

51829-6198

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/

August 13, 2009

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

Re: Tebbston on the Magothy
S 02-065, P 07-0022

Dear Mr. Burke:

Thank you for forwarding the above-referenced subdivision request, which is a proposal to create eight lots from an existing 9.95 acre parcel, the reconstruction of four single family dwellings, new construction of four single family dwellings, and removal of the remaining existing structures. The applicant has addressed this office's comments from my January 26, 2009 letter. I have provided my remaining comments below:

1. We note that the applicant plans to address the following comment pending the outcome of the special exception hearing for the community pier. I have reiterated this comment as well as comment # 2 below, for future reference. We note that the applicant proposes a community pier for the use of future property owners within the subdivision. As provided by COMAR 27.01.03.07.A(5), "If community piers, slips, or moorings are provided as part of the new development, private piers in the development are not allowed." In order to clarify to future waterfront lot owners that no individual piers are permitted on these properties, we recommend that the applicant include notations on the plat and plans stating this fact.
2. COMAR 27.01.03.07.B restricts the number of slips, piers, or mooring buoys permitted at community piers to the lesser of, "one slip for each 50 feet of shoreline in the subdivision in the intense and Limited Development Areas," or 1 slip per lot, for subdivisions up to 15 lots. Because there is approximately 380 feet of shoreline on the site, only seven slips are permitted at the proposed community pier. Therefore, the plans should be revised such that only seven slips are shown, instead of the eight that are currently proposed.
3. As requested, the applicant has acknowledged that the existing structures and lot coverage in the 100-foot Buffer will be removed in conjunction with this redevelopment proposal in note #20 on the plans. However, the wording of this note is confusing, in that it refers to the removal of all existing structures, roads, walkway, fences located "west" of the 100-foot Buffer. Please

TTY for the Deaf

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

Mr. Burke
August 13, 2009
Page 2 of 2

have the applicant re-word this note so that the words "west of the 100-foot Buffer" are replaced with "in the 100-foot Buffer."

4. As requested, the applicant has quantified the existing area of tree cover and the area of tree cover to be cleared for this project. These numbers are 95,939 square feet, and 58,814 square feet respectively. However, clearing is limited by the County to 20% of the existing area of tree cover on the property, and up to 30% with permission of the Office of Planning and Zoning. No more than 30% of the existing area of tree cover can be cleared in the absence of a variance. If more than 20% of the existing area of tree cover on a property within the Critical Area is to be cleared, then the entire area to be cleared must be mitigated at a 1.5:1 ratio with replacement plantings provided on the site, offsite, or addressed by a fee-in-lieu payment if the former options are not feasible. The applicant must reduce the amount of proposed clearing accordingly.
5. On sheet 3 of 8, under "Impervious Area Note" the applicant indicates that all walkways within the subdivision will be boardwalks to reduce impervious area. However, under Natural Resource Article § 8-1802, only walkways in the Buffer are defined as exceptions to lot coverage. Boardwalk style walkways constructed outside of the Buffer must be counted as lot coverage. Please have the applicant indicate the area of these proposed walkways outside of the Buffer within the lot coverage calculations.

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 60-07

Martin O'Malley
Governor

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January 26, 2009

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

Re: Tebbston on the Magothy
S 02-065, P 07-0022

Dear Mr. Burke:

Thank you for forwarding the above-referenced subdivision request, which is a proposal to create eight lots from an existing 9.95 acre parcel, the reconstruction of four single family dwellings, new construction of four single family dwellings, and removal of the remaining existing structures. The applicant has addressed this office's comments from my October 15, 2008 letter. I have provided my remaining comments below:

1. The County's Critical Area program does not contain provisions for subdividing property within the BMA. While we acknowledge that the current subdivision has been in the review process through several submissions, intensification of development rights in the Buffer within the BMA in the absence of BMA subdivision provisions in the County's Critical Area program has been a topic of recent conversations between Commission and County staff. While this office has not objected to proposed subdivisions within the BMA on some properties where no greater number of waterfront lots or potential for development is created in the Buffer, this proposed subdivision creates four new waterfront lots where there was one. In this case, and in recognition of the review history preceding this letter, it appears that reestablishment of the Buffer, removal of existing structures in the Buffer, and limiting development of piers to the one community pier will provide a sufficient improvement in the environmental condition of the property. However, future proposals for subdivisions within the BMA should not be approved without the establishment of provisions for such subdivisions in the County's Critical Area program. We anticipate that further discussions on this subject will be necessary between Commission and County staff.
2. We note that the applicant proposes a community pier for the use of future property owners within the subdivision. As provided by COMAR 27.01.03.07.A(5), "If community piers, slips, or moorings are provided as part of the new development, private piers in the development are not allowed." In order to clarify to future waterfront lot owners that no individual piers are

permitted on these properties, we recommend that the applicant include notations on the plat and plans stating this fact.

3. COMAR 27.01.03.07.B restricts the number of slips, piers, or mooring buoys permitted at community piers to the lesser of, "one slip for each 50 feet of shoreline in the subdivision in the intense and Limited Development Areas," or 1 slip per lot, for subdivisions up to 15 lots. Because there is approximately 380 feet of shoreline on the site, only seven slips are permitted at the proposed community pier. Therefore, the plans should be revised such that only seven slips are shown, instead of the eight that are currently proposed.
4. We note that there are several existing structures, including a wood walkway parallel to the shoreline, retaining walls, a gazebo, a concrete pad, what appears to be several wood decks, and a slate walk in the 100-foot Buffer that are not labeled as "to be removed" on the plans. Where redevelopment of a property is proposed such as this which converts a single parcel into an eight lot subdivision, the Critical Area Criteria require the County and applicant to bring the parcel or lot into conformance with the existing law in so far as possible. Therefore, the existing structures in the 100-foot Buffer should be removed, with the exception of the proposed community pier.
5. We note that the applicant proposes to establish the Buffer with plantings which will address the minimum 15% afforestation requirement for the property. However, it appears that the proposed development will require clearing of existing individual trees on the property. Any clearing will require mitigation plantings with at least a 1:1 replacement ratio. Therefore, please have the applicant quantify the area of tree cover that will be cleared. Also, the applicant should provide information showing how the resulting mitigation requirement will be addressed.

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 60-07
Kelly Krinetz
Chris Soldano

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

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October 15, 2008

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

Re: Tebbston on the Magothy Subdivision
S 02-065, P 07-0022

Dear Mr. Burke,

Thank you for forwarding the above referenced final subdivision plat request. The subject site is 9.95 acres located in the Limited Development Area (LDA) of the Critical Area. The applicant proposes to create an 8 lot residential subdivision. The property is currently developed with 15 non-conforming cabins, 4 of which are located within the 100-foot Buffer. The applicant proposes to remove all the non-conforming cabins and create 8 new dwellings as well as a private road all outside of the 100-foot Buffer.

Based on the above referenced application, we have the following comments.

1. We continue to note that as proposed, the subdivision is being developed at its permitted lot coverage limit of 15%. As such, there is no opportunity for future home owners to add additions, sheds, or other impervious features to the site. We continue to recommend that the County require the applicant to reduce the amount of proposed lot coverage per lot in order to provide some flexibility for future lot owners to add minor, reasonable additions to their homes and property.
2. The applicant should be advised that under Section 8, Chapter 119, 2008 Laws of Maryland at 765 lot coverage has been expanded to include walkways outside of the Buffer. The subdivision plat must contain information regarding existing and proposed lot coverage. Section 8, Ch. 119, 2008 Laws of Maryland at 765, contains provisions in regard to the lot coverage requirements of Natural Resources Article §8-1808.3 which may be applicable to this subdivision. Under these provisions, a development project whose initial application for development

that satisfies all local requirements is filed by October 1, 2008 and whose development plan is approved (recorded) by July 1, 2010 may utilize the County's approved impervious surface area limitations in effect prior to July 1, 2008 provided that;

- a) The approved development plan remains valid in accordance with the County's procedures and requirements; and
- b) By July 1, 2010, the applicant prepares a detailed lot coverage plan drawn to scale and showing the amounts of impervious surface area, partially pervious area, and developed pervious surface area in the development project.

