December 6, 2006 pursuant to Maryland Annotated Code, Natural Resources Article ("NR") §8-1809 (l). The Commission voted to declare certain provisions of Anne Arundel County's Critical Area Program ("County Program") to be in conflict with the Critical Area law and the Commission's Criteria.

At its November 1, 2006 meeting, Chairman Martin G. Madden and Commission staff briefed the Commission on the following concerns regarding the Anne Arundel County Critical Area Program:

1. The submittal by the County of proposed amendments to its local Critical Area Program based on the correction of mistakes in the original mapping of land in the Resource Conservation Area (RCA) in relation to existing sewer lines.
2. The resubdivision and extension of Limited Development Area (LDA) lots into the RCA for the purpose of locating new septic waste disposal systems in the RCA without using the County's growth allocation acreage.

At its December 6, 2006 meeting, the Commission compared the County's Program language, the County's written interpretations of its Program, and recent County subdivision practices with the requirements of the State Critical Area law and COMAR 27.01 et seq. The Commission performed this comparison pursuant to its responsibility

Ms. Elinor Gawel
January 2, 2007

under Section 8-1809 of the Natural Resources Article, Maryland Annotated Code. After a presentation by Commission staff, and discussion of issues set out in the attached Memorandum, the Commission voted on Motions:

To invoke Annotated Code, Natural Resources Section 8-1809(l)(1); and

To determine that the Anne Arundel County Critical Area Program contains clear mistakes, omissions and conflicts with the Commission's criteria; and

To notify the County of the deficiencies; and

To direct the County to submit proposed program amendment(s) or refinement(s) to correct the deficiencies.

The specific provisions of the Anne Arundel County Program affected by this action of the Commission are:

1. The mapping rules and procedures set out in pages 12-16 of Anne Arundel County's Critical Area Program document.
2. Article 18, Title 13, Section 206 (Zoning; Critical Area Overlay; RCA Uses)

In regard to Item 1 above, the Commission approved the following Motion by a vote of 21 in favor, none opposed:

The Program Subcommittee finds that there is a clear conflict, mistake, or omission in Anne Arundel County's Critical Area Program relative to the County's Critical Area maps, and the amendment of those maps on the basis of mistake in accordance with the mapping standards in the County's Critical Area Program document.

In accordance with Section 8-1809 (l) of the Natural Resources Article, the Commission will notify the County of this deficiency, and within 90 days, the County shall submit program amendments or refinements to correct this deficiency. Any future local approvals of map amendments on the basis of mistake shall be null and void until this deficiency is corrected.

Until this deficiency is corrected, the Commission respectfully requests that the County not submit any further map amendments on the basis of mistake.

Ms. Elinor Gawel
January 2, 2007

In regard to Item 2 above, the Commission approved the following Motion by a vote of 21 in favor, none opposed:

Based on the action taken by the County on Crystal Spring Farms, the Program Subcommittee finds that there is a clear conflict, mistake, or omission in Anne Arundel County's application of permissible RCA uses by allowing septic systems in the RCA that serve development in the LDA and exceed the allowable residential density of one unit per 20 acres.

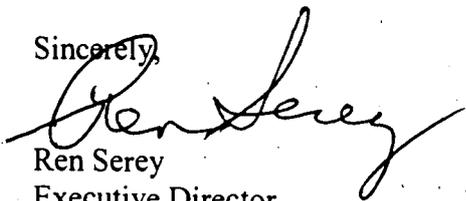
In accordance with Section 8-1809 (l) of the Natural Resources Article, the Commission will notify Anne Arundel County of this deficiency in the implementation of the County's Critical Area Program. Within 90 days, the County shall submit program amendments or refinements to correct this deficiency. Any future approvals involving this identified deficiency shall be null and void until the deficiency is corrected.

Until this deficiency is corrected, the County's growth allocation in the amount of 23.108 acres necessary to accommodate the Crystal Spring Farms project will be considered unavailable for use for other projects.

The Commission takes this action pursuant to Natural Resources Article §8-1809(l). As a result of these votes, the County shall submit to the Commission as program amendments or program refinements, any changes to the County Program necessary to correct the identified deficiencies. This submission shall be made within 90 days of the date of this letter. The corrections may be submitted as one package or as separate submissions. The Commission also notifies you that, as a result of this vote by the Commission, from the date of this letter, any local project approval granted under a part of the local program that the Commission has determined to be deficient shall be null and void.

