

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 9, 2011

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

Re: S:08-014; P08-0030-00
Gibson Way

Dear Ms. Krinetz:

Thank you for providing the above referenced revised subdivision application for review and comment. The applicant is proposing a 5 lot subdivision of which one lot will be located in the Limited Development Area (LDA). We last provided review for this project on April 1, 2011. Based on the information provided by the applicant we have no further comments on this project.

Thank you for the opportunity to review this project. If you have any questions please contact me at (410) 260-3475.

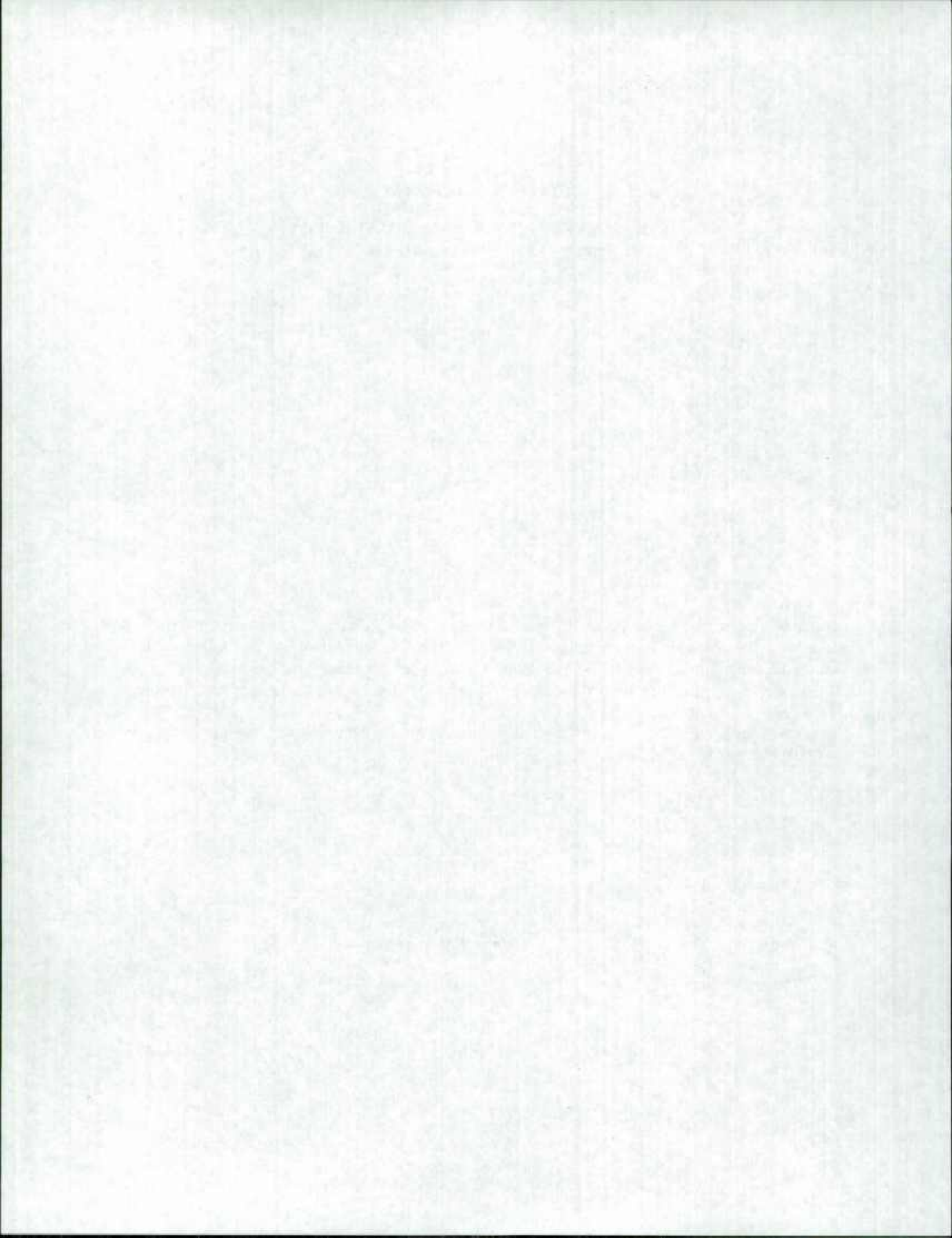
Sincerely,

A handwritten signature in cursive script that reads "Kate Charbonneau".

Kate Charbonneau
Regional Program Chief

AA102-08





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April 1, 2011

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

Re: Gibson Way
S 08-014, P 08-003000NS
Modification #11627

Dear Ms. Krinetz:

I have received revised materials for the above-referenced subdivision application and a modification request. The applicant proposes to subdivide an 8.56 acre parcel into five new lots with construction of a dwelling, driveway and septic system on each lot. The septic system of one lot and a coastal plain outfall are proposed within the currently undeveloped 2.6 acre portion of the property that is within the Critical Area and designated as a Limited Development Area (LDA). The applicant has addressed this office's comments from my June 5, 2009 letter and I have outlined my remaining comments below:

1. Please have the applicant provide information regarding the project property's change in size from 16.72 acres with 5.65 acres in the Critical Area, to 8.56 acres with 2.6 acres in the Critical Area.
2. The applicant indicates in the Critical Area Report that the proposed coastal plain outfall (CPO) will be used to address water quality, recharge, channel protection and all other stormwater management requirements under the current ESD stormwater management guidelines. However, it is this office's understanding that Maryland Department of the Environment (MDE) has not formally recognized CPOs as a treatment method for addressing water quality requirements. Please have the applicant provide documentation from MDE indicating that the proposed CPO is an acceptable means of addressing all of the applicable stormwater requirements.



Ms. Krinetz
April 1, 2011
Page Two

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 102-08

Martin O'Malley
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www.dnr.state.md.us/criticalarea/

June 5, 2009

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

Re: Gibson Way
S 08-014, P 08-003000NS

Dear Mr. Burke:

Thank you for forwarding revised materials for the above-referenced subdivision application. The applicant proposes to subdivide a 16.72 acre property consisting of two existing parcels into 12 new lots with construction of a dwelling, driveway and septic system on each lot. Two lots, a portion of a road and a coastal plain outfall are proposed within the currently undeveloped 5.65 acre portion of the property that is within the Critical Area and designated as a Limited Development Area (LDA). The applicant has addressed most of this office's comments from my January 27, 2009 letter and I have outlined my remaining comments below:

1. The applicant indicates that 19,602 square feet of reforestation mitigation planting will be provided in the Critical Area within the coastal plain outfall. While this office understands that a coastal plain outfall is an environmentally sensitive alternative to a traditional outfall, plantings done in conjunction with construction of coastal plain outfalls can not be counted toward meeting the Critical Area reforestation mitigation requirement. Therefore, please provide a planting plan showing where the reforestation mitigation plantings will be provided on site, or if there is not enough room to provide mitigation plantings on site, please provide information on the plans showing how the mitigation requirement will be addressed off site or by fee-in-lieu payment.

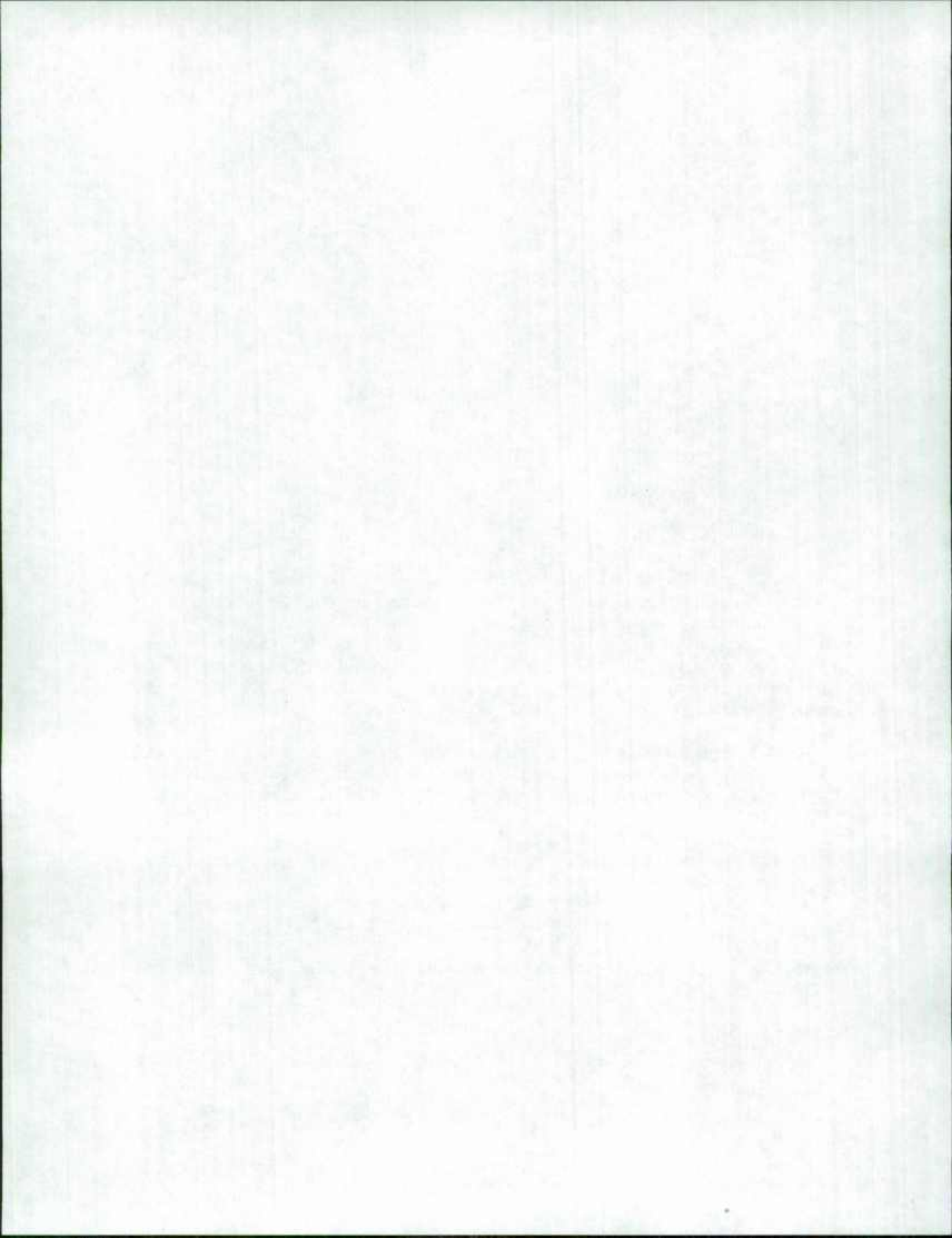
Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3481.

Sincerely,

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

Amber Widmayer
Natural Resources Planner

cc: AA 102-08



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

January 27, 2009

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

Re: Gibson Way
S 08-014, P 08-003000NS

Dear Mr. Burke:

Thank you for forwarding materials for the above-referenced subdivision application. The applicant proposes to subdivide a 16.72 acre property consisting of two existing parcels into 12 new lots with construction of a dwelling, driveway and septic system on each lot. Two lots, a portion of a road and a coastal outfall are proposed within the currently undeveloped 5.65 acre portion of the property that is within the Critical Area and designated as a Limited Development Area (LDA). The applicant has addressed most of this office's comments from my October 31, 2008 letter and I have outlined my remaining comments below:

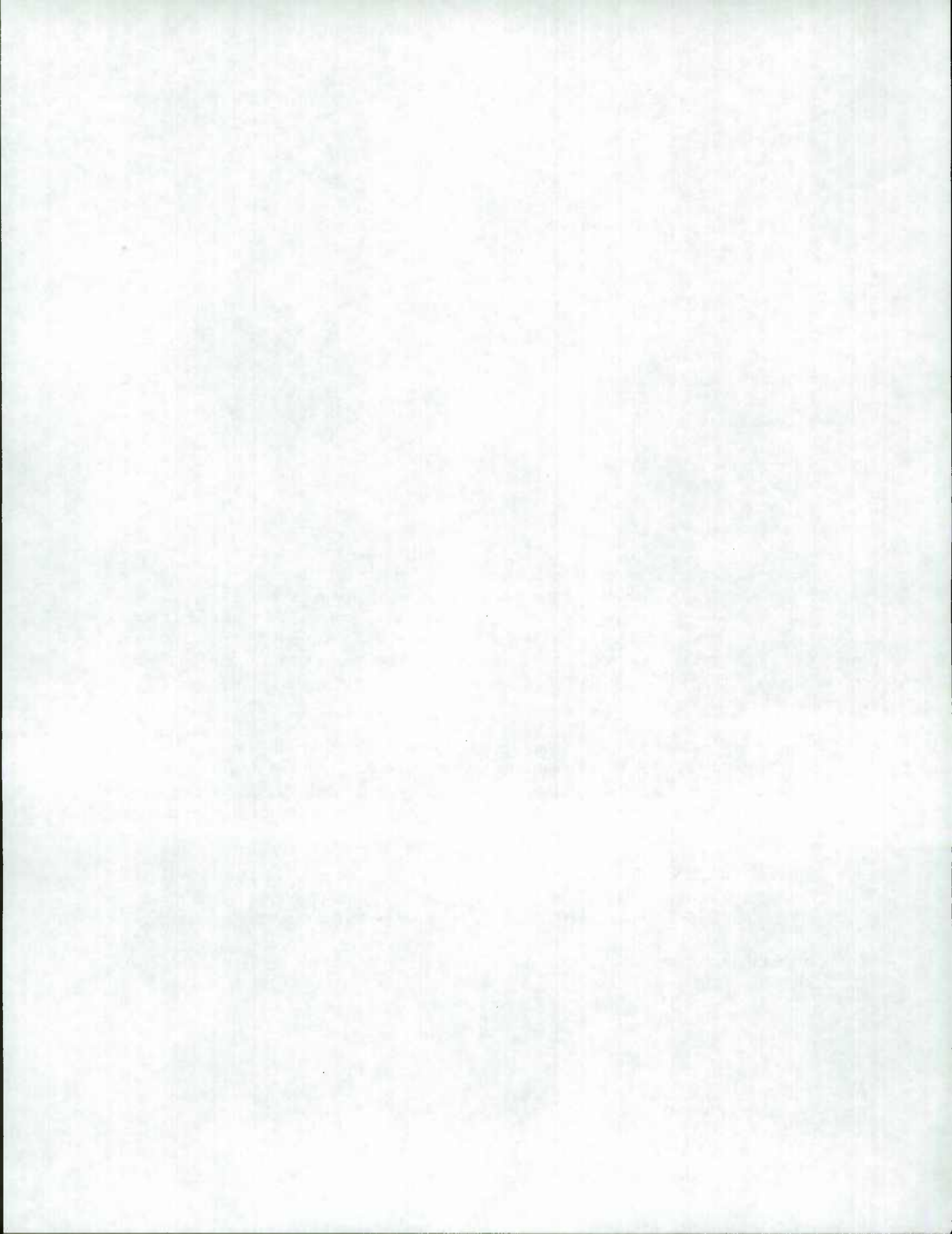
1. The applicant's plans indicate that 19,602 square feet of planting will be provided in the Critical Area within the coastal plain outfall area. However, no proposed planting is shown in the Critical Area on the landscape plans. Please submit a revised landscape plan showing the proposed plantings in the Critical Area, or further information clarifying how these on site Critical Area plantings will be provided.
2. It does not appear that the proposed coastal outfall will require any disturbance within the nontidal wetland or its 25-foot buffer. Please have the applicant confirm that no wetland disturbance is proposed, and that no MDE permit or local variances will be necessary.

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 102-08



Martin O'Malley
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October 31, 2008

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

Re: Gibson Way
S 08-014, P 08-003000NS

Dear Ms. Krinetz:

Thank you for forwarding materials for the above-referenced subdivision application. The applicant proposes to subdivide a 16.72 acre property consisting of two existing parcels into 12 new lots with construction of a dwelling, driveway and septic system on each lot. The 5.65 acre portion of the property that is within the Critical Area is designated as a Limited Development Area (LDA) and is currently undeveloped. I have outlined my comments on the proposed subdivision below:

1. According to this office's records, there appears to be a stream that runs through the southern edge of the property. If this is an intermittent or perennial stream, it is a tributary stream for which a 100-foot Buffer from the edge of the stream bank must be provided. This Buffer should be expanded to include any contiguous nontidal wetlands, hydric or highly erodible soils that may extend beyond the limits of the 100-foot Buffer to the stream.
2. The plans show narrow corridors between the existing parcel boundary and the rear of the proposed lot lines of lots 5, 6, 7 and 8. Please have the applicant provide information regarding the purpose of these corridors, and the necessity of the proposed clearing within these corridors.
3. Currently, the applicant proposes to clear 71,625 square feet, or 29.3% of the existing forested area within the Critical Area. Therefore, the applicant must provide mitigation for the total clearing at a 1.5:1 ratio, which equals 107,438 square feet, or 2.47 acres. Please have the applicant provide information as to how this mitigation requirement will be addressed. If plantings will be provided on site within the Critical Area, please have the applicant submit a planting plan showing the proposed planting areas, that these areas will be placed in a conservation easement, and information about the proposed number, size and species of the plantings. We note that the submitted materials include a landscape plan for

the subdivision. However, it is unclear from this plan whether any plantings will be provided in the Critical Area.

4. It appears that the applicant plans to construct a coastal plain outfall that will drain to the nontidal wetlands. However, it does not appear that the area of clearing that would be required to construct this outfall is shown on all of the plans. Please have the applicant revise the plans so that this area of clearing is shown, and clarify whether this area of clearing has been included in the current clearing calculations.
5. We note that the plans show a 5.41 acre open space parcel that appears to encompass the nontidal wetland and nontidal wetland 25-foot buffer on the property within the Critical Area. Please have the applicant clarify whether this open space designation will have the effect of a conservation easement on this portion of the property. Also, it appears that this 5.41 acre area may include the corridors between the parcel boundary and the rear lot lines mentioned above in comment #2. If this is the case, please have the applicant clarify how much of the proposed open space area is within the Critical Area, and how much of the existing forested area within this Critical Area portion of the open space area will remain.
6. Please have the applicant clarify whether proposed road has been included in the lot coverage calculations for the subdivision.

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 102-08

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



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

March 19, 2008

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

Re: Gibson Way Subdivision – ECP & Forest Stand Delineation
S08-014, P08-0030

Dear Ms. Krinetz:

Thank you for submitting the above referenced plan for review and comment. The applicant is seeking to subdivide a 16.72 acre property of which 5.65 acres are located inside the Critical Area. The Critical Area portion of the property is designated as Limited Development Area (LDA). The submittal forwarded to this office only included a Critical Area Report and the ECP & Forest Stand Delineation. A conceptual subdivision plan was not included. Based on the information provided, I have the following comments:

1. The Critical Area Report indicates a 12-lot subdivision is proposed and it appears some lots will occur in the LDA based on proposed clearing. I can not offer comments at this time on the proposed subdivision in the LDA without a sketch plan. Please forward a copy of the appropriate plan to this office for review when it is available.
2. The Critical Area Report indicates 24.9% of woodland would be cleared in the LDA with the entire mitigation requirement to be provided off-site or through fee-in-lieu. It is difficult to determine whether this mitigation is appropriate without a site plan; however existing woodland should be conserved to the maximum extent possible. Further, mitigation should be provided on-site if opportunities are available.
3. The limit of steep slopes shown in the southern corner of the property is not clearly marked and does not match the legend.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at (410) 260-3745.

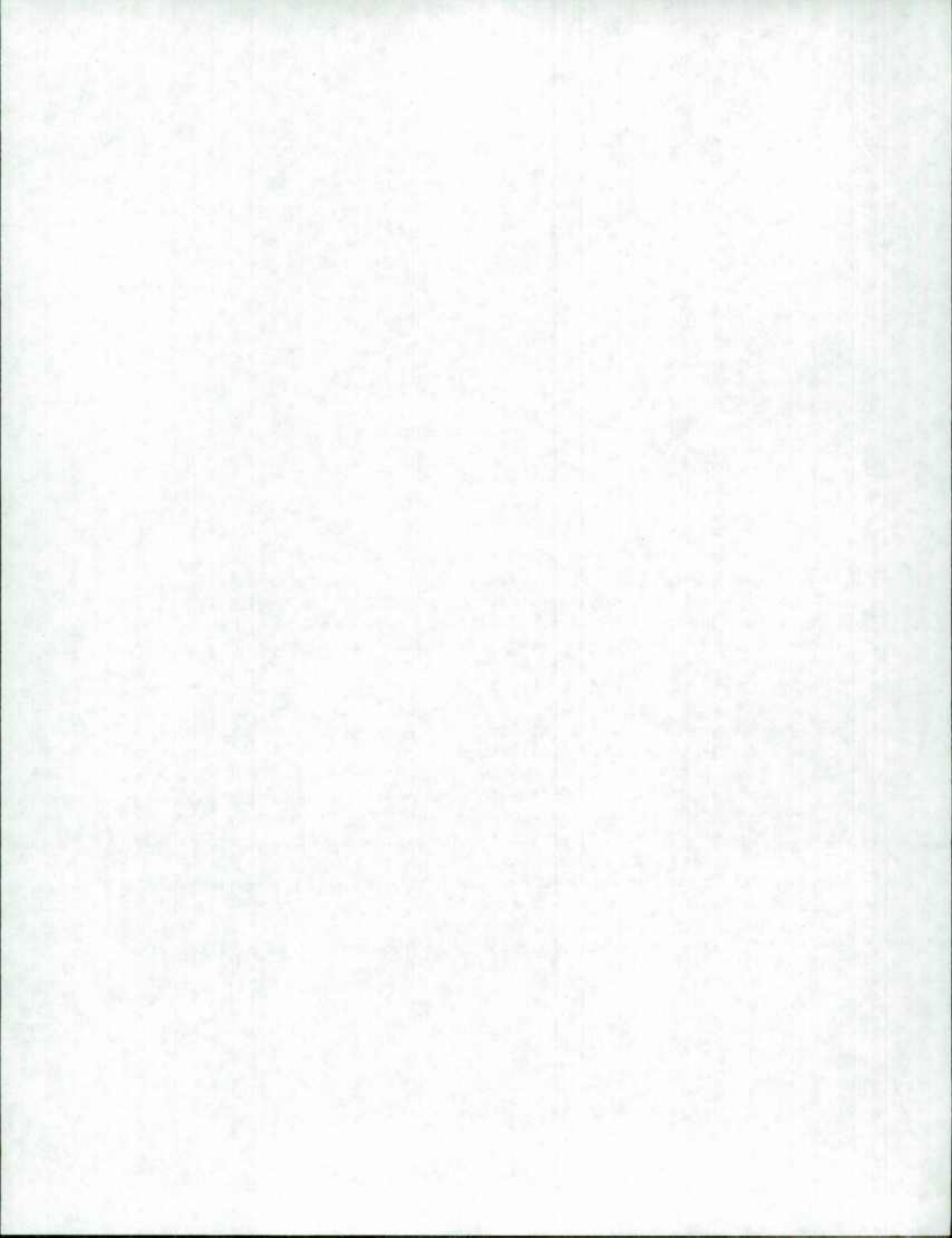
Sincerely,

A handwritten signature in cursive script that reads "Kate Schmidt".

Kate Schmidt
Natural Resources Planner
cc: AA102-08

TTY for the Deaf

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





June 23, 2011
Mr. Thomas Burke
Office of Planning and Zoning
2664 Riva Road
Annapolis, Maryland 21401

Messick & Associates
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS

2008-0030 00 NM

RECEIVED

JUN 29 2011

PLANNING AND ZONING

RE: Gibson Way
Minor Subdivision Re-submittal
S#2008-014; P#2008-0030-00-NM

Dear Mr. Burke:

Attached for your review and approval is a revised minor subdivision submittal for the above referenced project. In response to your consolidated review letter dated May 12th 2011, we offer the following point by point response.

I.A. OPZ/Planning/Environmental Review (your comments dated 5/10/11):

Planning:

1. The project number has been revised in the title block as requested.
2. The misspelling of "Subdivision" has been corrected in the referenced notes.
3. The surveyor's certificate has been revised as requested.
4. General note #6 has been corrected as requested.
5. The reference to the owners in the title block has been corrected.
6. A draft of the Forest Conservation Easement and Forestation Agreement are attached for review. The bonds and inspection fees will be paid immediately prior to plat approval.
7. The revised plans use the cluster provisions in so far as possible, while recognizing the minimum Health Department well and septic requirements and setbacks.

Environmental:

1. Comment acknowledged. The county forester for this area of the County (Bud Reeves) has confirmed that Off-Site mitigation banks are available and will be used in so far as possible prior to committing to paying a fee in lieu of reforestation.
2. General note #4 has been revised to include the nitrogen removing septic system required in the Critical Area.
3. The Critical Area report and the FSD report have been revised to reflect the new site area. (attached).
4. A draft of the forest conservation easement is attached for your review.

I.B. OPZ/Engineering/Utilities (Rania Carriker's comments dated 4/13/11):

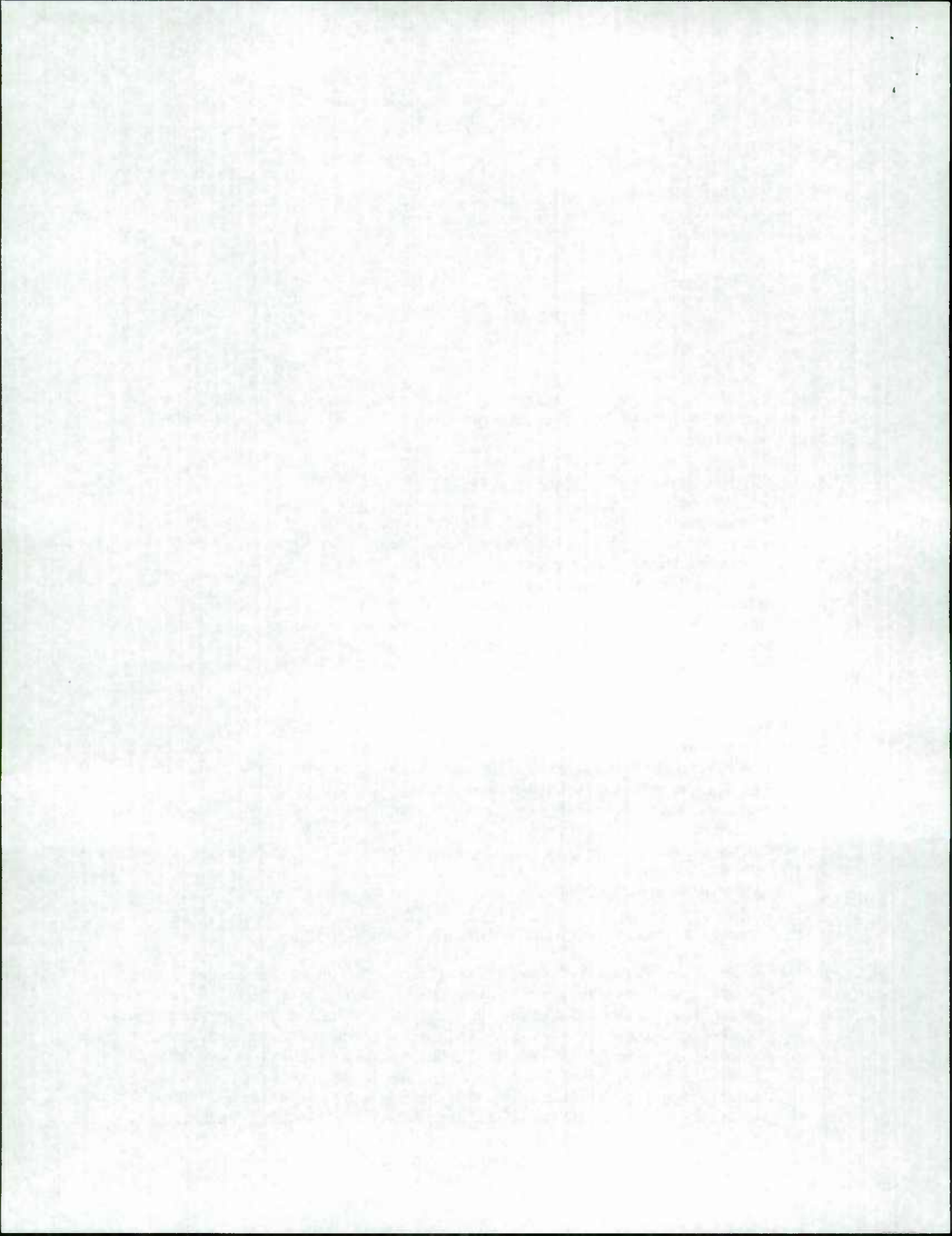
A. Roads:

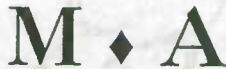
1. (a-c): Gibson Way has been designated as a "private right of way" including a clear site triangle on the applicant's property. The owners of the adjacent parcel (p. 295) choose not to participate in the subdivision process; therefore, the site triangle on their property has been removed as suggested. However, the right of way and pavement cannot be located along the site's common property line since the Health Department septic area setbacks cannot be respected (25' from a septic area & 50' from a well) and there are no approvable alternate septic locations to reconfigure the septic reserve areas in such a way as to achieve that goal.