In addition to (a) and (b) above, Section 8, Ch. 119, 2008 Laws of Maryland at 765 requires the lot coverage plan to be approved by the County and implemented in accordance with the approved lot coverage plan. Should the applicant intend to develop this subdivision in accordance with the County's impervious surface area limitations, please indicate that intent and ensure that the applicant is aware of the requirements of Chapter 119 of the 2008 Laws of Maryland for proceeding as such.

Thank you for the opportunity to provide comments. Should you have any other questions regarding this project, please call (410) 260-3481.

Sincerely,



Amber Widmayer
Natural Resource Planner
cc: AA 60-07

Martin O'Malley
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July 6, 2007

Mr. Tom Burke
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6305
Annapolis, Maryland 21401

Re: Tebbston on the Magothy
S 02-065, P 07-0022

Dear Mr. Burke:

I have received a resubmittal for the above referenced subdivision application, which is a proposal to create eight lots from one parcel, reconstruct four single family dwellings, construct four new single family dwellings, and remove the remaining existing structures. The applicant has addressed most of this office's comments from my February 28, 2007 letter. I have outlined my remaining comments below.

1. We note that the applicant has provided corrected impervious calculations as requested. However, because the total impervious area for the proposed subdivision equals the maximum 15%, owners of the proposed lots will not be allowed to add further impervious areas to their properties for structures such as sheds and patios. Therefore, the plan should show a reasonable amount of remaining impervious area per lot in order to accommodate these potential, future amenities. Anne Arundel County has already experienced problems with allowing subdivisions to be platted at the 15% limit and then having to spend large amounts of staff time addressing subsequent violations and variance requests. Therefore, this office requests that the applicant adjust the proposed impervious area.
2. We also note that the applicant has moved the proposed dwelling reconstruction out of the Buffer. However, it does not appear that the applicant has left any room for the property owners to construct amenities such as decks, without having to do so in the Buffer. If a property owner wishes to construct a deck, they will have to seek a variance for disturbance to the Buffer, which is not allowed on newly created lots. Accordingly, please have the applicant leave a reasonable amount of room between the footprint of the proposed dwelling and the Buffer for potential improvements that property owners may wish to construct.

done



Mr. Burke
July 6, 2007
Page Two

3. The applicant has noted that the 15% afforestation requirements will be met with plantings on the site. Anne Arundel County Code §17-8-602(f) provides that such afforestation ^{done} (shall be established first within the 100-foot Buffer, if feasible.) Therefore, the afforestation plantings should be shown in the Buffer to the extent feasible, and if this is not feasible, please have the applicant provide an explanation for why this is not feasible.

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3464.

Sincerely,



Amber Widmayer
Natural Resources Planner

cc: AA 60-07



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1804 West Street, Suite 100, Annapolis, Maryland 21401
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www.dnr.state.md.us/criticalarea/

February 28, 2007

Mr. Tom Burke
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6305
Annapolis, Maryland 21401

Re: Tebbston on the Magothy
S 02-065, P 07-0022

Dear Mr. Burke:

Thank you for forwarding the above-referenced subdivision request, which is a proposal to create eight lots from one parcel, the reconstruction of four single family dwellings, new construction of four single family dwellings, and removal of the remaining existing structures. I have provided comments below.

1. It is unclear how the impervious area calculations were completed. Impervious areas on lots in new subdivisions are limited to 15% for the subdivision as a whole, and impervious areas on individual lots are limited to 15% per lot for lots that are one acre or larger, and 25% for lots that are less than one acre. The column titled "total allowable impervious area" in the Impervious Area Breakdown chart on page 1 of the plan is not reflective of these impervious area limits and seems as though it should instead be labeled, "proposed impervious area." If these calculations do represent the proposed impervious areas, then lots 4, 5 and 6 are not within the 15% impervious limit for lots that are larger than one acre. I calculate that as proposed, the respective proposed impervious areas for lots 4-6 amount to 18.78%, 19.5%, and 16.22%. Also, the total impervious area proposed for the subdivision amounts to 20.71%, which exceeds the 15% limit for the subdivision as a whole. Accordingly, the proposed impervious areas must be reduced to be within the limits as described above.
2. According to the critical area report provided, there is approximately 2.3 acres of existing forested area on the site which is less than 15% of the total site area. Therefore at least 15% of the site will need to be planted to meet the afforestation requirement. Please have the applicant show the existing and proposed forest calculations in a chart on the plat and plan, and show on the plat and plan where the required plantings will be completed. Also, there should be a notation on the plat and plan indicating that the planted areas will be in a forest conservation easement.

Mr. Burke
February 28, 2007
Page Two

3. As the applicant has proposed to redevelop in the Buffer Modification Area (BMA), mitigation at a rate of 2:1 in the form of plantings within the BMA must be provided for all new and redeveloped impervious surfaces in the BMA. Please have the applicant indicate where in the BMA this mitigation will be done, and provide details about the proposed mitigation including the number, size and species of the required plantings.
4. This office notes that there are two existing piers on the site and that one of them will be used as a community pier with 16 slips, which is a reduction of the existing 21 slips. We also note that the applicant has proposed construction of an additional pier on lot 5, which this office can not support. According to COMAR §27.01.03.07(A)(5), if community piers are provided as part of new development, private piers are not allowed. Further, under COMAR §27.01.03.07(B)(1), if the site had no existing piers, the applicant would only be allowed to construct a community pier with the lesser of one slip per lot, or one slip per 50 feet of shoreline. With approximately 380 feet of shoreline on the site, only seven slips would be permitted for the site under these regulations. Therefore, the 16 existing slips at the community pier plus another existing pier already amount to more slips than would have been originally authorized under the regulations, and no new piers will be allowed.
5. With reference to the three houses for which redevelopment is proposed in the BMA, this office recommends moving the building footprints further back from the shoreline so as to accommodate any future requests for waterward improvements to the houses, such as decks or patios.

