

AA 371-07
SUB

Knox, June
07-0113

S1829-6279

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/

April 9, 2009

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

Re: Knox, June
S 07-041, P 07-0113

Dear Mr. Burke:

Thank you for forwarding revised plans for the above-referenced subdivision request. The applicant proposes to subdivide an existing 1.14 acre parcel into two lots, and to build a new dwelling and driveway on each of the two proposed lots. The property is classified as a Limited Development Area (LDA) and is currently undeveloped. The applicant has addressed this office's comments from my October 31, 2008 letter, and I have no further comments on the 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 dark ink, appearing to read "Amber Widmayer".

Amber Widmayer
Natural Resources Planner

cc: AA 371-07

Martin O'Malley
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October 31, 2008

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

Re: Knox, June
S 07-041, P 07-0113

Dear Mr. Burke:

Thank you for forwarding the above-referenced revised subdivision request. The applicant proposes to subdivide an existing 1.14 acre parcel into two lots, and to build a new dwelling and driveway on each of the two proposed lots. The property is classified as a Limited Development Area ("LDA") and is currently undeveloped. The applicant has addressed most of this office's comments from my July 14, 2008 letter. I have my provided my remaining comment below.

1. Please have the applicant provide a planting plan showing the size and species of the proposed onsite mitigation plantings. This office recognizes 100 square feet of planting credit per 2-inch caliper tree and 50 square feet of planting credit per seedling or shrub in a 3-5 gallon container. If a large tree is planted in a cluster with either two smaller trees or three shrubs, this office will recognize 400 square feet of planting credit for each cluster. The plantings should be native species and a list of such species can be found in the U.S. Fish and Wildlife Service's Native Plants for Wildlife Habitat and Conservation Landscaping: Chesapeake Bay Watershed document which is available at <http://www.nps.gov/plants/pubs/chesapeake/>.

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

Sincerely,

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

Amber Widmayer
Natural Resources Planner

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July 14, 2008

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

Re: Knox, June
S 07-041, P 07-0113

Dear Mr. Burke:

Thank you for forwarding the above-referenced revised subdivision request. The applicant proposes to subdivide an existing 1.14 acre parcel into two lots, and to build a new dwelling and driveway on each of the two proposed lots. The property is classified as a Limited Development Area ("LDA") and is currently undeveloped. It appears that the applicant has addressed some of this office's comments from my March 13, 2008 letter. I have my provided my remaining comments below.

1. Sheet number three of the plans shows two soil boring test sites in the Buffer. However, no proposed development is shown in the Buffer on the plans that corresponds with these test sites. Please have the applicant explain why the soil boring tests sites are located in the Buffer. This subdivision should not be approved if it can not be developed without locating development or septic fields in the Buffer. Such disturbance within the Buffer would require a variance. This office can not support variances for disturbance in the Buffer for development of newly created non-grandfathered lots.
2. Please have the applicant provide a planting plan showing the size and species of the proposed onsite mitigation plantings. This office recognizes 100 square feet of planting credit per 2-inch caliper tree and 50 square feet of planting credit per seedling or shrub in a 3-5 gallon container. If a large tree is planted in a cluster with either two smaller trees or three shrubs, this office will recognize 400 square feet of planting credit for each cluster. The plantings should be native species and a list of such species can be found in the U.S. Fish and Wildlife Service's Native Plants for Wildlife Habitat and Conservation Landscaping: Chesapeake Bay Watershed document which is available at <http://www.nps.gov/plants/pubs/chesapeake/>.
3. The cover sheet of the proposed plat indicates that 6,952 square feet of impervious surface area is proposed. However, the plans show that 7,460 square feet will ultimately be developed. Please have the applicant resolve this inconsistency.

TTY for the Deaf

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



Mr. Burke
July 14, 2008
Page Two

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

Sincerely,

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

Amber Widmayer
Natural Resources Planner

cc: AA 371-07

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



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www.dnr.state.md.us/criticalarea/

March 13, 2008

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

Re: Knox, June
S 07-041, P 07-0113

Dear Mr. Burke:

Thank you for forwarding the above-referenced subdivision request. The applicant proposes to subdivide an existing 1.14 acre parcel into two lots, and to build a new dwelling and driveway on each of the two proposed lots. The property is classified as a Limited Development Area ("LDA") and is currently undeveloped. It appears that the applicant has addressed some of this office's comments from my October 23, 2007 letter. I have my provided my comments below.

1. There is a feature on the plans labeled as an expanded Buffer. It is unclear what this feature represents since it does not appear that the Buffer is expanded for steep slopes and the applicant has stated that it has not expanded the Buffer to include contiguous hydric soils. Please clarify what this expanded Buffer is meant to represent.
2. We recommend that the applicant include a notation on the plat and plans that there will be a shared pier for the two lots. Doing so will ensure that the extent of potential disturbance to the Buffer and tidal waters for pier construction will not be doubled as a result of this subdivision.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "AW", written in dark ink.

Amber Widmayer
Natural Resources Planner

cc: AA 371-07

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



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October 23, 2007

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

Re: Knox, June
S 07-041, P 07-0113

Dear Mr. Burke:

Thank you for forwarding the above-referenced subdivision request. The applicant proposes to subdivide an existing parcel into two lots, and to build a new dwelling on each of the two proposed lots. The property is classified as a Limited Development Area ("LDA") and is currently undeveloped. It appears that the applicant has addressed some of this office's comments from Megan Sine's July 6, 2007 letter. I have my provided my comments below.

1. As this office previously noted, the 100-foot Buffer is expanded on this property to include the hydric soils that are contiguous with the 100-foot Buffer, as is required by Anne Arundel County's Critical Area Program. §18-13-104 of Anne Arundel County Code states, "the 100-foot Buffer **shall be expanded beyond 100-feet to include contiguous sensitive areas, such as** slopes of 15% or greater and **hydric soils** or highly erodible soils whose development may impact streams, wetlands, or other aquatic environments." As shown on the applicant's plans, the hydric soil Donlonton (DnA) is contiguous with the 100-foot Buffer. The hydric DnA soil is located within and beyond the 100-foot Buffer and covers the majority of the proposed lots. It appears that disturbance of this hydric soil for development will impact the tidal wetlands and waters within and abutting this property. Therefore, development activities on the proposed lots will require a variance for disturbance to the expanded Buffer. This office will not support a request for variances on newly created, non-grandfathered lots in a subdivision. Further, new subdivisions should be required to meet the current standards and requirements outlined within the County's ordinances and Critical Area Program. This office is unable to support the recordation of a new subdivision which requires variances to develop. We recommend that the proposed subdivision not be approved by the County.
2. The applicant has incorrectly shown in the forest calculations chart that 30% of clearing is allowed on the property. Instead, 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

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

existence on or 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%." Therefore, this column in the chart should be corrected to show 20% of clearing as the allowed amount, or it should be removed.

3. Environmental Conservation Note letter 'b' states, "this project does not have any wetlands on it." However, it appears that there are tidal wetlands on the property. Please clarify what is meant by this note. For example, the note could read, "there are no proposed impacts to wetlands on this site."
4. It appears that there is proposed clearing through existing forest cover on lot 2 for a six-foot path to the water. While this office does not object to such paths, they should not be wider than 3-feet and should not require clearing of existing forest or grading. The paths should be pervious and surfaced with mulch.
5. As this office previously noted, the applicant has proposed to develop 15% of the property as impervious surface. We are concerned that the creation of new subdivisions with the maximum 15% proposed impervious surface area will inevitably require variances in the future. Realistically, the reasonable use of a single family home will require additional impervious area that has not been reserved within the building footprint of the current plans, including such amenities as patios, sheds, and decks. If the current subdivision plans are approved and platted, although the applicant will technically meet the impervious limit, future homeowners that desire to make additional impervious area use of their properties will be faced with applying for a variance to the 15% impervious surface area limit. This office will not support such variances for lots that were created after the County's Critical Area program went into effect. In order to prevent this foreseeable dilemma, the applicant should reserve enough impervious surface area within the subdivision so future homeowners will not be prohibited from making reasonable use of their newly created homes and property as a result of the applicant's subdivision design.
6. Please have the applicant obtain and submit a letter from Maryland Department of Natural Resources Wildlife Heritage Service confirming that there are no rare, threatened or endangered species or other Habitat Protection Areas on the property.

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 371-07

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

July 6, 2007

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

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

Re: Knox
S 07-041, P 07-113

Dear Mr. Burke:

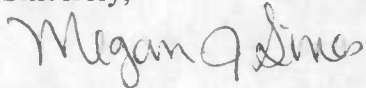
I have received the submittal for the above-referenced subdivision request. The applicant is proposing to subdivide a parcel of 1.14 acres into two parcels of 0.61 and 0.53 acres respectively. Impervious surface area for the entire property is proposed to equal .17 acres (15%). The property is in the Limited Development Area (LDA). My comments are outlined below:

1. The 100-foot Buffer and expanded Buffer must be clearly shown and labeled on the plan.
2. We do not support development of new lots that will require a variance, and it appears the site may be entirely within the expanded Buffer.
3. Seeing as the slope of the land is in the direction of Cadle Creek, extensive clearing being proposed, and the proposed lots appear to be in the Buffer and/or expanded Buffer, it is unclear how the applicant proposes to minimize disturbance such that it will not affect the aquatic environment, and therefore not necessitate the need for an expanded Buffer due to hydric soils.
4. It appears lots 1 & 2 will be at, or near the 15% impervious surface limit for each lot. We recommend the applicant reduce the initial impervious area in order to reserve impervious area for the future lot owners and any additions or improvements that may be desired in the future, assuming this subdivision can be approved.
5. It appears proposed clearing will be 47% of the existing forested area; therefore, mitigation at a 3:1 ratio is required.

6. In summary, until the issue of the expanded Buffer is resolved, this office cannot support the subdivision request.

Thank you for the opportunity to comment. Please telephone me at (410) 260-3481 or Lisa Hoerger at (410) 260-3478 if you have any questions.

Sincerely,



Megan J. Sines
Natural Resources Planner

cc: AA 371-07

RECEIVED

JAN 12 2009

RE: An Appeal from a Decision of the Department of Public Works

JUNE C. KNOX

Petitioner

* BEFORE THE
* COUNTY BOARD OF APPEALS
* OF ANNE ARUNDEL COUNTY
* CASE NO.: BA 54-08A
* Hearing Date: November 12, 2008
*

MEMORANDUM OF OPINION

Summary of Pleadings

This is an appeal from an administrative decision of the Department of Public Works. This appeal is taken from the determination that allocation cannot be granted because of insufficient capacity at the Mayo Wastewater Reclamation Facility, for property located at the end of Carr's Ridge Rd., Edgewater.

