

AA 49-07
SUB

Bayhead Farms
07-0017

S1829-6190

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 10, 2009

Ms. Lori Allen
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6303
Annapolis, Maryland 21401

Re: Bayhead Farms
S 78-333, P 07-00174

Dear Ms. Allen:

Thank you for forwarding the revised plans for the above-referenced subdivision request. Based on a meeting with Commission staff and County Planning and Zoning staff, it is our understanding that the proposed subdivision of an existing parcel of RCA into one lot and one open space parcel will not create a greater number of nonconforming RCA parcels than currently exist, due to the fact that there are already two parcels of RCA on the property. Therefore, the proposed reconfiguration of two RCA parcels to create one lot and one open space parcel, which will result in a decrease from two development rights to one, is acceptable to this office in this situation, even though according to the County's Code, any alteration of existing lot lines amounts to a subdivision which requires that new lots and parcels must comply with the current laws, including no new lots or parcels in the RCA with less than the requisite 20 acres associated with each lot or parcel.

The applicant has addressed this office's comments from my August 13, 2008 letter and I have no remaining comments on this project at this time.

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

Sincerely,

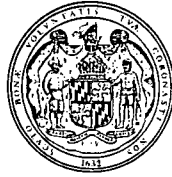
A handwritten signature in black ink, appearing to read "AW", written over a horizontal line.

Amber Widmayer
Natural Resources Planner

cc: AA 49-07

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
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Ren Serey
Executive Director

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August 13, 2008

Ms. Lori Allen
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6303
Annapolis, Maryland 21401

Re: Bayhead Farms
S 78-333, P 07-00174

Dear Ms. Allen:

Thank you for forwarding the revised plans for the above-referenced subdivision request. Based on a meeting with Commission staff and County Planning and Zoning staff, it is our understanding that the proposed subdivision of an existing parcel of RCA into one lot and one open space parcel will not create a greater number of nonconforming RCA parcels than currently exist, due to the fact that there are already two parcels of RCA on the property. Therefore, the proposed reconfiguration of two RCA parcels to create one lot and one open space parcel, which will result in a decrease from two development rights to one, is acceptable to this office in this situation, even though according to the County's Code, any alteration of existing lot lines amounts to a subdivision which requires that new lots and parcels must comply with the current laws, including no new lots or parcels in the RCA with less than the requisite 20 acres associated with each lot or parcel. It appears that the applicant has addressed most of this office's comments from my May 27, 2008 letter. I have outlined my remaining comments below:

- 1) Please have the applicant provide information as to whether the proposed pump station can be located outside of the RCA. Disturbances should not be created within the RCA to support development that is outside of the RCA, and therefore, the pump station should be located outside of the RCA.

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



Ms. Allen
August 13, 2008
Page Two

Sincerely,

A handwritten signature in black ink, appearing to read 'Amber Widmayer', written in a cursive style.

Amber Widmayer
Natural Resources Planner

cc: AA 49-07

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

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1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

May 27, 2008

Mr. Bill Love
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6303
Annapolis, Maryland 21401

Re: Bayhead Farms
S 78-333, P 07-00174

Dear Mr. Love:

Thank you for forwarding the revised plans for the above-referenced subdivision request. It appears that the applicant has addressed most of this office's comments from my October 22, 2007 letter. I have outlined my remaining comments below:

1. The proposed use of the RCA as both a recreational open space parcel and a residential lot is not permitted within the RCA lands as shown on the plat. Specifically, the existing RCA land area currently consists of less than 20 acres. Any further division of this area results in increased nonconformity within the RCA and is not consistent with the Anne Arundel County Critical Area Program. Therefore, the entire area of the RCA must be included within the boundary of proposed lot 17. Here, the RCA parcel is currently nonconforming in that it is only 15.87 acres, and therefore, the entire acreage of RCA within the existing parcel must be included within proposed lot 17. The applicant may create the proposed public pump station and stormwater outfall areas with easements within the lot.
2. Please include the revised clearing calculations in future submittals, including the total existing forested area within the RCA, the area of proposed clearing within lot 17, the public pumping station, the right of way dedication on Bay Head Road, and the amount and location of any proposed reforestation planting areas on site. A note on sheet 3 of 14 of the plans says "refer to Forest Conservation and Critical Area plans for detailed computations." However, it does not appear that these plans are included with the latest submission. Also, the applicant should place the existing forested area to remain in a conservation easement on the plat and plans.

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

Mr. Love
May 27, 2008
Page Two

Sincerely,

A handwritten signature in black ink, appearing to read 'Amber Widmayer', written in a cursive style.

Amber Widmayer
Natural Resources Planner

cc: AA 49-07

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
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(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

October 22, 2007

Mr. Bill Love
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6303
Annapolis, Maryland 21401

Re: Bayhead Farms
S 78-333, P 07-00174

Dear Mr. Love:

Thank you for forwarding the revised sketch plans for the above-referenced subdivision request. It appears that the applicant has addressed this office's comments from Kerrie Gallo's letter dated June 19, 2007. I have outlined my remaining comments below.

1. It appears that the applicant has provided the required stormwater treatment facilities outside of the RCA. If so, then the proposed series of step pools and cascades which comprise an environmentally sensitive outfall alternative may be located as proposed within the RCA. However, we recommend that the last pool be relocated so that it is outside of the 25-foot non-tidal wetland buffer. Also, it is unclear why the applicant has proposed to clear such a large swath of existing forested area surrounding the proposed step pools. Please have the applicant reduce this proposed clearing to what is the minimum necessary for construction of the outfall structure.
2. The proposed use of the RCA as both a recreational open space parcel and a residential lot is not permitted within the RCA lands as shown on the plat. Specifically, the existing RCA land area currently consists of less than 20 acres. Any further division of this area results in increased nonconformity within the RCA and is not consistent with the Anne Arundel County Critical Area Program. Therefore, the entire area of the RCA must be included within the boundary of proposed lot 17.
3. There are several existing structures within the RCA on proposed lot 17. Please have the applicant include a note on the plat and plans that these structures will not be used as dwellings.
4. As the applicant has noted, no more than 20% of the existing forested area on the RCA portion of the property can be cleared. Yet, currently the applicant proposes to clear 25% of the existing forest in the RCA. Anne Arundel County Code § 17-8-601 provides that, "clearing on lots in the LDA and RCA other than residential lots of one-half acre or less in existence on or

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

before December 1, 1985 may not exceed 20% of the lot, except that the Office of Planning and Zoning may approve clearing up to 30%." It appears that on this property, it is unnecessary to clear greater than 20% of the site, especially to accommodate development of one dwelling and a stormwater management outfall within a 16-acre portion of RCA. It seems that there are ample opportunities on the site for the applicant to reduce the area of proposed clearing. This office's suggestions for reduction of the proposed clearing are described below.