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

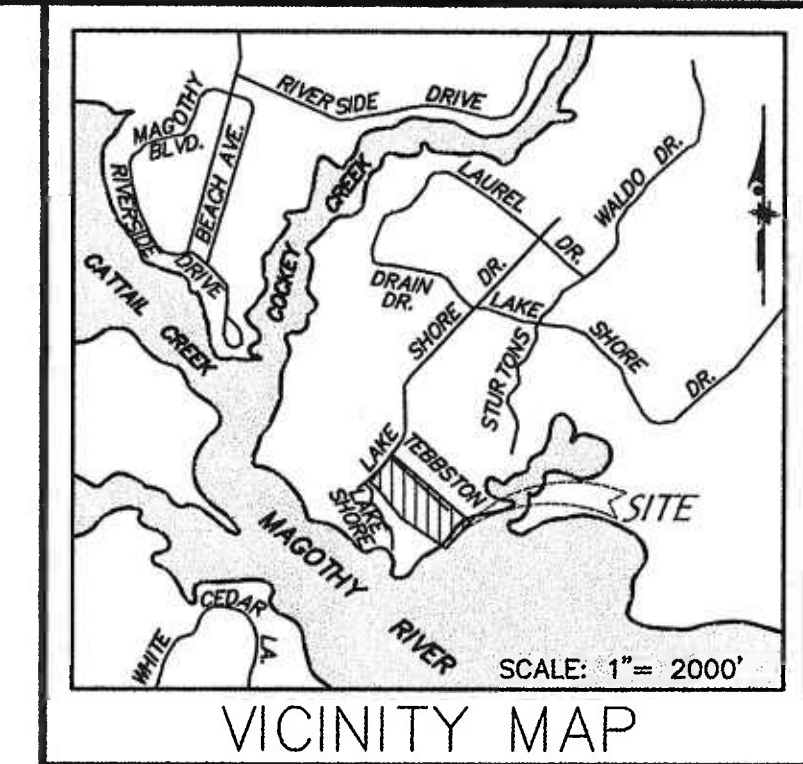
Sincerely,



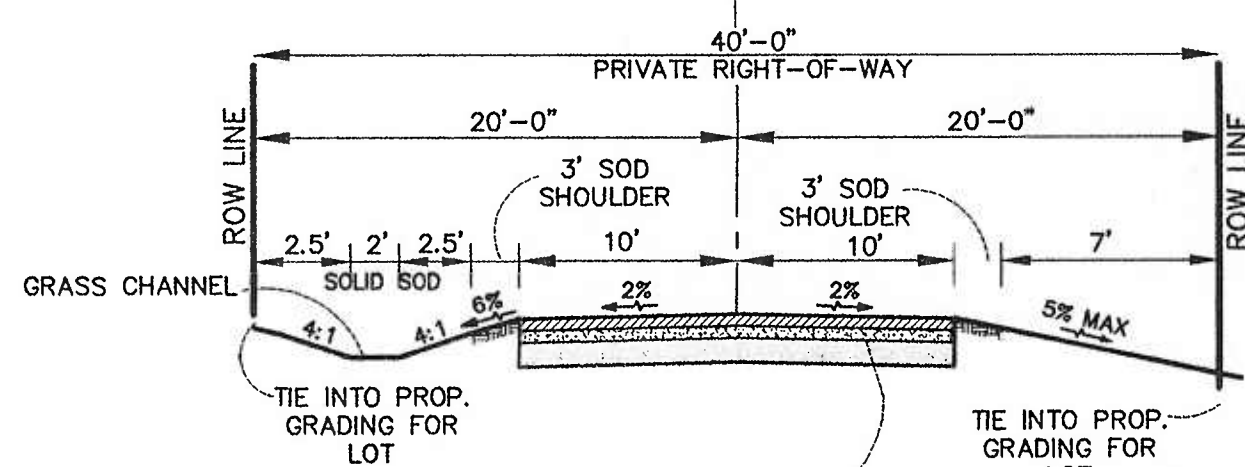
Amber Widmayer
Natural Resources Planner

cc: AA 60-07

TEBBSTON ON THE MAGOTHY FINAL DEVELOPMENT & CRITICAL AREA PLAN

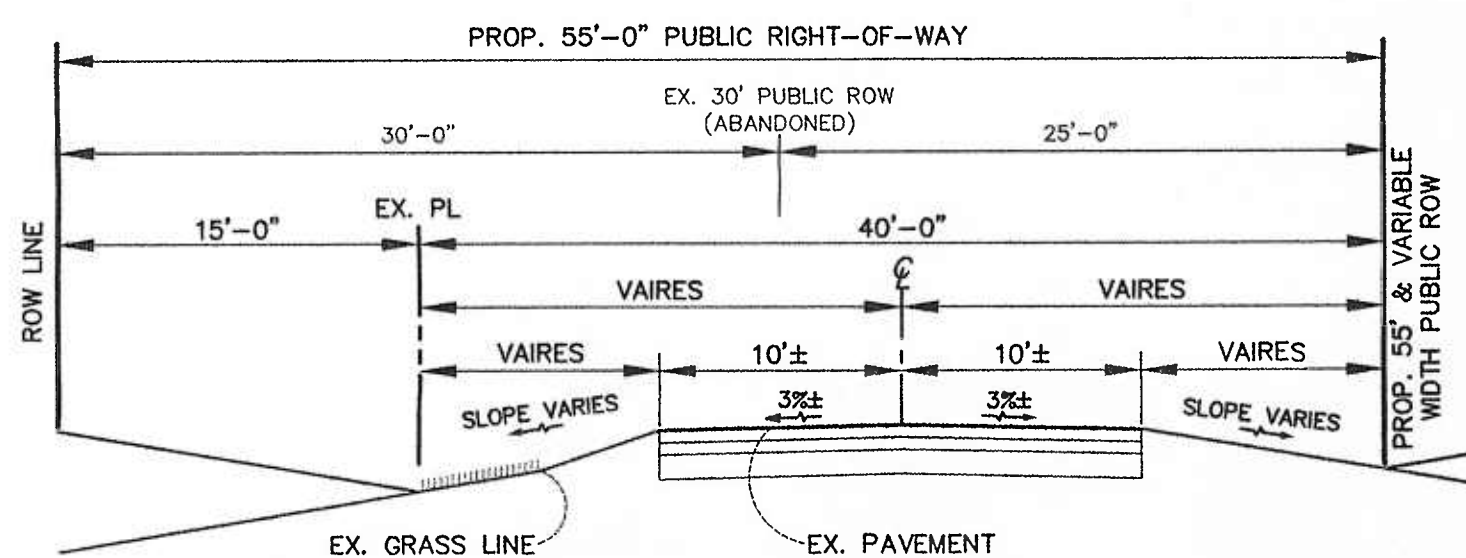


- NOTES:**
1. BITUMINOUS CONCRETE AND HOT MIX ASPHALT (HMA) HAVE THE SAME MEANING IN THESE STANDARD DETAILS AND THE STANDARD SPECIFICATIONS.
 2. BITUMINOUS CONCRETE BAND DESIGNATIONS ARE MARYLAND STATE HWY. ADMINISTRATION.
 3. BITUMINOUS CONCRETE & DENSE GRADED AGGREGATE SHALL BE MIXED & PLACED IN ACCORDANCE WITH LATEST SPECIFICATIONS.
 4. A TACK COAT OF 0.50 GAL./SQ.YD. OF MC-70 SHALL BE APPLIED ON THE TOP OF ALL GRANULAR BASE COURSES.