2120 Renard Court, Annapolis, Maryland 21401
(410) 266-3212 • FAX (410) 266-3502

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Mr. Thomas Burke
Gibson Way Subdivision Re-submittal
June 27, 2011
Page 2

1. (d-e): The owner of parcel 295 does not want to participate in the subdivision process; therefore, the applicant cannot obtain a "temporary grading easement" and a retaining wall is required. A modification will be submitted under separate cover for a private road with a non-standard road section, cul-de-sac length and modified storm drain details.
2. Road station 0+00 has been labeled and a coordinate value added to the plan as requested.
3. Comment acknowledged. This issue is deferred to the State Highway Administration. The existing right of way and paving width on Mountain Road meets the SHA frontage improvement requirements for minor subdivisions (see SHA approval letter dated 3/8/11 attached). No additional improvements are required.
4. The updated road plan checklist is attached. Items marked with and "X" have been corrected as noted on the checklist.

B. Storm Drains:

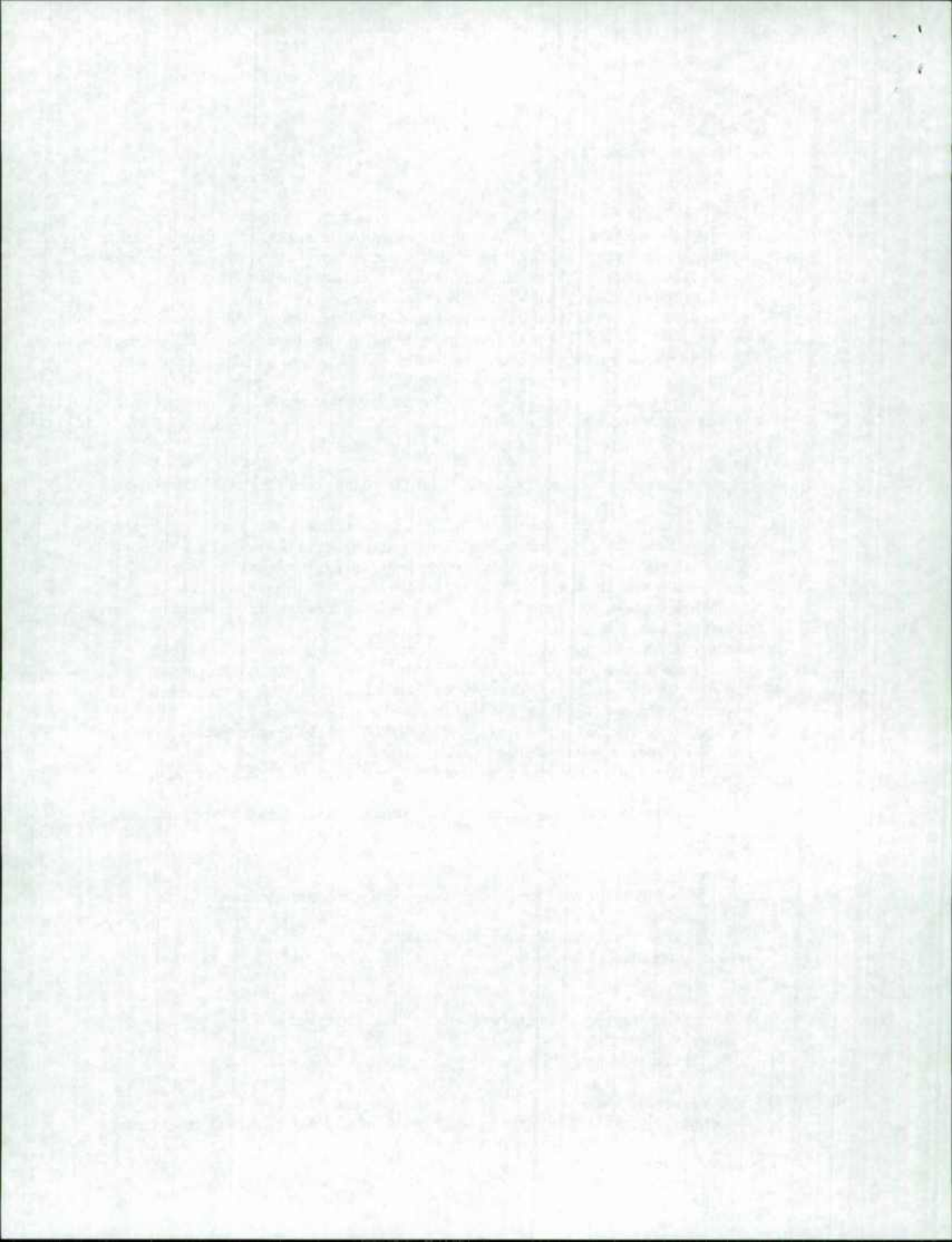
1. A storm drain easement across lot 1 and the private road has been added to the plat and final plan.
2. A right to discharge storm water is not required. Based on the implementation of the ESD SWM practices shown, the hydraulic condition of the onsite drainage area reverts to "woods in good condition". Therefore, the storm drainage proposed does not materially alter the flow characteristics of storm water leaving the site in accordance with article 16-4-201(e).
3. An analysis of the existing and proposed outfall conditions has been added to the storm drain culvert profiles.
4. The proposed culverts have been added to the road profile as requested.
5. Based on the proposed changes in item A. above, no changes to the culvert profile are required.
6. The riprap aprons have been labeled and dimensioned, Headwall coordinates provided and property line shown on the culvert profile as requested.
7. Sections of the modified standard detail D-55 at HW-1 and HW-2 have been added to the plans. A modification will be submitted under separate cover.
8. The Q10 comps and water surface elevations have been added to the Bio Swale and Grass Swale details as requested.
9. Based on the proposed changes in item A. above, no additional changes need to be made to the SPSC.
10. The POI drainage area map has been revised (separated from the on-site drainage area maps) to clarify the limits of the Point of Investigation.
11. Computations for the 10 year storm water volumes (Q10) have been shown for the "Site" and "POI" outfalls.
12. The updated storm drain checklist is attached. Items marked with an "X" have been corrected as notes on the checklist.

C. Storm Water Management:

1. Comment acknowledged. The ESD computations have been revised to address the two onsite drainage areas separately.
2. A "Sketch Plan-Preliminary Plan Checklist" is attached.

E. Final Development /Grading Plan:

1. The existing right of way and paving width on Mountain Road meets the SHA frontage improvement requirements for minor subdivisions (see SHA approval letter dated 3/8/11 attached). No additional improvements are required.





Mr. Thomas Burke
Gibson Way Subdivision Re-submittal
June 27, 2011
Page 3

2. The final plans have been revised in accordance with the required revisions.

F. Plat:

1. The storm water management note has been revised as requested.
2. The access easement note on the plat has been revised as requested.
3. The site triangle on the applicant's property is made part of the private right of way and the offsite site triangle has been removed from the plat.
4. The owner of parcel 295 does not want to participate in the subdivision process; therefore, the applicant cannot obtain a "temporary grading easement".
5. The plat has been revised in accordance with the comments above.

I.C. Health Department (Pete Puzak's comments dated 3/22/11):

1. A critical area septic note has been added to the plat as requested.
2. The existing water well on lot #4 is intended to remain. A note has been added to the plan and setbacks provided in accordance with Health Department requirements.

I.D. Critical Area Commission (Amber Widmayer's comments dated 3/22/11):

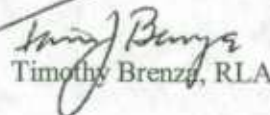
1. The original application included two separate parcels (p. 295 & p.203). The owner of parcel 295 has decided not to participate in the subdivision process. Therefore, the application was revised accordingly.
2. Step Pool Storm Conveyance systems (commonly referred to as coastal plain outfalls) are recognized by MDE as and an acceptable Environmental Site Design (ESD) practice providing they meet the requirements of a Bio-swale or Bio-retention device under the state storm water management manual (see email from Stewart Comstock of MDE attached). In this case the coastal plain outfall meets all the requirements for a bio-retention device in the state manual.

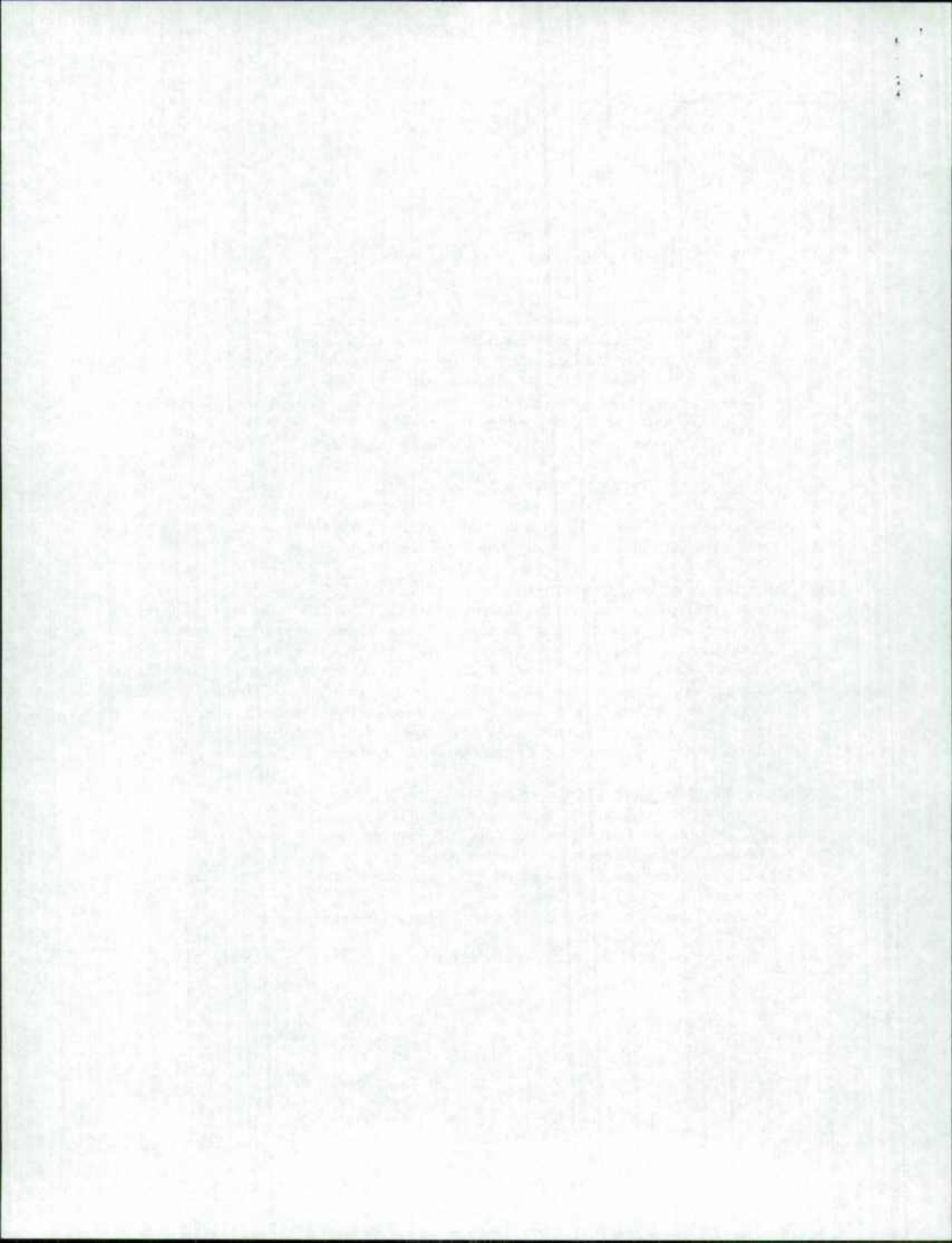
II. Adequacy of Facilities (your consolidated comments dated 5/12/11):

- A.) Fire Suppression: Comment acknowledged. Fire APF review is adequate.
- B.) Roads: Comment acknowledged. Road adequacy has been demonstrated.
- C.) Schools: Comment acknowledged. Schools are currently adequate.
- D.) Utilities: Comment acknowledged. Private are adequate. A note has been added regarding the critical area septic system requirements.
- E.) Storm Drainage: adequacy is addressed in OPZ/Engineering response above.

Please feel free to contact our office should you have any questions concerning this submittal.

Sincerely,
MESSICK GROUP, INC.
T/A MESSICK & ASSOCIATES


Timothy Brenza, RLA





ANNE ARUNDEL COUNTY

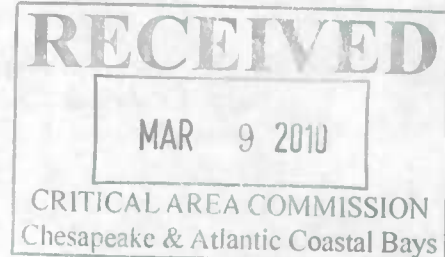
MARYLAND

County Executive John R. Leopold

2664 RIVA ROAD, P.O. BOX 6675 ANNAPOLIS, MARYLAND 21401 OFFICE OF PLANNING AND ZONING

March 3, 2010

Mr. Timothy Brenza Messick and Associates 2120 Renard Court Annapolis, MD 21401



Re: Gibson Way Subdivision S#2008-014; Project P#2008-0030-00 NS Tax Map 25 Block 10 Parcels 0203 and 0295

Dear Mr. Brenza:

The Sketch Plan application for the above referenced project has been reviewed by the agencies listed below and copies of their comments are attached. This approval is subject to the items in Sections I and II listed below being satisfactorily addressed prior to or as part of the Final Plan/Plat submittal.

- A. OPZ/Planning Approval Conditional January 6, 2010
B. OPZ/Engineering Approval November 3, 2008
C. OPZ/Traffic Approval October 28, 2009
D. OPZ/Utilities Approval November 3, 2008
E. OPZ/Environmental Approval Conditional January 6, 2010
F. OPZ/Landscape Approval August 5, 2008
G. Soil Conservation District Approval February 27, 2008
H. Health Department Approval November 19, 2009
I. State Highway Administration Approval Conditional May 7, 2009
J. Board of Education Received January 3, 2007
K. Fire Marshal Approval Conditional March 26, 2008
L. Recreation and Parks Approval November 3, 2008
M. OPZ/Historic & Archaeology Approval February 27, 2009
N. Critical Area Commission Approval Conditional January 21, 2009

I. Adequacies of Facilities for items A, B, C, D and E are acceptable and will be approved with any noted conditions.

- A. Fire Suppression: The proposed underground fire suppression tank adequately addresses fire suppression for this project. The Office of the Fire Marshal approved the proposal on March 26, 2008.
B. Roads: Adequacy for roads has been satisfactorily addressed. A traffic impact study dated December 2007 indicated that the additional traffic generation will bring a study area

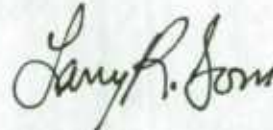
intersection below acceptable levels of service. A mitigation proposal dated 7/22/09 was submitted for crest vertical curve reduction improvements along Mountain Road and was approved by the OPZ Officer on 10/28/09.

- C. Schools: *The following Schools are currently open: Bodkin Elementary, Chesapeake Middle, and Chesapeake High School as per the adopted APFO School Utilization Chart.*
- D. Utilities: *The Health Department has determined that adequacy for utilities exists for private water (individual wells) and private sewer (individual septic systems) on November 19, 2009.*
- E. Storm Drains: *The proposed storm drainage system was shown to adequately convey the storm water runoff in a non-erosive manner to the site outfall, tributary outfall, and to the Points of Investigation at the headwaters of Cornfield Creek.*

II. Each agency submittal package for the Final Plan/Plat shall include a point-by-point response letter addressing the items in Sections I and II. Final Plan/Plat submittal shall be made within one (1) year of the date of this letter, or by **March 3, 2011**.

If you have any questions regarding this project, please call Thomas Burke at 410-222-7960, or by email at pzburk04@aacounty.org.

Sincerely,



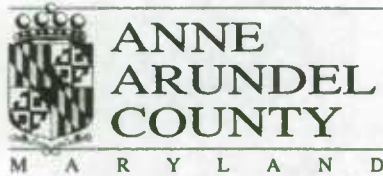
Larry R. Tom
Planning and Zoning Officer

cc:

Kelly Krinetz/OPZ
Patti Turner/OPZ
Judy Motta/I&P
Thomas Burke/OPZ
John Bassford/OPZ
Jane Elberti/OPZ
Chris Maex/AASCD
Jane Cox/OPZ
Darien Schwab/OPZ
Mark Sheckells/OPZ
Chuck Yocum/Public Schools

Lt. Fennell/Fire Marshal
Richard Zeller/SHA
Dawn Thomas/R & P
Peter Puzak/Health Department
Lynn Miller/OPZ
Amber Widmayer, CAC
Owner(s)/Country Home 7, LLC
Basil Smith

File



Office of Planning and Zoning
Development Division

INTER-OFFICE CORRESPONDENCE

www.aacounty.org

DATE: January 7, 2010
TO: Kelly Krinetz/OPZ
FROM: Thomas Burke/OPZ
SUBJECT: Gibson Way;
S2008-014; P2008-0030-00 NS
Tax Map 25 Block 10 Parcel 0203 & 0295

Planning

This review agency offers no objection to the approval of the SKETCH phase of this project conditional upon addressing the comments of the other review agencies.

Environmental

This review agency offers no objection to the approval of the SKETCH phase of this project conditional upon comments 1 - 5 being addressed at final.

1. The modification for clearing below the conservation threshold and for not replanting all required reforestation on-site was received and will be addressed under separate cover. Any conditions of the approval must be met with the FINAL submittal.
2. The justification stated on the resubmittal cover letter for clearing greater than 20% of the Critical Area portion of the site is acceptable. A continued effort to reduce the clearing closer to 20% is acknowledged.
3. The forest conservation easement for remaining woodland and reforestation areas will be processed/secured with the Final phase review.
4. The forest conservation easement for remaining woodland and the reforestation areas outside the Critical Area will be processed/secured with the Final phase review.
5. The forest conservation easement outside the Critical Area must include the areas of reforestation as well. These will need to be clarified on the Final plan submittal.

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

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June 5, 2009

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

Re: Gibson Way
S 08-014, P 08-003000NS

RECEIVED

JUN 10 2009

PLANNING AND ZONING
DEVELOPMENT


Dear Mr. Burke:

Thank you for forwarding revised materials for the above-referenced subdivision application. The applicant proposes to subdivide a 16.72 acre property consisting of two existing parcels into 12 new lots with construction of a dwelling, driveway and septic system on each lot. Two lots, a portion of a road and a coastal plain outfall are proposed within the currently undeveloped 5.65 acre portion of the property that is within the Critical Area and designated as a Limited Development Area (LDA). The applicant has addressed most of this office's comments from my January 27, 2009 letter and I have outlined my remaining comments below:

1. The applicant indicates that 19,602 square feet of reforestation mitigation planting will be provided in the Critical Area within the coastal plain outfall. While this office understands that a coastal plain outfall is an environmentally sensitive alternative to a traditional outfall, plantings done in conjunction with construction of coastal plain outfalls can not be counted toward meeting the Critical Area reforestation mitigation requirement. Therefore, please provide a planting plan showing where the reforestation mitigation plantings will be provided on site, or if there is not enough room to provide mitigation plantings on site, please provide information on the plans showing how the mitigation requirement will be addressed off site or by fee-in-lieu payment.

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 102-08

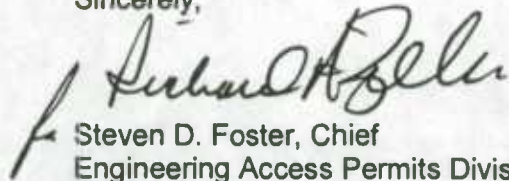
Mr. Thomas Burke
Page 2

- When plans have been revised to reflect the above comments seven (7) sets of revised plans should be submitted for SHA review/approval.
- We reiterate that the proposed dedication of property frontage along MD 177 must be coordinated with Mr. Dan Andrews, Plats & Surveys (410-545-8860) and Ms. Sue Bauer, Chief – District 5 Right-of-Way (410-841-1057). Copies of the plan will be forwarded to their offices. This property must be deeded to SHA prior to the issuance of the access permit.

As stated previously EAPD has **no objection to subdivision Sketch Plan approval** subject to all SHA comments being addressed on the final plan submittal.

If there are any other questions, please contact Mr. Richard Zeller of the SHA Engineering Access Permits Division 410-545-5598 or our toll free number in Maryland only 1-800-876-4742 (x5598) or by e-mail at rzeller@sha.state.md.us.

Sincerely,



Steven D. Foster, Chief
Engineering Access Permits Division

cc: Ms. Jamie Richardson – Anne Arundel County
Traffic Concepts, Inc. / 325 Gambrills Road, Suite B, Gambrills, MD 21054
Messick & Associates / 2120 Renard Court, Annapolis, MD 21401
Ms. Kimberly Tran – SHA District 5 District Traffic Engineer
Mr. Lee Starkloff – SHA District 5 District Engineer
Mr. Mike Huber – SHA District 5 Acting Utility Engineer
Mr. Ronald Hopkins – SHA Resident Maintenance Engineer, Glen Burnie Shop



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor

John D. Porcari, Secretary
Neil J. Pedersen, Administrator

Maryland Department of Transportation

May 7, 2009

Mr. Thomas Burke
Anne Arundel County Government
Office of Planning & Zoning
2664 Riva Road
Annapolis, MD 21401

RE: Anne Arundel County
MD 177 (south side
2700' east of Long Point Road
"Gibson Way"
S-08-014, P-08-0030
SHA Tracking No. 08-AP-AA-028
Milepoint 8.20
Sketch Plan Re-submittal

Dear Mr. Burke:

Thank you for the opportunity to review the subdivision Sketch Plan re-submittal for the proposed Gibson Way residential development. The State Highway Administration (SHA) offers the following:

Hydraulic Comments

- Hydraulic comments contained in our previous letter dated January 21, 2009 have not been addressed and remain valid. These comments must be addressed prior to final plan approval.

Engineering Access Permits Division (EAPD) Comments

- The required entrance and road improvement is accurately reflected on the plan with hatching however the following revisions/additions must still be made to the plans:
 - As noted in the previous comments proposed sidewalk along the deceleration lane must be 5' wide not variable. A handicap ramp (MD 655.11 or 655.12) must also be constructed at the proposed crosswalk west of the entrance.
 - Label the curb & gutter that will be constructed along the deceleration lane for the limits of proposed sidewalk, and for 10' along the acceleration lane as SHA 8" Type 'A' curb & gutter (MD 620.02).
 - Typical sections reflecting the existing eastbound MD 177 travel lane, proposed widening at a 2% cross slope, curb & gutter, 5' wide sidewalk and roadside grading must still be added to the plans.
 - A separate striping plan showing only existing striping and proposed striping should be added to the plan set for review by the District #5 Traffic Office. Approval of the striping plan is required before an access permit can be issued.

My telephone number/toll-free number is _____

Maryland Relay Service for Impaired Hearing or Speech: 1.800.735.2258 Statewide Toll Free

Street Address: 707 North Calvert Street · Baltimore, Maryland 21202 · Phone: 410.545.0300 · www.marylandroads.com



Critical Area



INTEROFFICE CORRESPONDENCE
Fire Department

John R. Leopold, County Executive
David L. Stokes, Fire Chief

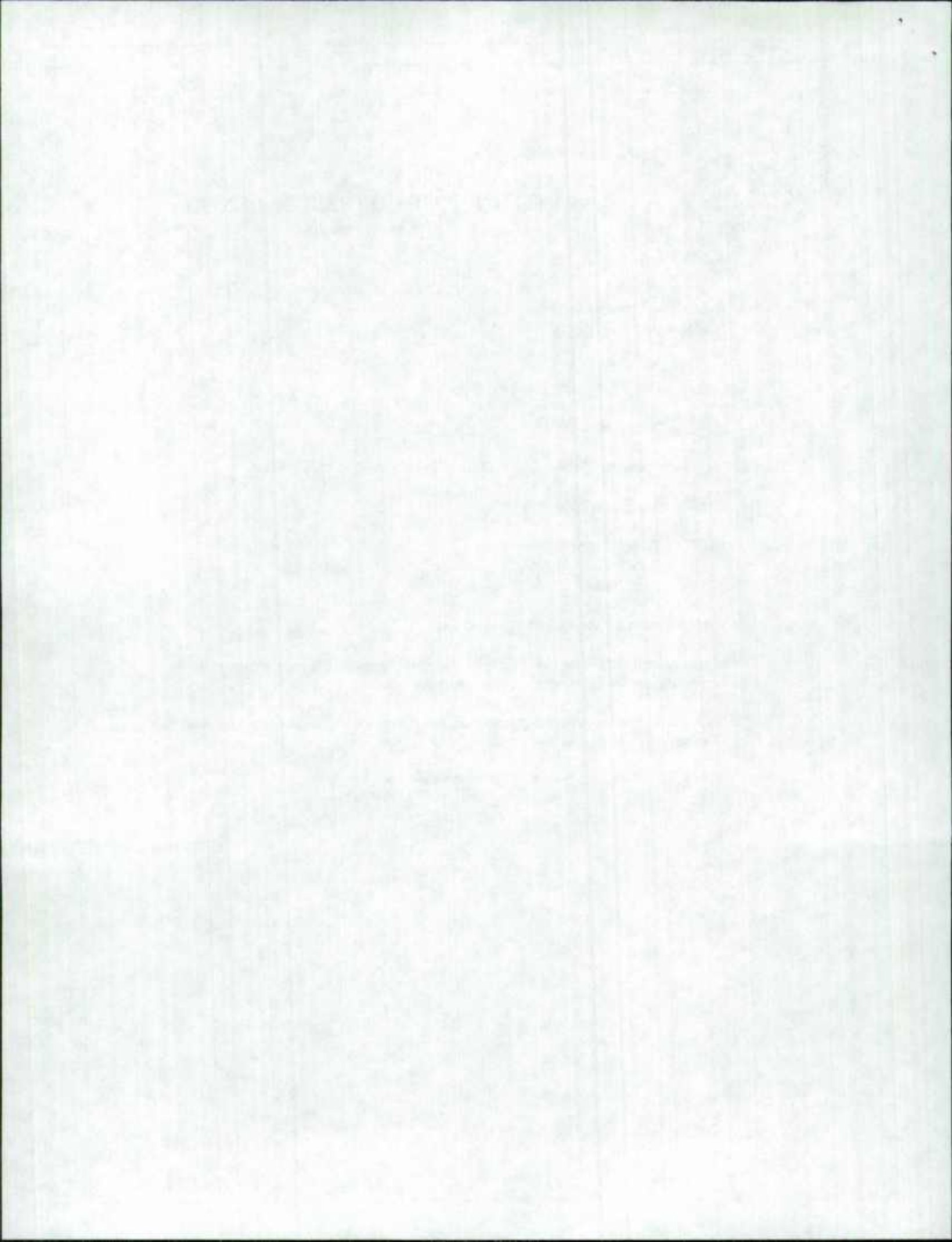
TO: Lori Allen, Planning & Zoning
CC: Nancy McGuckian
FROM: Inspector Charles Disney, Fire Marshal Division
DATE: March 26, 2008
SUBJECT: Project Name: Gibson Way
Subdivision No; 08-014 Project No. 08-0030
Sketch Review

Approval is granted for the above referenced project

The following comment is provided for informational purposes. This requirement will be enforced during the building permit review process

- 1. Dead end roadways/streets greater than 300 foot in length shall be provided with an approved turn-around.