If you have questions or need additional information, please contact me at (410) 260-3462.

Sincerely,



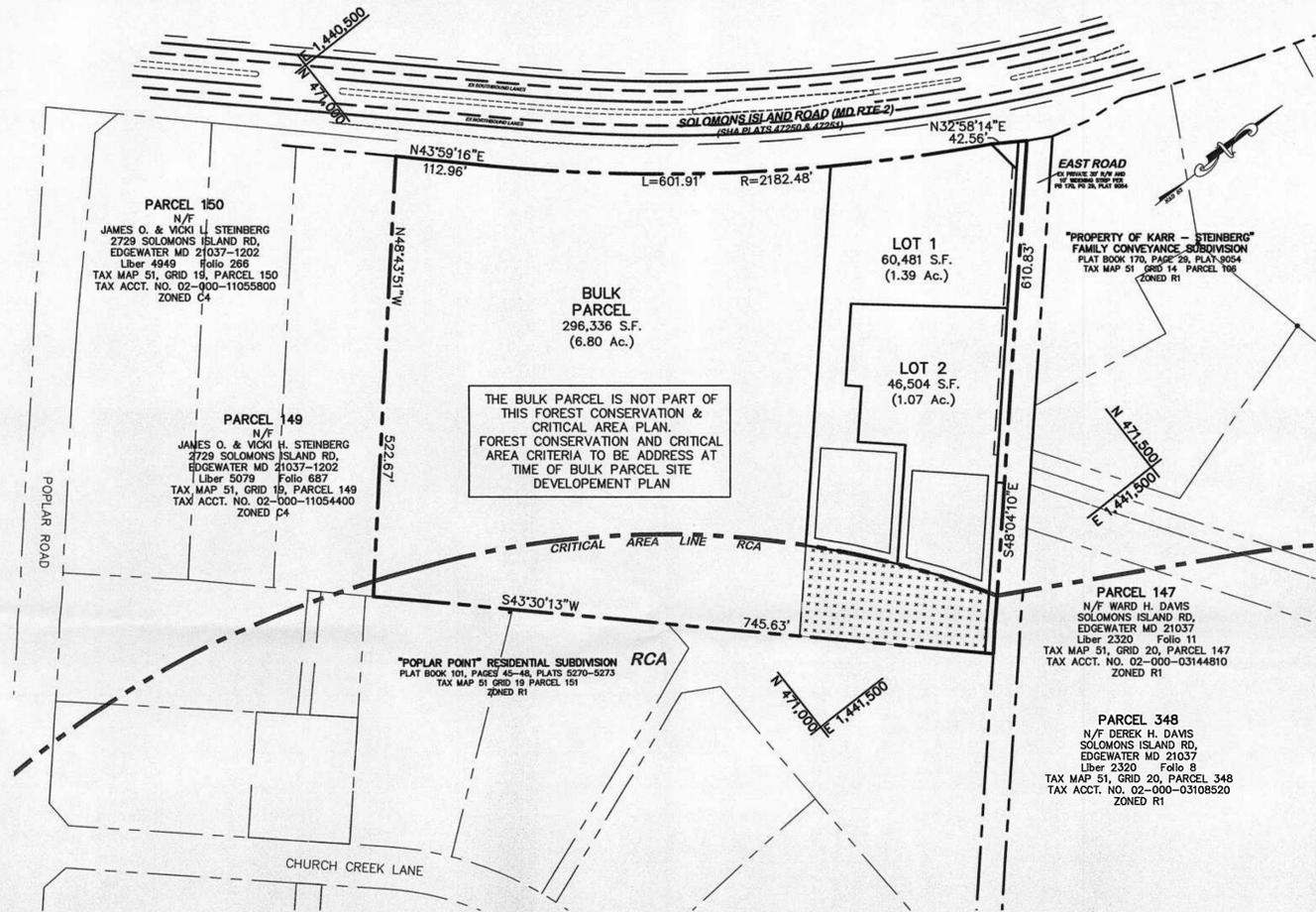
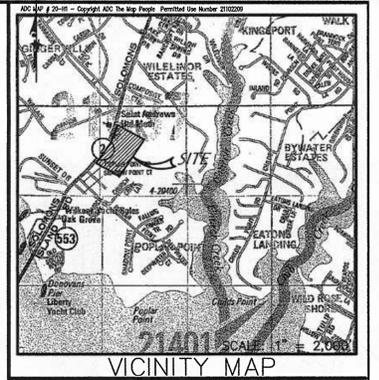
Ren Serey
Executive Director