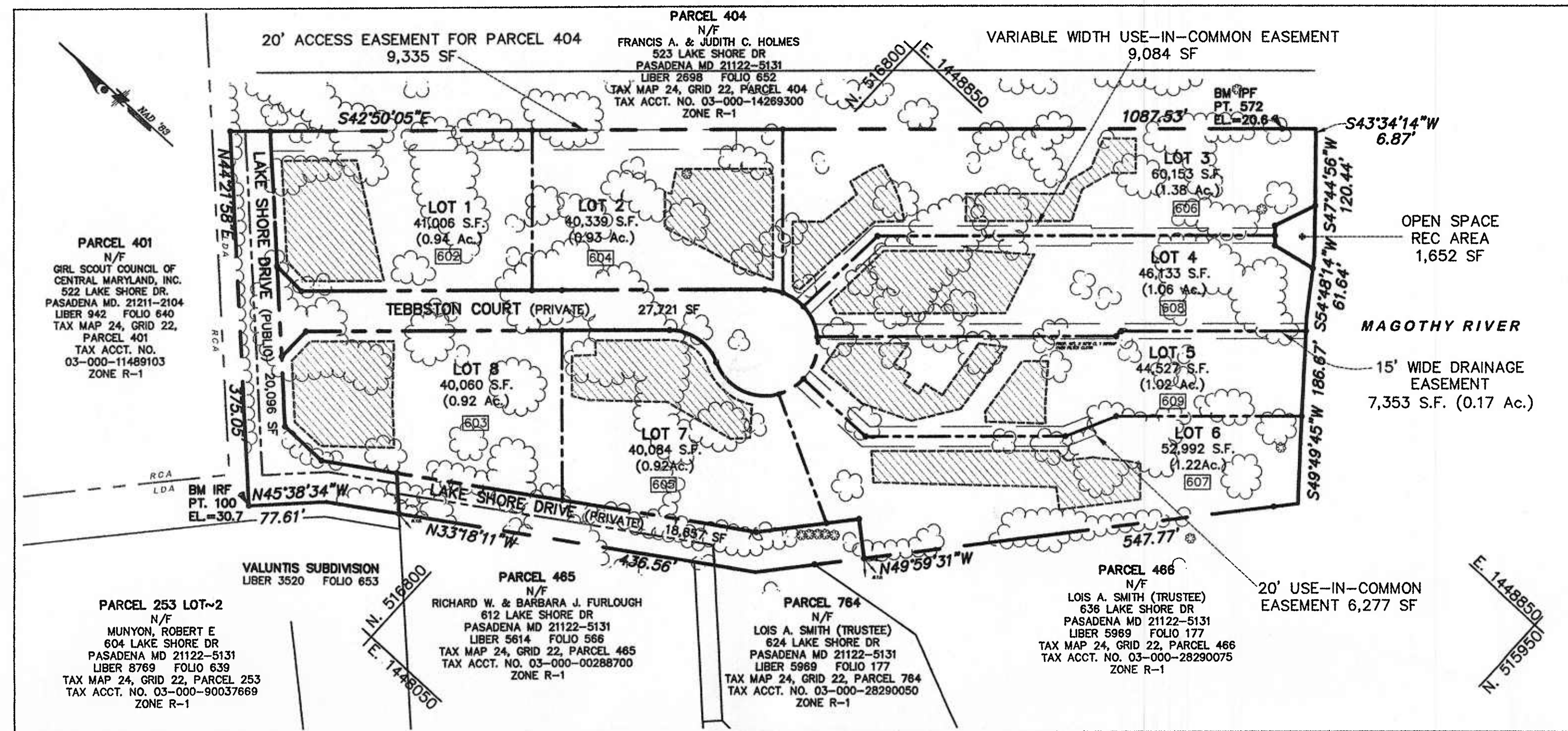


- 1.5" BITUMINOUS CONCRETE SURFACE COURSE (SF) AND
3" BITUMINOUS CONCRETE BASE COURSE (BF) AND
6" DENSE GRADED AGGR. BASE COURSE (PLACED IN TWO COURSES)

TYPICAL SECTION-TEBBSTON COURT*
NOT-TO-SCALE
*SECTION BASED ON A.A.C.O. STD. DETAIL P-8



TYPICAL SECTION-LAKE SHORE DRIVE
NOT-TO-SCALE



BOUNDARY MAP
Scale: 1"=100'

SITE TABULATIONS

EXISTING/PROPOSED ZONING	R1 ZONE	TOTAL EXISTING IMPERVIOUS AREA	99,765 S.F. (2.29 AC.±) (23.0% OF SITE AREA)	BUILDING SETBACKS R1 ZONE: FRONT: 40' FROM LOCAL ROAD SIDE: 15' MIN. 40' COMBINED REAR: 35' MIN. BUILDING HEIGHT = 45 FT. MAX.
SINGLE FAMILY DETACHED DEVELOPMENT		TOTAL PROPOSED IMPERVIOUS AREA	73,466 S.F. (1.69 AC.±) (INCLUDES PUBLIC ROW)	
PRIVATE WELL AND PRIVATE SEPTIC		NET PROPOSED IMPERVIOUS	62,029 S.F. (1.42 AC.±) (15% OF PROP. SITE AREA)	
SITE ENTIRELY WITHIN LDA CRITICAL AREA DESIGNATION AND IS BUFFER EXEMPT		SITE AREA BELOW FEMA FLOOD EL 8.0 (FEMA FLOODPLAIN: ZONE A7, ELEV. 8, MAP NO. 240008-0021C)	3,429 S.F. (0.08 AC.±)	
EXISTING PARCEL AREA	433,620 S.F. (9.95 AC.±)	OPEN SPACE TABULATION: REQUIRED OPEN SPACE = 9.95 AC. X 30% = 2.98 AC. PROPOSED OPEN SPACE = 1,652 S.F. MODIFICATION #9553 TO WAIVE OPEN SPACE REQUIREMENTS GRANTED.		
PROPOSED PUBLIC RIGHT-OF-WAY DEDICATION	20,096 S.F. (0.46 AC.±)	RECREATION AREA: RECREATION AREA REQUIRED: 8 LOTS X 1,000 S.F./LOT = 8,000 S.F. RECREATION AREA PROVIDED: 1,652 S.F. ACTIVE REC AREA REQUIRED: (8000 X 75%) = 6000 SF ACTIVE REC AREA PROVIDED: 0 MODIFICATION #9553 TO WAIVE RECREATION AREA REQUIREMENTS GRANTED.		FIRE SPRINKLER NOTE ALL PROPOSED RESIDENTIAL DWELLINGS MUST HAVE APPROVED FIRE SPRINKLER SYSTEM AT THE TIME OF BUILDING PERMIT.
NET SITE AREA (PARCEL AREA EXCLUDING PUBLIC R-O-W DED.)	413,524 S.F. (9.49 AC.±)			
PROPOSED PRIVATE RIGHT-OF-WAY DEDICATION TEBBSTON COURT ROW (40'-FT) = PRIVATE LAKE SHORE DRIVE ROW (40'-FT) =	46,578 S.F. (1.14 AC.±) 27,721 S.F. (0.64 AC.±) 18,857 S.F. (0.43 AC.±)			
PROPOSED OPEN SPACE	1,652 S.F. (0.04 AC.±)			
PROPOSED LOT AREA	365,294 S.F. (8.39 AC.±)			

Outfall Statement:

Drum, Loyka and Associates, LLC performed a field investigation of the outfall August 2008. The site which is one parcel with 15 dwelling units outfalls directly to the tidal waters of the Magothy River. The site drains to seven separate locations, one at the northwestern side of the property, two along the western property line, two along the southern shoreline of the property, and two along the northeastern shoreline.

Outfall #1 is located at the northwestern portion of the property line with Parcel 404. Runoff sheet flows overland from Lake Shore Drive and an existing private driveway to a low point just east of the Valunits Subdivision. This area flows through a grass swale along neighboring lots directly to tidal waters of the Magothy River (Point of Investigation 1).

Outfall #2 is centrally located along the southwestern property line and the private portion of Lake Shore Drive. Runoff sheetflows overland from northwest to southwest and continues along an existing private driveway and a grass swale on a neighboring lot (Parcel 446). The runoff discharges directly to tidal waters of the Magothy River (Point of Investigation 2).

Outfall #3 is also located along the southwestern property line with Parcel 466. Runoff sheetflows overland southward toward a neighboring lot (Parcel 466). The runoff ultimately discharges directly to the Magothy River.

Outfall #4 is located along the southern corner of the PL and Magothy River. The southern corner of the property line receives the majority of the overland flow. The runoff discharges directly to tidal waters of the Magothy River (Point of Investigation 3).

Outfall #5 is also located at the center of the southern shoreline of the property and the Magothy River. Runoff sheetflows overland southward toward the shoreline and discharges directly to tidal waters of the Magothy River (Point of Investigation 4). The property line is directly at the tidal waters of the Magothy River.

Outfall #6 is located along the northeastern property line. Runoff sheet flows overland from existing access driveways southeastward toward a sump area along the property line, adjacent to Parcel 404.

Outfall #7 is also located along the northeastern corner of the property near Lake Shore Drive. The northeastern corner of the property line receives the overland flow from relatively small drainage area and continues toward a neighboring lot (Parcel 404).

There will still be seven site outfalls in the same location as pre-developed conditions.

Outfall #1 will receive runoff from a portion of Lake Shore Drive and the private driveway. It will also receive runoff from Lot 8 and a southern portion of the proposed private road. The drainage area to Outfall #1 will be reduced by 0.44 acres. Outfall #1 will continue through an existing grass swale through neighboring lots to the tidal waters of the Magothy River (Point of Investigation 1).