Printed on Recycled Paper

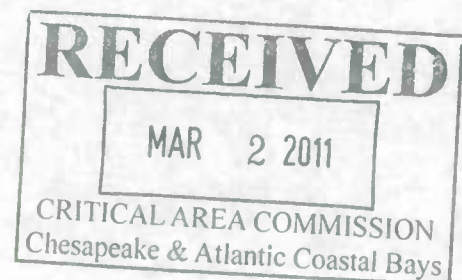


**Buffer Management Plan (P.203 only)
Gibson Way Subdivision
Pasadena, Maryland 21122**

February 25, 2011

PREPARED BY:
MESSICK AND ASSOCIATES
2120 RERNARD COURT
ANNAPOLIS, MARYLAND 21401
410-266-3212

PREPARED FOR:
COUNTRY HOME 7, LLC
9700 KENSINGTON PARKWAY
KENSINGTON, MARYLAND 20895



RECEIVED

JUN 20 1901

LIBRARY OF THE
BUREAU OF LAND MANAGEMENT
WASHINGTON, D. C.

Project Location

The project site is located in northeast Anne Arundel County, Maryland on Tax Map #25; Grid #10, Parcels 203. The overall site consists of approximately 8.56 acres of land. Approximately 5.96 acres of the site is located outside the Chesapeake Bay Critical Area (CBCA) and approximately 2.60 acres of the site is located inside the Critical Area.

Project Description:

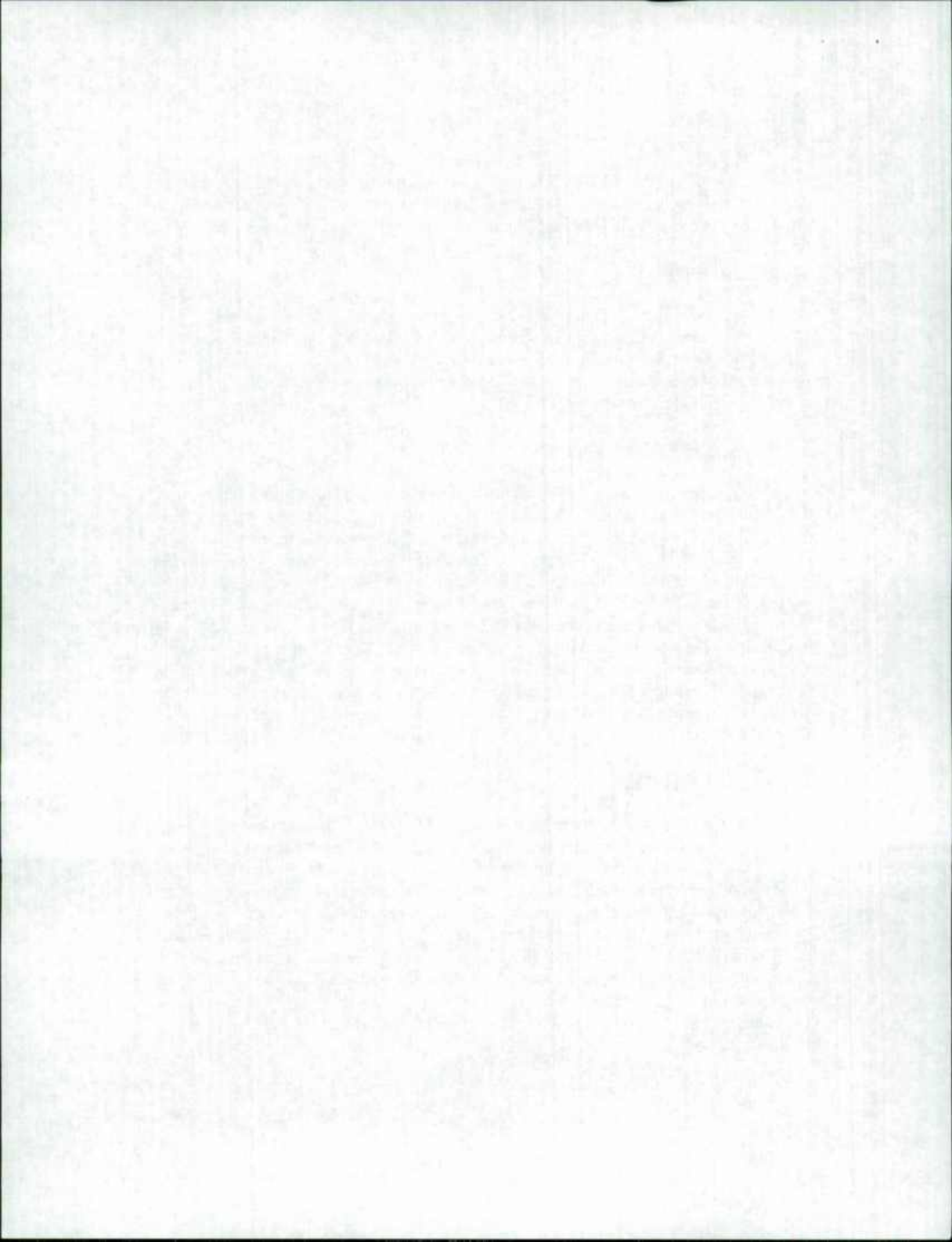
The critical area designation for the entire area located on-site is Limited Development Area (LDA). The site is zoned R-1 Residential and Open Space and is currently improved with an individual single family house and driveway (outside the CBCA). Access to the site is provided via Mountain Road (a state public road) which abuts the site on the northern property line.

Existing Vegetative Communities:

The forested area on-site is comprised of a mixed age hardwood forest typical of the Tulip Poplar Association. The forest consists of a single stand with some variation within the site. The canopy is dominated with Red Oak, Sweet Gum, Black Cherry and Red Maple in the 12-19.9" DBH range with understory species including American Holly, Black Gum, Sweet Bay Magnolia and Sassafras. Shrub and herbaceous species include Virginia Creeper, Clethra Cinnamon Fern, Poison Ivy and Grape Vine. The site is improved with a single family detached house and driveway located on a high point near the center of the site. The site drains from the high point at the center of the site to the northeast and southeast via overland flow and ultimately into the Cornfield Creek watershed. The slopes on-site are gentle and average from one to ten percent with some isolated slopes exceeding 15%-25% near the southwest corner of the site. The northern half of the property (outside the CBCA) is primarily a lawn area stabilized with grass.

Existing Environmental Features:

The majority of the soils on site consist of Sassafras-Urban Land Complex (SaB, SnB) Soils. In addition, there are some smaller inclusions of Downer-Phalanx Complex (DxD), Woodstown-Urban Land Complex (WrB) and Zekiah and Issue soils (ZBA) located in the extreme southeast and northwest portions of the site. Sassafras, Downer and Woodstown soils consist of sandy loam soils of the uplands and are not considered hydric (having a high water table) or susceptible to accelerated erosion ("K" factor greater than 0.35). Zekia soils are considered hydric and highly erodable. Zekia soils are typically associated with flood plains and drainage swales and limited to the low-lying areas in the southern portion of the site. A non-tidal wetland survey was performed by McCarthy and Associates on June 17, 2006. The wetland locations were field flagged, surveyed and shown on the attached site plan.



No federally listed threatened or endangered plant or animal species were observed on-site. Attached to this report is a letter from the Maryland Department of Natural Resources, Wildlife and Heritage Division, there are no known rare, threatened, and endangered species in the project area. The palustrine forested non-tidal wetland is the only habitat protection area on the site.

Description of the proposed development:

The applicant is proposing to construct a 5 lot single family detached R-1 cluster subdivision. Access will be provided with a proposed 40' wide private access easement. The proposed lots will be served with private wells and septic systems.

Limited clearing and impervious areas are required to accomplish the proposed construction and the proposed clearing and impervious areas are within the limits for County and Critical Area compliance in limited development areas.

Potential impacts and mitigation:

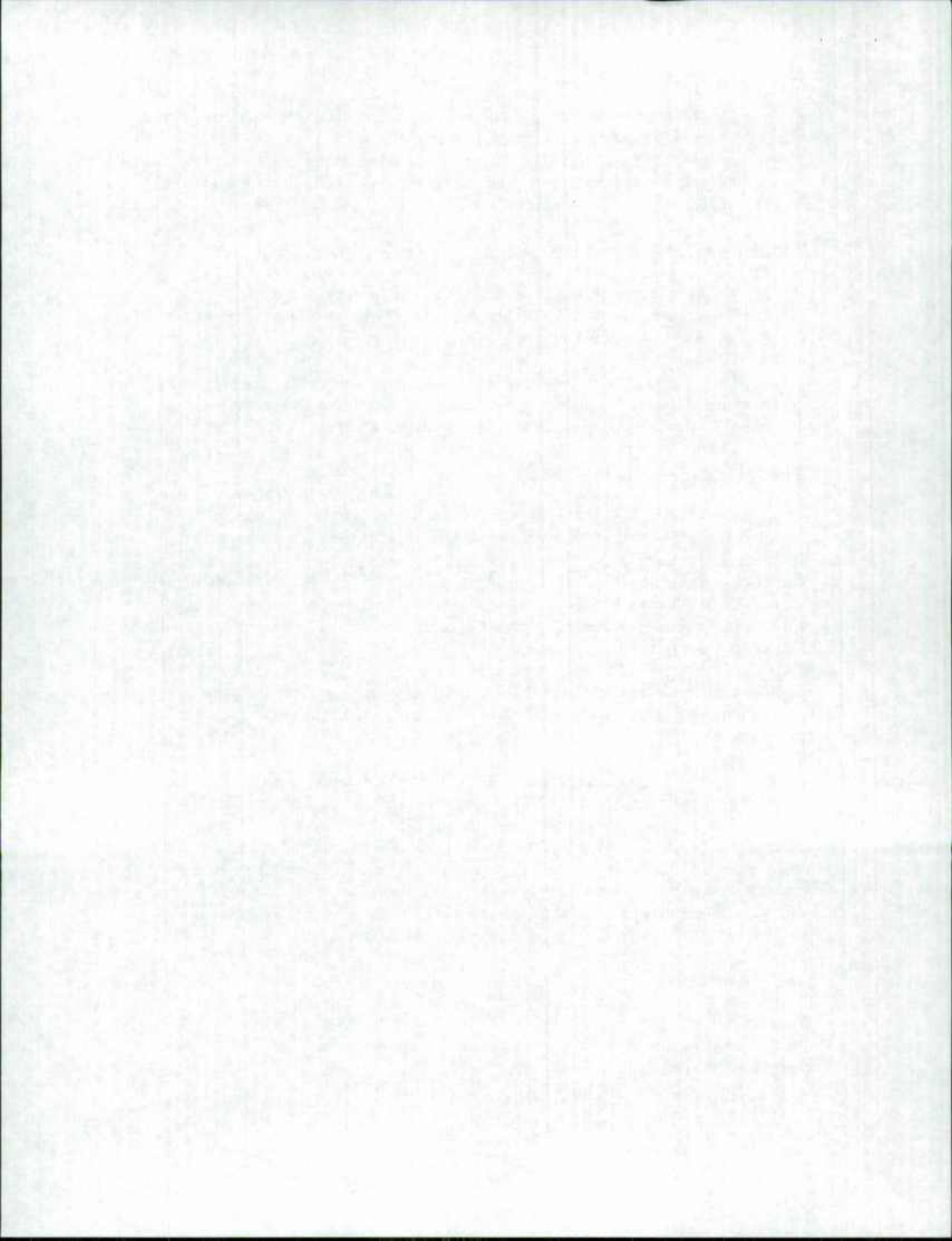
Currently, the lot does not contain stormwater management. The site was previously developed prior to the current stormwater management requirements. However, stormwater management improvements are being proposed with the project. A Storm Conveyance Step Pool System (aka "Coastal Plain Outfall") is proposed to treat the storm water runoff from the site. This system will treat water quality, recharge, channel protection volumes and address all storm water management criteria under the current ESD storm water management guidelines.

In addition, all lots located within the CBCA will require a new septic system with nitrogen removing capabilities in accordance with County and Health Department requirements.

Since the Critical Area portion of the site is entirely wooded, there are no open areas to provide reforestation on-site; therefore, a fee in lieu of reforestation is proposed. The fee in lieu is required to be paid prior to the subdivision plat being signed in accordance with Article 17-8-603 of the County Code. The remaining forested area will be placed under a conservation easement to provide long term protection of the area. The forest conservation easement language provides for access by local jurisdiction officials in order to verify compliance with the clearing restrictions and maintenance of the area is provided for in the community associations' home owners' documents.

Critical Area Data

Total site area:	327,793 sq. ft. (8.56 ac.)
Site area within the CBCA:	113,375 sq. ft. (2.60 ac.)
CBCA Classification:	Limited Development Area
Impervious area permitted:	17,006 sq. ft. (15 %)
Existing Impervious area within CBCA:	0.00sq. ft. (0%)



Impervious area proposed:	0.00sq. ft. (0%)
Existing Woodland in CBCA	113,793 sq. ft. (2.60 ac.)
Clearing Permitted:	19,066 (20%)
Clearing Proposed:	21,257 sq. ft. (18.7%)
CBCA Reforestation Required:	21,257 sq. ft. (0.49 ac.)
Reforestation Proposed:	(Off-site/fee-in-lieu)

Wildlife

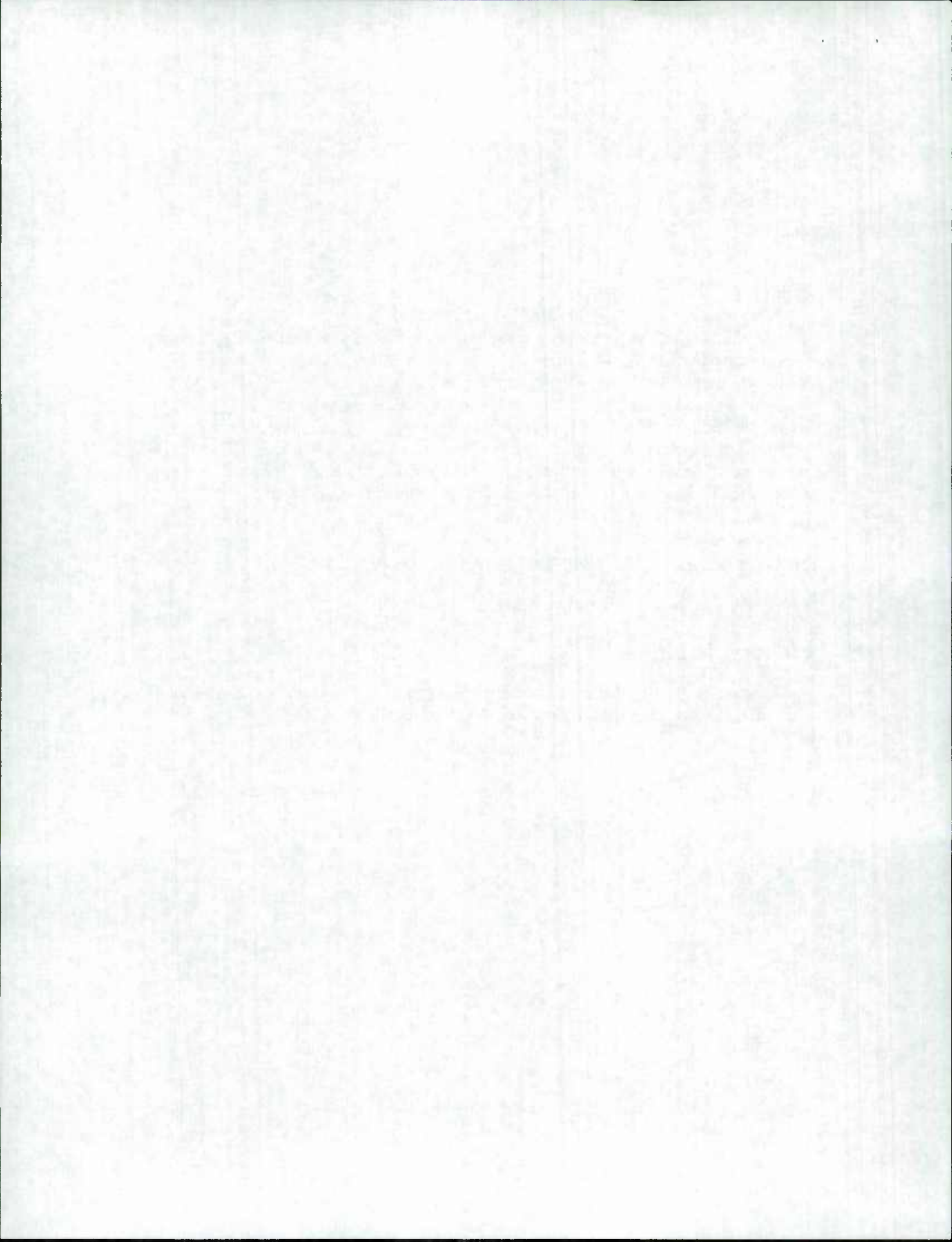
Wildlife observed while performing the on-site visit include Eastern Gray Squirrel (*Sciurus carolinensis*), White tail deer (*Odocoileus virginianus*), Northern Cardinal (*Cardinalis cardinalis*), Tufted Titmouse (*Parus bicolor*), and Winter Wren (*Troglodytes troglodytes*) In addition, wildlife expected to be present on or abutting the site include but are not limited to the following:, Herring gull (*Larus argentatus*), Osprey (*Pandion haliaetus*), American Robin (*Thurdus migratorius*), Black Capped Chickadee (*Parus atricapillus*), White Breasted Nuthatch (*Sitta carolinensis*), Blue Jay (*Cyanocitta cristata*) and other wildlife typically associated with brackish estuarine and adjacent upland environments.

Shoreline Condition and Submerged Aquatic Vegetation

The site does not abut any tidal waters.

Site Investigation

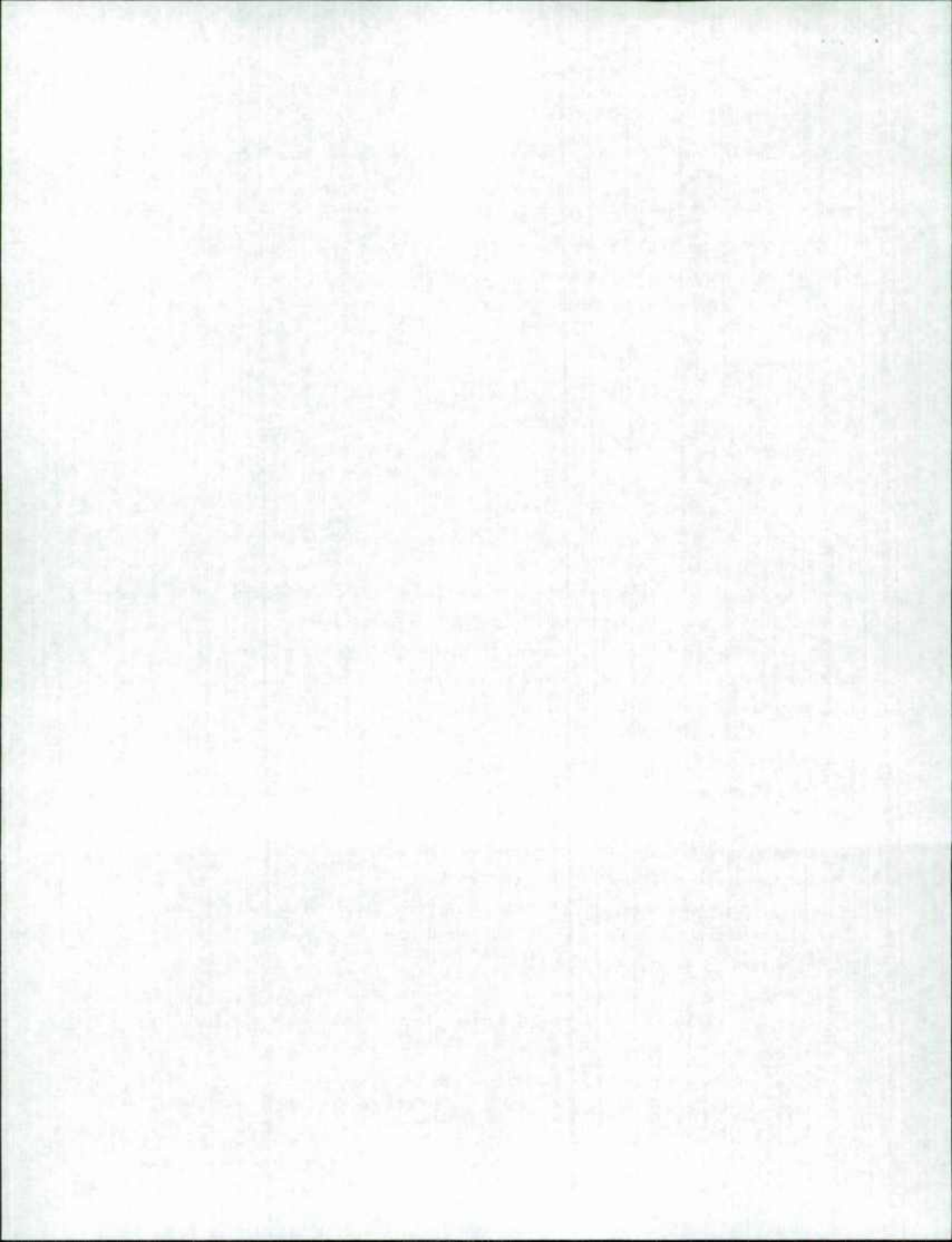
The site investigation for this critical area report was conducted by Tim Brenza of Messick and Associates, Inc. on November 21, 2007 and February 24, 2011.



CRITICAL AREA BUFFER MANAGEMENT PLAN
CHECKLIST FOR NEW SUBDIVISIONS

For a new development in the Critical Area, your Buffer Management Plan shall contain all information required by the Office of Planning and Zoning. The plan sheet must be on a 24" x 36" sheet at a scale that is no smaller than 1"=50'. Narrative descriptions can be summarized in a report. The Buffer Management Plan shall include the following information, unless it is provided elsewhere in the project submittal:

- title block (this identifies the property and should include the lot number, owner's name, etc)
- vicinity map no smaller than 4" x 4" at a scale of 1" = 2000'
- boundary line survey using the County coordinate system
- north arrow
- scale (no smaller than 1" = 50')
- legend
- gross area of the lots in acreage and square feet
- zoning of the lots
- property lines
- field run or aerial topography of existing conditions
- location and size of all existing and proposed easements within the Buffer with a label explaining the purpose
- location of slopes by categories of 15-25% and greater than 25% and expanded buffers; and the location of existing treeline, soils, nontidal and tidal wetlands, Habitat Protection Areas
- names of soils, Kw Erodibility Factor and hydric soil classification (Hydrological Group)
- location of existing and proposed structures, sewers, water lines, roads, and storm drains on the lot, and a note if they are to be removed
- 100-foot adjacent peripheral strip, showing existing topography
- Critical Area boundary and classifications
- Critical Area Buffer
- N/A mean high water lines (Does NOT ABUT TIDAL WATER)
- N/A location and dimensions of existing and proposed piers, launching ramps, and shore erosion control measures (Does NOT ABUT TIDAL WATER)
- description of proposed disturbance to the Buffer (include amount of proposed disturbance in square feet and a description of proposed trails, access to the water, stormwater outfalls, etc.)
- mitigation calculations
- N/A implementation notes (describe sequencing, materials, planting procedures, etc.) (FEE IN LDCO PROPOSED)
- N/A planting schedule (use plants native to MD Coastal Plain only) and typical details (FEE IN LDCO PROPOSED)
- description of existing conditions with photographs
- description of long-term protection, protective covenants, and maintenance
- schedule or timeline for the project (PER ANCO CODE, REQUIRED PRIOR TO PLAT APPROVAL)
- authorization for access to property by local jurisdiction officials (PER FORESTATION AGREEMENT AND FCE EASEMENT DOCUMENT)





MARYLAND
DEPARTMENT OF
NATURAL RESOURCES

06-0237
Lussig Mt Road

Rec'd 12/13/07
060237

Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
John R. Griffin, Secretary
Eric Schwaab, Deputy Secretary

December 11, 2007

Timothy Brenza
Messick and Associates
2120 Renard Court
Annapolis, MD 21401

**RE: Environmental Review for Gibson Way Subdivision, TM 25 G 10 P 203 and 295,
South side of Mountain Rd., Anne Arundel County, MD.**

Dear Mr. Brenza:

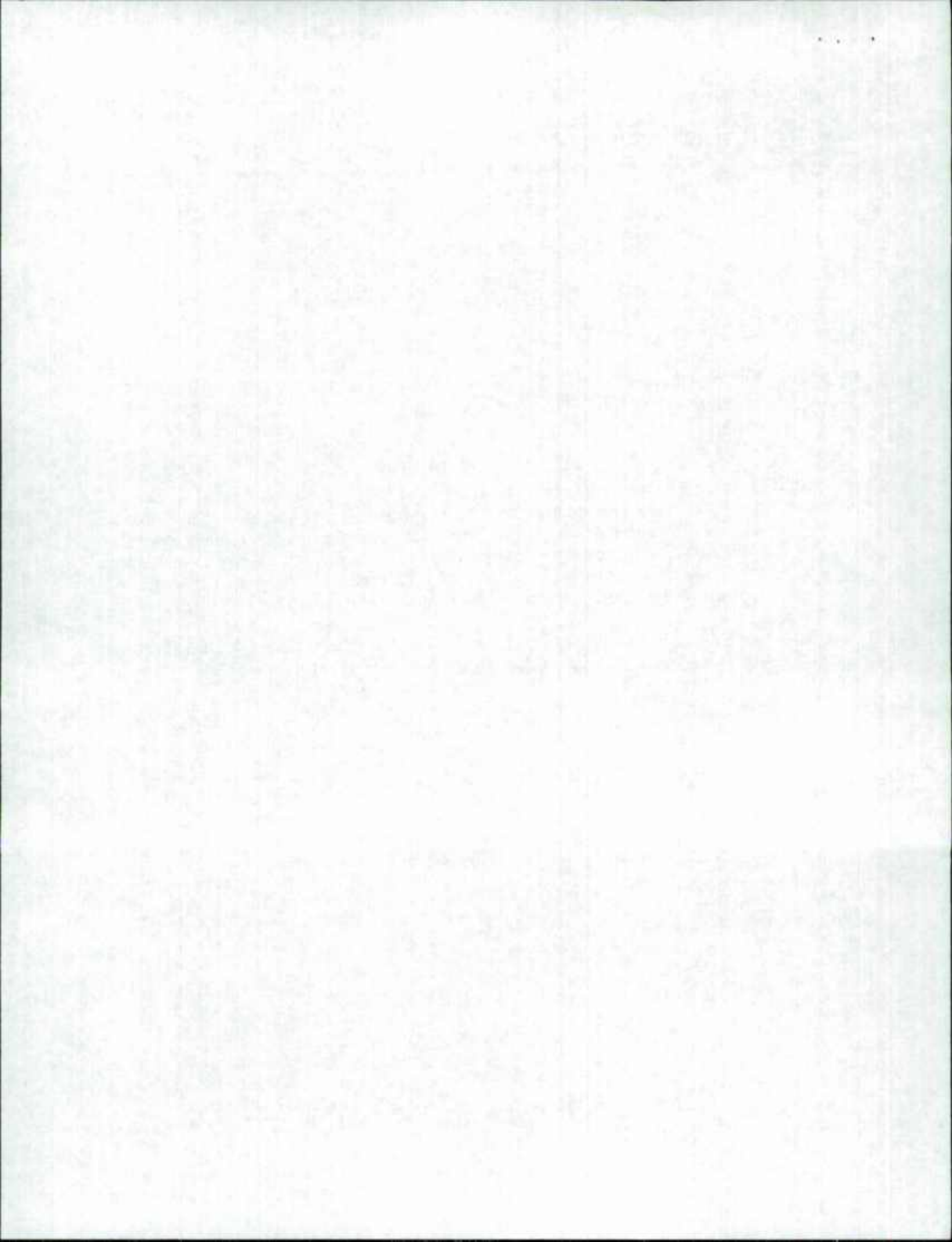
The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. As a result, we have no specific comments or requirements pertaining to protection measures at this time. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,

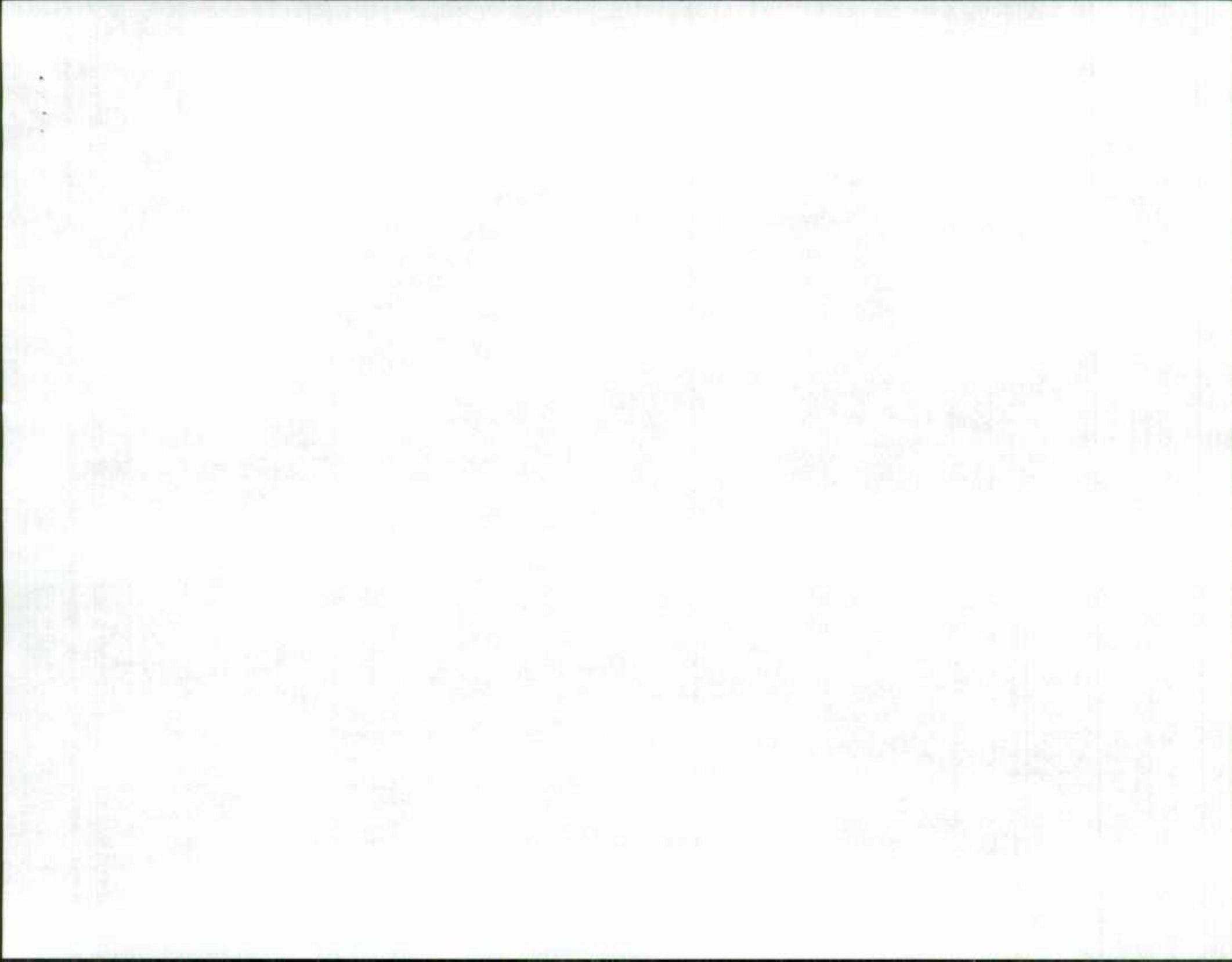
Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2007.2697



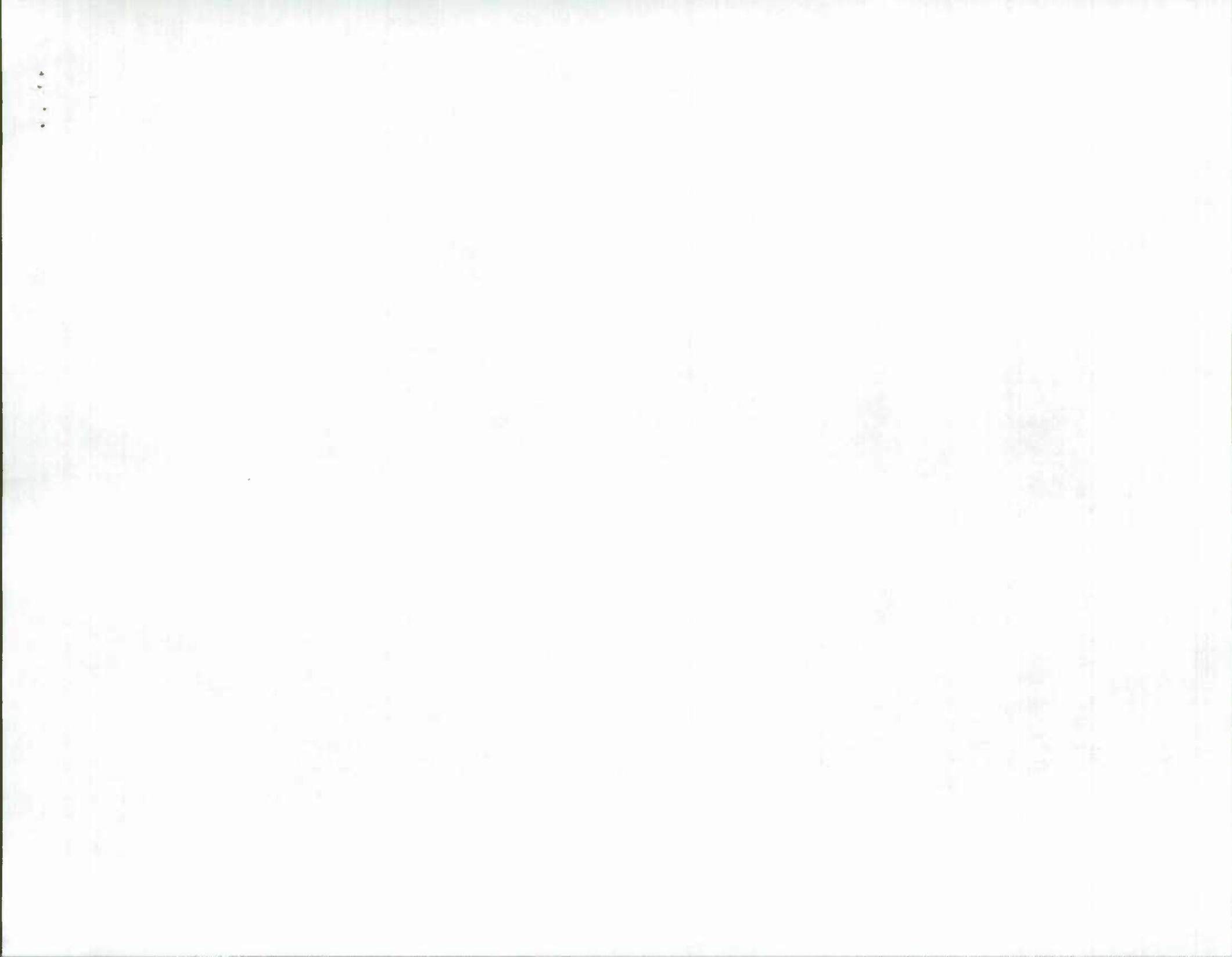


TYPICAL CRITICAL AREA
VEGETATION LOOKING UPSTREAM





TYPICAL CRITICAL AREA
VEGETATION LOOKING DOWNSTREAM



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DEC 12 2008

P 08 - 0030

PERMIT APPLICATION CENTER

**Critical Area Report
Gibson Way Subdivision
Pasadena, Maryland 21122**

November 21, 2007

PREPARED BY:
MESSICK AND ASSOCIATES
2120 RERNARD COURT
ANNAPOLIS, MARYLAND 21401
410-266-3212

PREPARED FOR:
COUNTRY HOME 7, LLC
9700 KENSINGTON PARKWAY
KENSINGTON, MARYLAND 20895





Project Location

The project site is located in northeast Anne Arundel County, Maryland on Tax Map #25; Grid #10, Parcels 203 & 205. The overall site consists of approximately 16.72 acres of land. Approximately 11.07 acres of the site is located outside the Chesapeake Bay Critical Area (CBCA) and approximately 5.65 acres of the site is located inside the Critical Area.

Project Description:

The critical area designation for the entire area located on-site is Limited Development Area (LDA). The site is zoned R-1 Residential and is currently improved with an individual single family house and driveway (outside the CBCA). Access to the site is provided via Mountain Road (a state public road) which abuts the site on the northern property line.

Existing Vegetative Communities:

The forested area on-site is comprised of a mixed age hardwood forest typical of the Tulip Poplar Association. The forest consists of a single stand with some variation within the site. The canopy is dominated with Red Oak, Sweet Gum, Black Cherry and Red Maple in the 12-19.9" DBH range with understory species including American Holly, Black Gum, Sweet Bay Magnolia and Sassafras. Shrub and herbaceous species include Virginia Creeper, Clethra Cinnamon Fern, Poison Ivy and Grape Vine. The site is improved with a single family detached house and driveway located on a high point near the center of the site. The site drains from the high point at the center of the site to the northeast and southeast via overland flow and ultimately into the Cornfield Creek watershed. The slopes on-site are gentle and average from one to ten percent with some isolated slopes exceeding 15%-25% near the southwest corner of the site. The northern half of the property (outside the CBCA) is primarily a lawn area stabilized with grass.

Existing Environmental Features:

The majority of the soils on site consist of Sassafras-Urban Land Complex (SaB, SnB) Soils. In addition, there are some smaller inclusions of Downer-Phalanx Complex (DxD), Woodstown-Urban Land Complex (WrB) and Zekiah and Issue soils (ZBA) located in the extreme southeast and northwest portions of the site. Sassafras, Downer and Woodstown soils consist of sandy loam soils of the uplands and are not considered hydric (having a high water table) or susceptible to accelerated erosion ("K" factor greater than 0.35). Zekia soils are considered hydric and highly erodable. Zekia soils are typically associated with flood plains and drainage swales and limited to the low-lying areas in the southern portion of the site. A non-tidal wetland survey was performed by McCarthy and Associates on June 17, 2006. The wetland locations were field flagged, surveyed and shown on the attached site plan.



No federally listed threatened or endangered plant or animal species were observed on-site. Attached to this report is a letter to the Maryland Department of Natural Resources, Wildlife and Heritage Division, requesting information on possible rare, threatened, and endangered species in the project area. The palustrine forested non-tidal wetland is the only habitat protection area on the site.

Description of the proposed development:

The applicant is proposing to construct a 12 lot single family detached R-1 cluster subdivision. Access will be provided with a proposed 50' wide public right of way and a 40' use in common access easement. The proposed lots will be served with private wells and septic systems.

Limited clearing and impervious areas are required to accomplish the proposed construction and the proposed clearing and impervious areas are within the limits for County and Critical Area compliance in limited development areas.

Potential impacts and mitigation:

Currently, the lot does not contain stormwater management. The site was previously developed prior to the current stormwater management requirements. However, stormwater management improvements are being proposed with the project. Two storm water management ponds are being proposed for the site. They will treat water quality, recharge, channel protection volumes and address all storm water management criteria under the State 2001 storm water management guidelines.

In addition, all lots located within the CBCA will require a new septic system with nitrogen removing capabilities in accordance with County and Health Department requirements.

Critical Area Data

Total site area:	728,227 sq. ft. (16.72 ac.)
Site area within the CBCA:	245,911 sq. ft. (5.65 ac.)
CBCA Classification:	Limited Development Area
Impervious area permitted:	109,234 sq. ft. (15%%)
Existing Impervious area within CBCA:	0.00sq. ft. (0%)
Impervious area proposed:	sq. ft. (%)
Existing Woodland in CBCA	243,767 sq. ft. (5.60 ac.)
Clearing Permitted:	73,131 (30% with P&Z permission)
Clearing Proposed:	60,655 sq. ft. (24.9%)
CBCA Reforestation Required:	90,983 sq. ft. (2.09 ac.)
Reforestation Proposed:	90,983 sq. ft. (2.09 ac.) Off-site/fee-in-lieu



Wildlife

Wildlife observed while performing the on-site visit include Eastern Gray Squirrel (*Sciurus carolinensis*), White tail deer (*Odocoileus virginianus*), Northern Cardinal (*Cardinalis cardinalis*), Tufted Titmouse (*Parus bicolor*), and Winter Wren (*Troglodytes troglodytes*). In addition, wildlife expected to be present on or abutting the site include but are not limited to the following: Herring gull (*Larus argentatus*), Osprey (*Pandion haliaetus*), American Robin (*Thurdus migratorius*), Black Capped Chickadee (*Parus atricapillus*), White Breasted Nuthatch (*Sitta carolinensis*), Blue Jay (*Cyanocitta cristata*) and other wildlife typically associated with brackish estuarine and adjacent upland environments.

Shoreline Condition and Submerged Aquatic Vegetation

The site does not abut any tidal waters.

Site Investigation

The site investigation for this critical area report was conducted by Tim Brenza of Messick and Associates, Inc. on November 21, 2007.



ADC VICINITY MAP

1" = 2000'

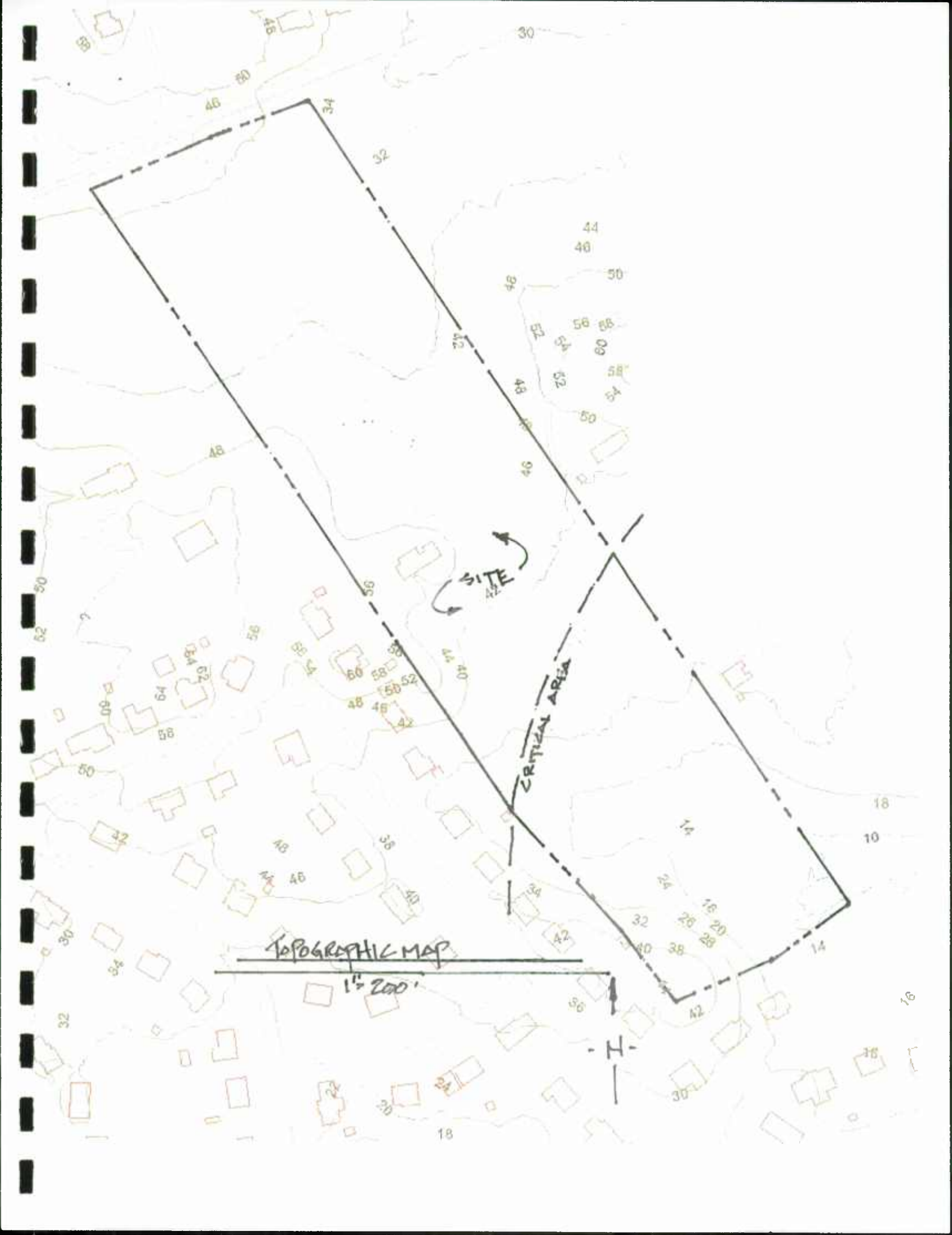






Soils Map
H.T.S.



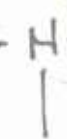


SITE

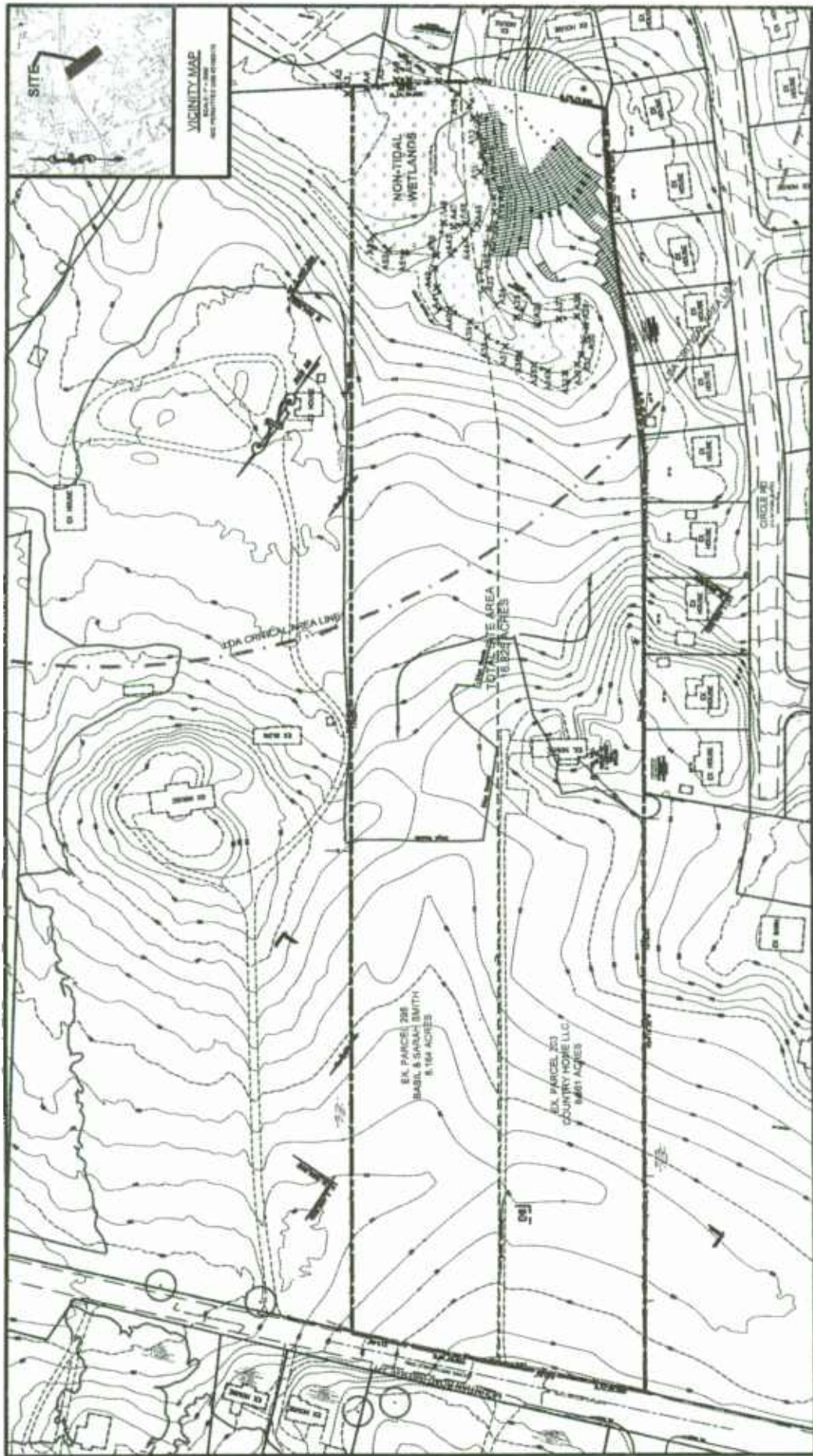
CRITICAL AREA

TOPOGRAPHIC MAP

1" = 200'







WETLAND EXHIBIT PLAN VIEW
SCALE: 1" = 40'

<p>MESSECK & ASSOCIATES CONSULTING ENGINEERS, PLANNERS AND SURVEYORS 1100 W. WYOMING ST. ANN ARBOR, MI 48106 (313) 963-3313 • FAX (313) 963-3315 WWW.MESSECKANDASSOCIATES.COM</p>	<p>OWNER AND DEVELOPER: COUNTRY HOME LLC 870 KENNINGTON PARKWAY KENNINGTON, MD 20885 ATT: CHMS LUIS</p>	<p>WETLAND EXHIBIT 4795 MOUNTAIN ROAD SITE DEVELOPMENT, BARRONIA, BEDFORD & BENEDICT, CONINGWOOD, MOUNTAIN FOREST CONSERVATION PLAN 1911 RESIDENTIAL SUBDIVISION</p>



06-0237
LUSG) MT ROAD

Rec'd 12/13/07 *ER*
060237



Martin O'Malley, Governor
Anthony G. Brown, Lt. Governor
John R. Griffin, Secretary
Eric Schwaab, Deputy Secretary

December 11, 2007

Timothy Brenza
Messick and Associates
2120 Renard Court
Annapolis, MD 21401

RE: Environmental Review for Gibson Way Subdivision, TM 25 G 10 P 203 and 295, South side of Mountain Rd., Anne Arundel County, MD.

