

AN 224-06  
SUB

20 Dean Street

MSA S 1829-5549

Comment

5/3/06

Comments 7/18/06

PLZ

Robert L. Ehrlich, Jr.  
Governor



Michael S. Steele  
Lt. Governor

Martin G. Madden  
Chairman

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/](http://www.dnr.state.md.us/criticalarea/)

July 18, 2006

Mr. Dirk Geratz  
Department of Planning and Zoning  
160 Duke of Gloucester Street  
Annapolis, Maryland 21401

RE: 20 Dean Street Subdivision

Dear Mr. Geratz:

*Dirk:*

I have received the revised site plan and 10% pollutant reduction requirement calculations for the Dean Street subdivision. The applicant has addressed the comments from Dawnn McCleary's June 13, 2006 letter. We have no additional comments.

Sincerely,

A handwritten signature in cursive script that reads "Regina A. Esslinger".

Regina A. Esslinger, Chief  
Project Evaluation Division

RAE/jjd

cc: Terry Schuman, Bay Engineering  
AN224-06

Robert L. Ehrlich, Jr.  
*Governor*

Michael S. Steele  
*Lt. Governor*



Martin G. Madden  
*Chairman*

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June 13, 2006

Mr. Dirk Geratz  
Senior Planner  
City of Annapolis Planning and  
Zoning  
160 Duke of Gloucester Street  
Annapolis, Maryland 21401

RE: 20 Dean Street Subdivision

Dear Mr. Geratz:

This office has received the additional information on the minor subdivision that was sent. We understand that the applicant will now create two new lots. One lot will be a new single family attached dwelling and the other lot will be a duplex condominium type unit.

The applicant has not satisfied the 10% calculations because Step 3 and Step 4 are not correct. Step 3 should be 0.170 pounds of Phosphorus for L post and Step 4 should be 0.018 pound of phosphorus for Pollutant Removal Requirements. Step 2 B, Redevelopment should be used and not Step 2 A, New Development. Please forward a revised copy of the Worksheet A for our review.

If there are any questions, please feel free to call me at (410) 260-3483.

Sincerely,

A handwritten signature in cursive script that reads "Dawnn McCleary".

Dawnn McCleary  
Natural Resources Planner

cc: Ren Serey  
Regina Esslinger  
AN 224-06revised

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
Chairman

Ren Serey  
Executive Director

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May 3, 2006

Mr. Dirk Geratz  
Senior Planner  
City of Annapolis Planning and  
Zoning  
160 Duke of Gloucester Street  
Annapolis, Maryland 21401

RE: 20 Dean Street Subdivision

Dear Mr. Geratz:

This office has reviewed the minor subdivision for the above project. The applicant is proposing to remove an existing building and create three new lots with new attached single family dwellings. The site is 0.085 acres and in an Intensely Developed Area.

Please note that we did not receive the 10 % pollutant reduction calculations. Please forward this information to our office for review. If there are any questions, please feel free to call me at (410) 260-3483.

Sincerely,

A handwritten signature in cursive script that reads "Dawnn McCleary".