Outfall #2 will receive runoff from a southern portion of the proposed private road and Lot 8 and Lot 7. The drainage area to this site will also be reduced by 1.32 acres. Runoff from Outfall #2 also continues to a grass swale on a neighboring lot and discharges to the tidal waters of the Magothy River (Point of Investigation 2).

Outfall #3 will receive runoff from a small portion of Lot 6. The drainage area will be reduced by 0.55 acres. The runoff from Outfall #3 continues through a neighboring lot and discharges directly to the Magothy River.

Outfall #4 will receive runoff from a portion of the private road cul-de-sac, a portion of Lot 5 and 7 and all of Lot 6. Runoff will sheet flow to a broad flat swale along the southern property line of Lot 6. This grass swale will carry flow overland directly to tidal waters. The front portions of Lots 5 and 6 will outfall directly to the Magothy River (Point of Investigation 3).

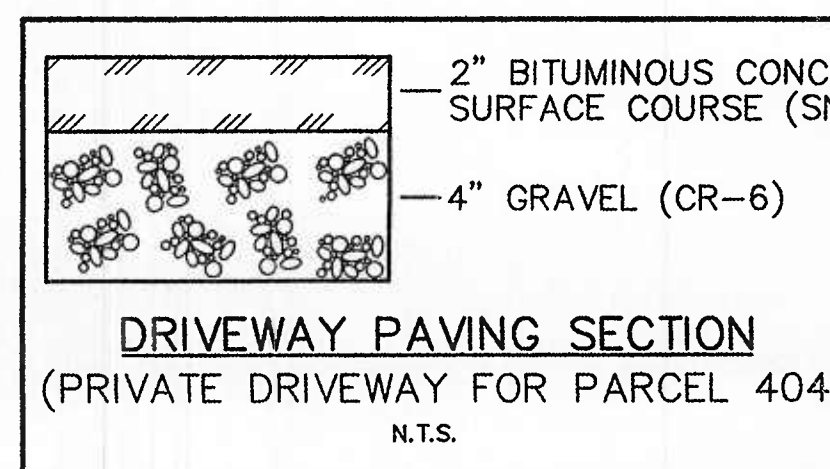
Outfall #5 will receive runoff from a portion of Lake Shore Drive, the northern portion of the private road, including the cul-de-sac as well as P/O Lots 1-5. A portion of lots 3, 4, and 5 will outfall directly to the Magothy River. The remainder of the drainage area will sheet flow to a grass channel along the north side of the private road. The channel will direct flow around the cul-de-sac to a broad flat swale. This grass swale will carry flow overland between Lots 4 and 5 directly to tidal waters (Point of Investigation 4).

Outfall #6 will receive runoff from a portion of lots 1-3. The drainage area will be reduced by 0.31 acres. The runoff from Outfall #6 continues toward a sump area along the northeastern property line.

Outfall #7 will receive runoff from a portion of Lot 1. The drainage area and pattern will remain the same as pre-developed condition.

The drainage areas (DA 1-3, 6, and 7) flowing to neighboring lots have been reduced, and the soils inside disturbance area for the runoff calculations have also been downgraded to be more conservative with design. Impervious area has been reduced for the overall subdivision to 15 percent.

Stormwater management water quality and recharge design for the private road will be managed through a grass channel along north side of the road utilizing the grass channel credit. The south side of the road will be allowed to flow overland and will utilize the non-rooftop disconnection credit to meet the water quality and recharge design criteria. Stormwater management will be met for the remainder of the site with the use of sheet flow to buffer credit, natural area conservation credit, non-rooftop disconnection credit, and rooftop disconnection credit with the use of dry wells.



IMPERVIOUS AREA TABULATIONS

DESIGNATION	AREA	TOTAL ALLOWABLE IMPERVIOUS COVERAGE
LOT 1	41,006 S.F. (0.94 AC.)	6,828 S.F. (0.16 AC.)
LOT 2	40,339 S.F. (0.93 AC.)	6,203 S.F. (0.14 AC.)
LOT 3	60,153 S.F. (1.38 AC.)	4,836 S.F. (0.11 AC.)
LOT 4	46,133 S.F. (1.06 AC.)	4,383 S.F. (0.10 AC.)
LOT 5	44,527 S.F. (1.02 AC.)	4,351 S.F. (0.10 AC.)
LOT 6	52,992 S.F. (1.22 AC.)	4,211 S.F. (0.10 AC.)
LOT 7	40,084 S.F. (0.92 AC.)	4,851 S.F. (0.11 AC.)
LOT 8	40,060 S.F. (0.92 AC.)	4,881 S.F. (0.11 AC.)
LOT SUBTOTALS	365,294 S.F. (8.39 AC.)	39,944 S.F. (0.92 AC.)
TEBBSTON COURT	27,721 S.F. (0.64 AC.)	16,778 S.F. (0.39 AC.)
PRIVATE R-O-W DED. (LAKE SHORE DR.)	18,857 S.F. (0.43 AC.)	5,038 S.F. (0.12 AC.)
OPEN SPACE	1,652 S.F. (0.04 AC.)	269 S.F. (0.01 AC.)
NET PROPERTY AREA	413,524 S.F. (9.49 AC.)	62,029 S.F. (1.52 AC.)
PUBLIC R-O-W DED. (LAKE SHORE DR.)	20,096 S.F. (0.46 AC.)	N/A
TOTAL PROPERTY AREA	433,620 S.F. (9.95 AC.)	

Sht. No.

1. COVER SHEET
2. EXISTING CONDITIONS & ENVIRON. FEATURES PLAN
3. PROPOSED CONDITIONS PLAN
4. AFFORESTATION AND CONSERVATION AREA PLAN
5. PRIVATE ROAD PLAN & PROFILE
6. SEDIMENT & EROSION CONTROL - DEMOLITION PLAN
7. SEDIMENT & EROSION CONTROL - PHASE 2
8. TRAFFIC CONTROL PLAN