Dear Mr. Brenza:

The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. As a result, we have no specific comments or requirements pertaining to protection measures at this time. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,

Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER# 2007.2697





AERIAL PHOTOGRAPH

1" = 200'

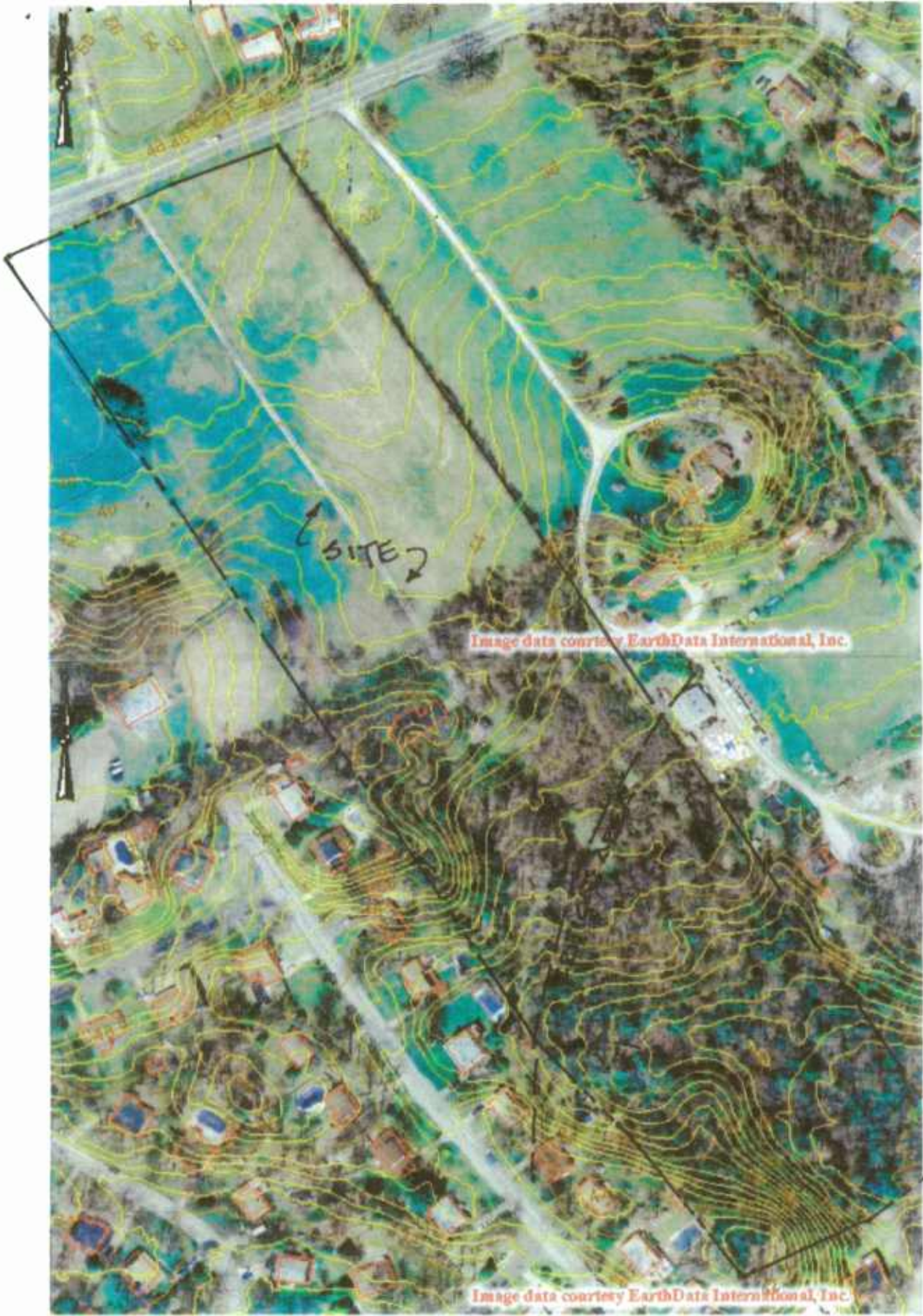
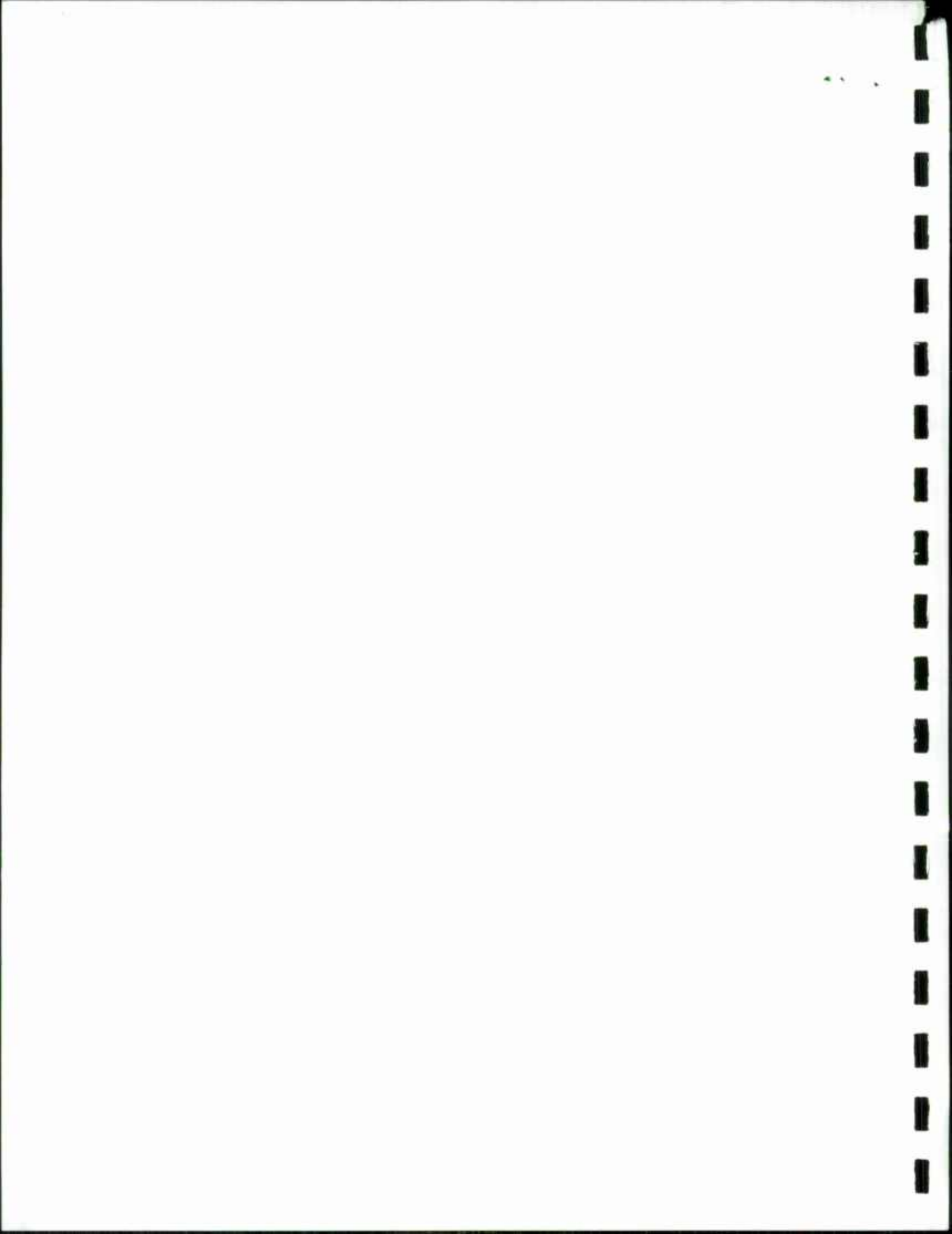


Image data courtesy EarthData International, Inc.

Image data courtesy EarthData International, Inc.



Tim Brenza

From: Darrell Volney
Sent: Wednesday, June 22, 2011 3:30 PM
To: Tim Brenza; Wayne Newton; Bob Noeth
Subject: FW: Step Pool Conveyance Systems (Coastal Plain Outfalls)

From: Stewart Comstock [<mailto:scomstock@mde.state.md.us>]
Sent: Wednesday, June 22, 2011 3:26 PM
To: Darrell Volney
Cc: Brian Clevenger; Deborah Cappuccitti; Mary Dewa; Manu Shrivastava
Subject: Re: Step Pool Conveyance Systems (Coastal Plain Outfalls)

Mr. Volney;

Thank you for your interest in Maryland's stormwater management program. In your email, you have asked if the step pool conveyance system (a.k.a. regenerative stormwater conveyance system, coastal plain outfall) has been approved as a stand alone best management practice. Currently, the step pool conveyance system may be used as a structural stormwater management practice if the design conforms to the criteria found in the 2000 Maryland Stormwater Design Manual Section 3.4 (Filtering Systems) or Section 3.5 (Open Channel Systems) and the standards and specifications found in Appendix B for the corresponding design. Similarly, these systems may be considered as environmental site design practices if the design meets the criteria for the micro-bioretenion or bio-swale practices as found in Section 5.4.3 (Micro-Scale Practices).

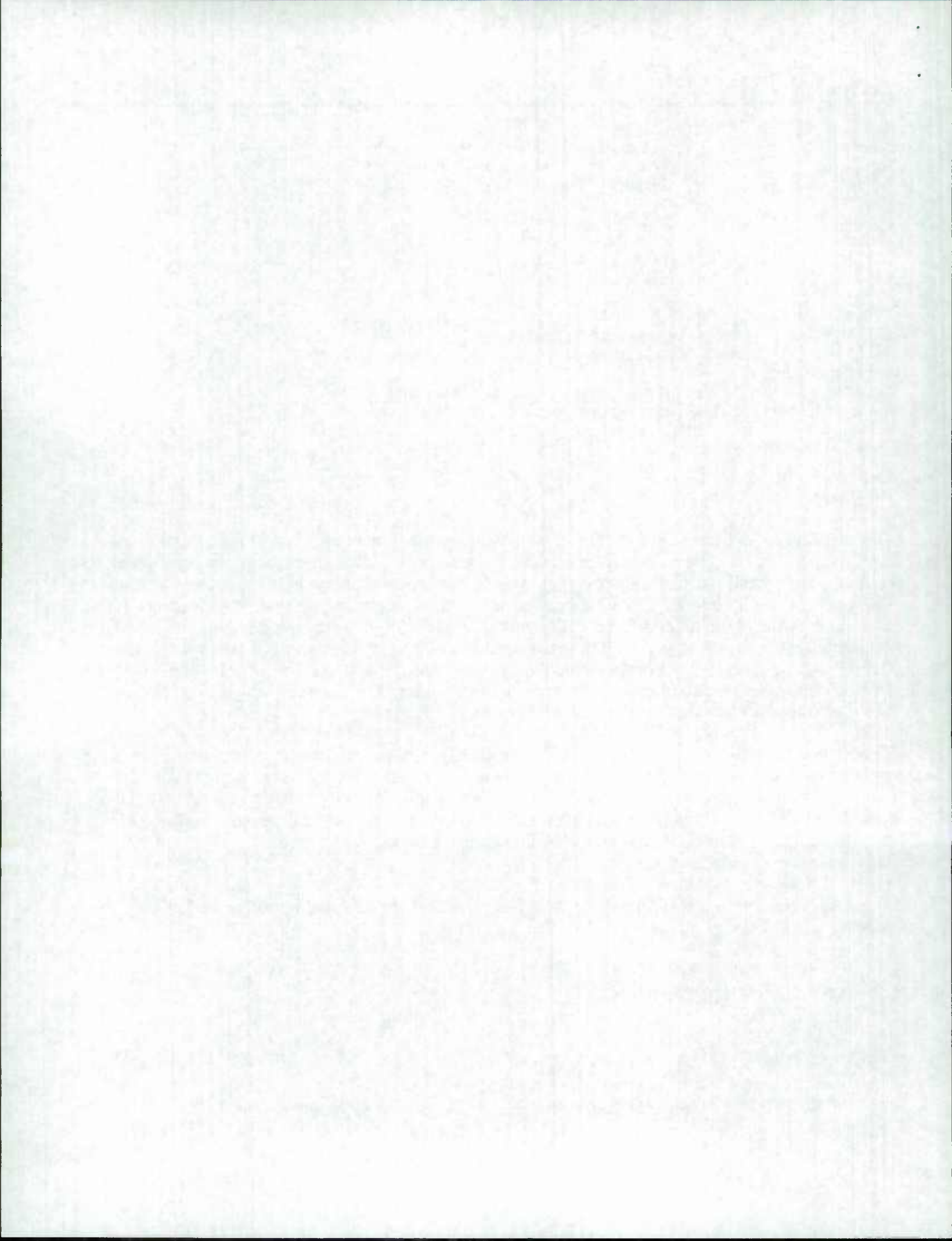
Please recognize that environmental site design (ESD) must be used to the maximum extent practicable (MEP) prior to using structural practices to address the ESD_v requirement. Also, step pool conveyance system designs that do not conform to the referenced design criteria may not be considered for stand-alone water quality treatment. However, these systems may be used to provide additional storage for the overbank flood protection (Q_p) and extreme flood volume (Q_f) requirements if applicable.

I hope that this answers your question. If you would like to discuss this further, please contact me. Thanks....Stew C.

Stewart R. Comstock, P.E.
Regulatory & Compliance Engineer
ph: (410) 537-3550
fax: (410) 537-3553

>>> Darrell Volney <darrell@messickandassociates.com> 6/21/2011 10:12 AM >>>

Mr. Comstock



Has MDE had a chance to evaluate Step Pool Conveyance Systems (aka Coastal Plain Outfalls) as a stand alone BMP? If so, what is MDE conclusion?

Darrell Volney, PE

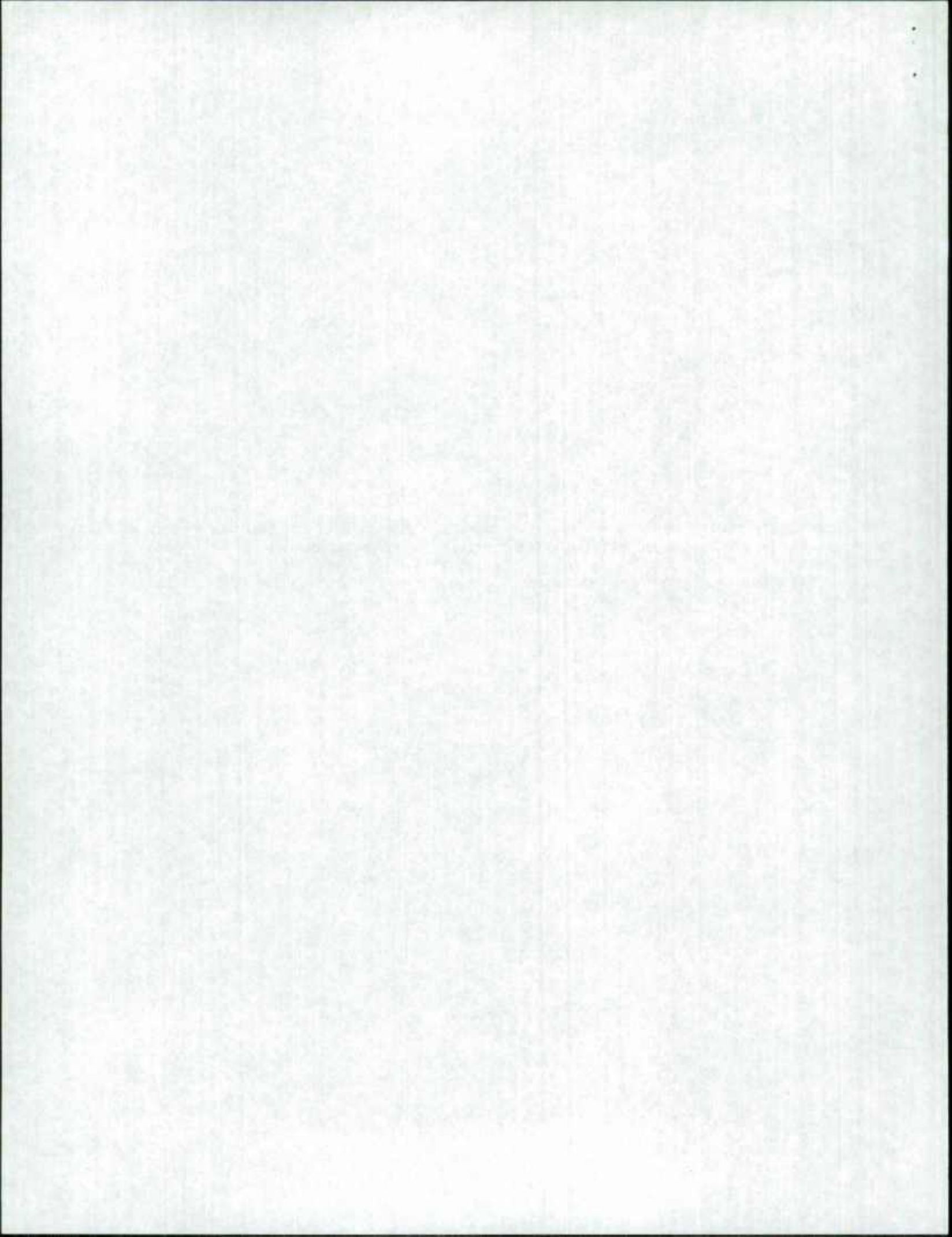
Messick & Associates

2120 Renard Court

Annapolis, MD 21401

(410) 266-3212

The information contained in this communication may be confidential, is intended only for the use of the recipient named above, and may be legally privileged. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this communication, or any of its contents, is strictly prohibited. If you have received this communication in error, please re-send this communication to the sender and delete the original message and any copy of it from your computer system. Thank You



SURVEYOR:

SEE SURVEYORS CERTIFICATION ON THIS PLAT BELOW OWNERS DEDICATION

DATE _____ NAME _____
SURVEY BY: GLENN M. SUTPHIN JR.
MD. PROPERTY LINE
SURVEYOR #325
MESSICK AND ASSOCIATES INC.
2120 RENARD COURT
ANNAPOLIS, MD. 21401
PHONE: 410-266-3212

DEDICATION BY OWNERS

THE UNDERSIGNED, BEING ALL THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, WITH THE EXCEPTION OF LIEU HOLDERS ADOPT THIS RECORD PLAT; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE ALL PUBLIC ROADS, WIDENING STRIPS, FLOODPLAINS, EASEMENTS, AND RIGHTS-OF-WAY TO PUBLIC USE, SUCH LANDS BEING DEEDED TO ANNE ARUNDEL COUNTY, MARYLAND OR TO STATE, AS MAY BE APPROPRIATE, PRIOR TO OR CONTEMPORANEOUS WITH THE RECORDATION OF THIS PLAT.

THE OPEN SPACE SHOWN ON THIS RECORD PLAT IS SET ASIDE FOR THE USE OF THE RESIDENTS OF THE SUBDIVISION AND IS CONVEYED TO GIBSON WAY HOMEOWNERS ASSOCIATION BEFORE OR WITH THE RECORDATION OF THIS PLAT.

TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE REQUIREMENTS OF § 3-108 OF THE REAL PROPERTY ARTICLE OF STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTINGS OF MARKERS, HAVE BEEN SATISFIED. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUST, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS RECORD PLAT OTHER THAN THE FOLLOWING:

ALL OWNERS OF THE PROPERTY, WITH THE EXCEPTION OF THE LIEN HOLDERS HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS PLAT.

WITNESS AND DATE: _____ OWNER AND DATE: _____
WITNESS _____ COUNTRY HOME 7 LLC
CRAIG LUSSI, MANAGING MEMBER

I (WE) ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT

WITNESS AND DATE: _____ OWNER AND DATE: _____
WITNESS _____ COUNTRY HOME 7 LLC
CRAIG LUSSI, MANAGING MEMBER

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY JEFFERSON M. COOK TO COUNTY HOME 7, LLC BY DEED DATED 12/01/2005 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN LIBER 17263, FOLIO 666; AND THAT THE REQUIREMENTS OF § 3-108 OF THE REAL PROPERTY ARTICLE OF STATE CODE CONCERNING, THE MAKING OF PLATS AND SETTING MARKERS, HAVE BEEN SATISFIED.

DATE _____ NAME _____

GLENN M. SUTPHIN JR.
MD. PROPERTY LINE
SURVEYOR #325
MESSICK AND ASSOCIATES INC.
2120 RENARD COURT
ANNAPOLIS, MD. 21401
PHONE: 410-266-3212

SEAL

MESSICK & ASSOCIATES
CONSULTING ENGINEERS
PLANNERS & SURVEYORS
2120 RENARD COURT
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502
(EMAIL: WAYNE@MESSICKANDASSOCIATES.COM)

**PRIVATE 40' RIGHT OF WAY NOTE
FOR LOTS 1 TO 5**

THE PRIVATE 40' RIGHT OF WAY IS INTENDED TO PROVIDE ACCESS TO AND FROM LOTS 1-5 AND PARCEL 295. THE OWNERS OF THESE LOTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS EASEMENT AND ARE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ABUTTING COUNTY ROADS. THESE LOTS ARE SUBJECT TO A DECLARATION OF ACCESS EASEMENT AND MAINTENANCE AGREEMENT AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER FOLIO _____

**UNDERGROUND UTILITY AND TELEPHONE
AGREEMENTS**

THIS PLAT HAS BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH BGE DATED _____ AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER FOLIO _____ AND AN AGREEMENT WITH VERIZON DATED _____ AND RECORDED IN THE LANDS RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER FOLIO _____

DEVELOPMENT PLAN STATEMENT

THE DEVELOPMENT OF THIS SUBDIVISION SHALL BE UNDERTAKEN ONLY IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN ON FILE IN THE OFFICE OF PLANNING AND ZONING.

TEMPORARY CONSTRUCTION EASEMENT

A TEMPORARY EASEMENT IS RESERVED ON ALL LOTS SHOWN HEREON BETWEEN THE RIGHT-OF-WAY LINE AND THE BUILDING RESTRICTION LINE FOR THE PROPOSED CONSTRUCTION OF THE ROADS AND OTHER IMPROVEMENTS REQUIRED UNDER A PUBLIC WORKS AGREEMENT OR UTILITY AGREEMENT. ONLY THAT WORK NECESSARY FOR THE EXECUTION OF THE APPROVED PLANS UNDER THESE AGREEMENTS SHALL BE PERFORMED WITHIN THE EASEMENTS AND SAID EASEMENTS WILL CEASE TO EXIST UPON SATISFACTORY COMPLETION OF THESE IMPROVEMENTS AND RELEASE OF ANY MAINTENANCE SECURITY HELD BY ANNE ARUNDEL COUNTY, MARYLAND.

FOREST CONSERVATION NOTE

THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS IN ANNE ARUNDEL COUNTY CODE ARTICLE 17, SUBTITLE 3 AND STATE OF MARYLAND CONSERVATION ACT FOUND IN COMAR 08.19.05.02

THIS SUBDIVISION IS SUBJECT TO A FOREST CONSERVATION EASEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER FOLIO _____. NO CLEARING, CUTTING, TRIMMING, DUMPING OR PLACEMENT OF MATERIAL OR STRUCTURES SHALL TAKE PLACE WITHIN THE FOREST CONSERVATION EASEMENT WITHOUT THE APPROVAL OF THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING. ALL FOREST CLEARING SHALL CONFORM TO THE APPROVED FOREST CONSERVATION PLAN ON FILE WITH THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING.

TOTAL NET TRACT AREA: 5.96 AC.
AFFORESTATION THRESHOLD: 1.19 AC.
CONSERVATION THRESHOLD: 1.49 AC.
EXISTING FOREST IN NET TRACT AREA: 1.75 AC.
TOTAL CLEARING PROPOSED: 1.35 AC.
TOTAL CONSERVATION EASEMENT: 0.40 AC.
REFORESTATION REQUIRED*: 2.24 AC.
ONSITE REFORESTATION PROVIDED: 0.66 AC.
OFFSITE REFORESTATION AREA PROVIDED: 1.58 AC.*

* REFORESTATION NOTE: THE OFFSITE REFORESTATION REQUIREMENT ABOVE (1.58 AC.) HAS BEEN SATISFIED BY USING AN OFF-SITE REFORESTATION BANK AT THE "WILLIAM TRACKING LETTER FOR THIS PROJECT DATED _____ IS ON FILE AT THE OFFICE OF PLANNING AND ZONING.

**CRITICAL AREA CLEARING AND IMPERVIOUS
AREA NOTE:**

- I. WOODLAND CLEARING WITHIN THE CRITICAL AREA IS LIMITED TO 20% OF THE TOTAL EXISTING WOODLAND WITHIN THE CRITICAL AREA AS ALLOCATED BELOW:
A. TOTAL EXISTING WOODLAND IN CRITICAL AREA _____ 113,375 S.F. (2.60 AC.)
B. TOTAL CLEARING PERMITTED IN CRITICAL AREA _____ 22,675 S.F. (20%)
C. TOTAL CRITICAL AREA CLEARING PERMITTED ON LOT 5 _____ 19,066 S.F.
D. TOTAL CRITICAL AREA CLEARING PERMITTED ON OPEN SPACE "B" _____ 3,609 S.F.
E. TOTAL CRITICAL AREA CLEARING SHOWN ON FINAL PLAN _____ 21,257 S.F. (18.7%)
F. TOTAL CRITICAL AREA REFORESTATION REQUIRED _____ 21,257 S.F.
REFORESTATION NOTE: THE CRITICAL AREA REFORESTATION ABOVE 21,257 S.F. HAS BEEN SATISFIED BY USING AN OFF-SITE REFORESTATION BANK AT THE "WILLIAM F. CHANEY OFF-SITE FOREST MITIGATION BANK". A MITIGATION TRACKING LETTER FOR THIS PROJECT DATED _____ IS ON FILE AT THE OFFICE OF PLANNING AND ZONING.
- II. IMPERVIOUS AREA WITHIN THE CRITICAL AREA IS LIMITED TO 15% OF THE TOTAL CRITICAL AREA AS ALLOCATED BELOW:
G. TOTAL CRITICAL AREA _____ 17,006 S.F. (15%)
H. TOTAL IMPERVIOUS AREA PERMITTED IN THE CRITICAL AREA _____ 4,766 S.F.
I. TOTAL IMPERVIOUS AREA PERMITTED ON LOT 5 IN THE CRITICAL AREA _____ 12,240 S.F.
J. TOTAL IMPERVIOUS AREA PERMITTED ON OPEN SPACE "B" IN THE CRITICAL AREA _____ 0 S.F. (0%)
K. TOTAL IMPERVIOUS AREA SHOWN WITHIN THE CRITICAL AREA _____

This plan has been reviewed and approved by Anne Arundel County Department of Planning and Zoning.

Larry Tam _____ Date _____
Planning & Zoning Officer

SEPTIC AREA NOTE

THE 10,000 SQUARE FOOT SEPTIC AREA SHALL REMAIN UNENCUMBERED BY BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PERMANENT OR PHYSICAL OBJECTS.

CRITICAL AREA SEPTIC NOTE

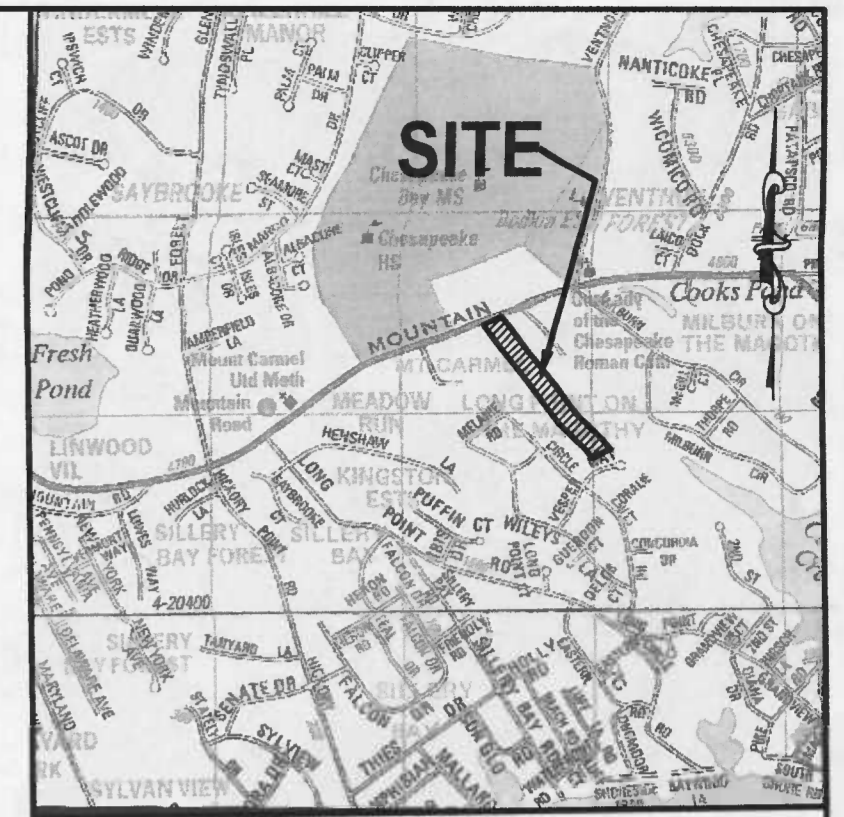
LOT 5 IS WITHIN THE CRITICAL AREA AND REQUIRES AN APPROVED NITROGEN REDUCING PRETREATMENT UNIT WHEN A REPAIR TO THE EXISTING ON-SITE SEWAGE DISPOSAL SYSTEM IS MADE.

**DECLARATION OF CONDITIONS, CONVENANTS
AND RESTRICTIONS**

THIS SUBDIVISION IS SUBJECT TO THE DECLARATION OF CONDITIONS CONVENANTS AND RESTRICTIONS FOR THE GIBSON WAY SUBDIVISION DATED _____ AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER FOLIO _____

STORMWATER MANAGEMENT NOTE:

STORMWATER MANAGEMENT WILL BE PROVIDED FOR THIS PROJECT IN ACCORDANCE WITH ARTICLE 16, TITLE 4 OF THE ANNE ARUNDEL CODE. STORMWATER MANAGEMENT PLANS AND COMPUTATIONS ARE ON FILE WITH THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING.