Summary of Evidence

All testimony was stenographically recorded and the recording is available to be used for the preparation of a written transcript of the proceedings.

Findings and Conclusions

Prior to the commencement of testimony in this matter, the County moved to dismiss the Petitioner's appeal for lack of jurisdiction as permitted by Board of Appeals, Rule 3-104(a)(2). The County argued, in part, that the instant appeal is not an appealable decision since it did not grant or deny any permission requested by the Petitioner, but rather, was advisory only. Following argument from both parties, the Board granted the County's motion to dismiss.

This Board is not without sympathy for the plight of this applicant and other applicants within the Mayo area. Apparently, there are difficulties with the sewage treatment capacity at the Mayo Wastewater Reclamation Facility. The capacity is so limited that a "moratorium"

affecting some development has been issued. That moratorium has and will continue to impact would be developers of property in that area. On the heels of the issuance of the moratorium, several appeals have been made to this Board.

That said this Board has limited jurisdiction. The State delegated only the following powers to Charter Counties regarding the establishment and authority of a County Board of Appeals as set forth in Md. Ann. Code, Article 25A, Section 5(U):

(U) County Board of Appeals

To enact local laws providing (1) for the establishment of a county board of appeals whose members shall be appointed by the county council; (2) for the number, qualifications, terms, and compensation of the members; (3) for the adoption by the board of rules of practice governing its proceedings; and (4) for the decision by the board on petition by any interested person and after notice and opportunity for hearing and on the basis of the record before the board, of such of the following matters arising (either originally or on review of the action of an administrative officer or agency) under any law, ordinance, or regulation of, or subject to amendment or repeal by, the county council, as shall be specified from time to time by such local laws enacted under this subsection: An application for a zoning variation or exception or amendment of a zoning ordinance map; the issuance, renewal, denial, revocation, suspension, annulment, or modification of any license, permit, approval, exemption, waiver, certificate, registration, or other form of permission or of any adjudicatory order; and the assessment of any special benefit tax: . . . (*emphasis added*).

Accordingly, the powers of this Board are further refined in the Anne Arundel County Charter, §602, *et seq.* The Anne Arundel County Code (“Code”) includes several limitations on those having rights to appeal to this body. Code, §3-1-104.

This Petitioner has applied for subdivision (Subd. #2007-014, Proj. #2007-0113) of her land. She or her agent received a letter dated August 8, 2008 from Ronald E. Bowen, Director, Department of Public Works. The letter states, in part, as follows:

The purpose of this letter is to notify and inform you of a moratorium on approval of allocation of capacity at the Mayo Wastewater Reclamation Facility, effective August 8, 2008. Although your subdivision has been actively pursuing approvals, allocation cannot be granted because there is insufficient capacity at the Mayo Facility... I regret that this action needs to be taken and the adverse impact that it will have on your subdivision plans.

Thereby, this property owner was notified of the moratorium and the writer's belief that the moratorium would negatively impact her subdivision plans. However, and this is key, Mr. Bowen has no authority to grant or deny the subdivision application. The authority over the requested permission (subdivision of property) is vested solely in the Planning and Zoning Officer. Therefore, until the Planning and Zoning Officer denies (or approves) the requested subdivision, no final decision has been made. Currently, Ms. Knox's subdivision request is still pending. Until a final decision is rendered, this Board is without authority to hear this appeal.

The courts have decided that county boards of appeal may only consider matters that actually grant, deny, decide or order something in the nature of an "approval" or "decision". See, *UPS, Inc. v. People's Counsel*, 336 Md. 569 (1994); see also, *Beth Tfiloh Cong. v. Glyndon Community Ass'n.*, 152 Md. App. 97 (2003). Therefore, the issue or dispute must be a final departmental decision upon an actual pending application or request (i.e., denial of a subdivision request, denial of a variance request, denial of a nonconforming use, denial of a building permit application), and not a mere comment from a County employee/official regarding the possible impact of this moratorium on the subdivision request. This Board obtains jurisdiction only if a final decision on this subdivision application is made.

As all constitutionally created bodies, this Board has only those powers granted to it. While the appellant would like this Board to consider the Mayo Wastewater Reclamation Facility capacity and moratorium issues, we cannot. We are simply without the power to review the letter from Mr. Bowen stating that the moratorium may have an adverse impact on the subdivision. The fact remains, the Petitioner may still get her subdivision or not, but the Planning and Zoning Officer must act first before that decision can be appealed to this Board.

We understand the Petitioner's frustration with the Mayo sewer moratorium, but this Board is a creation of the law and has very limited jurisdiction. The Petitioner's counsel made capable, though not dispositive, equity arguments designed to sway this Board in the interest of justice. The facts, however, remain that the Office of Planning and Zoning has yet to issue a decision to grant or deny the Petitioner's request. And the Petitioner has yet to appeal that final decision.

ORDER

For the reasons set forth in the foregoing Memorandum of Opinion, it is this 8th day of January, 2009, by the County Board of Appeals of Anne Arundel County, ORDERED, that Appeal No. BA 54-08A is hereby **DISMISSED** for lack of jurisdiction.

Any appeal from this decision must be in accordance with the provisions of Section 604 of the Charter of Anne Arundel County, Maryland.

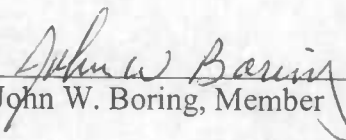
If this case is not appealed, exhibits must be claimed within 90 days of the date of this Order; otherwise, they will be discarded.

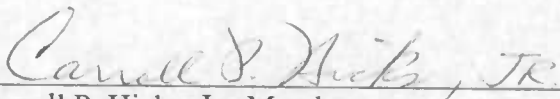
Any notice to this Board required under the Maryland Rules shall be addressed as follows: Anne Arundel County Board of Appeals, Arundel Center, P.O. Box 2700, Annapolis, Maryland 21404, ATTN: Mary M. Leavell, Clerk.


COUNTY BOARD OF APPEALS
OF ANNE ARUNDEL COUNTY

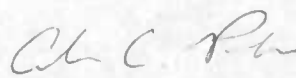


William C. Knight, III, Chairman


John W. Boring, Member


Carroll P. Hicks, Jr., Member

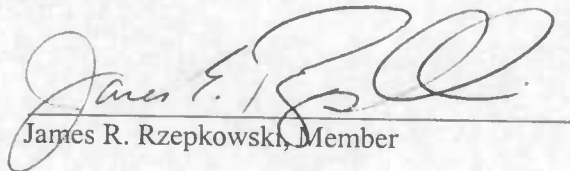

William Moulden, Member

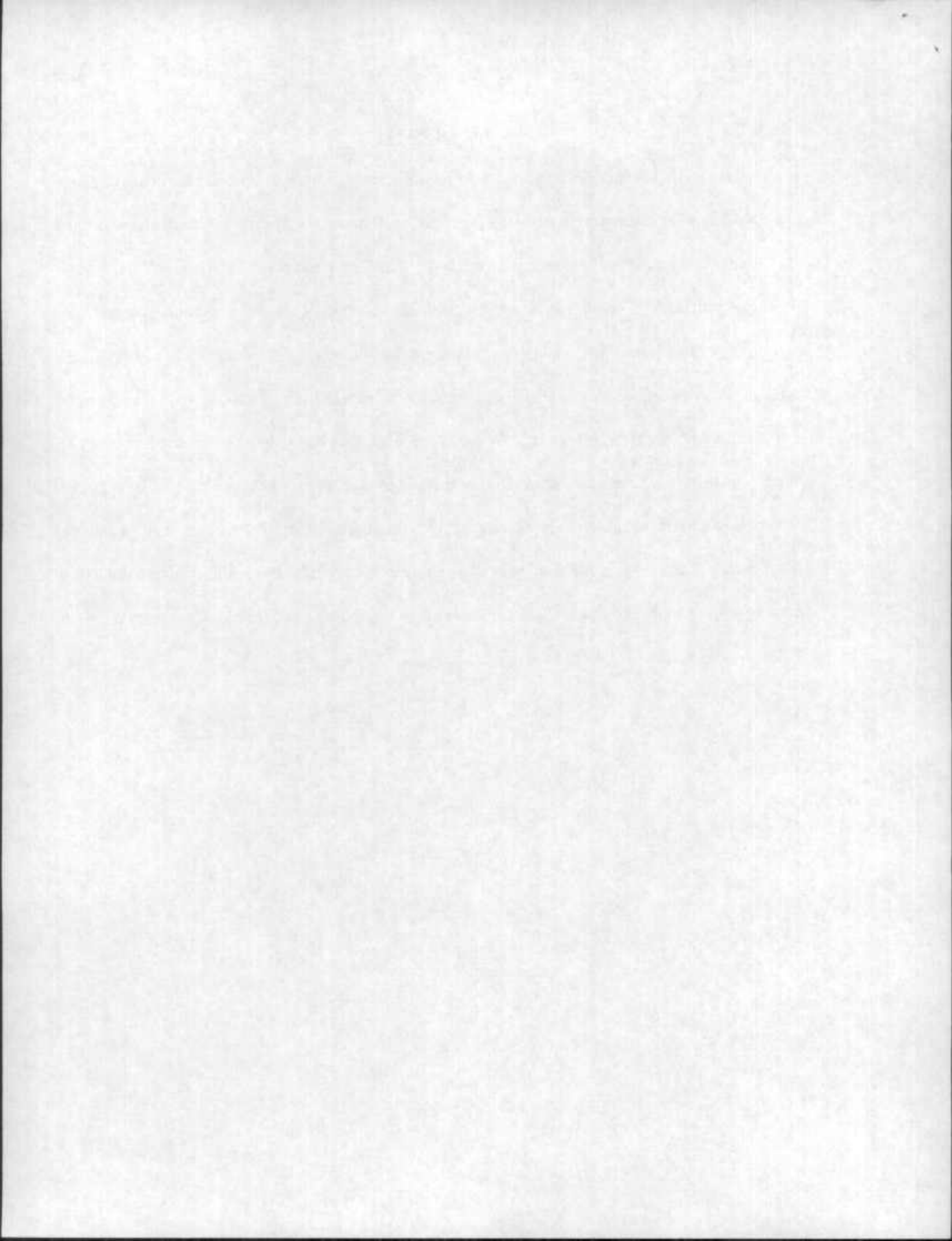

Andrew C. Pruski, Member

(Arnold W. McKechnie, Vice Chairman, did not participate in this appeal.)