- The proposed area to be cleared surrounding the house is far greater than what is necessary to accommodate construction. We recommend that this proposed clearing be reduced to what is necessary to accommodate a reasonable limit of disturbance for construction of the house.
 - It is unclear why there is proposed clearing within the proposed boundary for lot 17 where it borders the proposed boundaries of lots 3, 4 and 5. Please explain the need for clearing in this area, or remove this area of proposed clearing from the plans.
 - The proposed access road for lot 17 via proposed road 'C' appears to create significantly more disturbance of existing forested area than would be created if a shorter access road were constructed from proposed road 'B' and connected with what appears to be an existing cleared path through the forest cover. Further, it is unclear why the disturbance to the existing contiguous forest cover for construction of the proposed house on lot 17 could not be minimized to a greater extent by locating the dwelling closer to the other proposed lots outside of the RCA. Please have the applicant explain why the proposed access road and dwelling location can not be modified to minimize disturbance to the existing forested areas.
5. The remaining 80% of forest coverage in the RCA must be placed in a conservation easement. This should be noted on the plat and plans.

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3482.

Sincerely,



Amber Widmayer
Natural Resources Planner

cc: AA 49-07



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/

June 19, 2007

Ms. Kelly Krinetz
Anne Arundel County
Office of Planning and Zoning, MS6301
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Subdivision # S78-333
Project # P07-017-1
Bayhead Farms Subdivision

Dear Ms. Krinetz:

Thank you for providing information on the above referenced revised subdivision request. This letter is in response to our continuing review of the sketch development plans for this subdivision. The most recent plans were received by this office on May 15, 2007.

Based on the revised information provided, we have the following comments:

1. Please verify that the proposed coastal plain outfalls located within the Resource Conservation Area (RCA) serve only as an alternative to a piped outfall system and not for the purpose of providing water quality treatment. As you are aware, stormwater management facilities which provide quality treatment cannot be located within the RCA.
2. It does not appear that the applicant has yet provided a note stating that future development within the RCA is prohibited with the exception of the one permitted dwelling proposed for Lot 17. A note stating this restriction throughout all portions of the RCA must be included on future subdivision plats and should be included on all site plan details sheets.
3. The layout of lot lines and other boundary lines within the RCA is confusing and needs to be clarified by the applicant. Specifically, why are there no metes and bounds description provided for the limits of Lot 17? It is not possible to decipher the exact boundaries of this lot as currently shown. Also, there appear to be several other boundary or lot lines shown within the RCA, one of which does contain a metes and bounds description. It is not clear what these additional lines delineate. Please have the applicant describe the multiple lot or boundary lines shown throughout the RCA and provide a clear lot line for proposed Lot 17. These clarifications are necessary in order to ensure that the proposed activities within the RCA are consistent with the permitted use of the RCA lands.

Kelly Krinetz
Bayhead Farms Subdivision
June 19, 2007
Page 2

4. This office previously requested documentation of the field delineation used to identify the wetlands areas in the field. To date, it does not appear that this information has been received. Please have the applicant provide this information with the revised sketch plan.

Thank you for the opportunity to provide comments for this revised subdivision request. Please have the applicant provide revised materials which address the concerns stated above. If you have any questions, please contact me at 410-260-3482.

Sincerely,



Kerrie L. Gallo
Natural Resources Planner
AA49-07

Cc: Bill Love, AA County



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 16, 2007

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

Re: Bay Head Farms Major Sketch
P07-0017

Dear Mr. Burke:

This letter provides additional clarification of comments made on the above-referenced subdivision. The applicant proposes to subdivide a 22.62 acre parcel to create 17 lots, 1 of which will be located in the Resource Conservation Area (RCA). The RCA makes up 16.12 acres of the parcel and the proposed lot will be 3.92 acres.

1. As stated previously, the RCA should not be used to accommodate zoning or subdivision requirements for development outside of the Critical Area, such as the proposed recreation area and stormwater management facility. Additionally, new lots from outside the Critical Area should not extend into the RCA. This proposed extension of lot lines increases the number, movement, and activities of people in the RCA and is therefore contrary to the stated purpose of the law. Minimizing the impacts of development in the RCA is one of the goals of the Criteria. COMAR 27.01.02.05 states that local jurisdictions shall "conserve, protect, and enhance the overall ecological values of the Critical Area, its biological productivity, and its diversity" and "conserve the existing developed woodlands and forest for the water quality benefits they provide" ((1) and (3)).
2. Additionally, I would like to point out that the RCA is currently nonconforming on the existing parcel as it is only 16.12 acres. Because the parcel is grandfathered, the applicant has a right to establish a dwelling unit on the Critical Area (RCA) portion. However, the size of the RCA should not be reduced to accommodate a lot smaller than 16.12 acres, as this action will further the nonconformity and will result in more fragmenting of the RCA.
3. The proposed forest conservation easement areas in the RCA can not be accommodated as the proposed RCA parcel must not be smaller than the existing RCA area, i.e. 16.12 acres.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

Kate Schmidt

Kate Schmidt
Natural Resource Planner
AA49-07

Cc: Marianne Dise, Commission Counsel

1/30/2007



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/

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

Re: Bay Head Farms Major Sketch
P07-0017

Dear Mr. Burke:

Thank you for forwarding the above-referenced subdivision request for review and comment. The applicant proposes to subdivide a 22.62 acre parcel to create 17 lots, 1 of which will be located in the Resource Conservation Area (RCA). The RCA makes up 16.12 acres of the parcel and the proposed lot will be 3.92 acres. I have outlined my comments below.

1. Anne Arundel County Code Section 18-13-206 defines allowable uses in the RCA, including residential uses which are limited to one dwelling unit per 20 acres. The applicant is proposing one residential lot within the RCA, therefore other uses, including the proposed recreation area are not allowed given the RCA acreage is already below 20 acres. Additionally, stormwater management facilities proposed in the boundaries of the RCA cannot be used to service lots outside of the Critical Area, as they are facilities necessary to support lots outside the RCA and would impact the density calculations. Therefore, I recommend the design be revised to remove both the stormwater management facility and the proposed recreation area.
2. While lot lines may be drawn around the proposed dwelling unit within the RCA, the remainder of the RCA must be restricted from further use. Therefore lot lines from Lots 3, 4, 5, 11, and 12 must be pulled out of the RCA. Additionally, the remaining RCA lands must be permanently protected and a note added to the plat stating that the no additional dwelling units or uses are allowed in the RCA.
3. The Critical Area report states that the existing structures in the RCA are old and mostly overgrown. Given it appears they are to remain, a note should be added stating they may not be used as dwelling units.
4. A note should be added stating that forest clearing in the RCA is limited to 20% under Section 17-8-601(b) and must be mitigated at a 1:1 basis. The applicant should clarify the amount of proposed forest clearing and how mitigation for that clearing will be met.