Dawnn McCleary  
Natural Resources Planner

cc: Regina Esslinger

AN.224-06

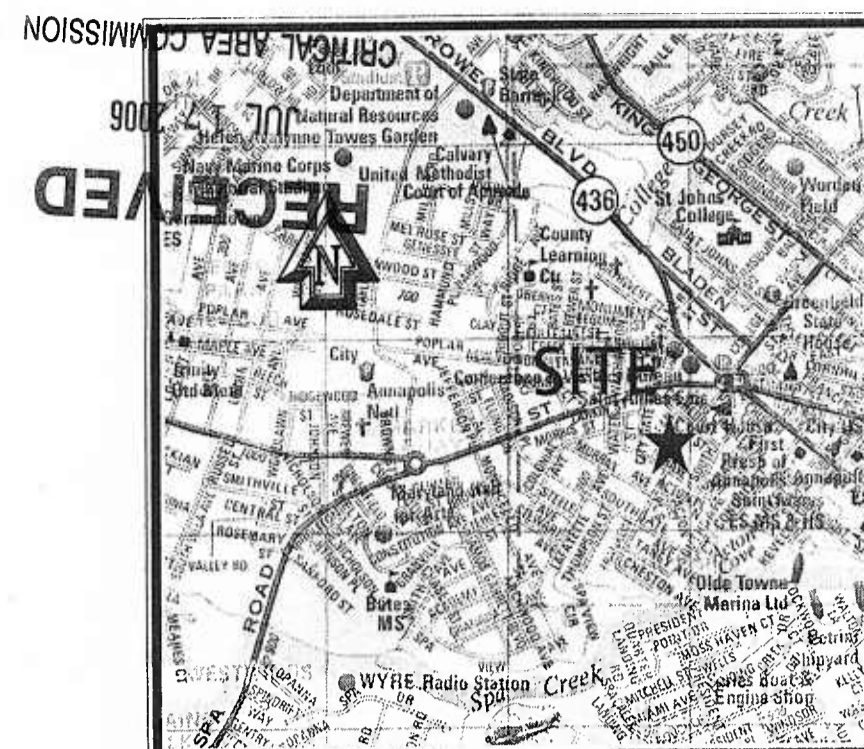
PLANNING & ZONING  
MAY 10 P 3:39

TTY for the Deaf

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

CRITICAL AREA COMMISSION RECEIVED JUL 17 2006

# GRADING AND BUILDING PERMIT PLAN OF 20 DEAN STREET



VICINITY MAP  
SCALE: 1"=2000'  
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NO. 20400770

TAX MAP 4-Z, BLOCK 15, PARCEL 365  
20 DEAN STREET  
CITY OF ANNAPOLIS, MARYLAND  
SIXTH DISTRICT ~ ANNE ARUNDEL COUNTY, MARYLAND