DISSENT

I cannot join in the decision to dismiss this appeal for lack of jurisdiction. The August 6, 2008 letter to Mr. Knox from Mr. Bowen, Director, Department of Public Works, states that the "County may not approve a subdivision" given that a moratorium is in effect. This letter is officially titled as "RE: Mayo Sewer Moratorium and June Knox Property Subdivision". As stated previously, this Petitioner is requesting a subdivision and I believe that any layperson receiving such letter would believe that their requested subdivision was denied. The letter is misleading and unclear, otherwise. In the future, I suggest that letters on County letterhead be written with much more care than the one at issue in this appeal. I would not require a citizen receiving such a letter from the County to sort through whether Mr. Bowen is or is not the approving authority for subdivisions before permitting an appeal. The government is established to serve the people and this applicant deserves the opportunity to be heard and get answers from the County—now.


James R. Rzepkowski, Member

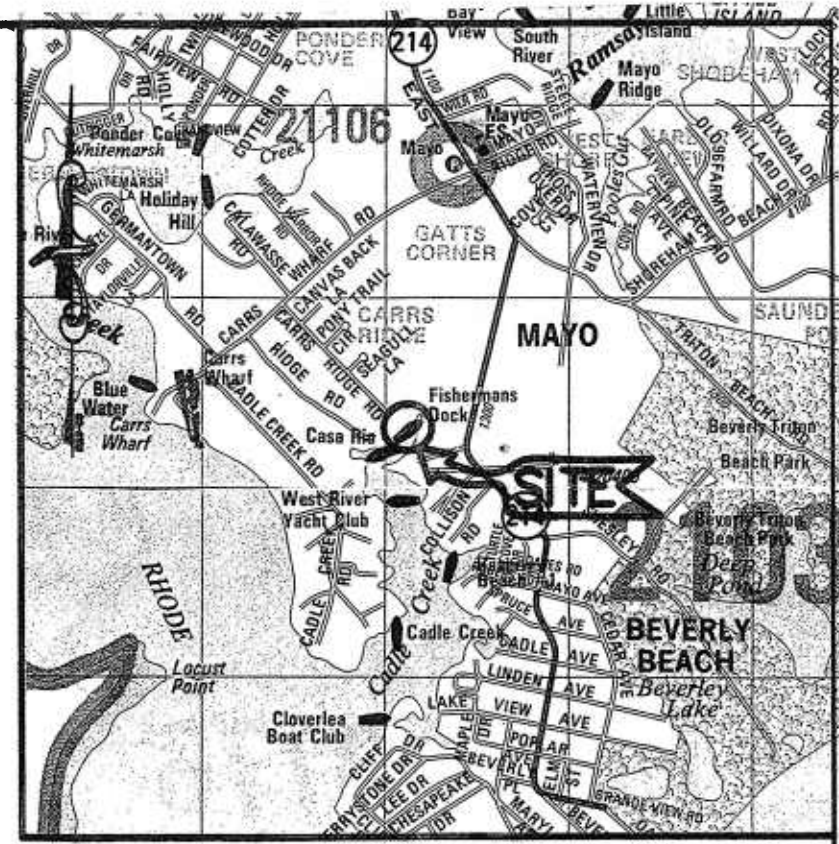


TAX MAP 60, BLOCK 23, PARCEL 287

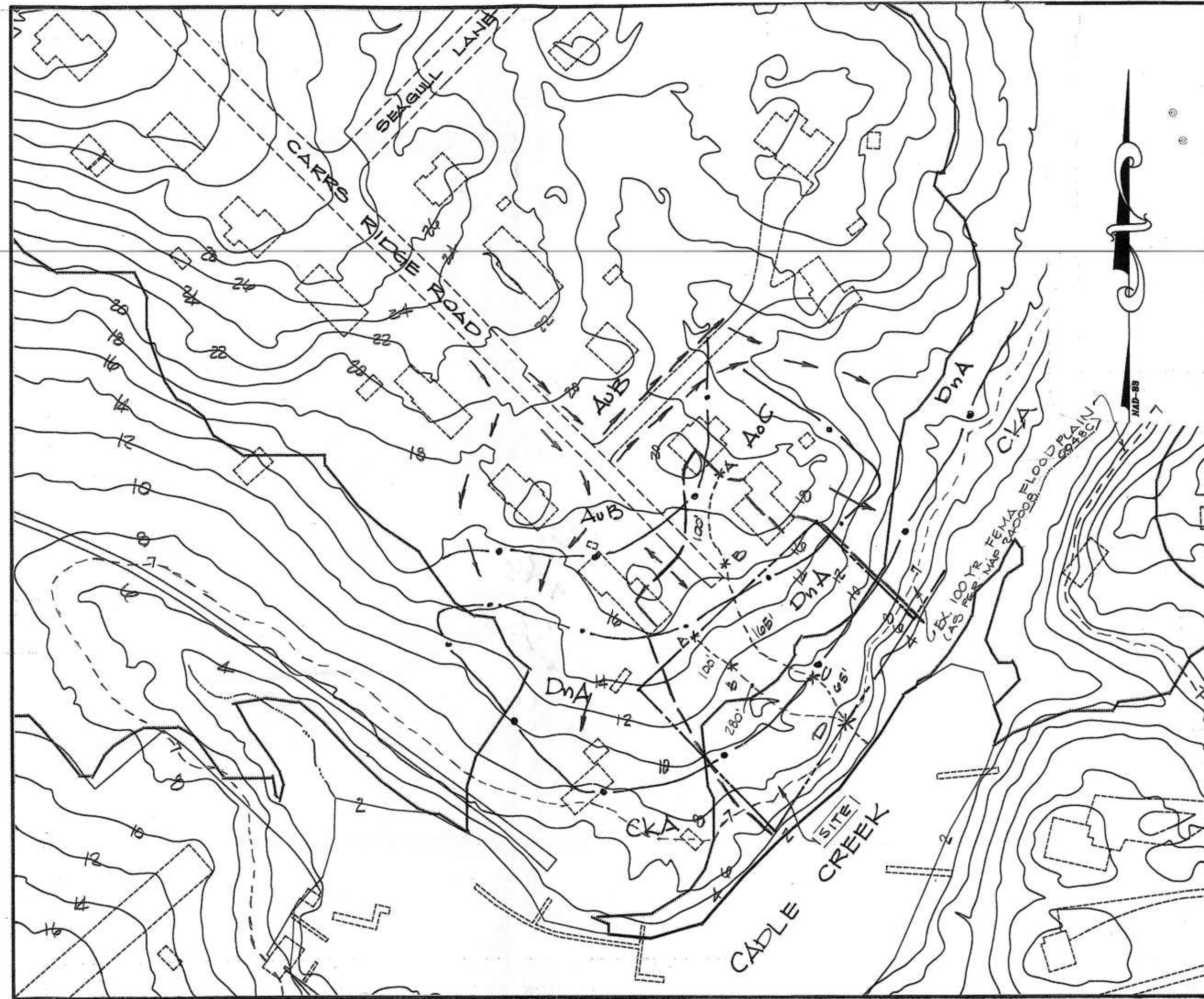
JUNE C. KNOX PROPERTY

4202 CARRS RIDGE ROAD, EDGEWATER

(INCLUSIVE OF GRADING & STORMWATER MANAGEMENT PLANS)



VICINITY MAP
SCALE: 1" = 2,000'



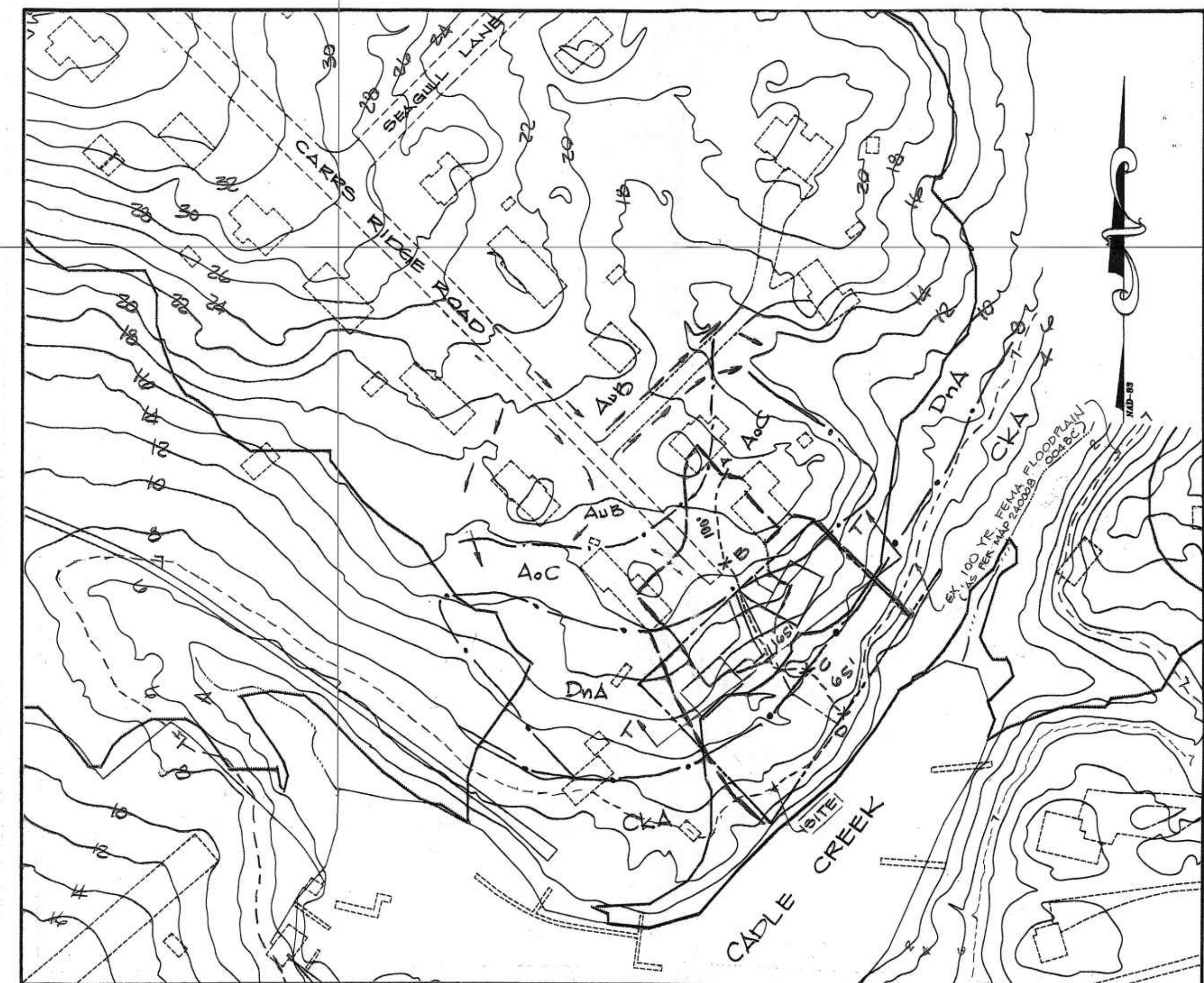
**EXISTING CONDITIONS
DRAINAGE AREA MAP**