Mr. Tom Burke
January 30, 2007
Page 2 of 2

5. In addition to above, given that the remaining 80% of forest land in the RCA is protected under the County's Critical Area regulations, it may not also be used to meet Forest Conservation requirements by the applicant for development outside the Critical Area.
6. The subdivision plan indicates areas of tidal wetlands on the site; however it is not clear if the wetlands are State or private tidal wetlands and how the wetlands were identified and delineated. A field delineation may be required to distinguish between State and private tidal wetlands. Documentation of the field delineation should be submitted with the plan and should describe the methodology used to determine the wetland boundary and to determine if the wetlands are State or private. State tidal wetlands cannot be included within the boundaries of any privately owned lot or parcel and cannot be used for density calculations or to meet the performance standards for development within the Critical Area.
7. The current site plan does not indicate the amount of proposed clearing or impervious surface among other development standards in the RCA. A section of Critical Area Notes should be added to the plat to summarize all Critical Area development standards.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,



Kate Schmidt
Natural Resource Planner
AA49-07

49-07

Bay Engineering Inc.

Engineers, Planners and Surveyors



February 16, 2008

Ms. Amber Widmayer
State of Maryland
Critical Area Commission
1804 West Street, Ste. 100
Annapolis, MD 21401

RE: Bayhead Farms
Anne Arundel County
Subd. No. S78-333, Proj. No. P07-0174

Dear Ms. Widmayer:

Please find the following response to your comment letter dated August 13, 2008 (comment letter attached):

Comment 1: *Please have the applicant provide information as to whether the proposed pump station can be located outside of the RCA. Disturbances should not be created within the RCA to support development that is outside of the RCA, and, therefore, the pump station should be located outside the RCA.*

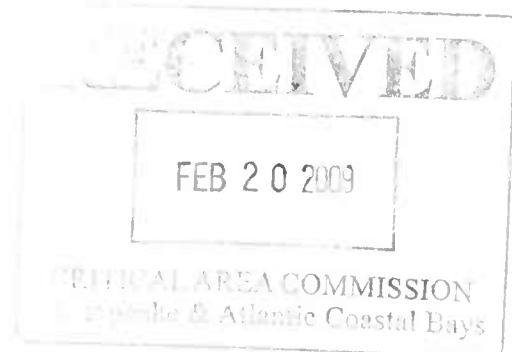
Response 1: The pump station has been relocated to be outside of the critical area. The critical area tabulations on the plans have been revised accordingly. Please note that the County will give sketch approval upon your approval of this submission.

Please call me should you have any questions. I trust that you will find that we have adequately addressed your comment and the plans can now be approved and processed for the approval of this Sketch Plan.

Sincerely,
Bay Engineering, Inc.

Terry Schuman, P.E.

F:\Bayhead Farms Annapolis 05-1520\Correspondence\SKETCH PLAN\PI Response to CAC 2-16-09.doc



AUG-21-08 THU 09:17 AM CRITICAL AREA COMM

FAX NO. 410 974 5338

P. 02

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Seray
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/

August 13, 2008

Ms. Tori Allen
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6303
Annapolis, Maryland 21401

Re: Bayhead Farms
S 78-333, P 07-00174

Dear Ms. Allen:

Thank you for forwarding the revised plans for the above-referenced subdivision request. Based on a meeting with Commission staff and County Planning and Zoning staff, it is our understanding that the proposed subdivision of an existing parcel of RCA into one lot and one open space parcel will not create a greater number of nonconforming RCA parcels than currently exist, due to the fact that there are already two parcels of RCA on the property. Therefore, the proposed reconfiguration of two RCA parcels to create one lot and one open space parcel, which will result in a decrease from two development rights to one, is acceptable to this office in this situation, even though according to the County's Code, any alteration of existing lot lines amounts to a subdivision which requires that new lots and parcels must comply with the current laws, including no new lots or parcels in the RCA with less than the requisite 20 acres associated with each lot or parcel. It appears that the applicant has addressed most of this office's comments from my May 27, 2008 letter. I have outlined my remaining comments below:

- 1) Please have the applicant provide information as to whether the proposed pump station can be located outside of the RCA. Disturbances should not be created within the RCA to support development that is outside of the RCA, and therefore, the pump station should be located outside of the RCA.

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

AUG-21-08 THU 09:17 AM CRITICAL AREA COMM

FAX NO. 410 974 5338

P. 03

Ms. Allen
August 13, 2008
Page Two

Sincerely,



Amber Widmayer
Natural Resources Planner

cc: AA 49-07

FOREST CONSERVATION & CRITICAL AREA PLANS OF BAYHEAD FARMS

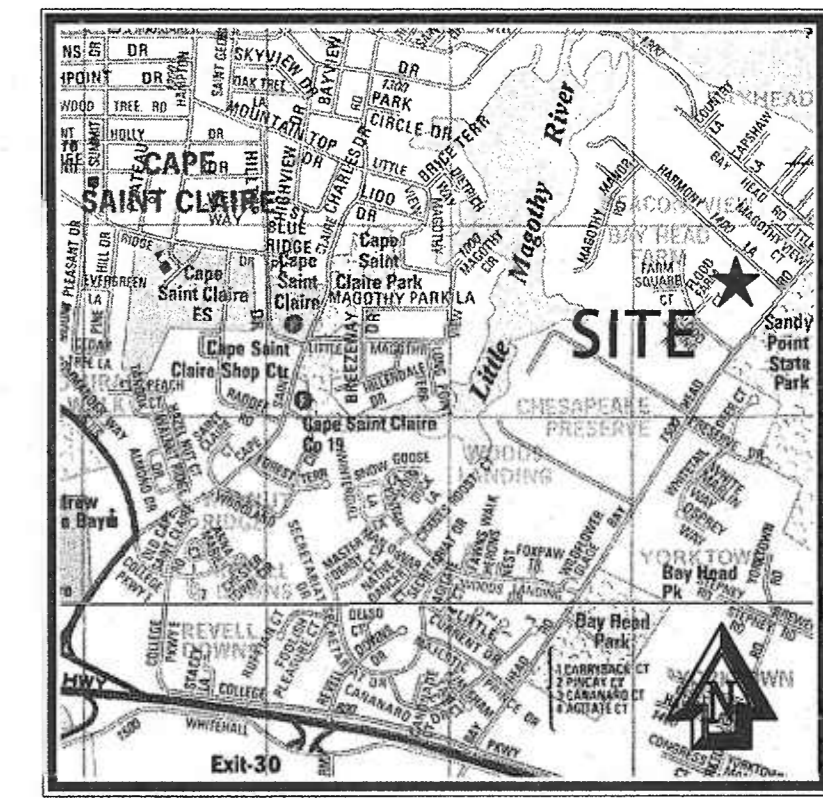
A 17 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION
(16 AGE RESTRICTED LOTS)