- GENERAL NOTES**
1. The purpose of this Subdivision is to create 8 legal lots with 8 single family homes from 15 existing non-conforming dwellings.
 2. This property is a registered non conforming use (number 1996-0365-N) under an Administrative Decision by the Anne Arundel County Department of Planning and Code Enforcement dated January 2, 1997. This decision classified the non conforming use as an R5 residential district type non conforming use. The decision also states that all uses of this site must conform to the Anne Arundel County zoning ordinance requirements for an R1 residential district.
 3. An addendum was added to this administrative decision on March 12, 1997. The purpose of the addendum is to amend a miscalculation in floor square footage in the original decision.
 4. Special Exception Number 1998-0084S was applied for in 1998 for the purpose of expanding a non conforming use. The special exception was requested in order to expand 11 of the 15 dwellings on-site by a maximum of 30%. This request was postponed so that the applicant could resolve site septic issues with the Health Department.
 5. An amended application to Special Exception Number 1998-0084S was filed on March 26, 2002 and updated May 9, 2002. This amended application seeks to enlarge only four dwellings, #605, #608, #629, #637, by 30% over the original house square footage. The hearing for this case took place on May 14, 2002.
 6. Variance Number 1998-0085V for a variance to disturb the 100-foot buffer to enclose the front porch of house #645 was applied for in 1998 with the original special exception request. This variance was again requested with the amended special exception on March 26, 2002, but withdrawn with the revised amended special exception application dated May 9, 2002.
 7. The dwelling at 605 Tebbston Drive (Lot 8) was constructed under approved building permit number B02165528. Administrative Decision File Number DWF 123-01 was issued August 15, 2001 stating that this construction satisfies the requirements of Article 28, Section 10-101.
 8. The dwelling at 637 Tebbston Drive (Lot 3) was constructed under approved building permit number B02159586.
 9. The property is composed of 15 legal dwellings, which includes one dwelling with an apartment.
 10. The existing bearings and distances shown hereon are corrected for NAD83 datum, and have been corrected for the original deed recorded among the Land Records of Anne Arundel County on January 19, 1995 at Liber 6909 Folio 547.
 11. The forty-two perc. test locations shown hereon were conducted by the Anne Arundel County Health Department from May, 1999 to 2004 under perc. test numbers T02024129.
 12. The existing well and pump house shown hereon currently provides water service to all existing 15 dwellings. This system will be abandoned and sealed by a licensed well driller prior to plat approval. The existing water distribution system shall be abandoned and adequately sealed so as not to act as a conduit.
 13. A minimum of 2 off-street parking spaces for each lot has been provided.
 14. There are no existing non-tidal wetlands on-site.
 15. Lots 3, 4, 5, and 6 are affected by a coastal floodplain and/or a coastal high hazard area as established by the Federal Emergency Management Agency (FEMA) on the flood insurance rate map numbers 240008 0020 C and 240008 0021 C. The elevation is 8 feet. The first floor elevations of all structures located within these areas or lots shall be constructed in accordance with the provisions of Article 16, Title 1 of the Anne Arundel County Code.
 16. Critical Area Septic System Note. Article 17, Subtitle 2, § 17-8-203. Requires that a new private septic system on a lot that meets standard percolation requirements for a conventional septic system shall include nitrogen removal technology.
 17. All Septic Reserve areas to be enclosed in orange blaze protection fence prior to plat approval and left undisturbed during all demolition and removal of existing bldgs., roads and walkways etc.
 18. All existing septic systems (see sheet 2) to be abandoned in accordance with A.A.C.O. Health Department standards prior to plat approval.
 19. Soil Classifications:
PpA - Peppercob loamy sand
PgB - Patapsco-Ft Mott - Urban Land Complex
EVC - Evesboro and Galestown soils
 20. Note: All existing structures, roads, walkway, fences located on site west of the 100-foot buffer to tidal waters are to be removed by developer.
 21. Topography shown on these plans from aerial mapping provided by Potomac Aerial Surveys in January 2007.
 22. Benchmark: Vertical control is based on Anne Arundel County Monument #251A, ELEV.=162.58
 23. **Modifications**
Modification No. 9553 regarding the provision of Open Space and Recreation Area was approved by the Anne Arundel County Office of Planning and Zoning on April 1, 2009.
Modification No. 10211A to allow on-site road to be private was approved by the Anne Arundel County Office of Planning and Zoning on April 8, 2009 with the condition that the developer establishes a homeowners association to address long term care and maintenance of the private road and the drainage conveyances.
Modification No. 10353 Time Extension was approved by the Anne Arundel County Office of Planning and Zoning on April 1, 2009.

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WEST OF THE 100-FT BUFFER TO TIDAL WATERS ARE TO BE REMOVED BY DEVELOPER.