## GENERAL NOTES

- PROPERTY OWNER / DEVELOPER  
DEAN STREET, LLC  
P.O. BOX 3390  
ANNAPOLIS, MARYLAND 21403  
410.263.8587  
C/O HOWARD PINSKEY
- ARCHITECT  
SPEIGHT STUDIO ARCHITECTS, INC.  
915 BAY RIDGE AVENUE  
ANNAPOLIS, MARYLAND 21403  
410.267.7890  
C/O WAYNE SPEIGHT
- ENGINEER  
BAY ENGINEERING INC.  
150 ADMIRAL COCHRANE DRIVE, SUITE 175  
ANNAPOLIS, MARYLAND 21401  
410.897.9290  
C/O TERRY SCHUMAN, P.E.
- THE PROPERTY IS SHOWN ON TAX MAP 4-Z, BLOCK 15, PARCEL 365 BY DEED 9679/1 AND 9679/5. THE TRACT AREAS IS 3,721 SQ. FT. OR 0.085 ACRES ±.
- EXISTING ZONING OF THE SITE IS C2P - CONSERVATION PROFESSIONAL DISTRICT AND WITHIN THE CITY OF ANNAPOLIS HISTORIC DISTRICT.
- SITE ADDRESS  
20 DEAN STREET, ANNAPOLIS, MARYLAND 21401
- TAX ACCOUNT NUMBER  
PARCEL 365 (06-050-01135700)
- THE PROPERTY OUTLINES EXISTING FEATURES AND TOPOGRAPHY SHOWN HEREON ARE BASED ON A SURVEY PERFORMED BY BAY ENGINEERING, INC. THE ELEVATIONS SHOWN HEREON REFERRED TO THE ANNAPOLIS CITY GRID. THE SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. THE BENCHMARK INFORMATION IS AS FOLLOWS:  
- CITY OF ANNAPOLIS POINT #17729, COPPER ROD SET IN WALK ALONG DEAN STREET  
N 2028.65, E 24899.04, ELEV = 40.06  
CITY OF ANNAPOLIS POINT #17730, COPPER ROD SET IN SIDEWALK AT DEAN / SHAW STREET  
N 21723.84, E 24800.30, ELEV = 21.06
- THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA AND IS DESIGNATED AS IDA (INTENSELY DEVELOPED AREA).
- PROPOSED SITE UTILITIES ARE AS FOLLOWS:  
WATER - PUBLIC  
SEWER - PUBLIC
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "C" (AREAS OF MINIMAL FLOODING) AS DELINEATED ON THE FIRM FLOOD INSURANCE RATE MAP NO. 240009-0005B DATED MAY 2, 1993 FOR CITY OF ANNAPOLIS AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT FACILITY.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF ANNAPOLIS "STANDARDS AND SPECIFICATIONS AND CONSTRUCTION DETAILS", DATED AUGUST, 1988 OR LATEST EDITION. ALL GRADING AND EARTHWORK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL", LATEST EDITION. THE CONTRACTOR SHALL OBTAIN AND HAVE AVAILABLE AT THE CONSTRUCTION SITE ALL OF THESE DOCUMENTS FOR READY REFERENCE. IN ADDITION, THE CONTRACTOR SHALL ADHERE TO THESE PLANS, NOTES AND SPECS; AND ANY SPECIAL PROVISION SHOWN HEREON.
- FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN:  
(A) SEVEN CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN THREE HORIZONTAL TO ONE VERTICAL (3:1).  
(B) FOURTEEN CALENDAR DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- THE OWNER / DEVELOPER SHALL REQUEST THAT MARYLAND DEPARTMENT OF THE ENVIRONMENT @ 410-414-3100 APPROVE WORK COMPLETED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE GRADING OR BUILDING PERMIT, AND CHAPTER 17 OF THE ANNAPOLIS CITY CODE.
- THE PERMITTEE (OR HIS REPRESENTATIVE) SHALL NOTIFY MARYLAND DEPARTMENT OF THE ENVIRONMENT @ 410-414-3400, 48 HOURS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITY.
- CONTACT DEPARTMENT OF NEIGHBORHOOD AND ENVIRONMENTAL PROGRAMS (DNEP) AT 410-263-7946 AT LEAST 48 HOURS PRIOR TO COMMENCING ANY WORK ASSOCIATED WITH THE APPROVED GRADING PERMIT.
- CONTACT CITY OF ANNAPOLIS STORMWATER MANAGEMENT ENGINEER, TOM GREEN (410- 263-7946) AT LEAST 48 HOURS PRIOR TO THE START OF ANY AND ALL STORMWATER MANAGEMENT DEVICES.
- THE OWNER / DEVELOPER SHALL PROVIDE FOR REGULAR INSPECTIONS, CERTIFIED BY A REGISTERED PROFESSIONAL ENGINEER, TO BE CONDUCTED DURING CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEMS IN ACCORDANCE WITH ACCEPTED DESIGN PROCEDURES.