SUBDIVISION #1978-333, PROJECT #2007-0017

TAX MAP 41, BLOCK 7, PARCEL 29

BAYHEAD ROAD, ANNAPOLIS, MARYLAND 21401

THIRD DISTRICT ANNE ARUNDEL COUNTY R2 / OS ZONED



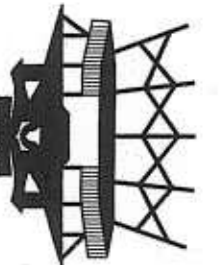
VICINITY MAP

SCALE: 1"=200'

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Revisions

Rev. #	By	Date	Description



Bay Engineering Inc.
Engineers, Planners and Surveyors
190 Admiral Cochrane Drive, Suite 175
Annapolis, Maryland 21401
410.897.9290
email: info@bayengineering.com
www.bayengineering.com

Date	APRIL, 2008
Job Number	05-1520
Scale	AS SHOWN
Drawn By	L. SQUIRES
Designed By	T. SCHUMAN
Approved By	T. SCHUMAN

Folder Reference
BAYHEAD FARMS
BAYHEAD ROAD, ANNAPOLIS

COVER SHEET
FOREST CONSERVATION & CRITICAL AREA PLANS
OF
BAYHEAD FARMS
A 17 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION
(16 AGE RESTRICTED LOTS)
SUBDIVISION #1978-333, PROJECT #2007-0017
TAX MAP 41, BLOCK 7, PARCELS 29
BAYHEAD ROAD, ANNAPOLIS, MARYLAND 21401
THIRD DISTRICT ANNE ARUNDEL COUNTY R2 / OS ZONED

Sheet No. **1 OF 3**
File No.

FOREST CONSERVATION WORKSHEET

Version 2.2

NET TRACT AREA

- | | |
|--|-----------------|
| A. TOTAL TRACT AREA | A = 22.62 ACRES |
| B. DEDUCTIONS (CRITICAL AREA, AREA RESTRICTED BY LOCAL ORDINANCE OR PROGRAM) | B = 15.87 ACRES |
| C. NET TRACT AREA NET TRACT AREA = TOTAL TRACT (A) - DEDUCTIONS (B) | C = 6.75 ACRES |
| D. AFFORESTATION THRESHOLD (NET TRACT AREA (C) x 15%) | D = 1.01 ACRES |
| E. CONSERVATION THRESHOLD (NET TRACT AREA (C) x 20%) | E = 1.35 ACRES |

EXISTING FOREST COVER

- | | |
|--|----------------|
| F. EXISTING FOREST COVER IN THE NET TRACT AREA | F = 6.53 ACRES |
| G. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD IF THE EXISTING FOREST COVER (F) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN G = F - E; OTHERWISE G = 0 | G = 5.28 ACRES |

BREAK EVEN POINT

- | | |
|--|----------------|
| H. BREAK EVEN (AMOUNT OF FOREST THAT MUST BE RETAINED SO THAT NO MITIGATION IS REQUIRED) | H = 2.41 ACRES |
| I. FOREST CLEARING PERMITTED WITHOUT MITIGATION I = EXISTING FOREST COVER (F) - BREAK EVEN POINT (H) | I = 4.22 ACRES |

PROPOSED FOREST CLEARING

- | | |
|--|----------------|
| J. TOTAL AREA OF FOREST TO BE CLEARED | J = 5.93 ACRES |
| K. TOTAL AREA OF FOREST TO BE RETAINED (WITHIN EASEMENTS) K = EXISTING FOREST COVER (F) - FOREST TO BE CLEARED (J) | K = 0.70 ACRES |

PLANTING REQUIREMENTS

- IF THE TOTAL AREA OF FOREST TO BE CLEARED (K) IS AT OR ABOVE THE BREAK EVEN POINT (H), NO PLANTING IS REQUIRED AND NO FURTHER CALCULATIONS ARE NECESSARY (L = 0, M = 0, N = 0, P = 0); OTHERWISE, CALCULATE THE PLANTING REQUIREMENT(S) AS FOLLOWS:
- | | |
|--|----------------|
| L. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD (1) IF THE TOTAL AREA OF FOREST TO BE RETAINED (K) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN L = THE AREA OF FOREST TO BE CLEARED (J) x 0.25; | L = 1.32 ACRES |
| (2) IF THE FOREST TO BE RETAINED (K) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN L = AREA OF FOREST ABOVE THE CONSERVATION THRESHOLD (G) x 0.25 | |
| M. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD (1) IF EXISTING FOREST COVER (F) IS GREATER THAN THE CONSERVATION THRESHOLD (E), AND THE FOREST TO BE RETAINED (K) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN M = 2.0 x (THE CONSERVATION THRESHOLD (E) - THE FOREST TO BE RETAINED (K)) | M = 1.30 ACRES |
| (2) IF EXISTING FOREST COVER (F) IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD (E), THEN M = 2.0 x THE FOREST TO BE CLEARED (J) | |
| N. CREDIT FOR RETENTION ABOVE THE THRESHOLD IF THE AREA OF FOREST TO BE RETAINED (K) IS GREATER THAN THE CONSERVATION THRESHOLD (E), THEN N = K - E | N = 0.00 ACRES |
| O. TOTAL REFORESTATION REQUIRED P = L + M - N | O = 2.62 ACRES |
| P. TOTAL AFFORESTATION REQUIRED IF EXISTING FOREST COVER (F) IS LESS THAN THE AFFORESTATION THRESHOLD (D) - THE EXISTING FOREST COVER (F) | P = 0 ACRES |
| Q. TOTAL PLANTING REQUIREMENT R = O + P | Q = 2.62 ACRES |

NOTE:
THIS PLANTING REQUIREMENT WILL BE MET THROUGH A FEE-IN-LIEU OF \$57,063.60 (\$0.50 / SQ. FT.)