SCALE: 1" = 100'

**PRE-DEVELOPMENT
DRAINAGE AREA MAP**

SCALE: 1" = 100'

AREA: 1.50 Acres
 T_c : 15 minutes ($Q_{peak} = 517 \text{ csm}(10yr) \& 641 \text{ csm}(1yr)$)
 q_{10} : 2.60 inches
 Q_{10} : 4.98 cfs, where $Q = (q_{peak})(A_{dr})(Ac/cot\theta)$
 RCN : 70 woods on-site (1.1A) 80 off-site (0.5A_c)
 Q_1 : 1.35 cfs $RCN_{avg} = 73$
 $q_{10}(1yr)$: 0.68 inch
 P : 5.4 in. (10yr) & 2.7 in. (1yr)
 I_a : 0.74 ($I_a = 0.28$) where $S = (1000/RCN) - 10$
 I_a/P : 0.14 (10yr) & 0.27 (1yr)



**PROPOSED CONDITIONS
DRAINAGE AREA MAP**

SCALE: 1" = 100'

**POST-DEVELOPMENT
DRAINAGE AREA MAP**

SCALE: 1" = 100'

AREA: 1.50 Acres
 T_c : 15 minutes ($Q_{peak} = 757 \text{ csm}(10yr) \& 633 \text{ csm}(1yr)$)
 q_{10} : 3.45 inches
 Q_{10} : 5.51 cfs, where $Q = (q_{peak})(A_{dr})(Ac/cot\theta)$
 RCN : 80
 Q_1 : 1.67 cfs
 $q_{10}(1yr)$: 0.93 inch
 P : 5.4 in. (10yr) & 2.7 in. (1yr)
 I_a : 0.50 ($I_a = 0.28$) where $S = (1000/RCN) - 10$
 I_a/P : 0.10 (10yr) & 0.19 (1yr)

Credited Development
 Area: 1.50 Acres
 T_c : 15 minutes
 Q_{10yr} : 4.98 cfs (see TR-55 run)
 RCN : 74
 Q_{1yr} : 1.35 cfs

AS-BUILT NOTE:

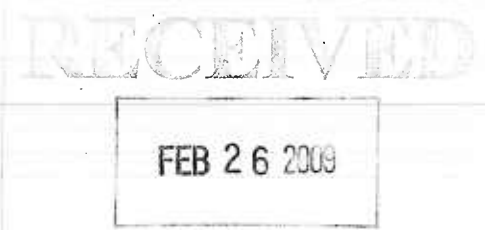
ALL GRADING, DRAINAGE, STRUCTURES, SYSTEMS AND EROSION AND SEDIMENT CONTROL PRACTICES INCLUDING FACILITIES AND VEGETATIVE MEASURES HAVE BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.

AS-BUILT CERTIFICATION:

I CERTIFY THAT THIS AS-BUILT IS ACCURATE AND COMPLETE AND THAT THE INFILTRATION TRENCH WAS CONSTRUCTED ACCORDING TO THE APPROVED PLANS.

DATE

DATE



LEGEND

EXISTING GRADE	110
PROPOSED GRADE	113
EXISTING ELEVATION	110.8
PROPOSED ELEVATION	110.8
REINFORCED SILT FENCE	RSF
LIMIT OF DISTURBANCE	LD
STABILIZED CONSTRUCTION ENTRANCE	S.C.E.
STOCK PILE	SP-S
PERIMETER DIKE SHALE	PD-S

OWNER/DEVELOPER
 John W. Knox, Jr.
 7841 Manet Way
 Severn, Maryland 21144



**ED BROWN &
ASSOCIATES, INC.**

LAND SURVEYORS - LAND PLANNERS
 DEVELOPMENT CONSULTANTS
 PLAZA ONE
 1511 RITCHIE HIGHWAY, SUITE 301
 ARNOLD, MARYLAND 21012
 TELEPHONE: 410-757-2002 FAX NO: 410-757-2011
 EMAIL ADDRESS: EDBROWN@EDBROWNASSOCIATES.NET

SCALE:	AS SHOWN
DATE:	JANUARY, 2009
DRAWN BY:	DEJ
CHECKED BY:	DEJ
JOB NO.:	05-259
SHEET NO.:	1 OF 5

SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET & DRAINAGE AREA MAPS
2	NOTES & DETAILS
3	FINAL DEVELOPMENT & S.W.M. PLAN
4	UTILITY PLAN
5	FOREST CONSERVATION PLAN

SUBD. NO. 2007-041
 PROJECT NO. 2007-113

COVER SHEET & DRAINAGE AREA MAPS
 FINAL DEVELOPMENT PLAN
MINOR SUBDIVISION
JUNE C. KNOX PROPERTY
 TAX MAP 60, BLOCK 23, PARCEL 287
 R-2 ZONING, NAD83
 EDGEWATER
 SITE ZIP CODE 21037
 FIRST DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANNE ARUNDEL COUNTY "STANDARD DETAILS AND SPECIFICATIONS" FOR CONSTRUCTION (JANUARY, 2001) AND OTHER REVISIONS THEREOF.
- THE EXISTING UTILITIES AND OTHER OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS AND ANY DAMAGE TO THEM SHALL BE REPAIRED IMMEDIATELY AT HIS OWN EXPENSE. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE PROVISIONS OF "THE MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS" ISSUED BY THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
- THE MEASURES REQUIRED IN THE APPROVED SEDIMENT CONTROL PLAN SHALL APPLY AS IF SHOWN ON THIS PLAN AND SHALL BE COMPLETE AND IN SERVICE PRIOR TO CONSTRUCTION OF UTILITIES SHOWN ON THIS PLAN.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777, FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL NOTIFY THE ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION SERVICES (410) 222-7347 FIVE (5) WORKING DAYS PRIOR TO STARTING WORK SHOWN ON THESE DRAWINGS.
- TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY DETERMINED BY AASHTO METHOD T-180.
- THE CONTRACTOR SHALL NOTIFY THE BALTIMORE GAS AND ELECTRIC CO. (410)234-5691, FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL NOTIFY THE VERIZON TELEPHONE COMPANY (410)393-3648, FIVE (5) DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- THE CONTRACTOR SHALL NOTE THAT IN CASE OF DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS SHOWN ON THESE DRAWINGS, THE FIGURED DIMENSION SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY FENCE, DRIVEWAYS, ETC. DAMAGED OR REMOVED BY HIM DURING CONSTRUCTION. ALL DISTURBED AREAS OUTSIDE THE RIGHT-OF-WAY LINES SHALL BE RETURNED TO THEIR ORIGINAL CONDITION.
- EXCAVATED TRENCH MATERIAL SHALL BE PLACED ON UPSTREAM SIDE OF TRENCH. IMMEDIATELY FOLLOWING PIPE INSTALLATION THE TRENCH SHALL BE BACKFILLED, COMPACTED AND IMMEDIATELY STABILIZED (MULCHED, SEEDED AND/OR SODED, MECHANICAL STABILIZATION) AT THE END OF EACH WORKING DAY.
- TEMPORARY STRAW BALE DIKES SHALL BE PLACED IMMEDIATELY DOWNSTREAM OF ANY DISTURBED AREA INTENDED TO REMAIN DISTURBED LONGER THAN ONE WORKING DAY.
- THE CONTRACTOR SHALL DISTURB AND OPEN TRENCH THE MINIMUM PRACTICAL AREA REQUIRED TO ACCOMPLISH THE WORK DESIGNATED FOR EACH DAY.
- WHEN DEWATERING TRENCHES WATER SHALL BE DISCHARGED INTO AN APPROVED SEDIMENT TRAPPING DEVICES.
- DISTURBANCE WITHIN _____ MUST BE STABILIZED IMMEDIATELY USING COLD PATCH BITUMINOUS MATERIAL. PERMANENT PAVEMENT PATCHING IN THESE AREAS WITH HOT MIX BITUMINOUS MATERIAL MUST BE COMPLETED WITHIN 14-30 DAYS TO MATCH EXISTING PAVEMENT SECTION OF ROAD.