- A GEOTECHNICAL ENGINEER SHALL PERFORM FULL-TIME INSPECTION DURING THE EXCAVATION AND INSTALLATION OF THE INFILTRATION SYSTEM (IF APPLICABLE).
- THE DESIGN ENGINEER SHALL PROVIDE REPRODUCIBLE CERTIFIED AS-BUILTS OF STORMWATER MANAGEMENT FACILITIES AND PUBLIC IMPROVEMENTS.
- NO TREES SHALL BE PLANTED DIRECTLY OVER STORM, SEWER, OR WATER PIPES. NO TREES SHALL BE PLANTED DIRECTLY OVER ANY STORMWATER MANAGEMENT DEVICE. NO TREES OR SHRUBS SHALL BE PLANTED IN ANY DITCHES OR SWALES.
- ANY RE-LOCATION TO EXISTING POWER POLES, ABOVE AND UNDERGROUND WIRING AND UTILITIES, FIRE HYDRANTS, MANHOLES, INLETS, ETC., SHALL BE RESPONSIBILITY OF OWNER / DEVELOPER, NOT THE CITY.
- DO NOT DISCHARGE THE RAIN LEADERS ONTO ENTRANCE SIDEWALKS USED BY THE PUBLIC OR AT ENTRANCE SIGNS. IF APPLICABLE, DISCHARGE ONTO GRASS/MULCH OR UNDER SIDEWALK TO FACE OF CURB.
- THERE SHALL BE NO LANDSCAPE OBSTRUCTIONS AT ANY INTERSECTIONS.
- ALL NEW POWER LINES, TELEPHONE LINES AND CABLE TV LINES SHALL BE UNDERGROUND.
- CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION (IF APPLICABLE).
- THE CONTRACTOR SHALL NOT START ANY CONSTRUCTION WORK OR EQUIPMENT BEFORE 7:00 A.M., AND MUST FINISH NO LATER THAN DUSK. NO OUTSIDE SUNDAY WORK.
- CONTACT: CHIEF BUILDING INSPECTOR - TOM SWONTEK @ 410-263-7946, PLUMBING INSPECTOR - JOHN QUIGLEY @ 410-263-7946, STORMWATER MANAGEMENT ENGINEER - TOM GREEN @ 410-263-7946 FOR PAVING, CURB, GUTTER, SIDEWALK, SOME UTILITIES, AND ALL BLOCKING PERMITS, PUBLIC WORKS INSPECTOR - RODGER MCALISTER @ 410-263-7949, ENVIRONMENTAL MANAGEMENT - MARISSA CALISTI @ 410-263-7949, ASSISTANT SUPERINTENDENT OF UTILITIES - MIKE BURKER @ 410-263-7970, PUBLIC WORKS SUPERINTENDENT - ROBERT COUPEHOUR, SR. @ 410-263-7967, PRETREATMENT INSPECTOR - CINDY TAIT @ 410-263-7946, FIRE MARSHAL - CHIEF GEORGE ELLIS @ 410-263-7975, ELECTRICAL INSPECTION - CLINT PRATT @ 410-263-7946 HEALTH DEPARTMENT INSPECTOR - CHARLES STINCHCOMB @ 410-222-7239.
- NO BUILDING CONSTRUCTION MAY ENCOACH UPON ANY UTILITY, LANDSCAPE OR CONSERVATION EASEMENTS.
- SEPARATE PERMITS WILL BE REQUIRED FOR BUILDING, STREET OPENING, SIGNAGE, FUEL TANKS, CURB CUTS, FENCINGS, DEMOLITION AND GRADING.
- ALL CONTRACTORS, SUBCONTRACTORS, ELECTRICAL, MECHANICAL, GAS, PLUMBING AND UTILITY CONTRACTORS SHALL BE MARYLAND STATE LICENSED. GAS, ELECTRIC, PLUMBING AND UTILITY CONTRACTORS SHALL ALSO CARRY A CITY OF ANNAPOLIS LICENSE.
- ALL EXISTING STREET LIGHTS, FIRE HYDRANTS, WATER LINES, SEWER LINES, STORE LINES, GAS LINES, METERS, CLEANOUTS SHALL BE INSPECTED, EVALUATED AND REFRESHED AS REQUIRED TO MEET CITY STANDARDS AND ALL APPLICABLE CODES. ALL SEWER AND STORM LINES SHALL BE "CLEANED OUT" AS REQUIRED AND MADE OPERATIONAL. ALL COSTS FOR THIS WORK IS THE RESPONSIBILITY OF OWNER/DEVELOPER, NOT CITY.
- THE CONTRACTOR MUST PROVIDE TRAFFIC CONTROL DETAILS RELATED TO BLOCKING OF ANY STREETS OR SIDEWALKS IN ACCORDANCE WITH THE LATEST MUTCD. A STREET BLOCKING PERMIT WILL BE REQUIRED.
- ALL WORK MUST MEET BUILDING CODES, FIRE CODES, MECHANICAL/ELECTRICAL, STRUCTURAL, PLUMBING CODES, CHEMICAL PRETREATMENT, MARYLAND SAFETY GRADING LAWS, DISABILITY CODES AND ANY CITY ORDINANCES.
- ALL EXCAVATION TO BE INSPECTED PRIOR TO ANY BACKFILL.
- BURNING AND BURYING OF MATERIALS ON SITE IS PROHIBITED.
- ALL ROADWAY SIGNS SHALL MEET CITY STANDARDS. COORDINATE AND CONSULT WITH LARRY MOORE @ 410-263-7967. ALL SIGNS SHALL BE FURNISHED AND INSTALLED BY OWNER, NOT THE CITY.
- SEE SHEET 5 FOR STANDARD RESPONSIBILITY NOTES.