OVERALL MAP
SCALE: 1"=200'

PLAN APPROVED BY
CATTAL CONSULTING
P.O. BOX 15599
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Terry Schuman

1 OF 3
2 OF 3
3 OF 3

DRAWING INDEX

..... COVER SHEET
..... FOREST CONSERVATION PLAN
..... CRITICAL AREA PLAN

FOREST CONSERVATION GENERAL NOTES

1. AN APPROVED GRADING AND SEDIMENT CONTROL PLAN WILL BE OBTAINED PRIOR TO CONSTRUCTION OF THE SUBDIVISION.
2. PROTECTION MEASURES FOR THE FOREST COVER TO REMAIN INCLUDE STANDARD SILT FENCE AND TREE PROTECTION FLAGGING, WHICH WILL BE INSTALLED BY THE CONTRACTOR AND APPROVED BY THE OFFICE OF PLANNING AND ZONING PRIOR TO ANY DISTURBANCE. THE FENCING WILL PROHIBIT THE STORAGE OF CONSTRUCTION EQUIPMENT WITHIN THE AREA TO BE PROTECTED.
3. THE SPECIMEN TREE TO REMAIN WILL HAVE PROTECTIVE SIGNAGE INSTALLED AT THE EDGE OF THE CRITICAL ROOT ZONE.
4. SUBSEQUENT TO CONSTRUCTION OF THE SUBDIVISION, AND WITH THE APPROVAL OF THE OFFICE OF PLANNING AND ZONING THE PROTECTIVE FENCING WILL BE REMOVED. AT THAT TIME, ANY RESTORATIVE MEASURES DEEMED NECESSARY FOR THE LONG TERM HEALTH OF THE TREES WILL BE PERFORMED.
5. LONG TERM PROTECTION OF THE FOREST TO REMAIN WILL BE VIA PLAT NOTES AND A RECORDED CONSERVATION EASEMENT.
6. AREAS TO BE REFORESTED (AND / OR AFFORESTED) AND SCREENED AND THE PLANTING OF STREET TREES WILL BE DONE AFTER THE COMPLETION OF THE SUBDIVISION BUT PRIOR TO RELEASE OF THE GRADING PERMIT BOND.
7. THE SPECIFIC CONSTRUCTION TIMETABLE WILL BE OUTLINED ON THE APPROVED GRADING AND SEDIMENT CONTROL PLAN.

SITE INFORMATION

PROPERTY OWNER / DEVELOPER
WILLIAM & JACQUELYN SAUNDERS
3027 BENNETT POINT ROAD
QUEENSTOWN, MARYLAND 21658-1124

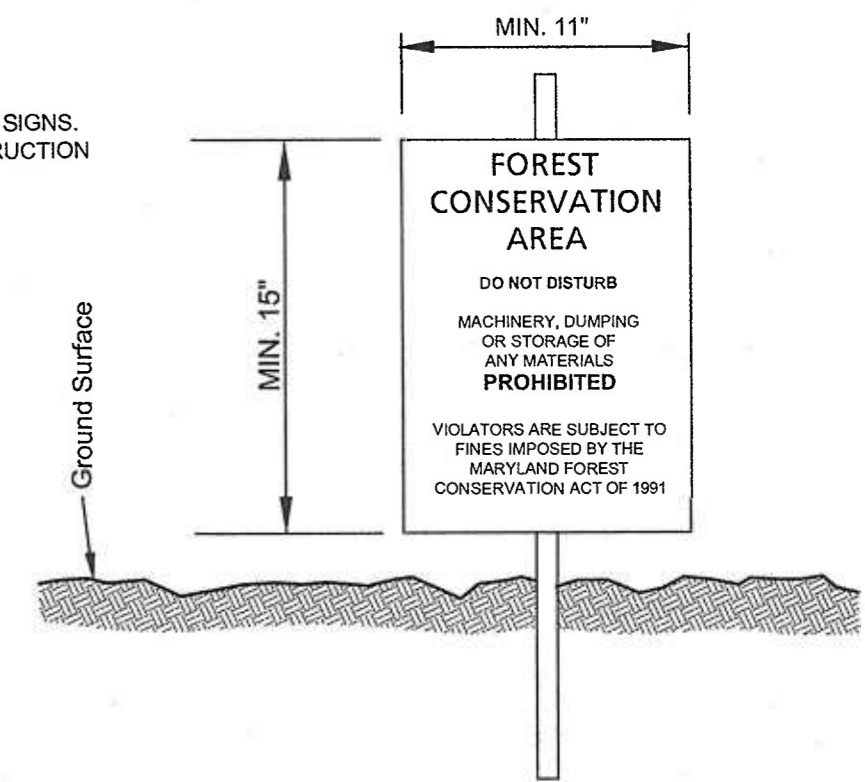
ENGINEER
BAY ENGINEERING INC.
190 ADMIRAL COCHRANE DRIVE, SUITE 175
ANNAPOLIS, MARYLAND 21401
410.897.9290
C/O TERRY SCHUMAN, P.E.



SIGNAGE DETAIL NOTES
 1. ATTACHMENT OF SIGNS TO TREES IS PROHIBITED.
 2. SIGNS SHOULD BE PROPERLY MAINTAINED.
 3. AVOID INJURY TO ROOTS WHEN PLACING POSTS FOR THE SIGNS.
 4. SIGNS SHOULD BE POSTED TO BE VISIBLE TO ALL CONSTRUCTION PERSONNEL FROM ALL DIRECTIONS.

LEGEND
 ▼ - Sign Location

SIGNAGE DETAIL
 SCALE: NONE



EXISTING SITE LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- EXISTING CONTOUR
- EXISTING WOODS
- EXISTING FENCE
- EXISTING TREE
- EXISTING SOILS BOUNDARY
- EXISTING SOILS DESIGNATION
- EXISTING CRITICAL AREA BOUNDARY
- EXISTING CRITICAL AREA DESIGNATION
- EXISTING UTILITY POLE W/ OVERHEAD WIRE
- EXISTING WATER
- EXISTING GAS
- EXISTING SEWER
- EXISTING TELEPHONE
- EXISTING STORM DRAIN
- EXISTING ZONING BOUNDARY
- EXISTING ZONING DESIGNATION
- EXISTING EASEMENT
- EXISTING SLOPES 15% - 25%
- EXISTING SLOPES GREATER THAN 25%
- EXISTING NON-TIDAL WETLANDS
- EXISTING TIDAL WETLANDS

PROPOSED SITE LEGEND

- PROPOSED REFORESTATION AREA AND/OR NATURAL REGENERATION
- PROPOSED AFFORESTATION AREA
- PROPOSED WATER AND FIRE HYDRANT
- PROPOSED SEWER FORCEMAIN
- PROPOSED STORM DRAIN
- PROPOSED CONCRETE
- PROPOSED CONTOUR
- PROPOSED SPOT ELEVATION
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED PAVED SHOULDER
- PROPOSED ASPHALT PATH
- PROPOSED FOREST CONSERVATION EASEMENT
- PROPOSED UTILITY / GRINDER PUMP EASEMENT
- TO BE REMOVED
- TO BE ABANDONED
- LIMIT OF DISTURBANCE
- EARTH DIKES
- STABILIZED CONSTRUCTION ENTRANCE
- INLET PROTECTION
- RIP RAP INLET PROTECTION
- TREE PROTECTION FENCE
- REINFORCED SILT FENCE

Rev. #	By	Date	Description



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Date	APRIL, 2008
Job Number	05-1520
Scale	1"=50'
Drawn By	L. SQUIRES
Designed By	T. SCHUMAN
Approved By	T. SCHUMAN
Folder Reference	BAYHEAD FARMS BAYHEAD ROAD, ANNAPOLIS

FOREST CONSERVATION PLAN
 FOREST CONSERVATION & CRITICAL AREA PLANS
BAYHEAD FARMS
 OF
BAYHEAD FARMS
 A 17 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION
 (16 AGE RESTRICTED LOTS)
 SUBDIVISION #1978-333, PROJECT #2007-0017
 TAX MAP 41, BLOCK 7, PARCELS 29
 BAYHEAD ROAD, ANNAPOLIS, MARYLAND 21401
 THIRD DISTRICT ANNE ARUNDEL COUNTY R2 / OS ZONED

Sheet No. **2 OF 3**
 File No.