cc: Jonathan Hodgson, County Attorney
Lois Villemaire, Acting Director, Planning and Zoning
Chris Soldano, Deputy Director, Planning and Zoning
Marianne E. Dise, Commission Counsel

KARR PROPERTY

SINGLE FAMILY DETACHED MINOR SUBDIVISION

FOREST CONSERVATION & CRITICAL AREA PLAN



FOREST CONSERVATION TABULATION

| | |
|--|-------------------------|
| Total Tract Area = 409,948 sf / 9.41 ac. | |
| ROW Dedication: | = 6,627 sf / 0.15 ac. |
| Lot 1 | = 60,481 sf / 1.39 ac. |
| Lot 2 | = 46,504 sf / 1.07 ac. |
| Bulk Parcel | = 296,336 sf / 6.80 ac. |
| Deductions for Net Tract: | |
| 100 Year Floodplain | = 0 ac. |
| Non-Tidal Wetlands | = 0 ac. |
| Steep Slopes (>25%) | = 0 ac. |
| Bulk Parcel (Including CA) | = 6.80 ac. |
| Total Deductions | = 6.80 ac. |
| Net Tract Area of Site = 409,948 sf - 296,337 sf = 113,611 sf / 2.61 ac. | |
| Zoning: R1 (entire site) | |
| Existing Forest Onsite = 0.00 ac. | |
| Standard Afforestation Required = (20% X 113,611) = 22,722 sf or 0.52 ac | |
| Total Afforestation Provided 20,815-sf or 0.48 ac. | |
| Remaining 1,907 sf or 0.04 acres of Afforestation to be by Fee-in-lieu. | |

CRITICAL AREA TABULATIONS:

TOTAL SITE AREA WITHIN CRITICAL AREA = 64,663 SF. (1.48 AC.±)

IMPERVIOUS AREA TABULATION WITHIN CRITICAL AREA:

| LOTS | LOT AREA WITHIN CA | EX. IMP. AREA | ALLOWABLE IMP. AREA | PROP. IMP. AREA |
|------------------|-----------------------|---------------|---------------------|-----------------|
| BULK PARCEL A | 63,950 sf (1.47 ac.) | 3,723 SF. | 9,592 SF. | 3,723 SF.* |
| R-O-W DEDICATION | 713 SF. (0.02 Ac.) | 0 SF. | 107 SF. | 0 SF. |
| TOTAL | 64,663 SF. (1.48 Ac.) | 3,723 SF. | 9,700 SF. | 3,723 SF.* |

* BULK PARCEL EXISTING IMPERVIOUS AREA WITHIN CRITICAL AREA. NO ADDITIONAL IMPERVIOUS AREA PROPOSED WITH THIS PLAN.

State Forest Conservation Manual
Section 3.3: Site Planning: How Much Forest will be Retained or Planted?

Notes: Use 0 for all negative numbers that result from these calculations.

Net Tract Area

A. Total Tract Area = 9.41 ac.
 B. Area within 100-year floodplain (drainage area greater than 400 acres or Class III waters) = 0.00 ac.
 C. Other Deductions (Bulk Parcel & Critical Area) = 6.80 ac.
 D. Net Tract Area = (A-B-C) = 2.61 ac.

Land Use Category: R-1 - Residential

E. Afforestation Threshold (Net Tract Area x .15%) = 0.39 ac.
 F. Conservation Threshold (Net Tract Area x .20%) = 0.52 ac.

Existing Forest Cover

G. Existing Forest Cover in the Net Tract Area = 0.00 ac.
 H. Area of Forest Above Conservation Threshold = 0.00 ac.

If the Existing Forest Cover is greater than the Conservation Threshold, then
 H = Existing Forest Cover (G) - Conservation Threshold (F)

Break Even Point

I. Break Even Point (Amount of Forest that must be retained so that no mitigation is required)
 If the area of forest above the Conservation Threshold is greater than zero, then I = (0.2 x the area of forest above the Conservation Threshold (H) + the Conservation Threshold (F))
 J = 0.00 ac.