OVERALL LOCATION MAP  
SCALE: 1"=200'

### POST DEVELOPMENT OWNERS/DEVELOPERS STABILIZATION CERTIFICATION

"ALL GRADING DRAINAGE STRUCTURES AND / OR SYSTEMS, EROSION AND SEDIMENT CONTROL PRACTICES INCLUDING FACILITIES AND VEGETATIVE MEASURES HAVE BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS"

DEVELOPER  
DATE

### DRAWING INDEX

- |        |   |
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| 2 OF 6 | ..... EXISTING CONDITIONS AND DEMOLITION PLAN   |
| 3 OF 6 | ..... SITE AND UTILITY PLAN                     |
| 4 OF 6 | ..... GRADING AND SEDIMENT EROSION CONTROL PLAN |
| 5 OF 6 | ..... DETAILS AND SPECIFICATIONS SHEET          |
| 6 OF 6 | ..... LANDSCAPE PLAN                            |

### SEQUENCE OF CONSTRUCTION

- THE DEVELOPER / CONTRACTOR TO CONTACT CITY OF ANNAPOLIS DEPARTMENT OF NEIGHBORHOOD AND ENVIRONMENT @ (410) 263-7946 AND THE BUREAU OF INSPECTION AND PERMITS AT (410) 263-7946, THE MARYLAND DEPARTMENT OF THE ENVIRONMENT @ (410) 414-3400 AND APPROPRIATE CITY OF ANNAPOLIS PLANNING & ZONING INSPECTOR @ (410) 263-7961, 48 HOURS PRIOR TO THE START OF CONSTRUCTION FOR A PRE-CONSTRUCTION MEETING. WORK MAY NOT COMMENCE UNTIL THE PERMITTEE OR THE RESPONSIBLE PERSONNEL HAVE MET ON THE SITE WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR TO REVIEW THE APPROVED PLANS. EXISTING TOPOGRAPHY MUST BE FIELD VERIFIED FOR THE SEDIMENT CONTROL INSPECTOR PRIOR TO COMMENCING WORK.  
..... 2 DAYS
- CONSTRUCT SCE OFF OF DEAN STREET FOR CONSTRUCTION TRAFFIC.  
..... 1 DAY
- CLEAR MINIMAL AREAS TO INSTALL REINFORCED SILT FENCING.  
..... 1 WEEK
- UPON INSPECTORS APPROVAL OF THE SEDIMENT CONTROLS BEGIN CLEARING AND GRUBBING OF THE REMAINING SITE AREA TO BE DISTURBED.  
..... 1 MONTH
- BEGIN THE DEMOLITION OF THE EXISTING BUILDING (NOTE: THIS DEMOLITION MAY OCCUR INDEPENDENTLY UNDER A SEPARATE PERMIT AS LONG AS SEDIMENT CONTROLS ARE INSTALLED).  
..... 2 WEEKS
- BEGIN EXCAVATION FOR PROPOSED STRUCTURES AND RELATED FOUNDATIONS.  
..... 2 WEEKS
- BEGIN CONSTRUCTION OF PROPOSED STRUCTURE.  
..... 6 MONTHS
- CONSTRUCT UTILITIES SERVICES TO THE BUILDING.  
..... 2 MONTHS
- INSTALL CURBING, PAVEMENT, AND SIDEWALKS.  
..... 1 MONTH
- FINE GRADE SITE AND INSTALL LANDSCAPING.  
..... 2 WEEKS
- SUBJECT TO SEDIMENT CONTROL INSPECTORS APPROVAL, REMOVE ANY REMAINING SEDIMENT CONTROL MEASURES. PERFORM A FINAL CLEANUP AND MAINTENANCE OF VEGETATION AS NECESSARY TO ENSURE ESTABLISHED GROWTH OF ALL SEEDED AREAS.  
\* ITEMS #6 THROUGH #8 MAY BE PERFORMED CONCURRENTLY WITH ONE ANOTHER WITH INSPECTOR'S APPROVAL ANYTIME AFTER SEQUENCE ITEM #5.

### VARIANCE NOTE

A VARIANCE REQUEST TO THE YARD REQUIREMENTS CONTAINED IN SECTION 21.53.050 OF THE CODE OF THE CITY OF ANNAPOLIS WAS GRANTED ON JANUARY 3, 2006, UNDER CASE # 2005-9-006.

REQUEST - A VARIANCE TO ALLOW A REDUCTION OF 24.7 FEET TO THE REQUIRED REAR YARD SETBACK PER SECTION 21.53.050 AND 21.52.050 (A)(3) FROM 30 FEET TO 5.4 FEET

#### CONSULTANT'S CERTIFICATION

"THE DEVELOPER'S PLANS TO CONTROL SILT AND EROSION IS ADEQUATE TO CONTAIN THE SILT AND EROSION ON THE PROPERTY COVERED BY THE PLAN. I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THIS SITE, AND WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT PLAN SUBMITTAL GUIDELINES AND THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL. I HAVE REVIEWED THE EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER."

SIGNATURE: *[Signature]* FIRM NAME: BAY ENGINEERING INC.  
MARYLAND P.E. LICENSE: 19593 ANAPOLIS, MARYLAND 21401  
150 ADMIRAL COCHRANE DRIVE, SUITE 175  
ANNAPOLIS, MARYLAND 21401  
410.897.9290  
C/O TERRY SCHUMAN, P.E.