PLAN NOTES

- EXISTING BUILDINGS WITHIN THE CRITICAL AREA ARE TO BE REMOVED.
- REFER TO SHEET 2 FOR SITE LEGEND.

MAXIMUM ALLOWABLE CRITICAL AREA IMPERVIOUS AREA

AREA	TOTAL (SQ. FT.)	SQ. FT. IN RCA	PROPOSED IMPERVIOUS (SQ. FT.)
LOT 17	387,241	387,241	5,900
BAY HEAD ROAD - R/W WIDENING	3,525	3,525	989
OPEN SPACE 'C'	300,781	300,781	0
TOTAL	691,547 ±	691,547 ±	6,889 ±

TOTAL RCA IMPERVIOUS ALLOWED (15%) OR 103,732 SQ. FT. ±
 TOTAL IMPERVIOUS PROPOSED WITHIN RCA 6,889 SQ. FT. ± (1.00%)
 NOTE
 THERE IS APPROXIMATELY 3,000 SQ. FT. OF EXISTING IMPERVIOUS AREA. NONE OF THE EXISTING IMPERVIOUS AREA WILL REMAIN.

MAXIMUM ALLOWABLE CRITICAL AREA CLEARING AREA

AREA	TOTAL (SQ. FT.)	SQ. FT. IN RCA	RCA EXISTING FOREST (SQ. FT.)	RCA PROPOSED CLEARING (SQ. FT.)
LOT 17	387,241	387,241	387,827	35,316
BAY HEAD ROAD - R/W WIDENING	3,525	3,525	3,468	3,468
OPEN SPACE 'C'	300,781	300,781	291,091	22,679
TOTAL	691,547 ±	691,547 ±	662,386 ±	61,463 ±

RCA PERMITTED CLEARING OF EXISTING FOREST (20%) = 132,477 SQ. FT. ±
 RCA PROPOSED CLEARING OF EXISTING FOREST (9.3%) = 61,463 SQ. FT.
 PROPOSED CRITICAL AREA FOREST CONSERVATION AREA = 14.46 ACRES ±
 * FOREST CLEARING IN THE RCA IS LIMITED TO 20% UNDER SECTION 17-8-601(b) AND MUST BE MITIGATED AT A 1:1 BASIS

FOREST CLEARING MITIGATION WITHIN CRITICAL AREA

TOTAL CLEARING WITHIN THE RCA =	61,463 SQ. FT. ±
PROPOSED NATURAL REGENERATION WITHIN THE RCA =	24,631 SQ. FT. ±
NET CLEARING WITHIN THE RCA =	36,832 SQ. FT. ±

MITIGATION FOR THE NET CLEARING WITHIN THE RCA WILL BE PROVIDED THROUGH A FEE-IN-LIEU OF \$1.20 / SQ. FT. (\$44,198.40) OR THROUGH CONTRIBUTION TO AN OFF-SITE LAND BANK.

NOTE:
 ANY PROPOSED REFORESTATION WITHIN THE CRITICAL AREA WILL INCLUDE NATIVE SPECIES. SPECIES AND TYPE WILL BE PROVIDED PRIOR TO FINAL SUBDIVISION APPROVAL.

CRITICAL AREA PLAN
 FOREST CONSERVATION & CRITICAL AREA PLANS
 OF
BAYHEAD FARMS
 A 17 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION
 (16 AGE RESTRICTED LOTS)
 SUBDIVISION #1978-333, PROJECT #2007-0017
 TAX MAP # BUCY 7, PARCELS 29,
 BAYHEAD ROAD, ANNAPOLIS, MARYLAND 21401
 THIRD DISTRICT - ANNE ARUNDEL COUNTY - R2 / OS ZONED

Sheet No. **3 OF 3**
 File No.

Bay Engineering Inc.
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Date
 APRIL, 2008
 Job Number
 05-1520
 Scale
 1"=60'
 Drawn By
 L. SQUIRES
 Designed By
 T. SCHUMAN
 Approved By
 T. SCHUMAN
 Folder Reference
 BAYHEAD FARMS
 BAYHEAD ROAD, ANNAPOLIS

Revisions

Rev. #	Date	Description

Cadd File : F:\Bayhead Farms Annapolis 05-1520\Drawing Files\Sketch Plans\BAYHEAD-FARMS-FC03.dwg

BAYHEAD-FARMS-SITE, BAYHEAD-FARMS-TOPO : Xrefs / Images

PLOTTED: Feb 19, 2009 - 2:08pm



SOILS TABLE

SYMBOL	NAME	HYDROLOGIC SOIL TYPE
EVC	EVESBORO AND GALESTOWN SOILS, 5% TO 10% SLOPES	"A"
FaA	FALLSINGTON SANDY LOAM, 0 TO 2% SLOPES	"B/D"
GaB	GALESTOWN LOAMY SAND, 0 TO 5% SLOPES	"A"
PeB	PATAPSCO, EVESBORO, FORT MOTT COMPLEX, 0% TO 5% SLOPES	"A"
WBA	WIDEWATER AND ISSUE SOILS, 0% TO 2% SLOPES, FREQUENTLY FLOODED	"D"

NOTE
THE EXISTING STRUCTURES ONSITE WILL BE REMOVED.