PERC TEST NO. T02024129

DESIGNED: MMD	DRAWN:	REVISIONS TO APPROVED PLANS
ORIG. DATE: 7/1/08		No. DATE BY DESCRIPTION
MODIFIED BY/DATE: MME 06/30/09		
CADD DWG # TJO2598-FDP-1		
DLA PROJECT # TJO2599		
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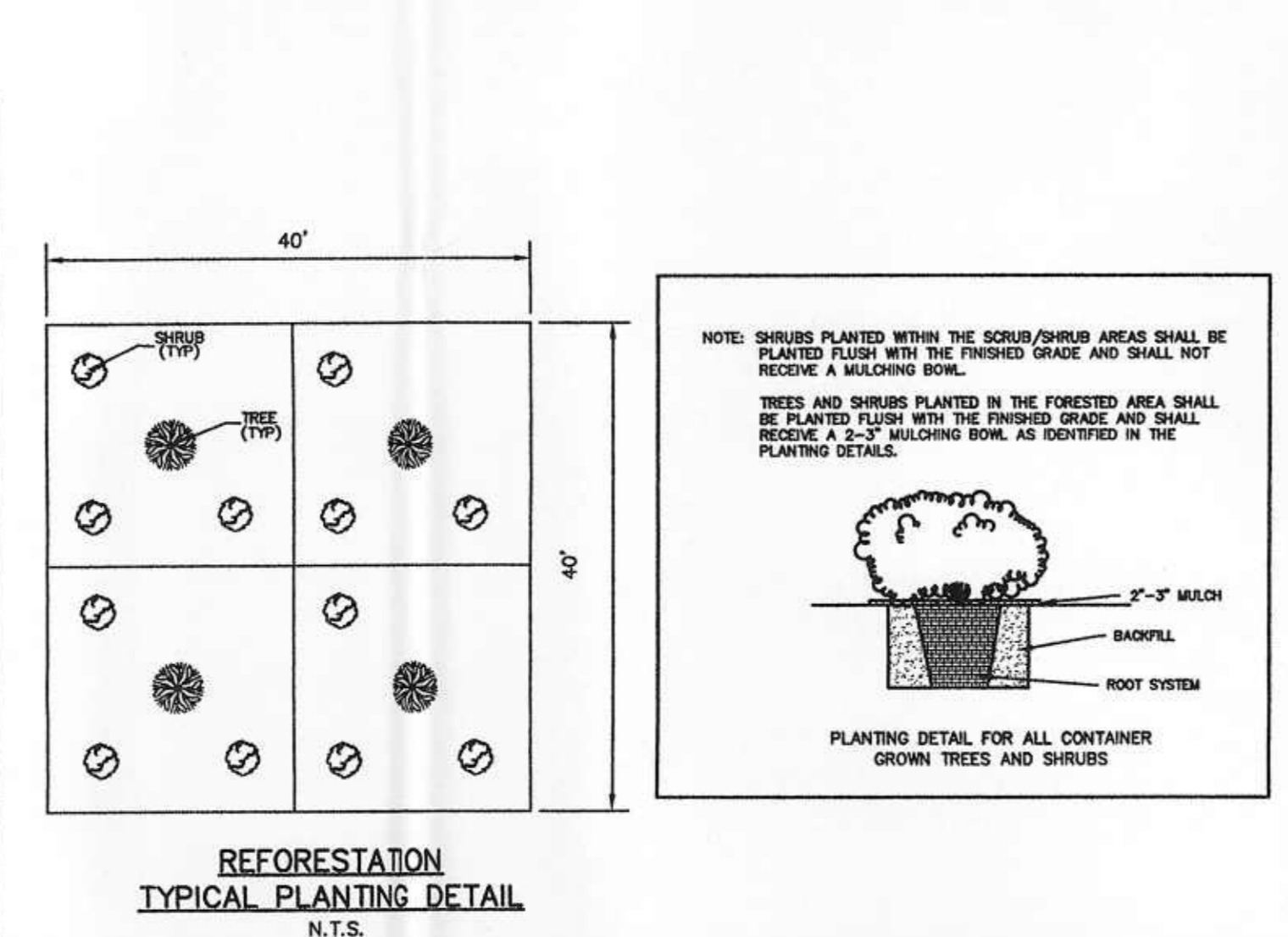
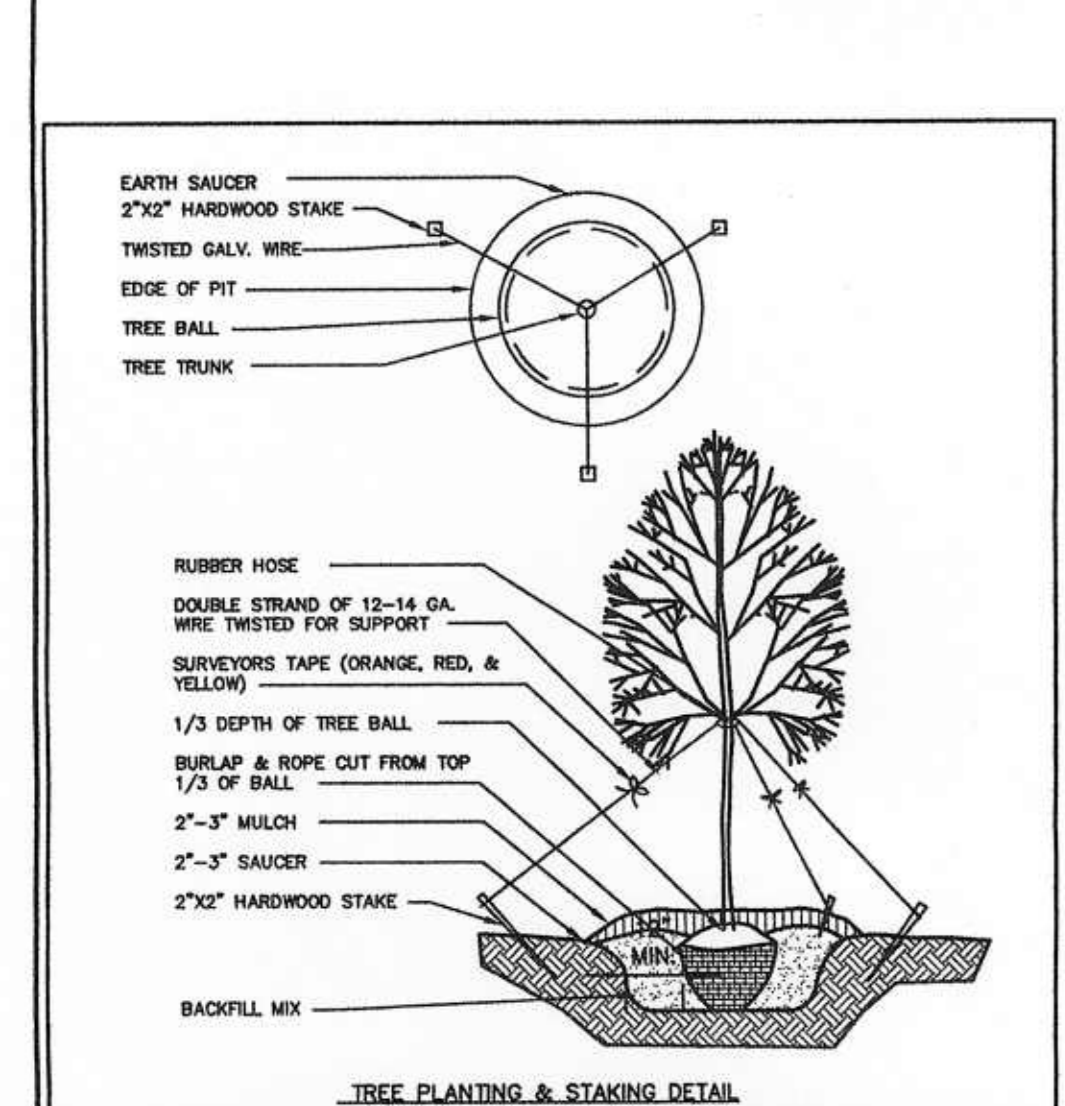
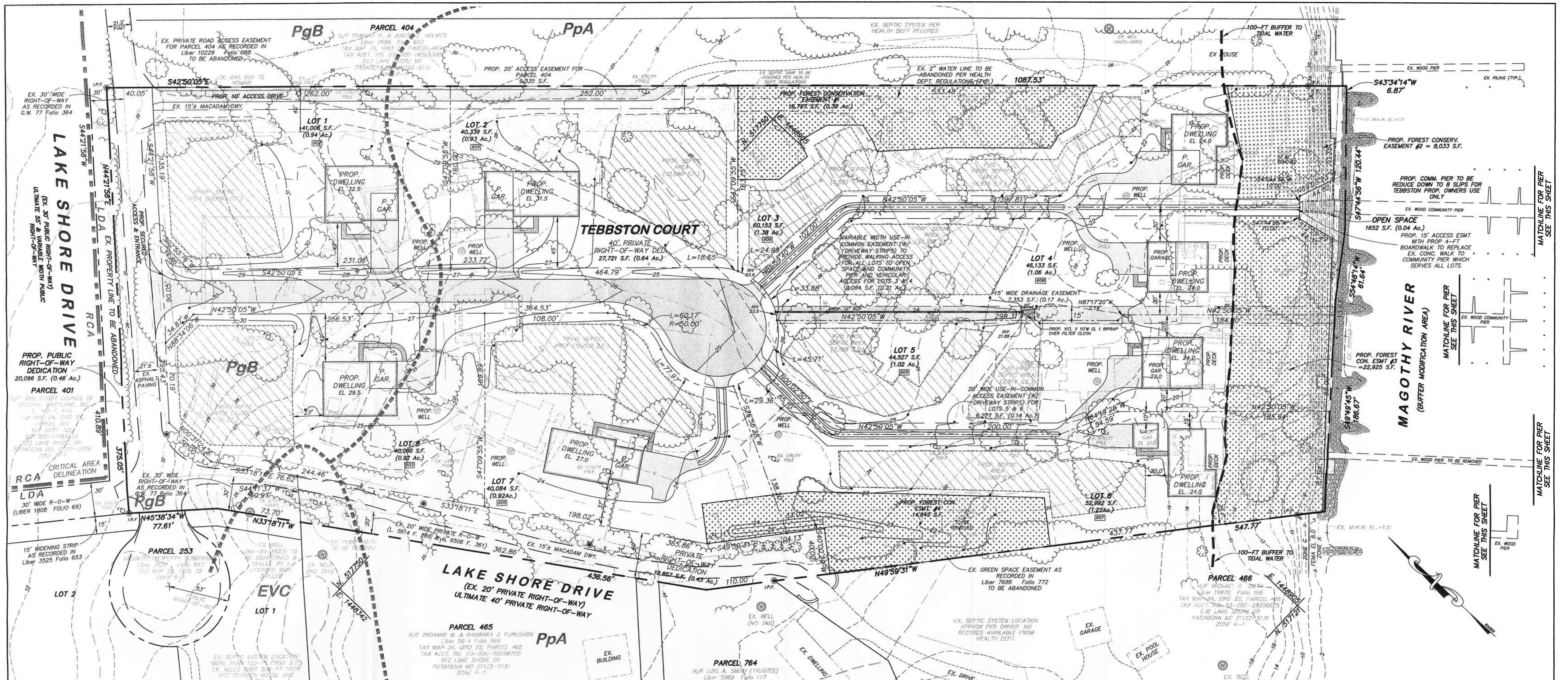
DRUM, LOYKA & ASSOCIATES, LLC
CIVIL ENGINEERS - LAND SURVEYORS
209 WEST STREET, SUITE 203
ANNAPOLIS, MARYLAND 21401
410-280-3122

*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. 18521
expiration date: 12-6-09



OWNER / DEVELOPER
TSC MAGOTHY ASSOCIATES L.P.
8600 SNOWDEN RIVER PARKWAY
SUITE 206 & 207
COLUMBIA, MARYLAND 21045

FINAL DEVELOPMENT & CRITICAL AREA PLAN ~ COVER SHEET			
TEBBSTON ON THE MAGOTHY			
SINGLE FAMILY SUBDIVISION - R1 ZONED			
SUBDIVISION NO. 2002-065		PROJECT NO. 2007-0022	
TAX MAP 24 GRID 22 PARCEL 633		DISTRICT 3RD	
ANNE ARUNDEL COUNTY, MARYLAND 21122			
SCALE: AS SHOWN	DATE: 06/30/09	PROJ. NO: TJO2599	SHEET 1 OF 8