#### THIS SITE IS WITHIN THE SEVERN RIVER WATERSHED

Anne Arundel Soil Conservation District  
Sediment and Erosion Control Approval

*[Signature]* 6/12/06  
District Official Date

AASCD # *[Blank]* SMALL POND (S) # *[Blank]*

Reviewed for technical adequacy by  
USDA, Natural Resources Conservation Service

Revisions	Date	By	Description

Date	MAY, 2006
Job Number	04-1460
Scale	AS SHOWN
Drawn By	L. SQUIRES
Designed By	T. SCHUMAN
Approved By	T. SCHUMAN
Folder Reference	SPEIGHT, WAYNE DEAN STREET, ANNAPOLIS

COVER SHEET  
GRADING AND BUILDING PERMIT PLAN  
OF  
20 DEAN STREET  
TAX MAP 4-Z, BLOCK 15, PARCEL 365  
20 DEAN STREET  
CITY OF ANNAPOLIS, MARYLAND  
SIXTH DISTRICT - ANNE ARUNDEL COUNTY

Sheet No.	1 OF 6
File No.	

PLOTTER: JUN 26, 2006 - 2:35pm

V:\MAP\_TAXMAP\_LAND-USE-PLAN -Xrefs / Images

R3

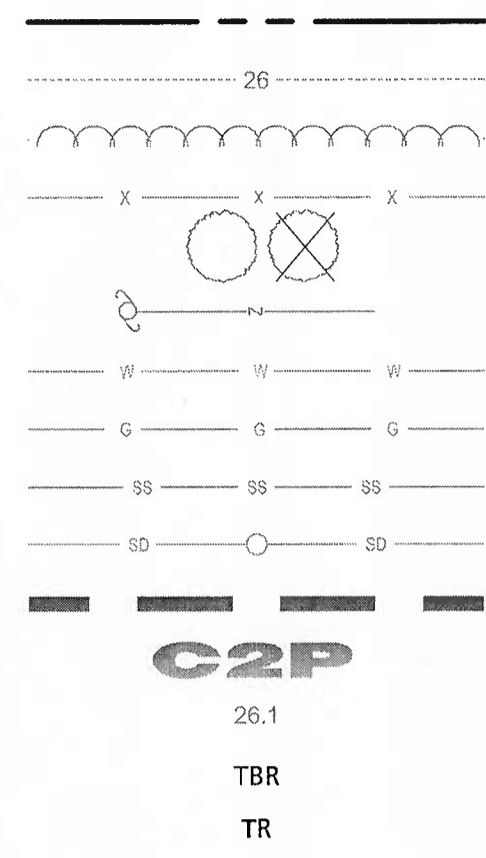
R3

### EXISTING IMPERVIOUS TABLE

BUILDING .....	1,935 SQ. FT. ±
PAVEMENT .....	1,049 SQ. FT. ±
CONCRETE WALKS, BRICK & STEPS .....	252 SQ. FT. ±
<b>TOTAL .....</b>	<b>3,236 SQ. FT. ± (87.0% LOT COVERAGE)</b>