VICINITY MAP
SCALE: 1" = 2000'
ADC PERMITTED USE #21003176
GENERAL NOTES

- 1. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATIONS SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSIONS STATEWIDE RULES OF JULY 14, 1968.
- 2. COORDINATES AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83)
- 3. THE SUBDIVISION LIES WITHIN ZONE C, AN AREA OF MINIMAL FLOODING AND ZONE A6, (EL. 7.0) AN AREA OF 100 YEAR FLOOD ON FIRM MAP NO.240008-0019C.
- 4. THIS SUBDIVISION IS TO BE SERVED BY PRIVATE SEWER AND WATER. LOT 5 IS WITHIN THE CRITICAL AREA AND REQUIRES AN APPROVED NITROGEN REDUCING PRETREATMENT UNIT WHEN A REPAIR TO THE EXISTING ON-SITE SEWAGE DISPOSAL SYSTEM IS MADE.
- 5. THE SITE IS PARTIALLY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CBCA), LIMITED DEVELOPMENT AREA (LDA) OVERLAY DISTRICT. DEVELOPMENT WITHIN THE CRITICAL AREA MUST ABIDE BY ALL CRITICAL AREA REQUIREMENTS IN PLACE AT THE TIME OF DEVELOPMENT.
- 6. MODIFICATION #10,413 TO RETAIN FOREST BELOW THE FOREST CONSERVATION THRESHOLD AND PAY A FEE IN LIEU OF REFORESTATION WAS GRANTED BY THE OFFICE OF PLANNING AND ZONING ON _____
- 7. MODIFICATION # _____ TO 1) PROCESS AS A MINOR SUBDIVISION; 2) WAIVE THE FINAL PLAN POST SUBMITTAL COMMUNITY MEETING AND 3) MODIFY ROAD IMPROVEMENTS AND ALLOW A PRIVATE ROAD ACCESS, WAS APPROVED BY THE OFFICE OF PLANNING AND ZONING ON _____ 2011.

AREA TABULATION

TOTAL SITE AREA = 327,793 S.F./8.56 AC.
TOTAL NUMBER OF PROPOSED LOTS= 5 LOTS
EXISTING ZONING: R-1 AREA = 299,364 S.F./6.87 AC.
EXISTING ZONING: OS AREA = 28,429 S.F./0.85 AC.
NON-TIDAL WETLANDS (OUTSIDE FLOOD PLAIN)= 14,523 S.F./ 0.33 AC.
STEEP SLOPES= 7,523 SF/ 0.17 AC.
FLOODPLAIN= 0 SF/ 0 AC.
NET DENSITY = GROSS R-1 AREA- WETLANDS- FLOODPLAIN- STEEP SLOPES
R-1 = 299,364 SF- 14,523 SF - 0 - 7,523 = 277,318 SF/ 40,000 = 7 LOTS
TOTAL LOTS AREA (LOTS 1-5)= 175,229 SF~ 4.02 AC.
OPEN SPACE REQUIRED (30% OF GROSS AREA)= 98,337 SF~ 2.25 AC
OPEN SPACE PROVIDED= 148,955 SF~ 3.41 AC
OPEN SPACE AREA "A"= 33,742 S.F./ 0.77 AC.
OPEN SPACE AREA "B"= 115,213 S.F./ 2.64 AC.
TOTAL RECREATION AREA REQUIRED= 5,000 SF~ 0.11 AC
TOTAL RECREATION AREA PROVIDED= 33,742 SF~ 0.77 AC
ACTIVE RECREATION AREA REQUIRED= 3,750 SF~ 0.09 AC
ACTIVE RECREATION AREA PROVIDED= 3,750 SF~ 0.09 AC

PURPOSE NOTE

THE PURPOSE OF THIS SUBDIVISION IS TO SUBDIVIDE THE EXISTING LOT (PARCEL 203) INTO 5 SINGLE FAMILY DETACHED LOTS.

PLAT 1 OF 2
GIBSON WAY SUBDIVISION
PARCEL 203 (P. 203 ALSO KNOWN AS LOT A, HERBERT LINTHICUM PROPERTY L.A. 17263 F. 666) 4795 MOUNTAIN ROAD
SUB NO.2008-014 PROJ. NO.2008-0030-00 NM
TAX MAP 25 BLOCK 10 PARCEL: 203
SCALE: 1"=100' DATE: FEBRUARY, 2011
THIRD TAX DISTRICT ZIP CODE: 21122
ANNE ARUNDEL COUNTY, MARYLAND NAD 83
ZONED: R-1 CLUSTER

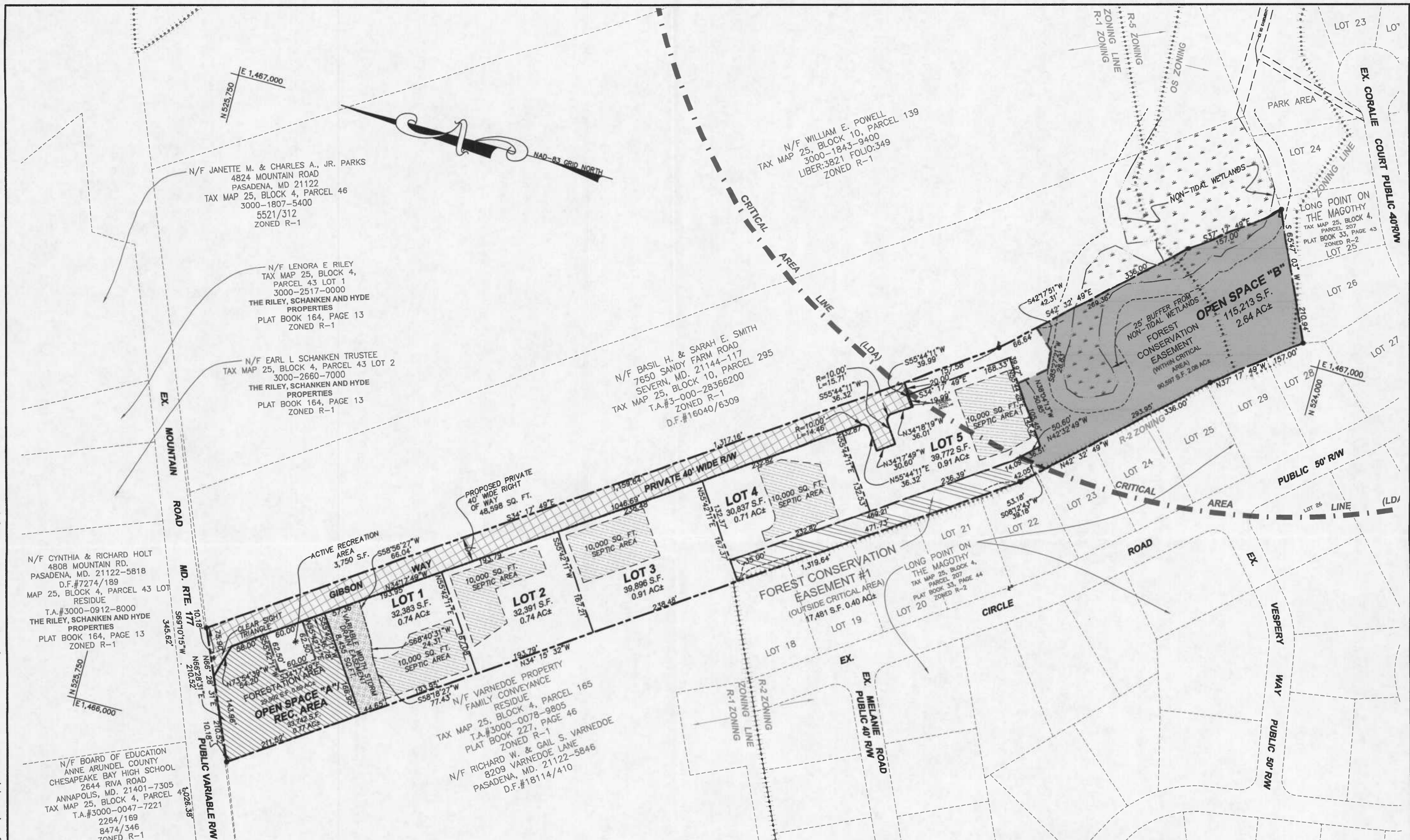
RECEIVED
JUN 23 2011
PLANNING AND ZONING
DEVELOPMENT

RECEIVED
JUL 07 2011
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

This plan has been reviewed and approved by Anne Arundel County Department of Environmental Health. (Private Septic & Water Wells)

Director Environmental Health _____ Date _____
Anne Arundel County Department of Health

FILE: C:\Documents and Settings\John\Desktop\06-0237-4795 Mountain Road\DWG\Minor-Sub-Plat-2.dwg (MESSICK&ASSOCIATES)



DATE _____ NAME _____
 SURVEY BY: GLENN M. SUTPHIN JR.
 MD. PROPERTY LINE SURVEYOR #325
 MESSICK AND ASSOCIATES INC.
 2120 RENARD COURT
 ANNAPOLIS, MD. 21401
 PHONE: 410-266-3212

I (WE) ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT.

WITNESS AND DATE: _____ COUNTRY HOMES LLC. DATE _____
 CRAIG LUSSI, MANAGING MEMBER

NOTE: SEE PLAT 1 OF 2 FOR OWNERS DEDICATION, SURVEYORS CERTIFICATION AND OTHER NOTES.

MESSICK & ASSOCIATES
 CONSULTING ENGINEERS
 PLANNERS & SURVEYORS
 2120 RENARD COURT
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212 * FAX (410) 266-3502
 (EMAIL: WAYNE@MESSICKANDASSOCIATES.COM)

This plan has been reviewed and approved by Anne Arundel County Department of Planning and Zoning.

Larry Tom _____ Date _____
 Planning & Zoning Officer

This plan has been reviewed and approved by Anne Arundel County Department of Environmental Health. (Private Septic & Water Wells)

For Health Officer _____ Date _____
 Anne Arundel County Health Department

LEGEND

- PRIVATE STORM DRAIN EASEMENT
- FOREST CONSERVATION EASEMENT (INSIDE CRITICAL AREA)
- FOREST CONSERVATION EASEMENT (OUTSIDE CRITICAL AREA)
- 10,000 SQ. FT. SEPTIC AREA
- PRIVATE 40' WIDE RIGHT OF WAY
- NON-TIDAL WETLANDS
- FORESTATION AREA

SEPTIC AREA NOTE

THE 10,000 SQUARE FOOT SEPTIC AREA SHALL REMAIN UNENCUMBERED BY BUILDINGS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PERMANENT OR PHYSICAL OBJECTS.

CRITICAL AREA SEPTIC NOTE

LOT 5 IS WITHIN THE CRITICAL AREA AND REQUIRES AN APPROVED NITROGEN REDUCING PRETREATMENT UNIT WHEN A REPAIR TO THE EXISTING ON-SITE SEWAGE DISPOSAL SYSTEM IS MADE.

**PLAT 2 OF 2
 GIBSON WAY SUBDIVISION**

PARCEL 203 (P. 203 ALSO KNOWN AS LOT A, HERBERT LINTHICUM PROPERTY L. 17263 F. 666) 4795 MOUNTAIN ROAD
 SUB NO.2008-014 PROJ. NO.2008-0030-00-NM
 TAX MAP 25 BLOCK 10 PARCEL: 203
 SCALE: 1"=100' DATE: JUNE, 2011
 THIRD TAX DISTRICT ZIP CODE: 21122
 ANNE ARUNDEL COUNTY, MARYLAND NAD 83
 ZONED: R-1

FOREST CONSERVATION NOTE

THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS IN ANNE ARUNDEL COUNTY CODE ARTICLE 17, SUBTITLE 3 AND STATE OF MARYLAND CONSERVATION ACT FOUND IN COMAR 08.19.05.02

THIS SUBDIVISION IS SUBJECT TO A FOREST CONSERVATION EASEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER FOLD. NO CLEARING, CUTTING, TRIMMING, DUMPING OR PLACEMENT OF MATERIAL OR STRUCTURES SHALL TAKE PLACE WITHIN THE FOREST CONSERVATION EASEMENT WITHOUT THE APPROVAL OF THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING. ALL FOREST CLEARING SHALL CONFORM TO THE APPROVED FOREST CONSERVATION PLAN ON FILE WITH THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING.

TOTAL NET TRACT AREA:	5.96 AC.
AFFORESTATION THRESHOLD:	1.19 AC.
CONSERVATION THRESHOLD:	1.49 AC.
EXISTING FOREST IN NET TRACT AREA:	1.75 AC.
TOTAL CLEARING PROPOSED:	1.39 AC.
TOTAL CONSERVATION EASEMENT:	0.36 AC.
REFORESTATION REQUIRED:	2.32 AC.

CRITICAL AREA CLEARING AND IMPERVIOUS AREA NOTE:

I. WOODLAND CLEARING WITHIN THE CRITICAL AREA IS LIMITED TO 20% OF THE TOTAL EXISTING WOODLAND WITHIN THE CRITICAL AREA AS ALLOCATED BELOW:

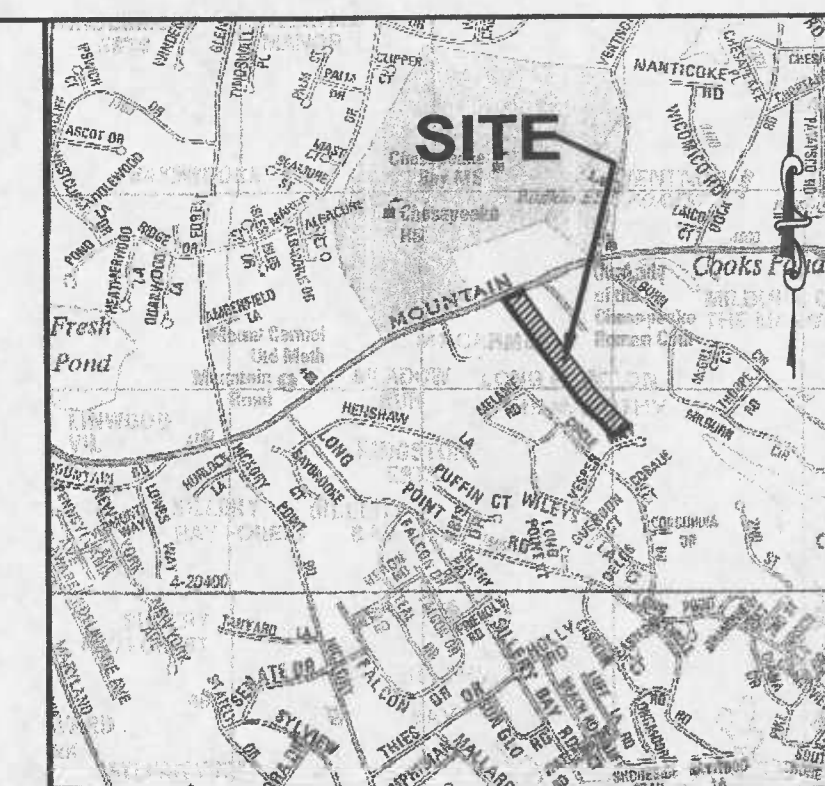
A. TOTAL EXISTING WOODLAND IN CRITICAL AREA	113,375 S.F. (2.60 AC.)
B. TOTAL CLEARING PERMITTED IN CRITICAL AREA	22,875 S.F. (20%)
C. TOTAL CRITICAL AREA CLEARING PERMITTED ON LOT 5	19,066 S.F.
D. TOTAL CRITICAL AREA CLEARING PERMITTED ON OPEN SPACE "B"	3,609 S.F.
E. TOTAL CRITICAL AREA CLEARING SHOWN ON FINAL PLAN	21,257 S.F. (18.7%)
F. TOTAL CRITICAL AREA REFORESTATION REQUIRED	21,257 S.F.

* A FEE IN LIEU OF CRITICAL AREA REFORESTATION WAS PAID TO SATISFY THE CRITICAL AREA REFORESTATION REQUIREMENT. THE FEE IN LIEU (\$25,508.40) WAS PAID ON 1/20/11 AS SHOWN ON ANNE ARUNDEL COUNTY CREDIT RECEIPT # CR

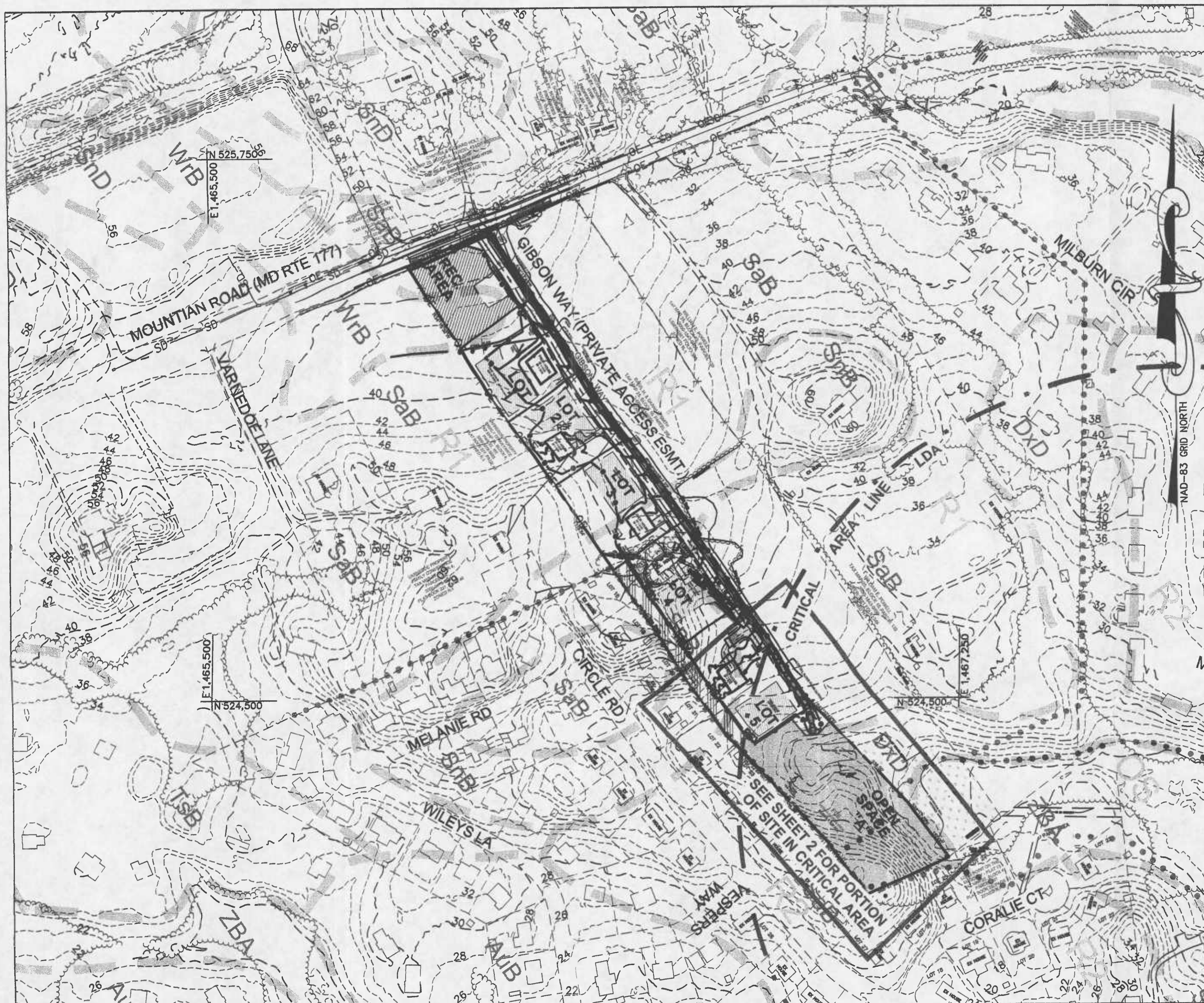
II. IMPERVIOUS AREA WITHIN THE CRITICAL AREA IS LIMITED TO 15% OF THE TOTAL CRITICAL AREA AS ALLOCATED BELOW:

G. TOTAL CRITICAL AREA	113,375 S.F. (2.60 AC.)
H. TOTAL IMPERVIOUS AREA PERMITTED IN THE CRITICAL AREA	17,008 S.F. (15%)
I. TOTAL IMPERVIOUS AREA PERMITTED ON LOT 5 IN THE CRITICAL AREA	4,766 S.F.
J. TOTAL IMPERVIOUS AREA PERMITTED ON OPEN SPACE "B" IN THE CRITICAL AREA	12,240 S.F.
K. TOTAL IMPERVIOUS AREA SHOWN WITHIN THE CRITICAL AREA	0 S.F. (0%)

GIBSON WAY SUBDIVISION CRITICAL AREA BUFFER MANAGEMENT PLAN



VICINITY MAP
SCALE: 1" = 2000'
ADC PERMITTED USE #21003176



SITE DATA	
PROPERTY ADDRESS:	PARCEL 203 4795 MOUNTAIN ROAD PASADENA MD 21122
OWNER ADDRESS:	PARCEL 203 COUNTRY HOME 7 LLC 9700 KENSINGTON PKWY KENSINGTON MD 20895
TAX MAP:	25 GRID: 10 PARCELS: 203
ASSESSMENT DISTRICT:	3rd
TAX ACCOUNT NUMBER:	P203: 3000-084-6350
EXISTING ZONING:	R-1
EXISTING USE:	R-1 (NO CHANGE)
PROPOSED ZONING:	P203: SINGLE FAMILY DWELLING
PROPOSED USE:	5-SINGLE FAMILY DWELLINGS
FEMA RATE MAP NUMBER:	240008 0021 C
FEMA RATE MAP ZONE:	C
CRITICAL AREA MAP:	13
CRITICAL AREA DESIGNATION:	P/O SITE IN LDA CRITICAL AREA
SOIL TYPES:	SEE TABLE BELOW
TOTAL SITE AREA:	327,793 SF. 8.56 AC.

SOILS TABLE		
ID	HSG	DESCRIPTION
DxD	B	DOWNER-PHALANX COMPLEX, 10 TO 16% SLOPES
SaB	B	SASSAFRAS FINE SANDY LOAM, 2 TO 6% SLOPES
ShB	D	SASSAFRAS-URBAN LAND COMPLEX, 0 TO 6% SLOPES
WxB	D	WOODSTOWN-URBAN LAND COMPLEX, 0 TO 6% SLOPES
ZBA	C	SEKIAH AND ISSUE SOILS, 0 TO 2% SLOPES, FREQUENTLY FLOODED

LOCATION MAP
SCALE: 1"=200'

- GENERAL NOTES**
1. THE TOPOGRAPHY SHOWN HEREON IS TWO (2) FOOT CONTOUR INTERVAL AERIAL TOPOGRAPHY PREPARED BY DAVID GREEN A.K.A SURVEY ASSOCIATES DATED 11/29/06
 2. BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A FIELD RUN BOUNDARY SURVEY BY DAVID GREEN DATED 11/29/06
 3. THE LAND DESIGNATED AS OPEN SPACE HEREON IS FOR THE USE IN COMMON OF THE RESIDENTS OF THE GIBSON WAY SUBDIVISION.
 3. THIS SITE IS PARTIALLY LOCATED IN THE LDA DESIGNATION OF THE CRITICAL AREA. SEE MAP 13.
 4. SIDEWALKS WHICH ARE TO BE LOCATED ALONG MOUNTAIN ROAD (MD RTE 177) PER MARYLAND STATE HIGHWAY ADMINISTRATION STANDARD DETAILS.
 5. A MINIMUM OF TWO (2) PARKING SPACES SHALL BE PROVIDED FOR EACH UNIT.
 6. ALL SEDIMENT CONTROL WILL BE DESIGNED IN ACCORDANCE WITH THE 1994 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
 7. THE EXISTING NON-TIDAL WETLANDS SHOWN HEREON WERE LOCATED BY MCARTHY ASSOCIATES JULY 17, 2008
 8. WETLAND AREAS OR THE ASSOCIATED 25 FOOT BUFFERS SHALL NOT BE DISTURBED FOR ANY DEVELOPMENT ACTIVITY, EXCEPT AS SHOWN HEREON, AND AS APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE ARMY CORPS OF ENGINEERS.
 9. THIS SITE IS ZONED R-1 AND CONTAINS 327,793 SF OR 8.56 ACRES OF LAND
 10. EACH OF THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY PRIVATE WATER WELLS AND INDIVIDUAL SEPTIC SYSTEMS.
 11. EACH SINGLE FAMILY LOT SHALL PROVIDE INDIVIDUAL FIRE SUPPRESSION SPRINKLER SYSTEMS PERR NFPA 13 AT BUILDING PERMIT.

R-1 ZONING SETBACKS

FRONT	40'	MINIMUM
SIDE	7'	MINIMUM
REAR	35'	MINIMUM
CORNER	50'	MINIMUM
PRINCIPAL ARTERIAL	35'	MINIMUM
MAXIMUM HEIGHT OF STRUCTURE	: 45 FT.	

BENCHMARK INFO.:

Monument 78-D: Being a 3/8" iron rod set off north side of Mountain Road, 0.8 miles east of Long Point Road, 0.20± off edge paved shoulder.
 Monument Ventnor: Being a brass disc set in concrete in front of Chesapeake High School 4' north of Mountain Road (Md. Rte. 177), 2.9 miles east of Md. Rte. 100 and 2.7 miles west of Gibson Island.

OUTFALL STATEMENT

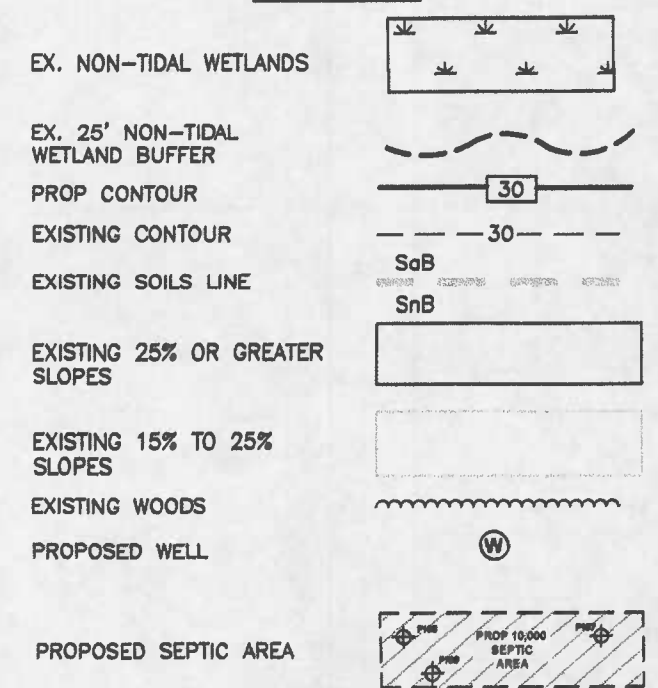
A FIELD INVESTIGATION OF THE TWO OUTFALLS AREAS WERE MADE ON DECEMBER 20, 2010 BY MESSICK & ASSOCIATES.
OUTFALL #1
 LOCATED ON THE NORTH SIDE OF THE SITE AT THE EXISTING HEADWALL (S-4); EAST SIDE OF MILBURN CIRCLE) OUTFALL #1 IS STABLE AND FREE FROM SIGNS OF EROSION AND SEDIMENTATION.
OUTFALL #2
 LOCATED AT THE SHORELINE OF CORNFIELD CREEK IN A TIDAL WETLAND AREA. THE SHALLOW CONCENTRATED FLOW AREA DIRECTING FLOW TO OUTFALL #2 IS STABLE AND FREE FROM SIGNS OF EROSION AND SEDIMENTATION.