Proposed Forest Clearing

K. Total Area of Forest to be Cleared = 0.00 ac.
 L. Total Area of Forest Remaining = 0.00 ac.

Planting Requirements

If you are retaining forest at or above the break even point (I), no planting is required.
 If not, calculate the planting requirement below:

M. Reforestation for Clearing Above the Conservation Threshold = N/A ac.

(1) If the total area of forest to be retained (L) is greater than or equal to the Conservation Threshold (F), then
 M = the area of forest to be cleared (K) x 0.25; or
 (2) If the forest to be retained is less than the Conservation Threshold (F), then
 M = area of forest above the Conservation Threshold (H) x 0.25

N. Reforestation for Clearing Below the Conservation Threshold = 0.00 ac.

(1) If Existing Forest Cover (G) is greater than the Conservation Threshold (F), and the forest to be retained (L) is less than the Conservation Threshold (F), then
 N = 2.0 x (the Conservation Threshold (F) - the forest to be retained (L))
 (2) If Existing Forest is less than or equal to the Conservation Threshold, then
 N = 2.0 x the Forest to be cleared (K).

P. Credit for Retention Above the Threshold = 0.00 ac.
 If the area of forest to be retained (L) is greater than the Conservation Threshold (F), then
 P = L - F

Q. Total Reforestation Required Q = M + N - P = 0.00 ac.
 R. Total Afforestation Required = 0.52 ac.

(1) If Existing Forest Cover (G) is less than the Afforestation Threshold (E), then R = the Afforestation Threshold (E) - the Existing Forest Cover (G)
 (2) If Existing Forest Cover (G) is less than the Afforestation Threshold (E) and you are clearing forest, then R = Afforestation Threshold (E) - the Existing Forest Cover + (G) x Forest to be Cleared (K)

S. Total Planting Requirement S = Q + R = 0.52 ac.

Source: DNR
 Figure 3.3.6
 Final Draft July 1995

SUBDIVISION BOUNDARY MAP
Scale: 1"=100'

SOILS CHART

(SOURCE: 2003 SOIL SURVEY FOR ANNE ARUNDEL COUNTY MARYLAND)

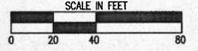
| MAP SYMBOL | SOIL MAPPING UNIT | HYDROLOGIC SOIL GROUP | HYDRIC SOIL? |
|------------|---|-----------------------|--------------|
| AoC | Annapolis loamy sand, 5 to 10 Percent Slopes | C | NO |
| AaA | Annapolis fine sandy loam, 0 to 2 Percent Slopes | C | NO |
| AaB | Annapolis fine sandy loam, 2 to 5 Percent Slopes | C | NO |
| AuB | Annapolis-Urban land Complex, 0 to 5 Percent Slopes | C | NO |
| CRD | Collington and Annapolis soils, 10 to 15 Percent Slopes | B-C | NO |

SEE SHEET 2 FOR SOIL MAPPING

FOREST CONSERVATION PLAN NOTES

- This FCP has been prepared to support a residential property on the subject 9.41-acre parcel. The site is located between the highway and the Poplar Point subdivision, southeast of the Gingerville and Wallace Manor subdivisions. 6.80 acres is part of a Bulk Parcel that includes 1.48 acre in the Chesapeake Bay Critical Area and is therefore the "Net Tract Area" for purposes of Forest Conservation.
- The site is completely open horse pasture with no trees. With the R-1 zoning, the required 20% Afforestation Threshold would be 0.52 acres. A existing shed and barn within the Critical Area portion of the Bulk Parcel are to remain.
- There are no nontidal wetlands or stream channels located within at least 200 feet of the site. No species listed by the State of US F&WS as rare, threatened or endangered were observed on the site, and by letter if July 25, 2006, the Maryland Department of Natural Resource's Wildlife and Heritage Service reported no records of such species for or near the site.
- Because the site is completely cleared and no development is proposed along the eastern property line where there are trees on the adjoining lots in Poplar Point Subdivision, no tree protection measures are required. This plan proposes 0.48 acres of afforestation within a conservation easement on the Critical Area portion of Bulk Parcel A. The remaining 0.04 acres of required afforestation to be a fee-in-lieu.