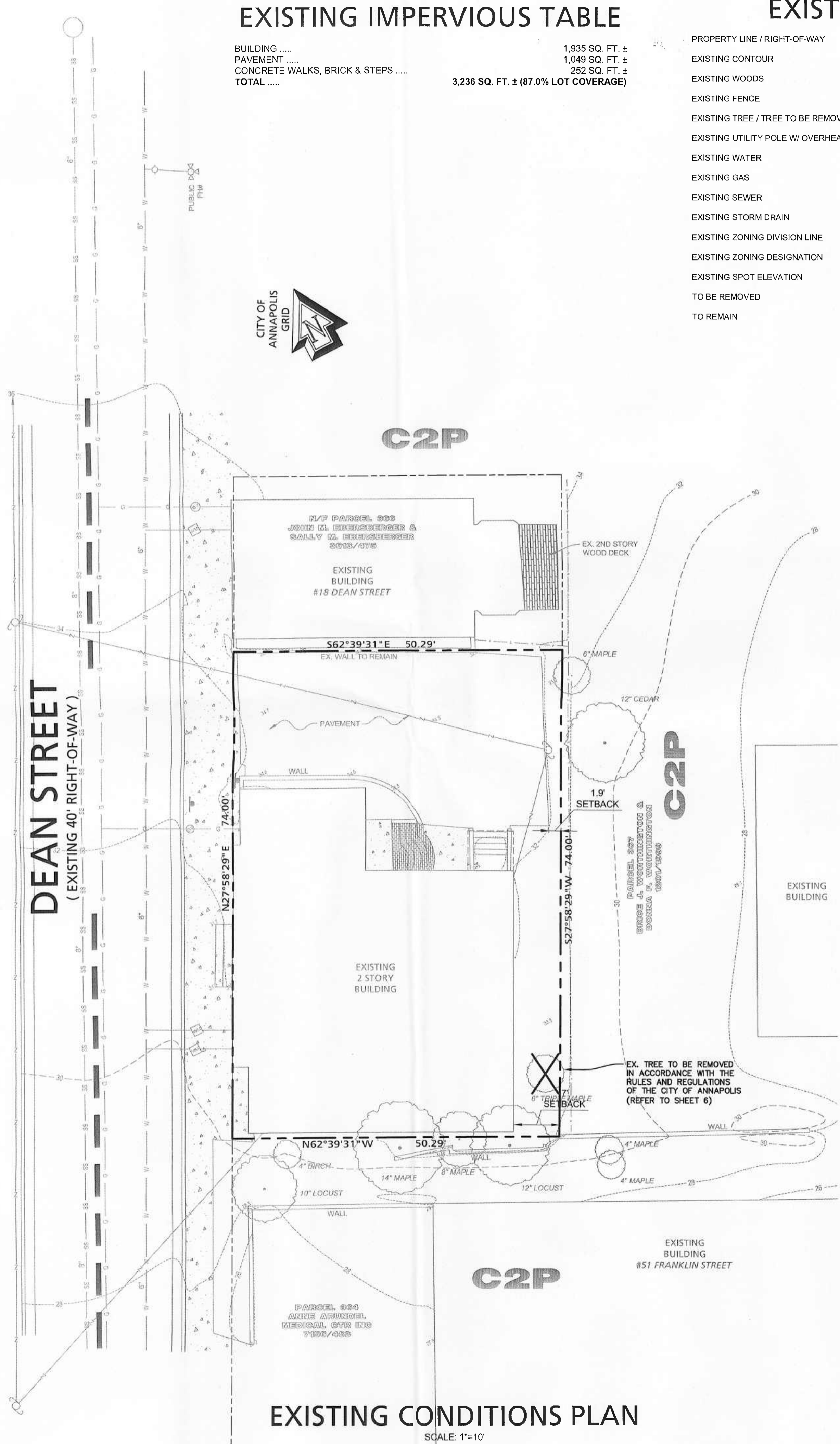
### EXISTING LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- EXISTING CONTOUR
- EXISTING WOODS
- EXISTING FENCE
- EXISTING TREE / TREE TO BE REMOVED
- EXISTING UTILITY POLE W/ OVERHEAD WIRE
- EXISTING WATER
- EXISTING GAS
- EXISTING SEWER
- EXISTING STORM DRAIN
- EXISTING ZONING DIVISION LINE
- EXISTING ZONING DESIGNATION
- EXISTING SPOT ELEVATION
- TO BE REMOVED
- TO REMAIN