EXISTING SITE LEGEND

PROPERTY LINE / RIGHT-OF-WAY	---
EXISTING CONTOUR	142
EXISTING WOODS	~~~~~
EXISTING FENCE	-X-X-X-
EXISTING TREE	○
EXISTING SOILS BOUNDARY	---
EXISTING SOILS DESIGNATION	GaB
EXISTING CRITICAL AREA BOUNDARY	---
EXISTING CRITICAL AREA DESIGNATION	RCA
EXISTING UTILITY POLE W/ OVERHEAD WIRE	○
EXISTING WATER	W
EXISTING GAS	G
EXISTING SEWER	SS
EXISTING TELEPHONE	T
EXISTING STORM DRAIN	SD
EXISTING ZONING BOUNDARY	R2
EXISTING ZONING DESIGNATION	R2
EXISTING EASEMENT	▨
EXISTING SLOPES 15% - 25%	▨
EXISTING SLOPES GREATER THAN 25%	▨
EXISTING NON-TIDAL WETLANDS	NTW
EXISTING TIDAL WETLANDS	TW

PROPOSED SITE LEGEND

PROPOSED CURB AND GUTTER	=====
PROPOSED MOUNTABLE CURB AND GUTTER	=====
PROPOSED WATER AND FIRE HYDRANT	○
PROPOSED SEWER FORCEMAIN	○
PROPOSED STORM DRAIN	○
PROPOSED CONCRETE	▨
PROPOSED CONTOUR	142
PROPOSED SPOT ELEVATION	+ 30x50
PROPOSED BITUMINOUS PAVEMENT	▨
PROPOSED PAVED SHOULDER	▨
PROPOSED ASPHALT PATH	▨
PROPOSED FOREST CONSERVATION EASEMENT	▨
PROPOSED UTILITY EASEMENT	TBR
TO BE REMOVED	TBA
TO BE ABANDONED	TBA
LIMIT OF DISTURBANCE	---
EARTH DIKES	---
STABILIZED CONSTRUCTION ENTRANCE	IP
INLET PROTECTION	RRP
RIP RIP INLET PROTECTION	RRP
TREE PROTECTION FENCE	TPF
REINFORCED SILT FENCE	RSF

The Professional Certification, I hereby certify that these documents were prepared or approved by me, and that I am duly licensed under the laws of the State of Maryland, license number 15583, expiration date 02/28/2011.

Terry L. Schuman P.E.
Date: FEB 20 2009

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Date	APRIL, 2008
Job Number	05-1520
Scale	1"=60'
Drawn By	L. SQUIRES
Designed By	T. SCHUMAN
Approved By	T. SCHUMAN
Folder Reference	BAYHEAD FARMS BAYHEAD ROAD, ANNAPOLIS

ENVIRONMENTAL CONSERVATION PLAN
SKETCH DEVELOPMENT PLANS
OF
BAYHEAD FARMS
A 17 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION
(16 AGE RESTRICTED LOTS)
SUBDIVISION #1978-333, PROJECT #2007-0017
TAX MAP 41, BLOCK 7, PARCELS 29
BAYHEAD ROAD, ANNAPOLIS, MARYLAND 21401
THIRD DISTRICT ANNE ARUNDEL COUNTY R2 / OS ZONED

Sheet No. **2 OF 14**
File No.

RECREATION AREA SUMMARY

	REQUIRED	PROPOSED
RECREATION AREA =	17 UNITS x 1,000 SQ. FT. / UNIT = 17,000 SQ. FT.	14,381 SQ. FT. ±
ACTIVE AREA =	75% (MIN.) OR 12,750 SQ. FT.	23,924 SQ. FT. ±
PASSIVE AREA =	25% (MAX.) OR 4,250 SQ. FT.	38,305 SQ. FT. (OPEN SPACE AREA 'B')
TOTAL =		

DEVELOPER IS PROPOSING A SCREENED FENCE AND PLANTINGS ALONG THE BORDER OF PAVEL 242 FOR SCREENING PURPOSES

CRITICAL AREA NOTE
A PORTION OF THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREAS DESIGNATION RESOURCE CONSERVATION AREA (RCA). FUTURE DEVELOPMENT WITHIN THE RCA IS PROHIBITED WITH THE EXCEPTION OF THE ONE PERMITTED DWELLING PROPOSED FOR LOT 17.



PROJECT SUMMARY

DESCRIPTION	REQUIRED	PROPOSED
LOT AREA ...	10,000 SQ. FT. MIN.	≥ 10,000 SQ. FT.
LOT FRONTAGE AT BUILDING LINE ...	50' MIN.	≥ 50 FT.
NET DENSITY ...	0.87 UNITS / ACRE	≤ 87 UNITS / ACRE
RECREATION AREA ...	0.39 ACRES (1000 SQ. FT. / UNIT)	0.88 ACRES
ACTIVE RECREATION AREA ...	0.29 ACRES (75% REQD. REC. AREA)	0.33 ACRES
WOODED AREA TO BE RETAINED WITH AN EASEMENT (OUTSIDE THE CRITICAL AREA) ...	REFER TO FCP	0.70 ACRES ± ***
OPEN SPACE ...	6.79 ACRES ± (30% OF GROSS AREA)	8.23 ACRES ± (OPEN SPACE AREAS A, B, C, D)

*** NET DENSITY CALCULATION**
13.37 ACRES WITHIN RCA x (1 DWELLING / 20 ACRES) = 0.67 UNITS
6.75 ACRES WITHIN R2 x (2.5 DWELLINGS / ACRE) = 16.88 UNITS
TOTAL UNITS PERMITTED ON SITE = 17.55 UNITS OR 17 UNITS

** NET AREA WITHIN RCA = 15.87 ACRES (TOTAL RCA AREA) - 2.50 ACRES (WETLAND / FLOODPLAIN AREA)
*** AFFORESTATION WILL BE PROVIDED THROUGH EITHER FEE-IN-LIEU OR OFFSITE MITIGATION

- NOTES**
- MITIGATION IS REQUIRED FOR THE CLEARING WITHIN THE CRITICAL AREA. REFORESTATION IS BASED ON THE PERCENT OF CLEARING OR PAID AS A FEE-IN-LIEU. (\$1.20 / SQ. FT. OF FOREST AREA CLEARED FOR LESS THAN 30% CLEARED OR \$1.50 / SQ. FT. FOR MORE THAN 30% OF FOREST CLEARED.)
 - FOREST CLEARING IN THE RCA IS LIMITED TO 20% UNDER SECTION 17-6-601(B) AND MUST BE MITIGATED AT A 1:1 BASIS.
 - REFER TO FOREST CONSERVATION AND CRITICAL AREA PLANS FOR DETAILED COMPUTATIONS.

SITE AREA SUMMARY

TOTAL SITE AREA =	22.62 ACRES ±
WETLAND / FLOODPLAIN AREA =	2.50 ACRES ±
NET AREA =	20.12 ACRES ±
LOT AREA (LOTS #1 - #16) =	4.39 ACRES ±
LOT AREA (LOT #17) =	8.89 ACRES ±
PUMP STATION LOT =	0.20 ACRES ±
RIGHT-OF-WAY AREA =	0.85 ACRES ±
OPEN SPACE AREA =	8.23 ACRES ±
RECREATION AREA =	0.88 ACRES ±
R2 ZONED AREA =	19.92 ACRES ±
OS ZONED AREA =	2.70 ACRES ±

* THE WETLAND/FLOODPLAIN AREA CONSISTS OF 2.42 AC. NON-TIDAL WETLANDS AND 0.08 AC. TIDAL WETLANDS.