Proposed Environmental Site Design:

The Gibson Way Subdivision design is focused on preserving and enhancing existing environmental features including the following:
 1) **Forest Conservation:** Of the 2.57 acres of existing forested cover, that includes both inside and outside of critical area.
 2) **Site Topography/Drainage Patterns:** Existing drainage patterns to the south and north will be maintained and will drain to the same POI.
 3) **Drainage Pattern Two:** Will be managed through bio-swale and coastal plains outfall maintaining remainder of existing drainage pattern to the same POI as existing.

- The Gibson Way Subdivision Site design proposes the following ESD practices:
- Rooftop disconnect practice for the proposed houses on lots 1, 2, 3 & 5.
 - Drywells micro-scale practice is proposed to store rainfall runoff from the major portion of the roof. The stored rainwater may be used for landscape irrigation.
 - Bio-Swale micro-scale Practice The alternative is proposed for some perimeter paving and sheet flow from lots of the site.
 - A step pool storm conveyance device is proposed to treat remaining areas of the site as well as to provide peak management of the 10-year storm post-development peak discharge and will convey the stormwater flows to the existing grass channel in a non-erosive manner.

LEGEND



REVISION	DESCRIPTION	BY	DATE

MESSICK & ASSOCIATES
 CONSULTING ENGINEERS,
 PLANNERS AND SURVEYORS

2120 RENARD COURT
 ANNAPOLIS, MARYLAND 21401
 (410) 266-3212 * FAX (410) 266-3502
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* MESSICK GROUP, INC. T/A MESSICK AND ASSOCIATES



OWNERS:
 COUNTRY HOME 7 LLC & BASIL H & SARAH E SMITH
 C/O COUNTRY HOME 7 LLC

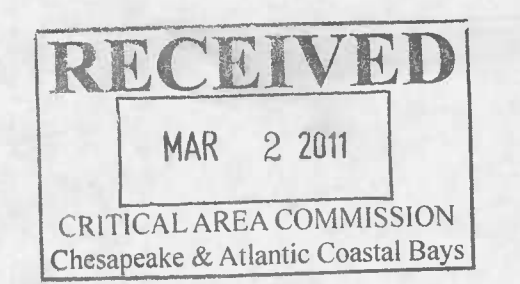
DEVELOPER:
 COUNTRY HOME 7 LLC
 9700 KENSINGTON PARKWAY
 KENSINGTON, MD 20895
 ATT: CRAIG LUSSI 202-236-5363

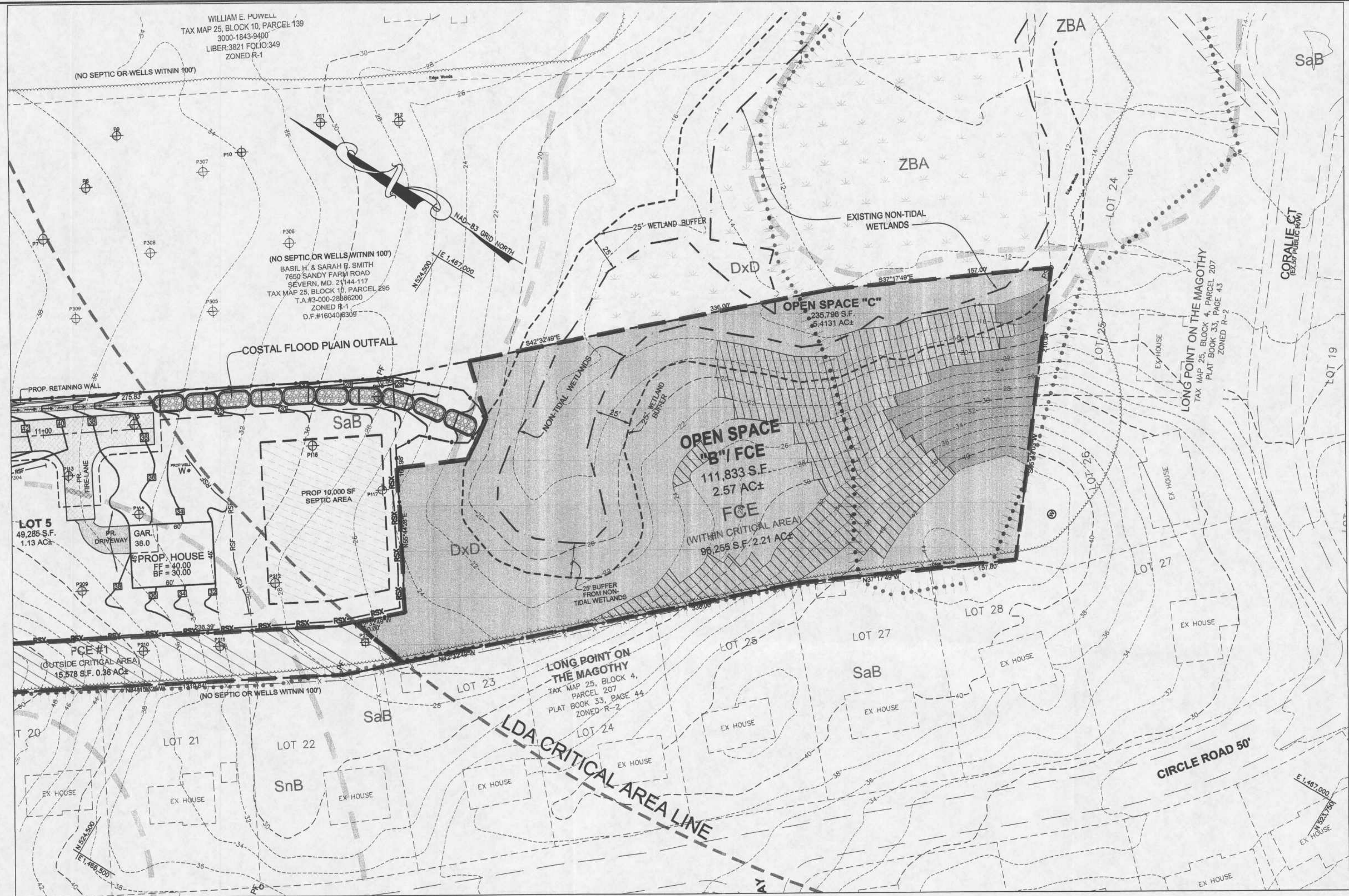
COVER SHEET

GIBSON WAY SUBDIVISION
 PARCEL 203 (P. 203 ALSO KNOWN AS LOT A, HERBERT LINTHICUM
 PROPERTY L. 2686 F. 431) 4795 MOUNTAIN ROAD

CRITICAL AREA BUFFER MANAGEMENT PLAN
 (R-1 RESIDENTIAL CLUSTER SUBDIVISION)
 SUBDIVISION # 2008-014 PROJECT #

TAX MAP: 25 GRID: 10 PARCEL: 203 ZONED: R1
 3RD TAX ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 21122
 SCALE: AS SHOWN DATE: FEB., 2011 SHEET: 1 OF 2





PLAN VIEW
SCALE: 1"=40'

LEGEND

- PROPOSED STORM DRAIN
- PASSING PERC. TEST
- PROPOSED WELL
- LIMIT OF DISTURBANCE
- 10,000 S.F. SEPTIC AREA
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EX. WOODS LINE
- REINFORCED SILT FENCE W/ TREE PROTECTION FENCE
- REINFORCED SILT FENCE
- STABILIZE CONSTRUCTION ENTRANCE
- EX. NON-TIDAL WETLANDS
- FOREST CONSERVATION EASEMENT (INSIDE CRITICAL AREA)
- FOREST CONSERVATION EASEMENT (OUTSIDE CRITICAL AREA)
- EXISTING BUILDING
- EX. NON-TIDAL WETLANDS
- EX. 25' NON-TIDAL WETLAND BUFFER
- SOILS LINE
- CRITICAL AREA LINE
- EXISTING 25% OR GREATER SLOPES
- 15% SLOPES
- PROPOSED FIRE LANE
- ZONING LINE
- GRASS SWALES
- INFILTRATION TRENCH (BIO-SWALE)

ID	HSG	DESCRIPTION
SaB	B	SASSAFRAS FINE SANDY LOAM, 2 TO 6% SLOPES
SaB	D	SASSAFRAS-URBAN LAND COMPLEX, 0 TO 6% SLOPES
WbB	D	WOODSTOWN-URBAN LAND COMPLEX, 0 TO 6% SLOPES
ZBA	C	SEKIAH AND ISSUE SOILS, 0 TO 2% SLOPES, FREQUENTLY FLOODED

HYDROLOGIC SOIL GROUP TOTALS TABLE(ONSITE)	
HSG	SOILS AREA
B	94,928 S.F. ~ 2.18 AC.
D	277,865 S.F. ~ 6.38 AC.
TOTAL SITE AREA= 372,793 S.F. ~ 8.56 AC.	

REVISION	DESCRIPTION	BY	DATE

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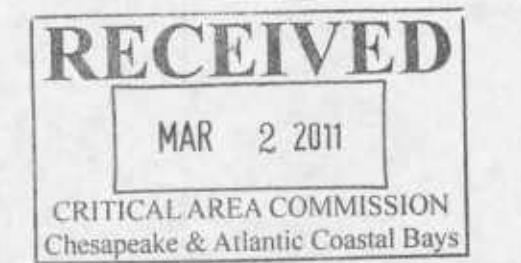
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9700 KENSINGTON PARKWAY
KENSINGTON, MD 20895
ATT: CRAIG LUSSI 202-236-5363

PLAN VIEW OF CRITICAL AREA

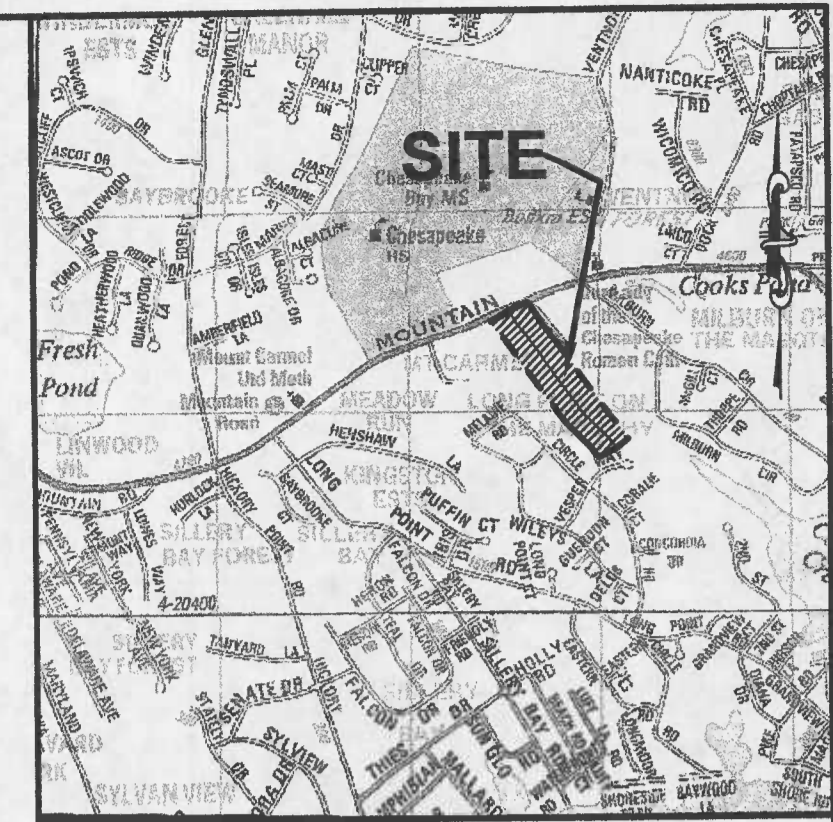
GIBSON WAY SUBDIVISION
PARCEL 203 (P. 203 ALSO KNOWN AS LOT A, HERBERT LINTHICUM PROPERTY L. 2886 F. 431) 4795 MOUNTAIN ROAD

CRITICAL AREA BUFFER MANAGEMENT PLAN
(R-1 RESIDENTIAL CLUSTER SUBDIVISION)
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TAX MAP: 25 GRID: 10 PARCEL: 203 ZONED: R1
3RD TAX ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 21122
SCALE: AS SHOWN DATE: FEB., 2011 SHEET: 2 OF 2



GIBSON WAY SUBDIVISION FINAL DEVELOPMENT PLANS



VICINITY MAP
SCALE: 1" = 2000'
ADC PERMITTED USE #21003176

FOREST CONSERVATION NOTE

THIS SUBDIVISION IS SUBJECT TO FOREST CONSERVATION REQUIREMENTS IN ANNE ARUNDEL COUNTY CODE ARTICLE 17, SUBTITLE 3 AND STATE OF MARYLAND CONSERVATION ACT FOUND IN COMAR 08.19.05.02

THIS SUBDIVISION IS SUBJECT TO A FOREST CONSERVATION EASEMENT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER FOLD NO. NO CLEARING, CUTTING, TRIMMING, DUMPING OR PLACEMENT OF MATERIAL OR STRUCTURES SHALL TAKE PLACE WITHIN THE FOREST CONSERVATION EASEMENT WITHOUT THE APPROVAL OF THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING. ALL FOREST CLEARING SHALL CONFORM TO THE APPROVED FOREST CONSERVATION PLAN ON FILE WITH THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING.

TOTAL NET TRACT AREA:	5.96 AC.
AFFORESTATION THRESHOLD:	1.19 AC.
CONSERVATION THRESHOLD:	1.49 AC.
EXISTING FOREST IN NET TRACT AREA:	1.75 AC.
TOTAL CLEARING PROPOSED:	1.35 AC.
TOTAL CONSERVATION EASEMENT:	0.40 AC.
REFORESTATION REQUIRED:	2.24 AC.
ONSITE REFORESTATION PROVIDED:	0.66 AC.
OFFSITE REFORESTATION PROVIDED:	1.58 AC.

* REFORESTATION NOTE: THE OFFSITE REFORESTATION REQUIREMENT ABOVE (1.58 AC.) HAS BEEN SATISFIED BY USING AN OFF-SITE REFORESTATION BANK AT THE WILLIAM F. CHANEY OFF-SITE FOREST MITIGATION BANK. A MITIGATION TRACKING LETTER FOR THIS PROJECT DATED IS ON FILE AT THE OFFICE OF PLANNING AND ZONING.

CRITICAL AREA CLEARING AND IMPERVIOUS AREA NOTE:

I. WOODLAND CLEARING WITHIN THE CRITICAL AREA IS LIMITED TO 20% OF THE TOTAL EXISTING WOODLAND WITHIN THE CRITICAL AREA AS ALLOCATED BELOW:	
A. TOTAL EXISTING WOODLAND IN CRITICAL AREA	113,375 S.F. (2.60 AC.)
B. TOTAL CLEARING PERMITTED IN CRITICAL AREA	22,675 S.F. (20%)
C. TOTAL CRITICAL AREA CLEARING PERMITTED ON LOT 5	19,066 S.F.
D. TOTAL CRITICAL AREA CLEARING PERMITTED ON OPEN SPACE "B"	3,609 S.F.
E. TOTAL CRITICAL AREA CLEARING SHOWN ON FINAL PLAN	21,257 S.F. (18.7%)
F. TOTAL CRITICAL AREA REFORESTATION REQUIRED	21,257 S.F.

REFORESTATION NOTE: THE CRITICAL AREA REFORESTATION ABOVE 21,257 S.F. HAS BEEN SATISFIED BY USING AN OFF-SITE REFORESTATION BANK AT THE WILLIAM F. CHANEY OFF-SITE FOREST MITIGATION BANK. A MITIGATION TRACKING LETTER FOR THIS PROJECT DATED IS ON FILE AT THE OFFICE OF PLANNING AND ZONING.

II. IMPERVIOUS AREA WITHIN THE CRITICAL AREA IS LIMITED TO 15% OF THE TOTAL CRITICAL AREA AS ALLOCATED BELOW:	
G. TOTAL CRITICAL AREA	113,375 S.F. (2.60 AC.)
H. TOTAL IMPERVIOUS AREA PERMITTED IN THE CRITICAL AREA	4,768 S.F. (15%)
I. TOTAL IMPERVIOUS AREA PERMITTED ON LOT 5 IN THE CRITICAL AREA	12,240 S.F.
J. TOTAL IMPERVIOUS AREA PERMITTED ON OPEN SPACE "B" IN THE CRITICAL AREA	0 S.F. (0%)
K. TOTAL IMPERVIOUS AREA SHOWN WITHIN THE CRITICAL AREA	0 S.F.

DENSITY CALCULATIONS:

TOTAL NUMBER OF PROPOSED LOTS=	5 LOTS
EXISTING ZONING: R-1 GROSS AREA=	372,793 SF - 8.56 AC.
NON-TIDAL WETLANDS =	14,511 S.F. - 0.33 AC.
FLOOD PLAIN AREA=	0 SF - 0 AC.
STEEP SLOPES (25% OR GREATER)	7,543 S.F. - 0.17 AC.
NET DENSITY = GROSS AREA - WETLANDS - FLOODPLAIN - STEEP SLOPES	R-1 = 372,793 SF - 14,511 - 0 - 7,543 = 350,739 SF / 40,000 SF PER LOT = 8 LOTS
TOTAL LOTS AREA (LOTS 1-5)=	175,229 SF - 4.02 AC
OPEN SPACE REQUIRED (30% OF GROSS AREA)=	98,337 SF - 2.25 AC
OPEN SPACE PROVIDED=	148,855 SF - 3.41 AC
TOTAL RECREATION AREA REQUIRED=	5,000 SF - 0.11 AC
TOTAL RECREATION AREA PROVIDED=	33,742 SF - 0.77 AC
ACTIVE RECREATION AREA REQUIRED=	3,750 SF - 0.09 AC
ACTIVE RECREATION AREA PROVIDED=	3,750 SF - 0.09 AC
OPEN SPACE AREA "A"=	33,742 SF - 0.77 AC.
OPEN SPACE AREA "B"=	115,213 SF - 2.64 AC.
TOTAL OPEN SPACE AREA=	148,855 S.F. - 3.41 AC.
TOTAL AREA WITHIN CRITICAL AREA=	113,375 S.F. - 2.60 AC.

BENCHMARK INFO:

Monument 78-D: Being a 3/8" iron rod set off north side of Mountain Road, 0.8 miles east of Long Point Road, 0.20± off edge paved shoulder.
Monument Ventnor: Being a brass disc set in concrete in front of Chesapeake High School 4' north of Mountain Road (Md. Rte. 177), 2.9 miles east of Md. Rte. 100 and 2.7 miles west of Gibson Island.

OUTFALL STATEMENT

The site is bisected by a ridge running south west to the north east located in the center of the site therefore there are two distinct Site Outfalls. Site Outfall A and B are located along the eastern property line where the runoff from the site leaves via open channel flow. The upstream drainage areas will by-pass the proposed development and are larger than the on-site drainage areas to each point being studied.

The drainage path downstream of Site Outfall A drains parallel to Mountain Road until such time as it enters a culvert under Milburn Circle. The downstream end of this culvert is Point of Investigation A. The discharge from the culvert will meander through the downstream properties and drain into the headwaters of Cornfield Creek.

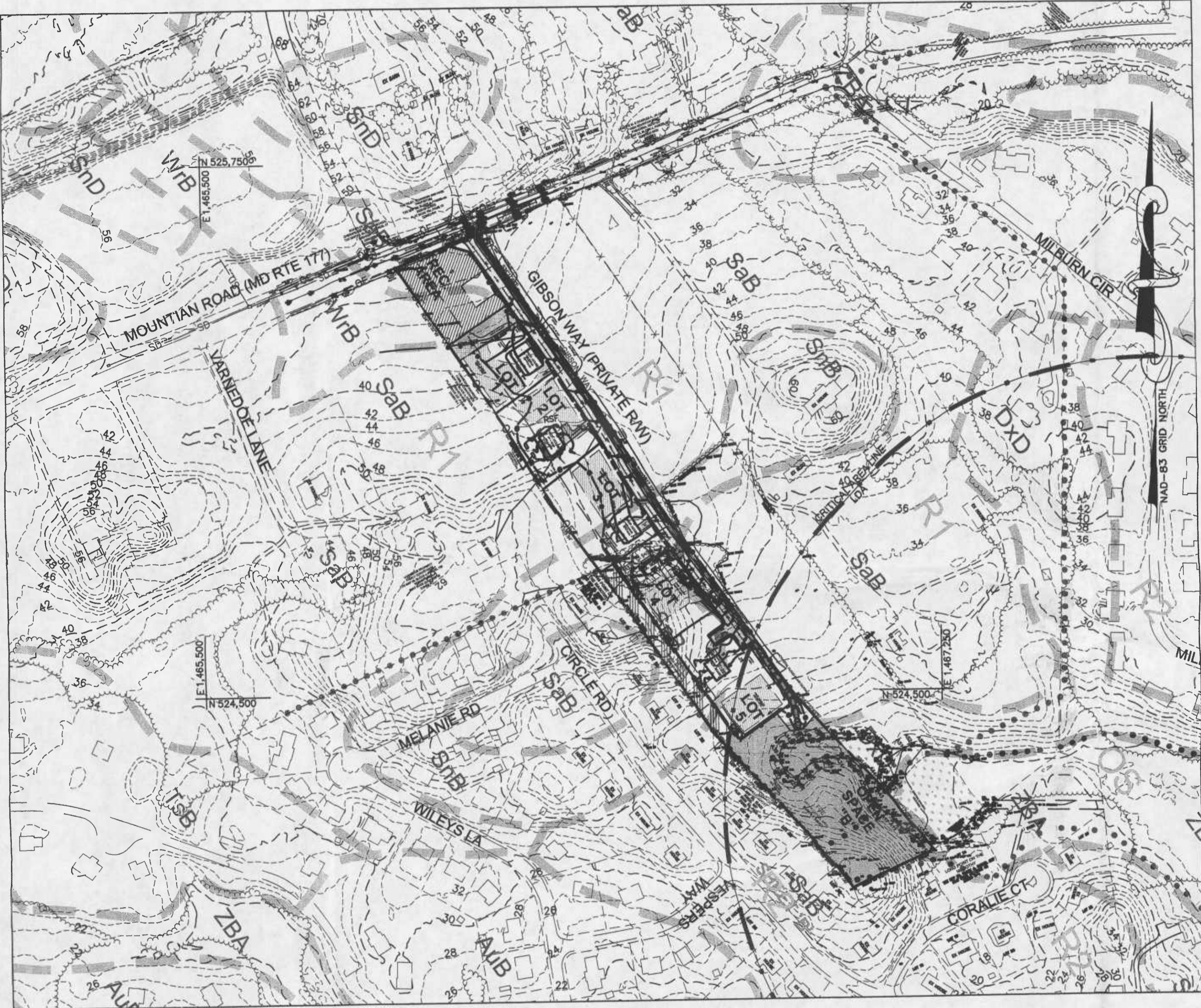
The drainage path downstream of Site Outfall B drains via open channel flow unobstructed by any manmade or natural barriers until the runoff enters the headwaters of Cornfield Creek. Point of Investigation "B" is located at the point where the stormwater runoff enters said headwaters.

On March 11, 2008 the site was visited by a representative of Messick & Associates and the following was found: The pilot channel of the stream shows natural signs of deposition on the inside turns and natural erosion of the outside turns of the stream. The deposition and erosion of the pilot channel reflects a healthy stream system. The outcome of the analysis, performed by this office in March of 2008, depicts the channel will not be adversely affected by the development of this site.

LEGEND

EX. NON-TIDAL WETLANDS	
EX. 25' NON-TIDAL WETLAND BUFFER	
PROP. CONTOUR	
EXISTING CONTOUR	
EXISTING SOILS LINE	
EXISTING 25% OR GREATER SLOPES	
EXISTING 15% TO 25% SLOPES	
EXISTING WOODS	
PROPOSED WELL	
PROPOSED SEPTIC AREA	

SITE DATA		
PROPERTY ADDRESS:	PARCEL 203 4795 MOUNTAIN ROAD PASADENA MD 21122	
OWNER ADDRESS:	PARCEL 203 COUNTRY HOME 7 LLC 9700 KENSINGTON PKWY KENSINGTON MD 20895	
TAX MAP:	25 GRID: 10 PARCELS: 203	
ASSESSMENT DISTRICT:	3rd	
TAX ACCOUNT NUMBER:	P203: 3000-064-6350	
EXISTING ZONING:	R-1	
EXISTING USE:	R-1 (NO CHANGE)	
PROPOSED ZONING:	P203: SINGLE FAMILY DWELLING	
PROPOSED USE:	5-SINGLE FAMILY DWELLINGS	
FEMA RATE MAP NUMBER:	240008 0021 C	
FEMA RATE MAP ZONE:	C	
CRITICAL AREA MAP:	13	
CRITICAL AREA DESIGNATION:	P/O SITE IN LDA CRITICAL AREA	
SOIL TYPES:	SEE TABLE BELOW	
TOTAL SITE AREA:	327,793 SF. 8.56 AC.	
TOTAL EXISTING WOODED AREA:	183,852 SF. 4.22 AC.	
EXISTING WOODED AREA IN THE CA:	113,375 SF. 2.60 AC.	
EXISTING IMPERVIOUS AREA:	36,590 SF. 0.84 AC.	
PROPOSED CLEARING TOTAL:	190,594 SF. 4.37 AC.	
PROPOSED CLEARING IN THE CA:	21,094 SF. 0.48 AC.	
PROPOSED IMPERVIOUS AREA TOTAL:	- SF. - AC.	
PROPOSED IMPERVIOUS AREA IN THE CA:	12,240 SF. 0.28 AC.	
TOTAL DISTURBED AREA:	190,594 SF. 4.37 AC.	
DISTURBED AREA IN THE CA:	21,094 SF. 0.48 AC.	
AREA VEG. STABILIZED:	- SF. - AC.	
AREA STRUCT. STABILIZED:	- SF. - AC.	
CUT:	213,705 CF. 7,815 CY.	
FILL:	582,390 CF. 21,570 CY.	
BORROW:	368,685 CF. 13,655 CY.	
CONTRACTOR IS ADVISED TO CHECK QUANTITIES		
SOILS TABLE		
ID	HSG	DESCRIPTION
DxD	B	DOWNER-PHALANK COMPLEX, 10 TO 15% SLOPES
SxB	B	SASSAFRAS FINE SANDY LOAM, 2 TO 5% SLOPES
SxB	D	SASSAFRAS-URBAN LAND COMPLEX, 0 TO 5% SLOPES
WxB	D	WOODSTOWN-URBAN LAND COMPLEX, 0 TO 5% SLOPES
ZBA	C	SEKIAH AND ISSUE SOILS, 0 TO 2% SLOPES, FREQUENTLY FLOODED



LOCATION MAP
SCALE: 1"=200'

SUMMARY OF STORMWATER MANAGEMENT ESD COMPUTATIONS

Drainage Areas			Environmental Site Design Practices		
Label	Area (sf)	Impervious (sf) % I %	Label	Type	Provided ESDv (cf) Pe (provided) (in)
A	180,338	26572 14.73%	M-5	Micro Scale Drywells	190 0.28
			N-1	Rooftop Disconnect (Non Structural)	167 0.73
			M-8	Grass Bio-Swale	694 -
			N-2	Non-Rooftop Disconnects	95 1.00
B	192535	13503 7.01%	N-2	Rooftop Disconnect (Non Structural)	32 0.20
			M-8	Grass Bio-Swale	197 0.89
				Step Pool Storm Conveyance	14985 -
Total	372,873	40075 10.75%		Total ESD Total (Required)=	4559 2.00
				(Provided)	16360 3.10

Since the total ESDv provided (16,360 cf) is equal to the total ESDv required (4,559), the ESD's requirement is satisfied.