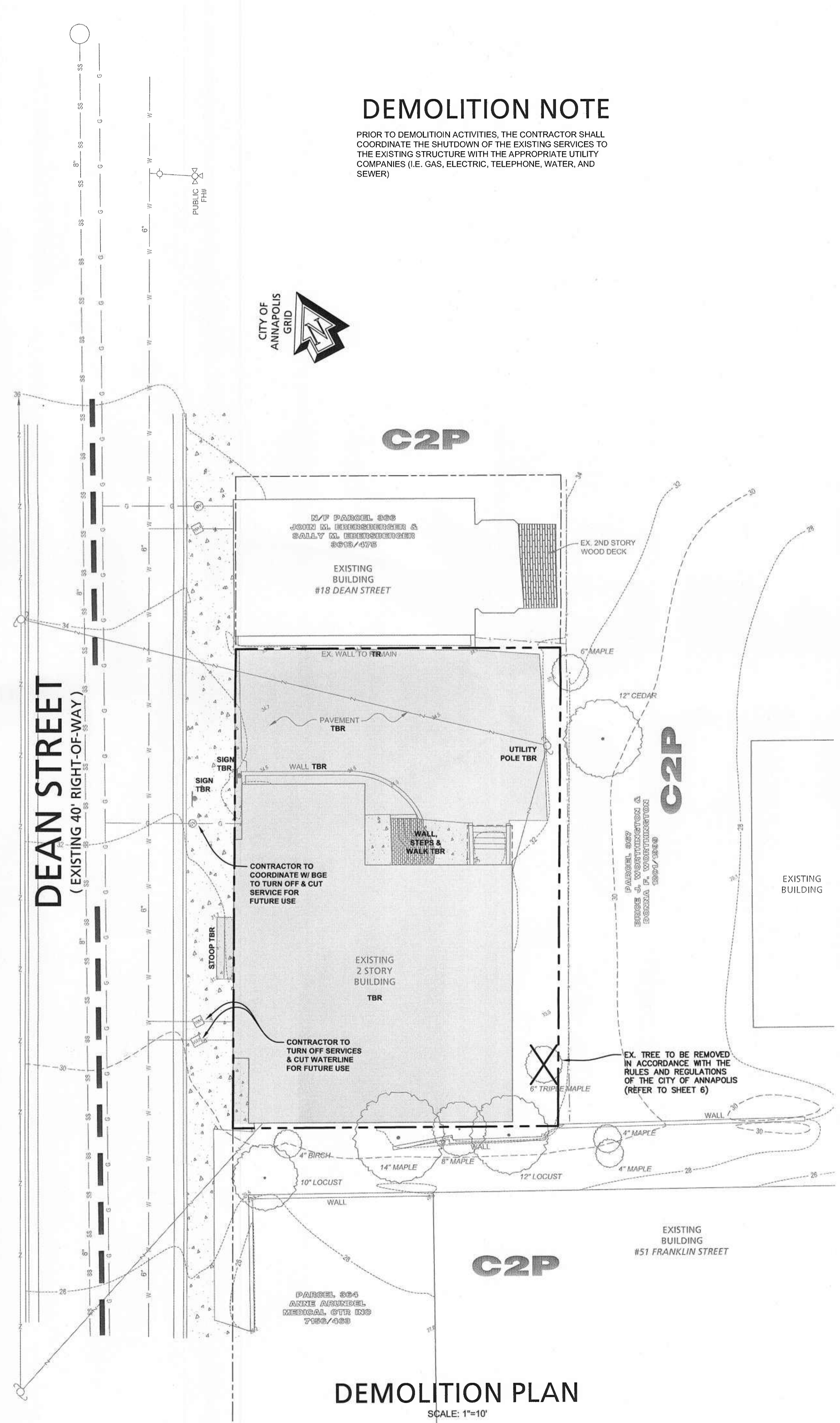
### DEMOLITION NOTE

PRIOR TO DEMOLITION ACTIVITIES, THE CONTRACTOR SHALL COORDINATE THE SHUTDOWN OF THE EXISTING SERVICES TO THE EXISTING STRUCTURE WITH THE APPROPRIATE UTILITY COMPANIES (I.E. GAS, ELECTRIC, TELEPHONE, WATER, AND SEWER)



EXISTING CONDITIONS PLAN

SCALE: 1"=10'



DEMOLITION PLAN

SCALE: 1"=10'



**Bay Engineering Inc.**  
 Engineers, Planners and Surveyors  
 190 Admiral Cochrane Drive, Suite 175  
 Annapolis, Maryland 21401  
 410.887.9290  
 410.887.9295 fax  
 email: info@bayengineering.com  
 www.bayengineering.com

Date	MAY, 2006
Job Number	04-1460
Scale	1"=10'
Drawn By	L. SQUIRES
Designed By	T. SCHUMAN
Approved By	T. SCHUMAN
Folder Reference	SPEIGHT, WAYNE DEAN STREET, ANNAPOLIS

EXISTING CONDITIONS AND DEMOLITION PLAN  
 GRADING AND BUILDING PERMIT PLAN  
**20 DEAN STREET**  
 TAX MAP 4-Z, BLOCK 15, PARCEL 365  
 20 DEAN STREET  
 CITY OF ANNAPOLIS, MARYLAND  
 SIXTH DISTRICT ANNE ARUNDEL COUNTY

Sheet No.	2 OF 6
File No.	