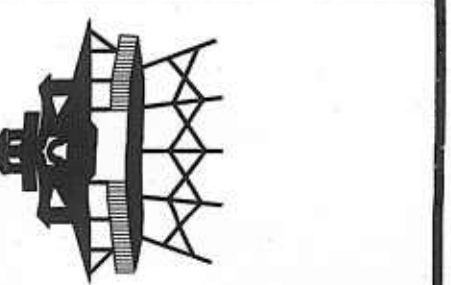
LOT & SETBACK REQUIREMENTS FOR PRINCIPAL STRUCTURES

FOR CLUSTER DEVELOPMENT (LOTS #1 - #17)	10,000 SQ. FT.
MINIMUM LOT SIZE =	50'
MINIMUM LOT WIDTH AT FRONT BRL =	5'
MINIMUM FRONT LOT LINE SETBACK =	10'
MINIMUM REAR LOT LINE SETBACK =	7'
MINIMUM SIDE LOT LINE SETBACK =	50'
BOUNDARY LINE OF CLUSTER DEVELOPMENT SITE =	

* MAY BE 25' IF THE ADJOINING LOT IS AN OPEN SPACE

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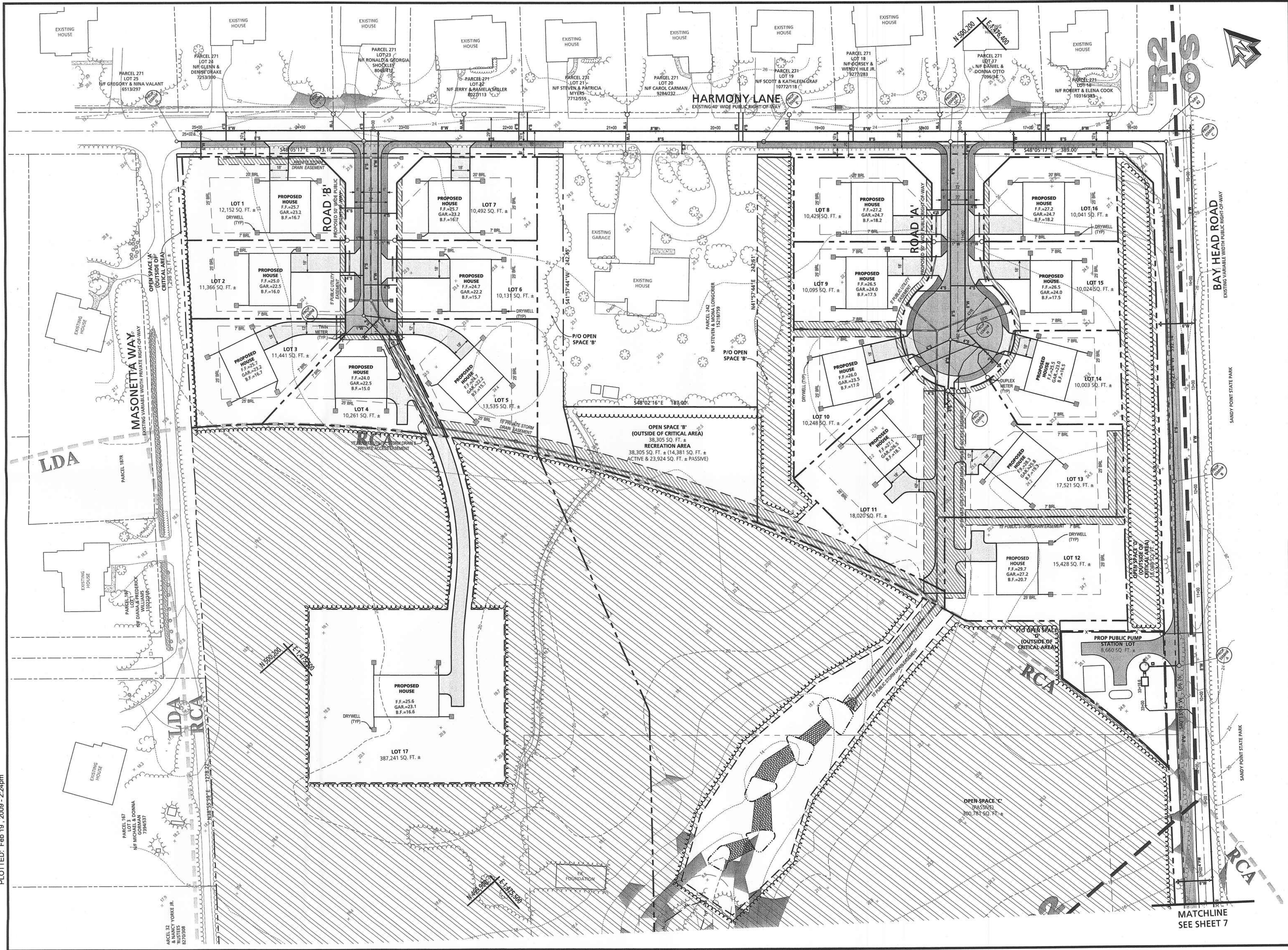
Professional Seal
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer in the State of Maryland, license number 15553, expiration date 3/31/2011.
Date: 04/11/2009
Terry L. Schuman, P.E.



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Folder Reference	BAYHEAD FARMS BAYHEAD ROAD, ANNAPOLIS

OVERALL SITE PLAN
SKETCH DEVELOPMENT PLANS
OF
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THIRD DISTRICT ANNE ARUNDEL COUNTY R2 / OS ZONED
Cadd File: F:\Bayhead Farms Annapolis 05-1520\Drawing Files\Sketch Plans\BAYHEAD-FARMS-S03.dwg



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Professional Certification: I hereby certify that these documents were prepared by me or under my direct supervision and I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 100210.

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Date: APRIL, 2008
 Job Number: 05-150
 Scale: 1"=40'
 Drawn By: L. SQUIRES
 Designed By: T. SCHUMAN
 Approved By: T. SCHUMAN
 Folder Reference: BAYHEAD FARMS, BAYHEAD ROAD, ANNAPOLIS

SITE AND UTILITY PLAN
 OF
BAYHEAD FARMS
 A 17 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION
 (16 AGE RESTRICTED LOTS)
 SUBDIVISION #1978-333, PROJECT #2007-0017
 TAX MAP A1, BLOCK 7, PARCELS 29
 BAYHEAD ROAD, ANNAPOLIS, MARYLAND 21401
 THRD DISTRICT ANNE ARUNDEL COUNTY RZ / OS ZONED

Sheet No. **4 OF 14**
 File No.