Forest Conservation Plan Prepared by:
 Eric E. See REV 3/5/08
 Eric E. See; Qualified Professional
 See Environmental Services, Inc.
 2444 Solomons Island Road, Suite 217
 Annapolis, MD 21401
 (410) 266-3828



| | |
|--|------------|
| DESIGNED: MWE | DRAWN: MWE |
| ORIG. DATE: 10/29/07 | |
| MODIFIED BY/DATE: 11/5/07 | |
| CADD DWG #: KK02305-FCI | |
| DLA PROJECT #: KK02305 | |
| © Drum, Loyka & Associates, LLC These drawings are the property of Drum, Loyka & Associates, LLC. Unauthorized reproduction for any purpose is not permitted and is an infringement upon copyright laws. Violators will be subject to prosecution to the fullest extent of the law. | |

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

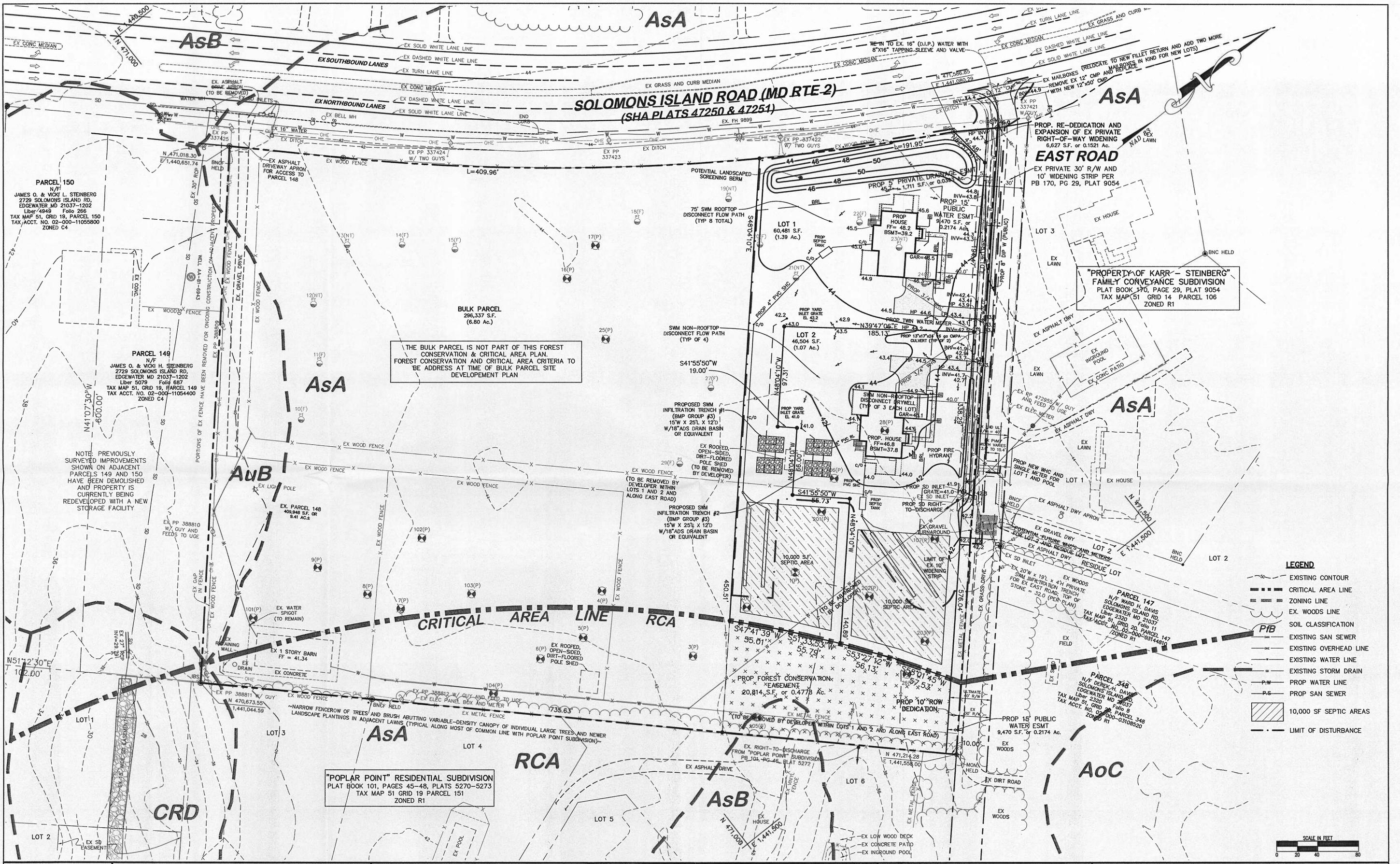
Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, license no. 12266, expiration date: 5-30-09