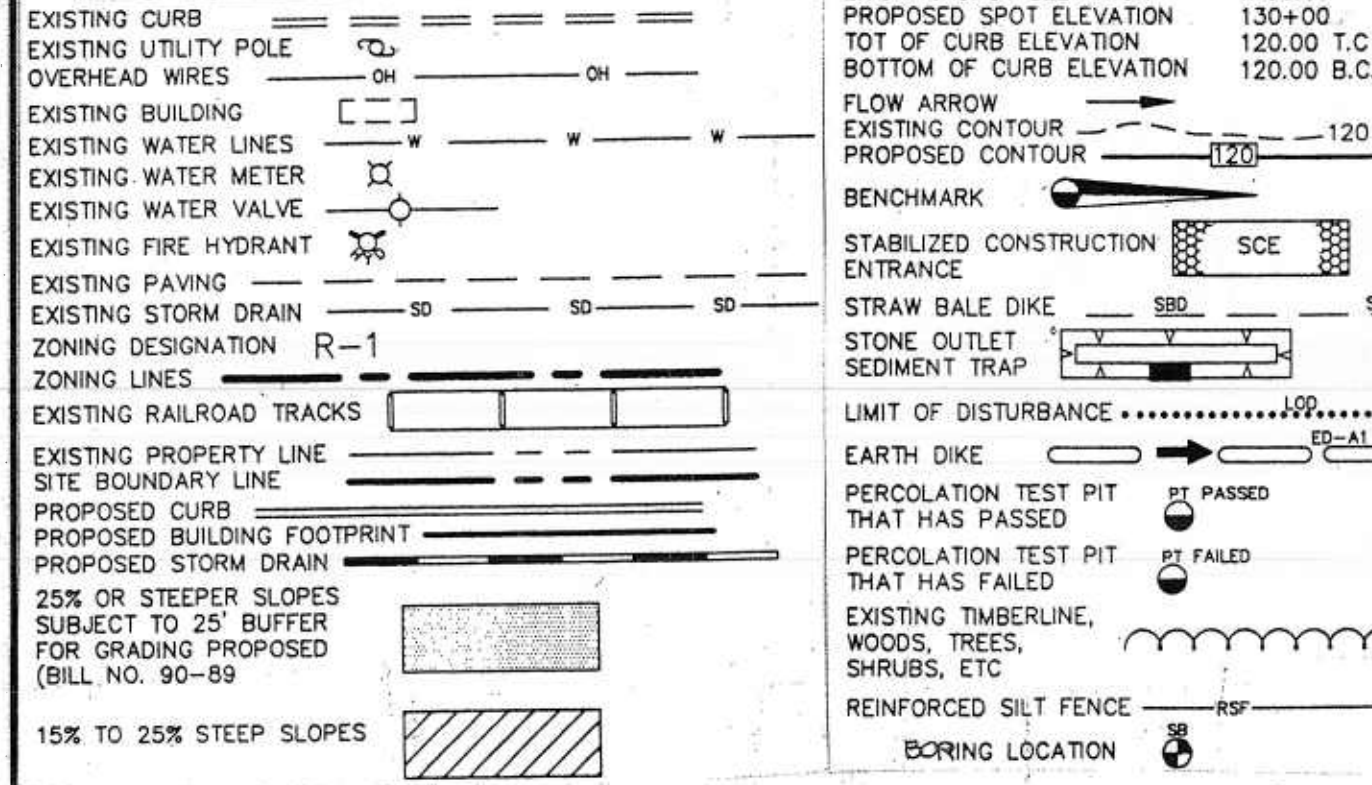
SEWER CONSTRUCTION SEQUENCE

- CONTACT THE INSPECTION DIVISION 222-7347 48 HOURS PRIOR TO THE START OF WORK TO ARRANGE A PRE-CONSTRUCTION MEETING.
- EXCAVATE FOR SEPTIC TANK TO UNDISTURBED EARTH. INSTALL TANK AND MASONRY UNIT(CMU) ANCHORS AND BACKFILL PER STD. NOTES AND DETAILS.
- EXCAVATE TRENCHES FOR THE 4" PVC INLET PIPE AND 4" PVC DISCHARGE PIPE. INSTALL PIPES, MAKE CONNECTIONS AND BACKFILL TRENCHES PER DEPARTMENT OF PUBLIC WORKS STANDARDS.
- PRESSURE TEST THE TANK AND PIPING AFTER INSTALLATION.
- CONDUCT COMPLETE SYSTEM TEST AND OBTAIN DEPARTMENT OF PUBLIC WORKS APPROVAL.

TRAFFIC CONTROL PLAN GENERAL NOTES

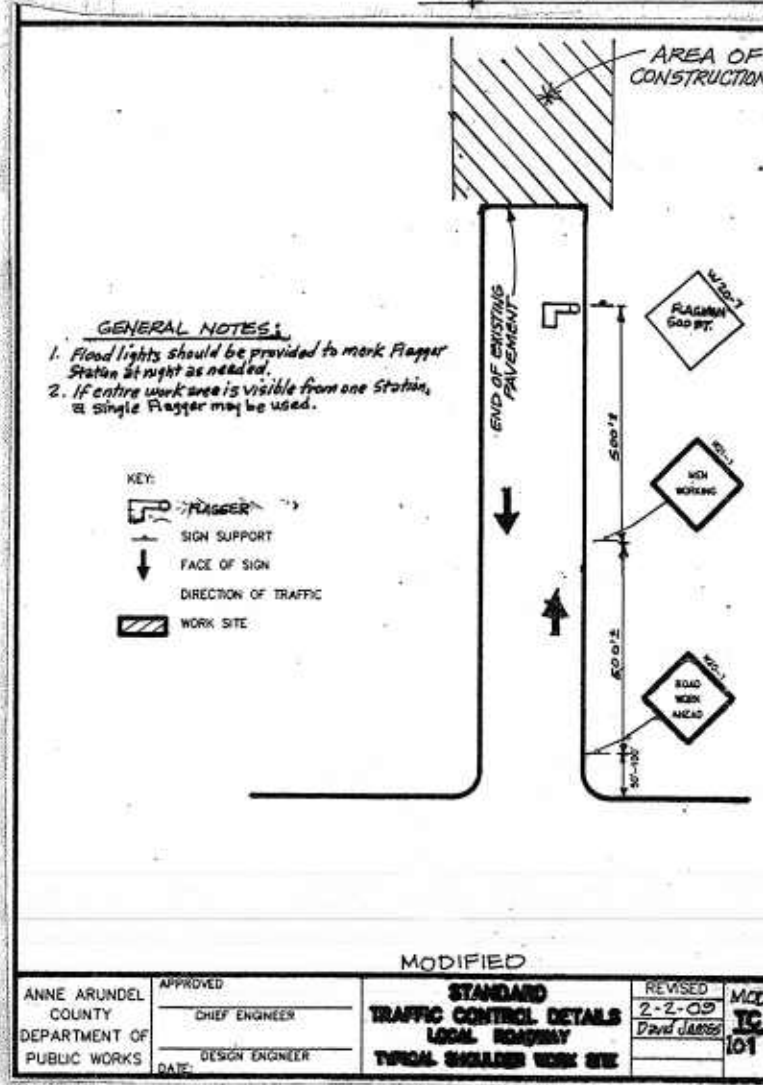
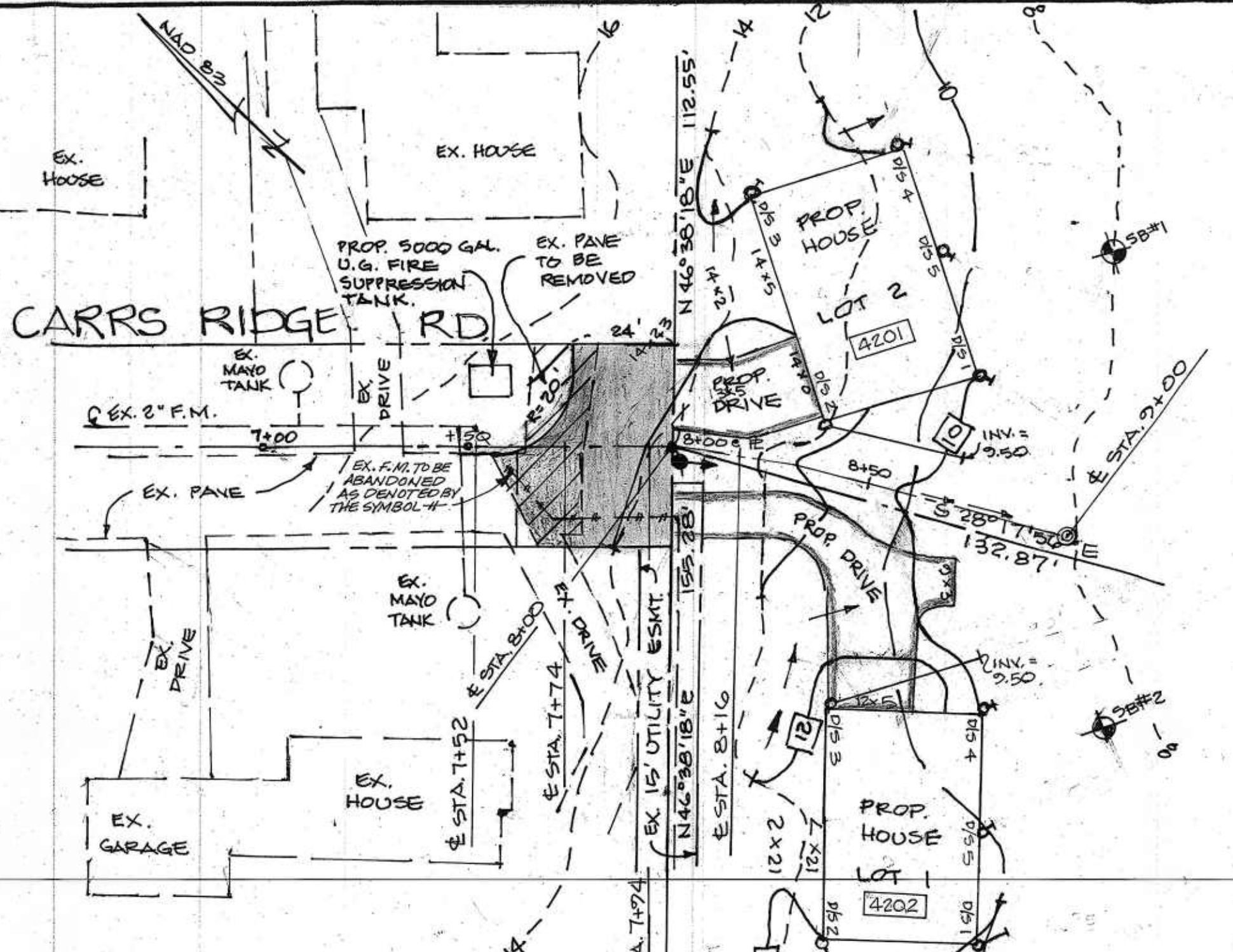
- ANNE ARUNDEL COUNTY SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO BEGINNING ANY WORK IN ORDER TO SCHEDULE A FIELD INSPECTION OF THE TRAFFIC CONTROL DEVICES. (FOR SUBDIVISION SIGNING CONTACT INSPECTION DIVISION 222-7347, FOR CAPITAL PROJECTS CONTACT ENGINEERING AT (222-7348). TRAFFIC ENGINEERING (222-7331) SHALL BE NOTIFIED DAILY AS CONSTRUCTION PROCEEDS.
- ALL CONSTRUCTION AND MATERIALS FOR THE TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE STANDARDS CONTAINED IN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- NO WORK SHALL BE PERFORMED IN THE ROADWAY BETWEEN 7:00 AM TO 9:00 AM AND/OR FROM 4:00 PM TO 6:00 PM.
- TRAVEL LANES SHALL BE A MINIMUM OF TEN FEET IN WIDTH. WHEN ONLY ONE LANE IS OPEN, FLAGMEN AND THE APPROPRIATE SIGNING SHALL BE PROVIDED. THE ROADWAY SHOULD BE REOPENED TO TWO LANES AT NIGHT.
- TYPE II BARRICADES WITH WARNING LIGHTS SHALL BE USED TO MARK CHANNELIZING DEVICES AT NIGHT ALONG THE CONSTRUCTION AREA.
- IF A DROPOFF MEASURES GREATER THAN 4', A BARRIER OR 2:1 SLOPE OF COMPACTED CRUSH-RUN GRAVEL WILL BE REQUIRED.
- ALL OPEN TRENCHES SHALL BE CLOSED AT THE END OF EACH WORKING DAY. IF STEEL PLATES ARE TO BE USED, APPROPRIATE SIGNING WILL BE REQUIRED.
- ALL SIGNS THAT DO NOT APPLY WILL BE COVERED.
- ACCESS SHALL BE PROVIDED TO ALL EXISTING DRIVEWAYS AT ALL TIMES.
- ALL CONES AND FLAGMEN SHALL BE MOVED ACCORDINGLY AS CONSTRUCTION PROGRESSES.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE TYPICAL SIGN PLACEMENT SHOWN ON THE PLANS AND SHALL NOT OBSTRUCT EXISTING TRAFFIC CONTROL DEVICES.
- IF THE ROAD IS TO BE CLOSED, A DETAILED DETOUR PLAN SHALL BE SUBMITTED.
- IF TEMPORARY PARKING RESTRICTIONS WILL BE REQUIRED, THE CONTRACTOR WILL BE RESPONSIBLE FOR INSTALLING SIGNS AND NOTIFYING AT LEAST ONE DAY IN ADVANCE ALL AFFECTED RESIDENTS. THE CONTRACTOR MUST CONTACT TRAFFIC ENGINEERING BEFORE ANY PARKING RESTRICTIONS ARE ENACTED.
- CONSTRUCTION AND WORKMEN VEHICLES SHALL NOT BE PARKED IN A MANNER THAT WILL IMPERE TRAFFIC OR IMPAIR SIGHT DISTANCE. THESE VEHICLES SHALL BE PARKED OFF STREET ON THE CONSTRUCTION SITE OR ON A SIDE STREET NOT UNDER CONSTRUCTION.