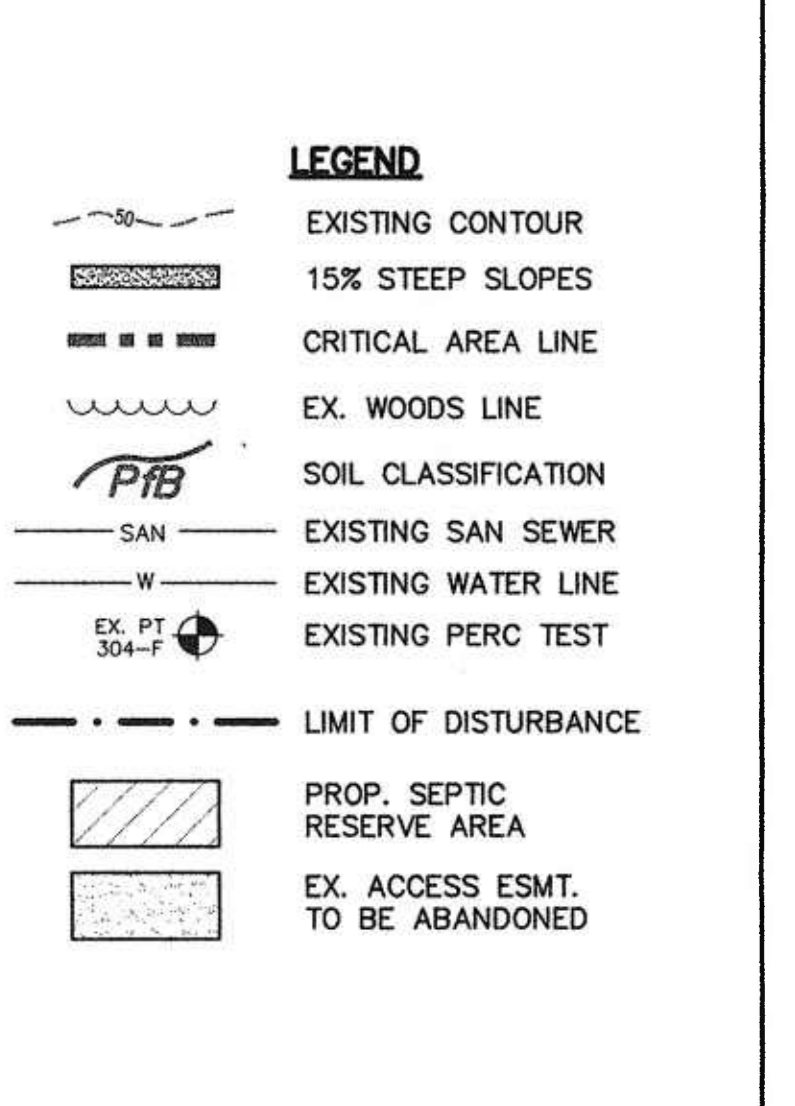
PLANTING SCHEDULE FOR REFORESTATION (58,814 S.F.)

SYMBOL	COMMON NAME	SCIENTIFIC NAME	APPROX. QUANTITY	TYPE	SIZE
(Symbol)	Green Ash	Fraxinus pennsylvanica	42	TREE	2" CAL.
(Symbol)	River Birch	Betula nigra	41	TREE	2" CAL.
(Symbol)	Dogwood	Cornus florida	64	U. TREE	2" CAL.
(Symbol)	Henry's Garnet	Itea virginica	220	SHRUB	2 GALLON
(Symbol)	Bayberry	Myrica pensylvanica	221	SHRUB	2 GALLON

PLANT MATERIAL IS CALCULATED AT A RATE OF 1 TREE AND 3 SHRUBS PER 400 S.F. OF PLANTING AREA. ALTERNATE PLANT MATERIAL CAN BE USED IN PLACE OF THE REFERENCED PLANTS PROVIDED NATIVE SPECIES ARE USED. SEE THE ANNE ARUNDEL COUNTY APPROVED NATIVE SPECIES PLANT LIST.

DESIGNATION	WOODLAND CLEARING TABULATIONS	
	TOTAL EXISTING WOODLAND ONSITE	PROPOSED CLEARING
TOTAL PROPERTY AREA	95,939 S.F. (2.20 Ac.)	58,814 S.F. (1.35 Ac.)
LOT 1	9,610 S.F. (0.22 Ac.)	8,152 S.F. (0.19 Ac.)
LOT 2	10,251 S.F. (0.24 Ac.)	7,182 S.F. (0.16 Ac.)
LOT 3	11,093 S.F. (0.25 Ac.)	6,708 S.F. (0.15 Ac.)
LOT 4	14,654 S.F. (0.33 Ac.)	9,931 S.F. (0.23 Ac.)
LOT 5	3,228 S.F. (0.07 Ac.)	2,692 S.F. (0.06 Ac.)
LOT 6	11,219 S.F. (0.26 Ac.)	6,140 S.F. (0.14 Ac.)
LOT 7	9,237 S.F. (0.21 Ac.)	5,385 S.F. (0.12 Ac.)
LOT 8	10,243 S.F. (0.23 Ac.)	3,154 S.F. (0.07 Ac.)
ROAD ROW	16,404 S.F. (0.38 Ac.)	9,470 S.F. (0.22 Ac.)

FOREST TABULATIONS INSIDE CRITICAL AREA (CA)	
Total Site Area	433,620 sf / 9.95 ac.
Net Site Area (Parcel Area Excluding Public ROW Dedication)	413,524 sf / 9.49 ac.
Existing Forested Area	0 sf / 0 ac.
Percentage of Existing Forest Coverage	0 percent
Existing Developed woodland onsite	95,939 sf / 2.20 ac.
Forest Coverage required (15% x Net Site Area) = Proposed Forest Conservation Easements (inside CA)	62,029 sf / 1.42 ac.
No. 1	16,797 sf / 0.39 ac.
No. 2	8,033 sf / 0.18 ac.
No. 3	22,925 sf / 0.52 ac.
No. 4	14,845 sf / 0.34 ac.
Total Area Under Esmt	62,600 sf / 1.44 ac.
Ex. Developed Woodland within Con. Esmt	12,283 sf / 0.28 ac.
Proposed Woodland clearing (Developed woodland)	58,814 sf / 1.35 ac.
Afforestation required for woodland clearing 1:1 = Afforestation provided =	58,814 sf / 1.35 ac.
Afforestation inside the 100-Buffer =	25,666 sf / 0.59 ac.
(Afforestation inside the 100-Buffer to be only shrubs and small trees)	33,148 sf / 0.76 ac.
Afforestation outside the 100-Buffer =	33,148 sf / 0.76 ac.
Trees required	= 147 (1 tree per 400 sf)
Shrubs provided	= 147
Shrubs required for 155 trees	= 441
Shrubs provided	= 441
Forestation Bond	= 58,814 sf x \$1.20 per sf = \$70,577.00
Forestation Inspection Fee	= Bond x 7% (\$70,577 x 7%) = \$4,940.39
Forestation Bond & Inspection Fee paid on	CR. NO.



DESIGNED: MMD	DRAWN:	REVISIONS TO APPROVED PLANS
ORIG. DATE: 7/1/08		No. DATE BY DESCRIPTION
MODIFIED BY DATE: MME / 6/30/09		
CADD DWG # TJO2599-FDP-4		
DLA PROJECT # TJO2599		
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AFFORESTATION & CONSERVATION AREA PLAN
TEBBSTON ON THE MAGOTHY
 SINGLE FAMILY SUBDIVISION - R1 ZONED
 SUBDIVISION NO. 2002-065 PROJECT NO. 2007-0022
 TAX MAP 24 GRID 22 PARCEL 633 DISTRICT 3RD
 ANNE ARUNDEL COUNTY, MARYLAND 21122

SCALE: 1" = 40' DATE: 6/30/09 PROJ. NO: TJO2599 SHEET 4 OF 8