DEVELOPER

RIVA PROPERTIES, LLC
 2661 RIVA ROAD
 ANNAPOLIS, MD 21401
 410-573-5720

FOREST CONSERVATION & CRITICAL AREA PLAN
KARR PROPERTY
 MINOR SUBDIVISION NO. 2006-050, PROJECT NO. 07-0222
 SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION
 TAX MAP 51 GRID 19 PARCEL 24 DISTRICT 2ND
 ANNE ARUNDEL COUNTY, MARYLAND 21037, ZONED R-1

SCALE: AS SHOWN DATE: 3/7/08 PROJ. NO: KK02305 SHEET 1 OF 2



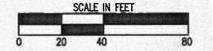
THE BULK PARCEL IS NOT PART OF THIS FOREST CONSERVATION & CRITICAL AREA PLAN. FOREST CONSERVATION AND CRITICAL AREA CRITERIA TO BE ADDRESS AT TIME OF BULK PARCEL SITE DEVELOPMENT PLAN

PROP. RE-DEDICATION AND EXPANSION OF EX PRIVATE RIGHT-OF-WAY WIDENING 6,627 S.F. or 0.1521 Ac.
EAST ROAD
 EX PRIVATE 30' R/W AND 10' WIDENING STRIP PER PB 170, PG 29, PLAT 9054

"PROPERTY OF KARR - STEINBERG" FAMILY CONVEYANCE SUBDIVISION PLAT BOOK 170, PAGE 29, PLAT 9054 TAX MAP 51 GRID 14 PARCEL 106 ZONED R1

"POPLAR POINT" RESIDENTIAL SUBDIVISION PLAT BOOK 101, PAGES 45-48, PLATS 5270-5273 TAX MAP 51 GRID 19 PARCEL 151 ZONED R1

- LEGEND**
- - - - - EXISTING CONTOUR
 - --- CRITICAL AREA LINE
 - - - - ZONING LINE
 - - - - EX. WOODS LINE
 - - - - SOIL CLASSIFICATION
 - - - - EXISTING SAN SEWER
 - - - - EXISTING OVERHEAD LINE
 - - - - EXISTING WATER LINE
 - - - - EXISTING STORM DRAIN
 - - - - PROP WATER LINE
 - - - - PROP SAN SEWER
 - ▨ 10,000 SF SEPTIC AREAS
 - - - - LIMIT OF DISTURBANCE



| | | | |
|---------------------------|--------|-----------------------------|---------------------|
| DESIGNED: MWE | DRAWN: | REVISIONS TO APPROVED PLANS | |
| ORIG. DATE: 10/29/07 | | No. | DATE BY DESCRIPTION |
| MODIFIED BY/DATE: 11/5/07 | | | |
| CADD DWG #: KK02305-FC1 | | | |
| DLA PROJECT #: KK02305 | | | |

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

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, license no. 17266, expiration date: 5-30-09.

DEVELOPER
RIVA PROPERTIES, LLC
 2661 RIVA ROAD
 ANNAPOLIS, MD 21401
 410-573-5720

FOREST CONSERVATION & CRITICAL AREA PLAN
KARR PROPERTY
 MINOR SUBDIVISION NO. 2006-050, PROJECT NO. 07-0222
 SINGLE FAMILY DETACHED RESIDENTIAL SUBDIVISION
 TAX MAP 51 GRID 19 PARCEL 24 DISTRICT 2ND
 ANNE ARUNDEL COUNTY, MARYLAND 21037, ZONED R1

SCALE: 1" = 40' DATE: 3/7/08 PROJ. NO: KK02305 SHEET 2 OF 2

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