GENERAL LEGEND

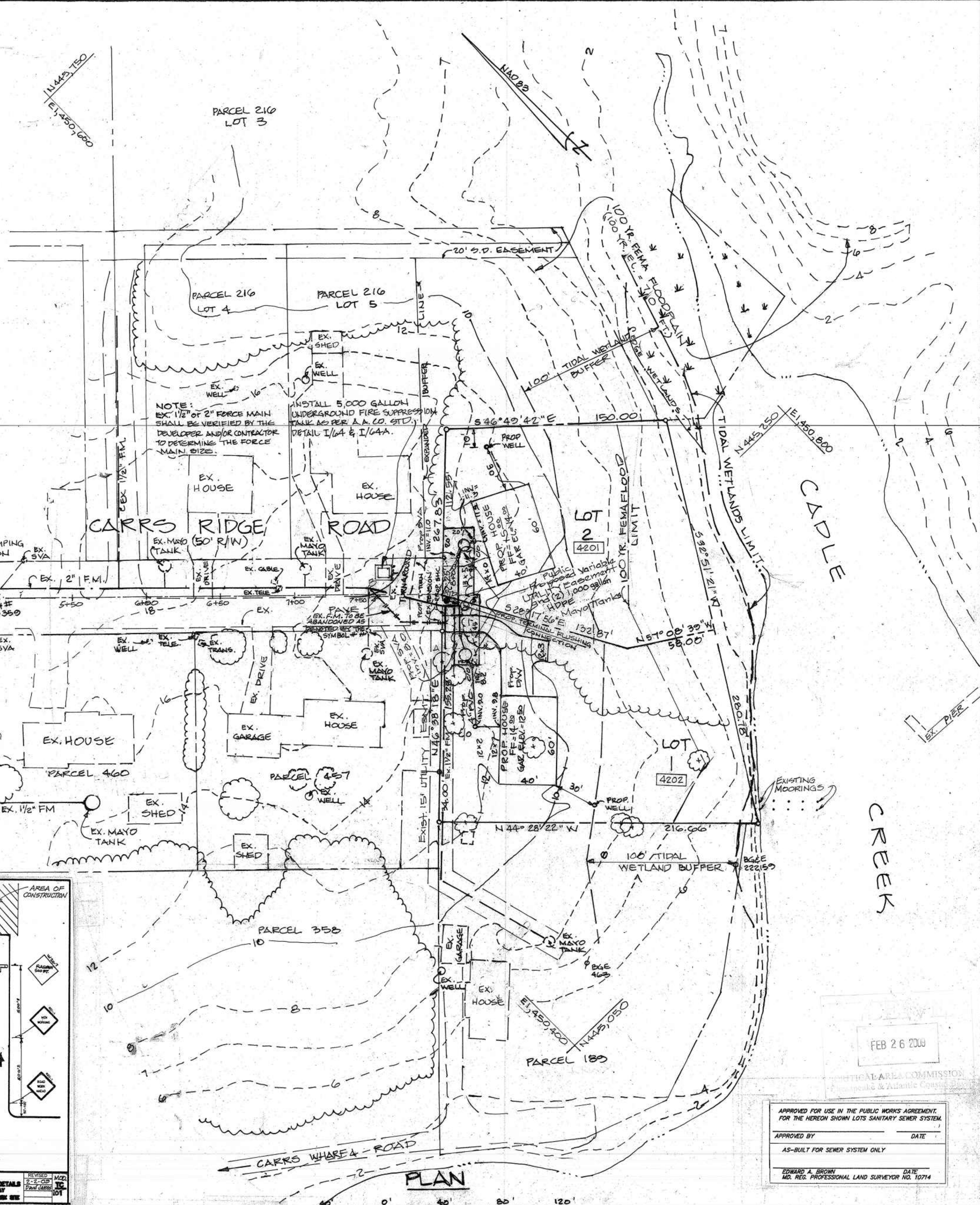


PROPERTY OWNERS	ANNE ARUNDEL COUNTY
PARCEL 128, LOT 5 EDWARD A. BROWN, H. TYRANOR 1701 MANET ROAD EDGEMONT, MD 21037 (410) 222-7347	ANNE ARUNDEL COUNTY 4100 CARRS RIDGE ROAD EDGEMONT, MD 21037 (410) 222-7347
PARCEL 112 DANIEL L. SULLIVAN 1500 MANET ROAD EDGEMONT, MD 21037 (410) 222-7347	PARCEL 497 FRANKLIN W. TRUBES 1500 MANET ROAD EDGEMONT, MD 21037 (410) 222-7347
PARCEL 103 JAMES P. & LISA E. PEGAN 1501 MANET ROAD EDGEMONT, MD 21037 (410) 222-7347	PARCEL 466 FRANKLIN W. TRUBES 1500 MANET ROAD EDGEMONT, MD 21037 (410) 222-7347
PARCEL 17 ROBERT M. TRIVETTE & VICTORIA 1501 MANET ROAD EDGEMONT, MD 21037 (410) 222-7347	PARCEL 467 FRANKLIN W. TRUBES 1500 MANET ROAD EDGEMONT, MD 21037 (410) 222-7347
PARCEL 189 TODD W. BILLEN & CROFTLAND 1500 MANET ROAD EDGEMONT, MD 21037 (410) 222-7347	PARCEL 468 FRANKLIN W. TRUBES 1500 MANET ROAD EDGEMONT, MD 21037 (410) 222-7347
PARCEL 210, LOT 4 PAUL & TERESE M. ALLEN 1501 MANET ROAD EDGEMONT, MD 21037 (410) 222-7347	PARCEL 469 FRANKLIN W. TRUBES 1500 MANET ROAD EDGEMONT, MD 21037 (410) 222-7347

GRADING ENLARGEMENT
SCALE: 1" = 30'



GENERAL NOTES:
1. Flood lights should be provided to mark flagger stations if night work is required.
2. If a vehicle must cross a road, it should be stopped by the worker.



"PROFESSIONAL CERTIFICATION": I, EDWARD A. BROWN CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 10714, EXPIRATION DATE JANUARY 4, 2010.

OWNER/DEVELOPER/APPLICANT
JOHN KNOX
FOR JUNE KNOX, OWNER
7841 MANET WAY
SEVERN, MARYLAND 21144
410-463-6931



ED BROWN & ASSOCIATES, INC.
LAND SURVEYORS - LAND PLANNERS
DEVELOPMENT CONSULTANTS
1511 RITCHIE HWY., SUITE 301
ARNOLD, MARYLAND 21012
PHONE: 410-757-2002 FAX: 410-757-2011
E-MAIL: ED.BROWN@ASSOC.COMCAST.NET

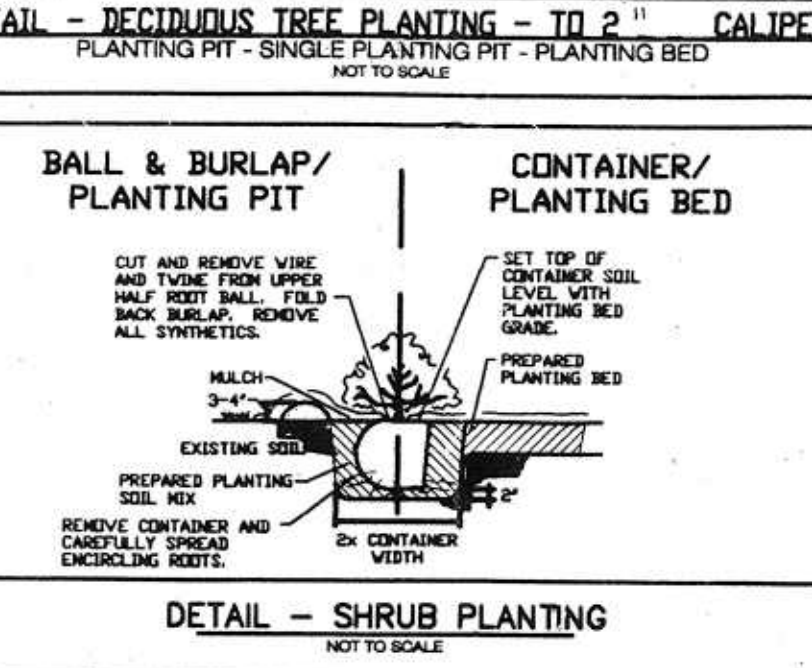
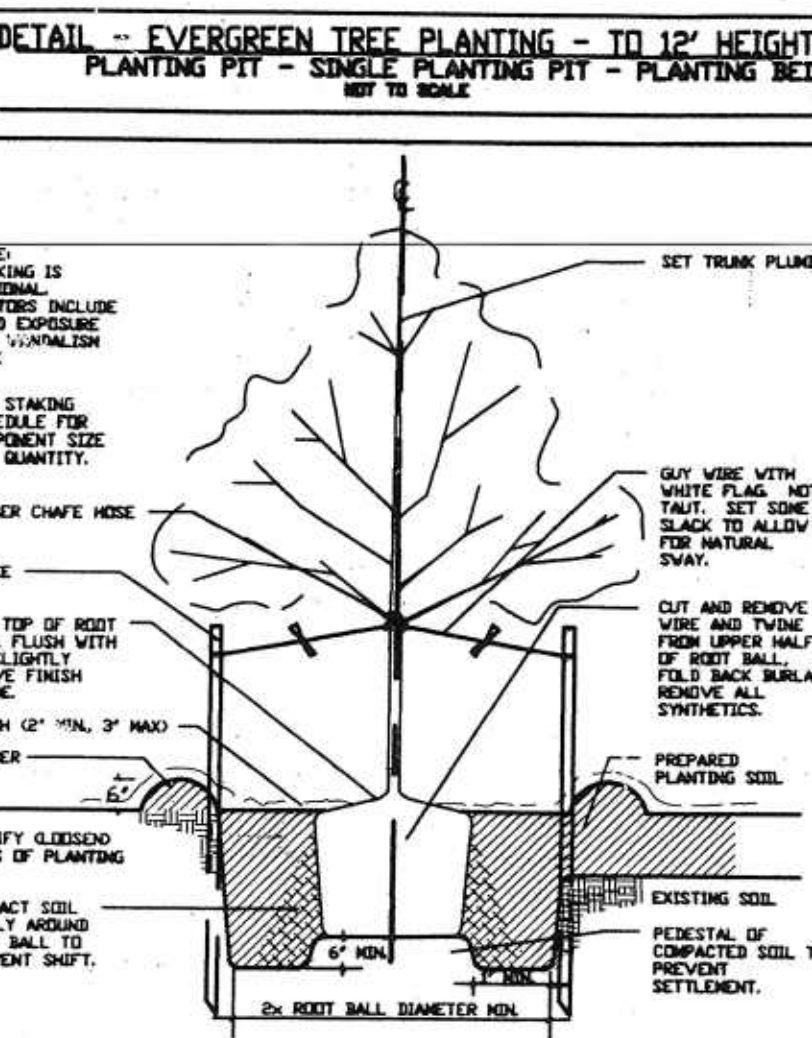
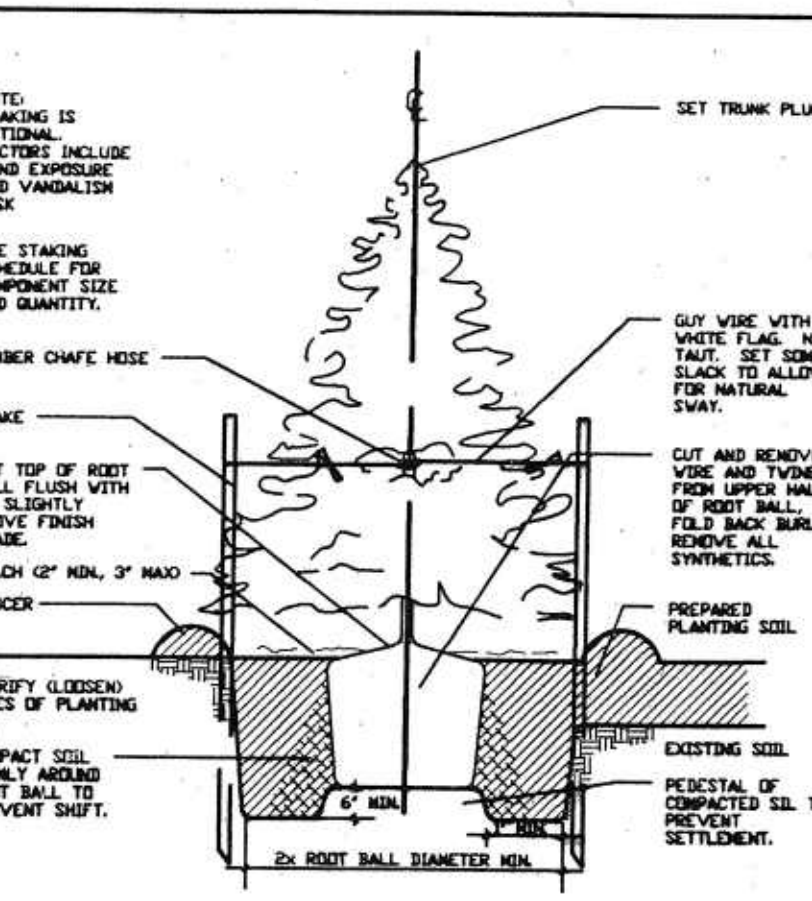
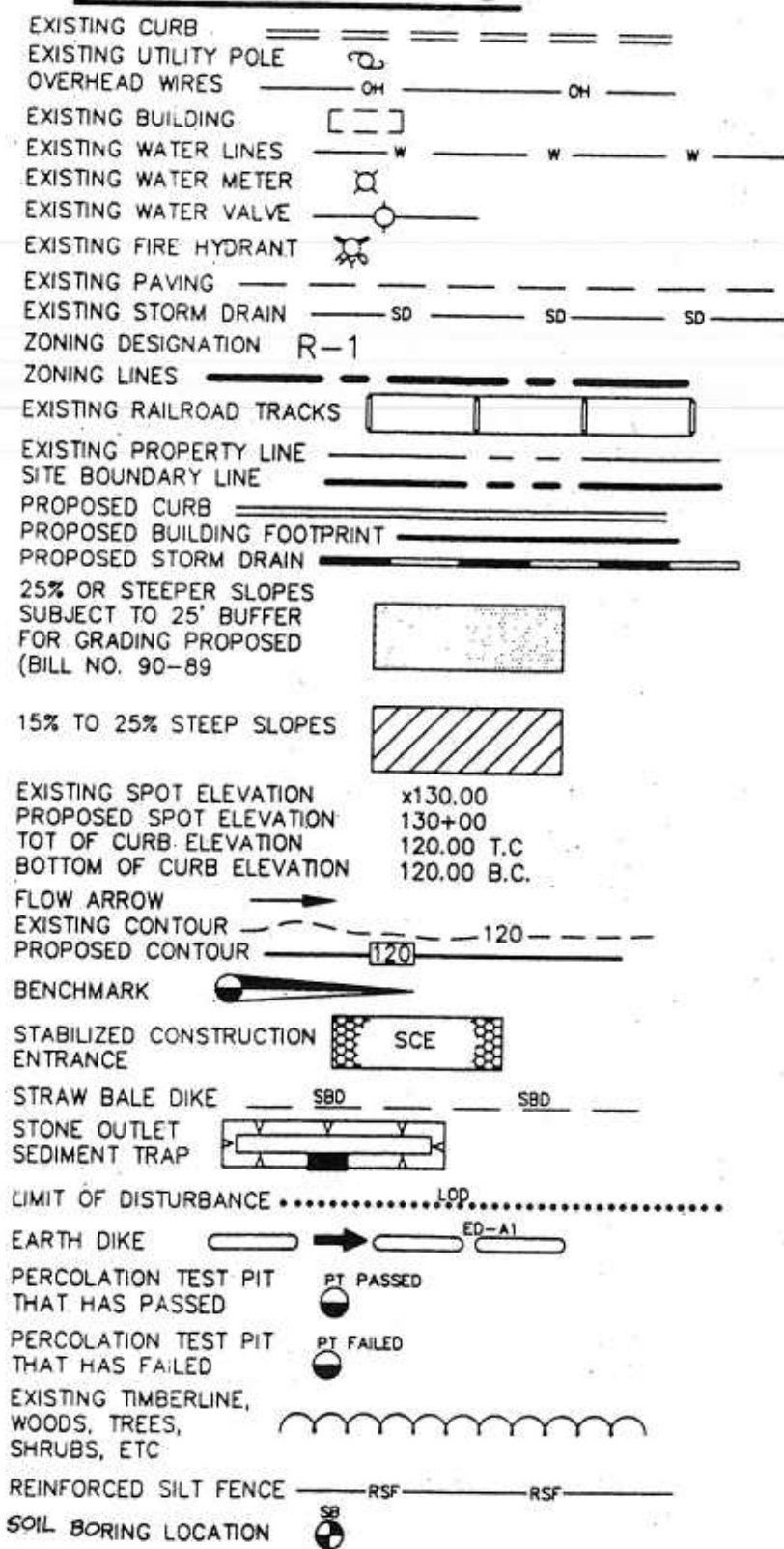
SCALE: 1" = 40'	FINAL DEVELOPMENT PLAN UTILITY PLAN
DATE: JANUARY, 2009	JUNE C. KNOX PROPERTY
DRAWN BY: REC	TAX MAP 60' BLOCK 23 PARCEL 287
CHECKED BY: EAB	CARRS RIDGE ROAD 21037
JOB NO: 05-259	FIRST DISTRICT NAD83
SHEET NO: 4 OF 5	ANNE ARUNDEL COUNTY, MARYLAND

FEB 26 2009

APPROVED FOR USE IN THE PUBLIC WORKS AGREEMENT FOR THE HEREIN SHOWN LOTS SANITARY SEWER SYSTEM.
APPROVED BY: _____ DATE: _____
AS-BUILT FOR SEWER SYSTEM ONLY

EDWARD A. BROWN
MD. REG. PROFESSIONAL LAND SURVEYOR NO. 10714

GENERAL LEGEND



PLANTING NOTES:

- All planting shall conform to currently approved standard horticultural practice. See PLANTING DETAILS. Planting shall take place between March 15-June 1 or September 15 - November 15.
- All plants shall conform to current standards as defined by the American Nurseryman's Association and each shall be clearly tagged with its botanical name. No substitutions shall be permitted after bid is accepted. No plants shall be pruned other than to remove a damaged branch. No plant with a dead or pruned out central leader will be accepted.
- All plants shall be certified by the Contractor to be free of pests, fungi and diseases and/or deformities or damage.
- Planting beds and pits shall be rendered free of all rocks over 2" and any debris found during the tilling and preparation process.
- Planting beds shall be tilled to a minimum depth of 8". If any unsuitable conditions, such as extreme compaction or high water table are encountered, the Landscape Architect shall be notified immediately.
- A minimum of 2" depth 'Leaf-Gro', peat moss or equivalent and 2" clean loamy topsoil shall be spread evenly over all planting beds and incorporated by tilling. In compacted or clay conditions, a minimum of 1" depth of sand shall also be incorporated.
- A suitable slow-release fertilizer shall be used in accordance with the manufacturer's recommendations and based on soil samples taken on-site after grading has been completed. Submit fertilizer information to the Landscape Architect for approval prior to commencing planting operations. Composted cow manure may be substituted for slow-release fertilizer, applied at a minimum depth of 1/2" and tilled in with other soil amendments.
- Soil mix for planting pits shall consist of 3 parts by volume of existing on-site soil, 1 part 'Leaf-Gro', peat moss or equivalent and slow-release fertilizer combined per manufacturer's recommendations. In compacted conditions or clay, also add 1 part clean sand. This mix shall be prepared prior to use as backfill Planting Mix.
- If any underground obstructions or other site conditions are encountered that conflict with the planned plantings, notify the Landscape Architect immediately.
- Landscape Architect shall be notified in writing for inspection and approval of all plant materials prior to any installation. This may be waived by the General Contractor/Owner.
- If any conflicts are found between the information shown on the Landscape Plan and that shown in the Plant Lists, notify the Landscape Architect prior to the time the final bid is submitted.
- All planting beds shall be neatly hand edged unless otherwise specified.
- All planting beds and pits shall be provided with a 3" depth of shredded, bark mulch, spread evenly, unless otherwise specified. In addition, planting pits shall have a 6" high rim or 'saucer' provided.
- A water source for planting and maintenance operations will be provided by the Owner/Client. If a source is not available on-site, Contractor will include a water supply cost in his/her bid.
- Any lawn, paving or other surfaces damaged by the Contractor's operations shall be repaired in kind before the project will be accepted for final approval and payment.
- The Owner's property and any affected abutting property shall be left clean and free of any debris or excess materials resulting from any phase of the landscape operations.
- The Contractor is responsible for repairing or replacing as necessary, any property of the Owner/Client or any affected abutting property that is damaged by the Contractor's operations, equipment or crew. Any such repair or replacement shall take place in a timely fashion and in a manner that meets with the approval of the Owner/Client.
- Contractor shall notify the Landscape Architect or Owner/Client at the completion of landscape installation for a project acceptance inspection. All plants must be in accordance with specifications and be in healthy, vigorous condition for acceptance.
- All plant material shall be warranted for one year starting from the date of installation acceptance. This shall include one replacement to match the original. If the Contractor is of the opinion that a specified plant will not survive its planned location, the Landscape Architect shall be notified prior to bid. A tree shall be replaced if the main leader has died back or if the canopy is 25% or greater dead. A shrub shall be replaced if the crown is 25% or greater dead.
- Contractor is responsible for all maintenance for a three month period following project acceptance. Maintenance shall include but not be limited to watering, herbicide, pesticide, fungicide or fertilizer applications, patching or reapplying mulch to maintain depth, pruning, adjusting stakes, weeding and repairing bed edges. This shall be included as a separate bid item. During the entire warranty period the Contractor is responsible for checking the project and making maintenance suggestions to the Owner/Client.

GENERAL CONSTRUCTION NOTES:

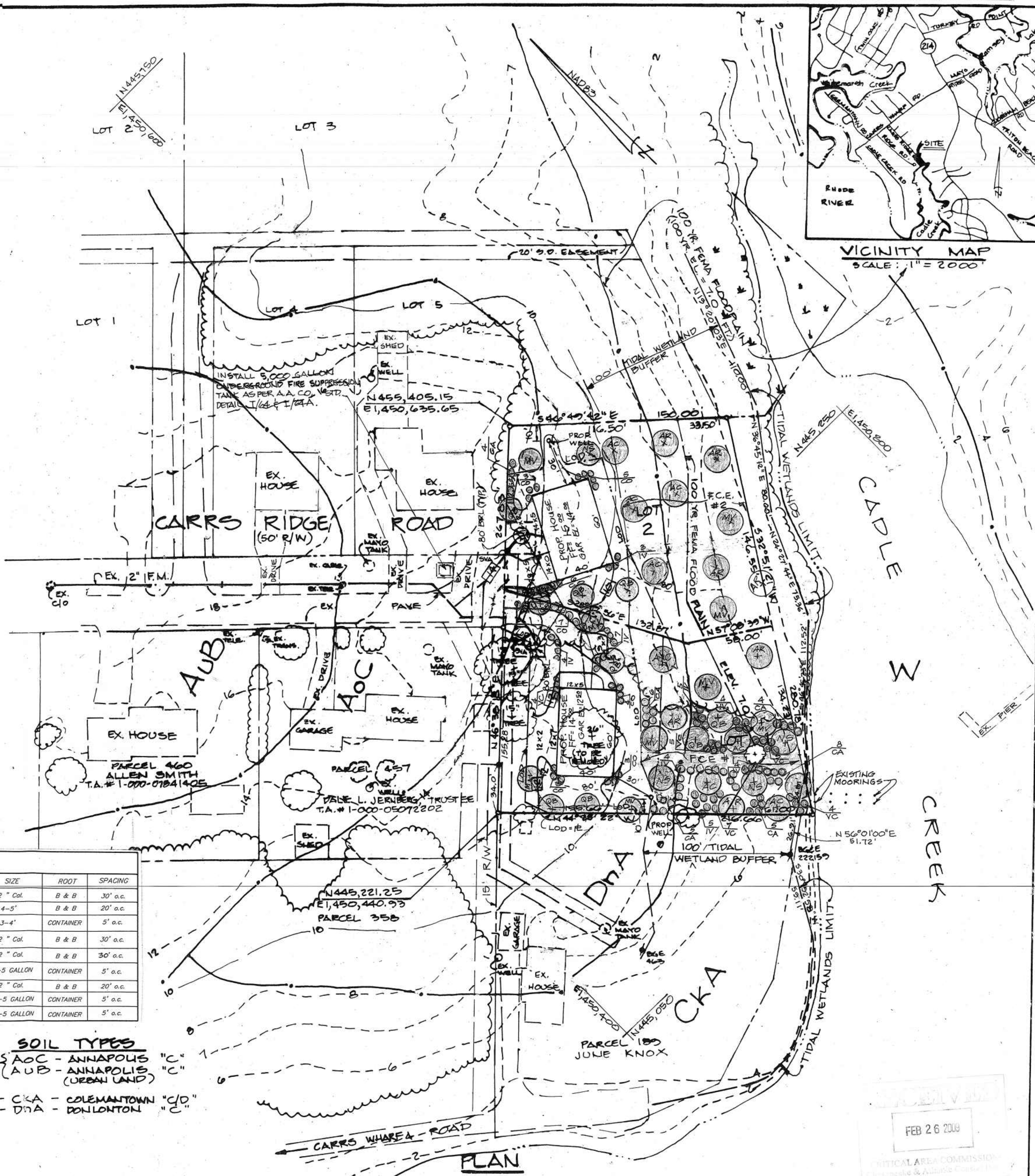
- Check location of all underground utilities. Call "MISS UTILITY" at 1-800-257-7777 at least 5 days prior to any excavation.
- Contractor is required to carry any/all Workman's Compensation and other liability insurances as required by the General Contractor / Owner.
- Contractor is required to comply with any/all codes, regulations and ordinances that apply to the work performed on this project.
- Contractor shall co-ordinate the execution of all work performed with the General Contractor / Owner and shall complete all work in a timely fashion.
- General Contractor / Owner is responsible for obtaining site permits and paying applicable fees unless otherwise specified.
- All clearing, grubbing, rough and fine grading, installation and maintenance of erosion control devices, sodding and seeding are separate operations and not included in this Landscape Plan. Except as specifically stated or in areas to be landscaped, all disturbed areas shall be sodded or seeded per Grading or Erosion Control Plan by others.
- If stockpile areas are required on-site, locations will be designated by the General Contractor / Owner.

PLANT LIST						
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING
AR	8	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2" Cal.	B & B	30' o.c.
MV	9	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	4-5'	B & B	20' o.c.
IV	23	LLEX VERTICILLATA	WINTERBERRY	3-4'	CONTAINER	5' o.c.
QB	9	QUERCUS BICOLOR	SWAMP WHITE OAK	2" Cal.	B & B	30' o.c.
AC	8	AMELANCHIER CANADENSIS	SERVICEBERRY	2" Cal.	B & B	30' o.c.
CO	28	CERPHALANTHUS OCCIDENTALIS	BUTTONBUSH	3-5 GALLON	CONTAINER	5' o.c.
NS	4	NYSSA SYLVATICA	BLACK GUM	2" Cal.	B & B	20' o.c.
CA	26	CLETHRA ANIFOLIA	SWEET PEPPERBUSH	3-5 GALLON	CONTAINER	5' o.c.
VC	25	VACCINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	3-5 GALLON	CONTAINER	5' o.c.

SOIL TYPES
 MONMOUTH SAND AOC - ANNAPOLIS "C"
 LOAMY SAND AUB - ANNAPOLIS (URBAN LAND) "C"
 SANDY LOAM - CKA - COLEMAN TOWN "C/D"
 FINE SANDY LOAM - D7A - DONLINTON "C"

Tree Size	Stake Quantity	Stake Size	Wire Size
6 - 18" or 1 - 2" caliper	2	2" x 2" x 6' min.	14 gauge
10 - 12" or 2 - 3" caliper	2	2" x 2" x 8' min.	14 gauge
12 - 16" or 2 - 4" caliper	3 deadmen	24' min.	12 gauge
16 - 20" or 4 - 6" caliper	3 deadmen	30' min.	14 gauge
over 20" or over 6" caliper	3 deadmen	3/16" with turnbuckles	

TREE STAKING SCHEDULE



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(OWNER / DEVELOPER / APPLICANT)

JOHN KNOX
 FOR JUNE KNOX, OWNER
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 LAND SURVEYORS - LAND PLANNERS
 DEVELOPMENT CONSULTANTS
 PLAZA ONE BUILDING
 1511 RITCHIE HIGHWAY, SUITE 301
 ARNOLD, MARYLAND 21012
 PHONE: 410-757-2002 FAX: 410-757-2011

SUBD. NO. 2007-041 PROJECT NO. 2007-113

SCALE: 1" = 40'	FINAL DEVELOPMENT PLAN FOREST CONSERVATION AREA
DATE: JANUARY, 2009	JUNE C. KNOX PROPERTY
DRAWN BY: REC	TAX MAP 60 BLOCK 23 PARCEL 287
CHECKED BY: EAB	CARRS RIDGE ROAD 21037
JOB NO: 05-255	FIRST DISTRICT NAD83
SHEET NO: 5 OF 5	ANNE ARUNDEL COUNTY, MARYLAND

VICINITY MAP
 SCALE: 1" = 2000'

FEB 26 2009