The Gibson Way Subdivision Site design proposes the following ESD practices:

- Rooftop disconnect practice for the proposed houses on lots 1, 2, 3 & 5.
- Drywells micro-scale practice is proposed to store rainfall runoff from the major portion of the roof. The stored rainwater may be used for landscape irrigation.
- Bio-Swale micro-scale Practice The alternative is proposed for some perimeter paving and sheet flow from lots of the site.
- A step pool storm conveyance device is proposed to treat remaining areas of the site as well as to provide peak management of the 10-year storm post-development peak discharge and will convey the stormwater flows to the existing grass channel in a non-erosive manner.

Proposed Environmental Site Design:

- 1) Forest Conservation: Of the 2.57 acres of existing forested cover, that includes both inside and outside of critical area.
- 2) Site Topography/Drainage Patterns: Existing drainage patterns to the south and north will be maintained and will drain to the same POI.
- 3) Drainage Pattern Two - Will be managed through bio-swale and coastal plants outfall maintaining remainder of existing drainage pattern to the same POI as existing.

GENERAL NOTES

1. THE TOPOGRAPHY SHOWN HEREON IS TWO (2) FOOT CONTOUR INTERVAL FIELD RUN TOPOGRAPHY PREPARED BY DAVID GREEN A.K.A SURVEY ASSOCIATES DATED 11/29/06
2. BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM A FIELD RUN BOUNDARY SURVEY BY DAVID GREEN DATED 11/29/06
3. THE LAND DESIGNATED AS OPEN SPACE HEREON IS FOR THE USE IN COMMON OF THE RESIDENTS OF THE GIBSON WAY SUBDIVISION.
3. THIS SITE IS PARTIALLY LOCATED IN THE LDA DESIGNATION OF THE CRITICAL AREA, SEE MAP 13.
4. A MINIMUM OF TWO (2) PARKING SPACES SHALL BE PROVIDED FOR EACH UNIT.
5. ALL SEDIMENT CONTROL WILL BE DESIGNED IN ACCORDANCE WITH THE 1994 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
6. THE EXISTING NON-TIDAL WETLANDS SHOWN HEREON WERE LOCATED BY MCARTHY ASSOCIATES JULY 17, 2006
7. WETLAND AREAS OR THE ASSOCIATED 25 FOOT BUFFERS SHALL NOT BE DISTURBED FOR ANY DEVELOPMENT ACTIVITY, EXCEPT AS SHOWN HEREON, AND AS APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE ARMY CORPS OF ENGINEERS.
8. THIS SITE IS ZONED R-1 AND CONTAINS 327,793 SF OR 8.56 ACRES OF LAND
9. EACH OF THE LOTS WITHIN THIS SUBDIVISION WILL BE SERVED BY PRIVATE WATER WELLS AND INDIVIDUAL SEPTIC SYSTEMS.

R-1 ZONING SETBACKS

FRONT	40' MINIMUM
SIDE	7' MINIMUM
REAR	35' MINIMUM
CORNER	50' MINIMUM
PRINCIPAL ARTERIAL	35' MINIMUM
MAXIMUM HEIGHT OF STRUCTURE :	45 FT.

INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	POI MAP
3	PROP. D.A. MAP
4	EX. D.A. MAP
5	D.A. MAP FOR BY-PASS CULVERT
6	DITCH SECTIONS/ D.A. MAP
7	EX-SITE RESOURCE MAP
8	ROAD & STORM DRAIN PLAN
9	ROAD & STORM DRAIN PLAN
10	ROAD & STORM DRAIN PLAN
11	GRADING PLAN
12	GRADING PLAN
13	FOREST CONSERVATION PLAN
14	FOREST CONSERVATION PLAN
15	SWM DETAILS
16	LANDSCAPE - REFORESTATION PLAN
17	LANDSCAPE - REFORESTATION PLAN
18	SEDIMENT CONTROL/ SITE DETAILS
16	FOREST STAND DELINEATION PLAN
20	FOREST STAND DELINEATION PLAN

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P08-0030 00 NM

PLANNING AND ZONING DEVELOPMENT

COVER SHEET

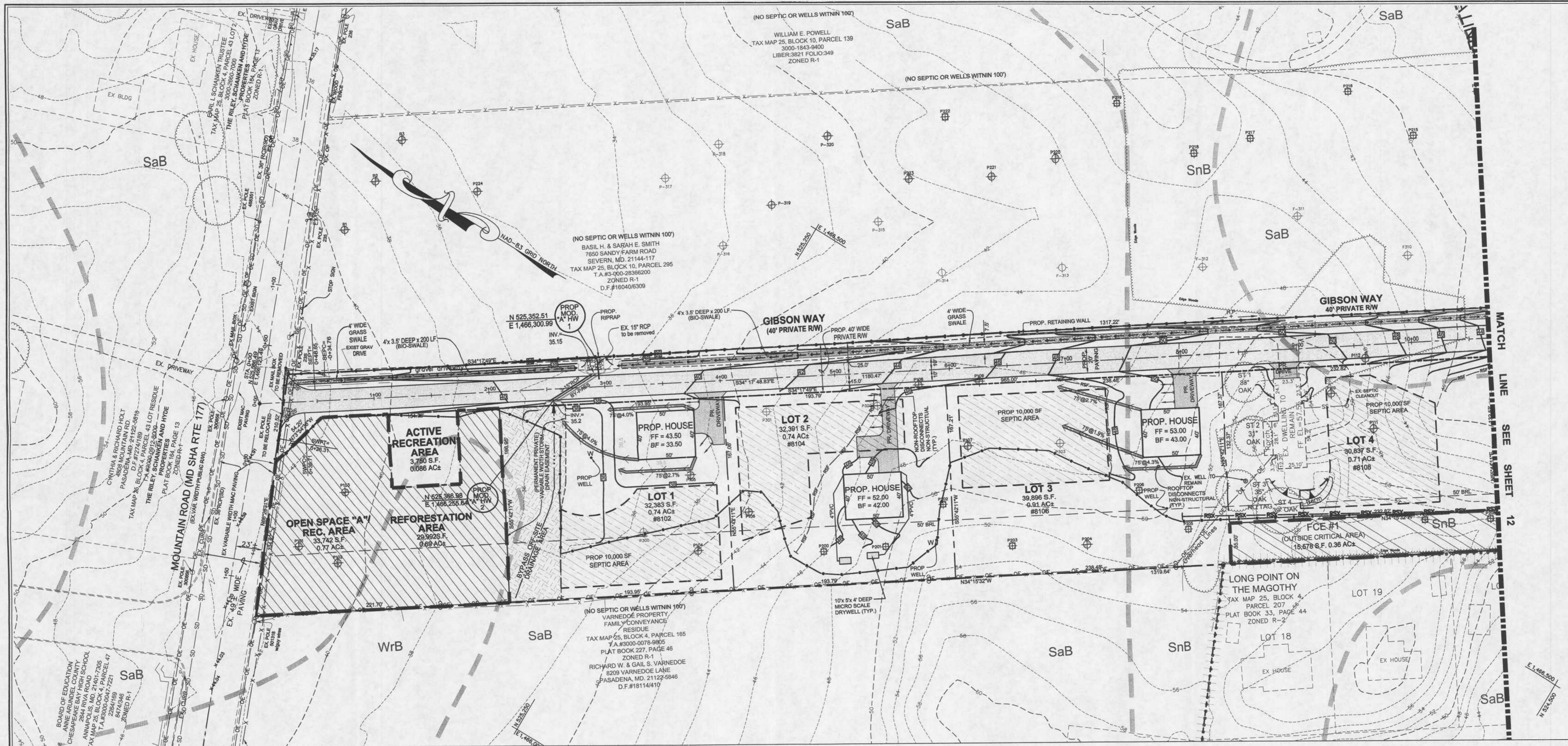
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PARCEL 203 (P. 203 ALSO KNOWN AS LOT A, HERBERT LINTHICUM PROPERTY L. 17263 F. 666) 4795 MOUNTAIN ROAD
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SUBDIVISION # 2008-014 PROJECT # 2008-0030-00-NM
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KENSINGTON, MD 20895
ATT: CRAIG LUSSI 202-236-5363

REVISION	DESCRIPTION	BY	DATE



SOILS TABLE

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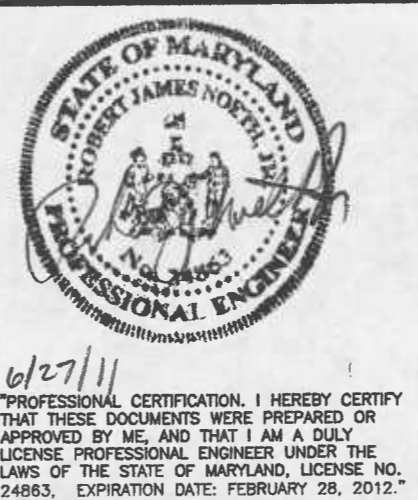
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- EX. NON-TIDAL WETLANDS
- FOREST CONSERVATION EASEMENT (OUTSIDE CRITICAL AREA)
- EXISTING BUILDING

PLAN VIEW
SCALE: 1" = 40'

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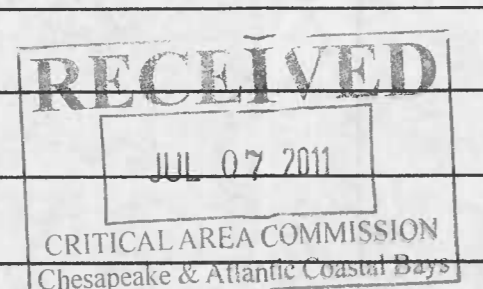
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FINAL DEVELOPMENT - GRADING PLAN

GIBSON WAY SUBDIVISION
PARCEL 203 (P. 203 ALSO KNOWN AS LOT A, HERBERT LINTHICUM PROPERTY L. 17263 F. 666) 4795 MOUNTAIN ROAD

FINAL DEVELOPMENT PLANS
(R-1 RESIDENTIAL CLUSTER SUBDIVISION)

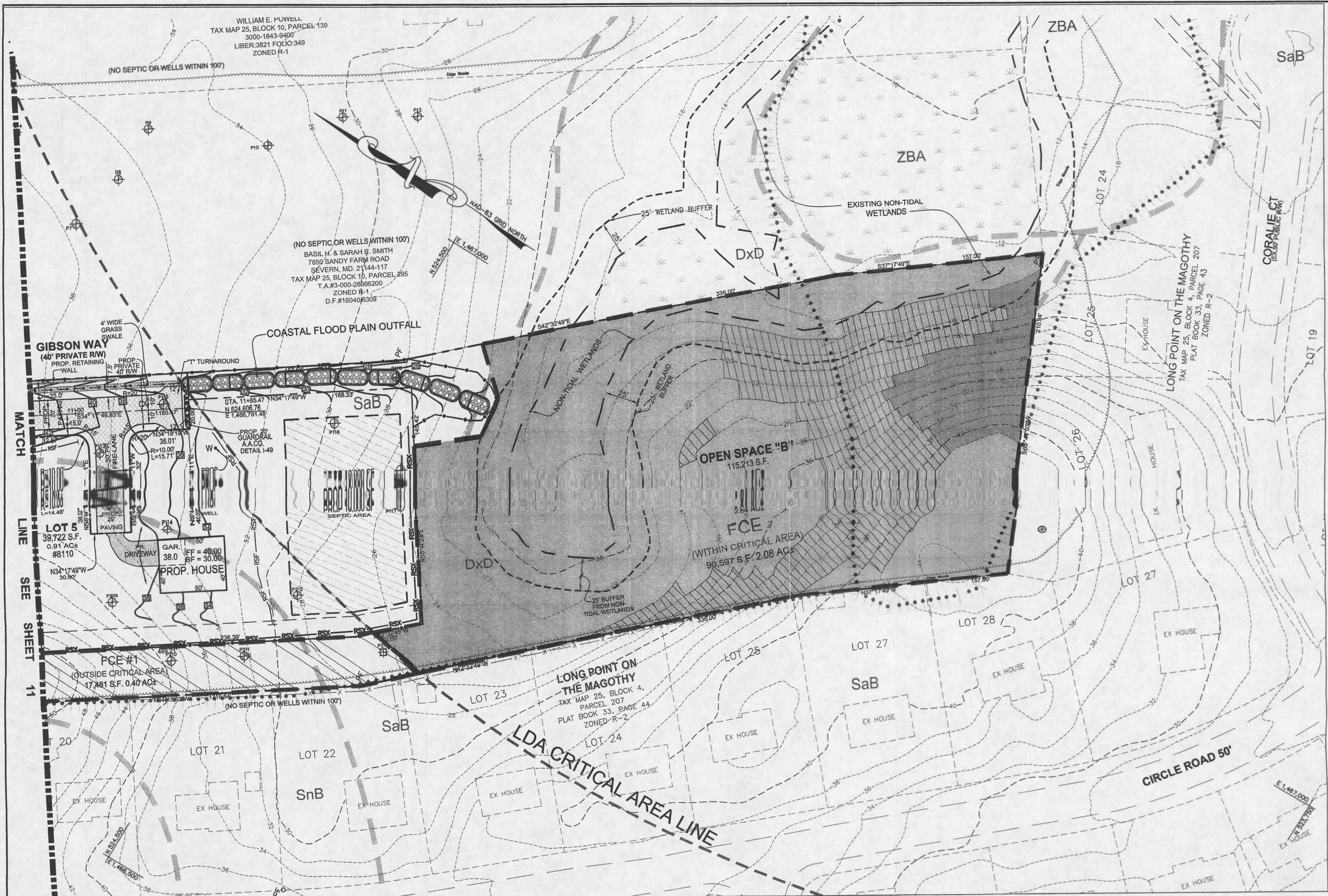
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3RD TAX ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 21122
SCALE: AS SHOWN DATE: JUNE, 2011 SHEET: 11 OF 20



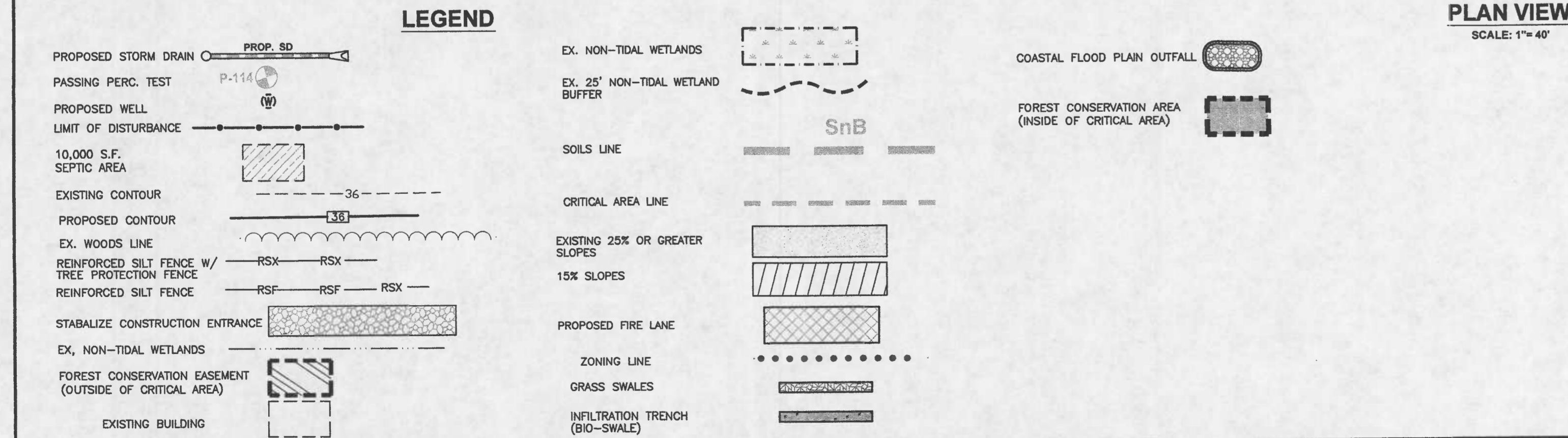
REVISION	DESCRIPTION	BY	DATE

* MESSICK GROUP, INC. T/A MESSICK AND ASSOCIATES

FILE: C:\Documents and Settings\john\Desktop\08-0237-4795 Mountain Road.DWG\FDP\12-GRADING.dwg



PERC#	RESULTS	TEST	TIME (min.)	DEPTH (ft.)	SOIL LOG	WATER TABLE
101	P				0-3 S+C 3-12 SAND	NO @ 12'
102	P			4	0-3 S+C 3-12 SAND	NO @ 12'
103	P				0-3 S+C 3-12 SAND	NO @ 12'
104	P				0-6 S+C + SAND 6-9 SAND 9-10 STONE 10-18 SAND	NO @ 18'
105	P			8	0-6 S+C + SAND 6-9 SAND 9-10 STONE 10-18 SAND	NO @ 18'
106	P				0-6 S+C + SAND 6-9 SAND 9-10 STONE 10-18 SAND	NO @ 18'
107	P				0-10 S+C + STONE 10-18 SAND	NO @ 18'
108	P			11	0-10 S+C + STONE 10-18 SAND	NO @ 18'
109	P				0-10 S+C + STONE 10-18 SAND	NO @ 18'
110	P				0-10 S+C + STONE 10-18 SAND	NO @ 18'
111	P				0-10 S+C + STONE 10-18 SAND	NO @ 18'
112	P				0-10 S+C + STONE 10-18 SAND	NO @ 18'
200	F				0-12 C. M.C. ROCK	H2O @ 12'
201	F				0-12 C. M.C. ROCK	H2O @ 12'
202	F				0-12 C. M.C. ROCK	H2O @ 12'
203	F				0-12 C. M.C. ROCK	H2O @ 12'
204	F		2		0-10 CLAY 10-18 SAND	NO @ 18'
205	P				0-2 L.S. 3-11 S+C 11-15 M.C.	NO @ 15'
206	P				0-4 L.S. 4-11 S+C 11-15 M.C.	NO @ 15'
207	F				0-17 S+C MIX. M.C.	NO @ 17'
208	F				0-17 S+C MIX. M.C.	NO @ 17'
209	P		2		0-10 S+C SAND 10-18 SAND	NO @ 18'
210	P		2		0-10 S+C SAND 10-18 SAND	NO @ 18'
211	P		2		0-5 CLAY 5-15 SAND	NO @ 15'
212	P		2		0-2 CLAY 2-8 CAVING SAND	H2O @ 8'
213	F				0-3 WET S+C	H2O @ 3'
214	F				0-2 CLAY. M.C. ROCK	H2O @ 13'
215	F				0-9 CLAY. M.C. ROCK	H2O @ 13'
216	F				0-9 CLAY. M.C. ROCK	H2O @ 13'
217	F				0-13 S+C. M.C.	H2O @ 13'
218	F				0-13 S+C. M.C.	H2O @ 13'
300	P		2		0-5 CLAY. STONE 6-14 SAND	NO @ 15'
301	P		2		0-9 CLAY 9-10 STONE 10-17 SAND	NO @ 17'
302	P		2		0-11 S+C 11-17 SAND	NO @ 17'
303	P		2		0-9 S+C 9-18 SAND	NO @ 18'
304	F		2		0-7 CLAY. M.C.	H2O @ 3'



ID	HSG	DESCRIPTION
SaB	B	SASSAFRAS FINE SANDY LOAM, 2 TO 8% SLOPES
SnB	D	SASSAFRAS-URBAN LAND COMPLEX, 0 TO 5% SLOPES
WbB	D	WOODSTOWN-URBAN LAND COMPLEX, 0 TO 5% SLOPES
ZbA	C	SEKIAH AND ISSUE SOILS, 0 TO 2% SLOPES, FREQUENTLY FLOODED

HYDROLOGIC SOIL GROUP TOTALS TABLE(ONSITE)	
HSG	SOILS AREA
B	94,928 S.F. - 2.18 AC.
D	277,865 S.F. - 6.38 AC.
TOTAL SITE AREA= 372,793 S.F. - 8.56 AC.	

REVISION	DESCRIPTION	BY	DATE

RECEIVED
JUL 07 2011
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

MESSICK & ASSOCIATES'
CONSULTING ENGINEERS,
PLANNERS AND SURVEYORS

2120 RENARD COURT
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 * FAX (410) 266-3502
email: info@messickandassociates.com

* MESSICK GROUP, INC. T/A MESSICK AND ASSOCIATES

STATE OF MARYLAND
PROFESSIONAL ENGINEER
CRAIG LUSSI

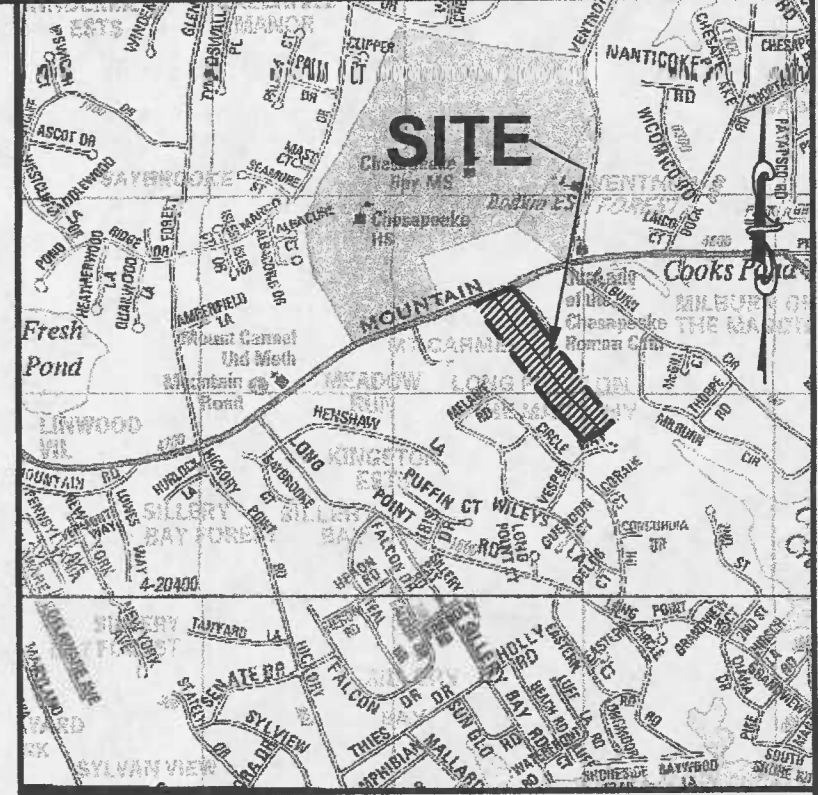
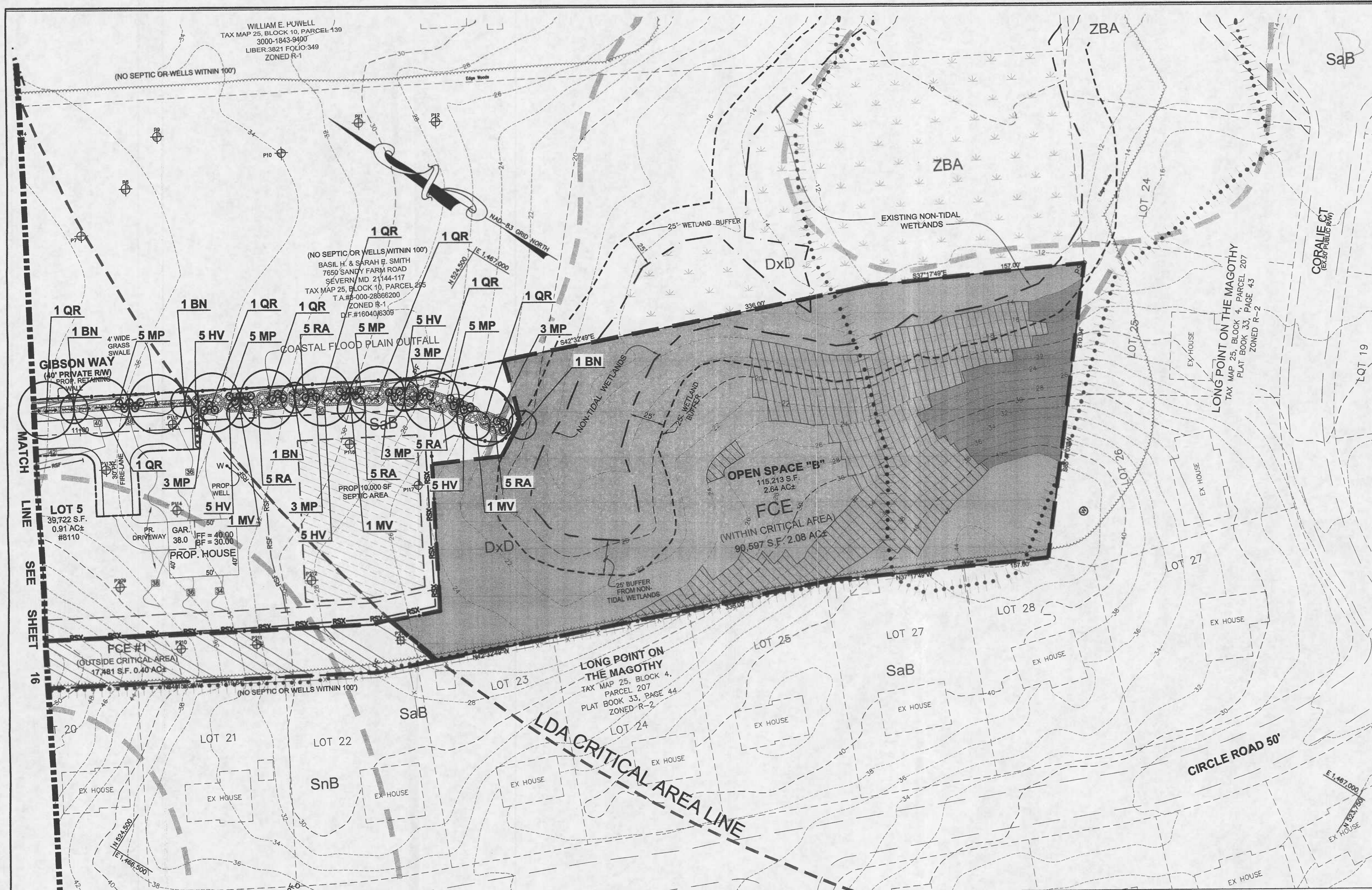
OWNER/DEVELOPER:
COUNTRY HOME 7 LLC
9700 KENSINGTON PARKWAY
KENSINGTON, MD 20895
ATT: CRAIG LUSSI 202-236-5363

FINAL DEVELOPMENT - GRADING PLAN

GIBSON WAY SUBDIVISION
PARCEL 203 (P. 203 ALSO KNOWN AS LOT A, HERBERT LINTHICUM
PROPERTY L. 17263 F. 666) 4795 MOUNTAIN ROAD

FINAL DEVELOPMENT PLANS
(R-1 RESIDENTIAL CLUSTER SUBDIVISION)

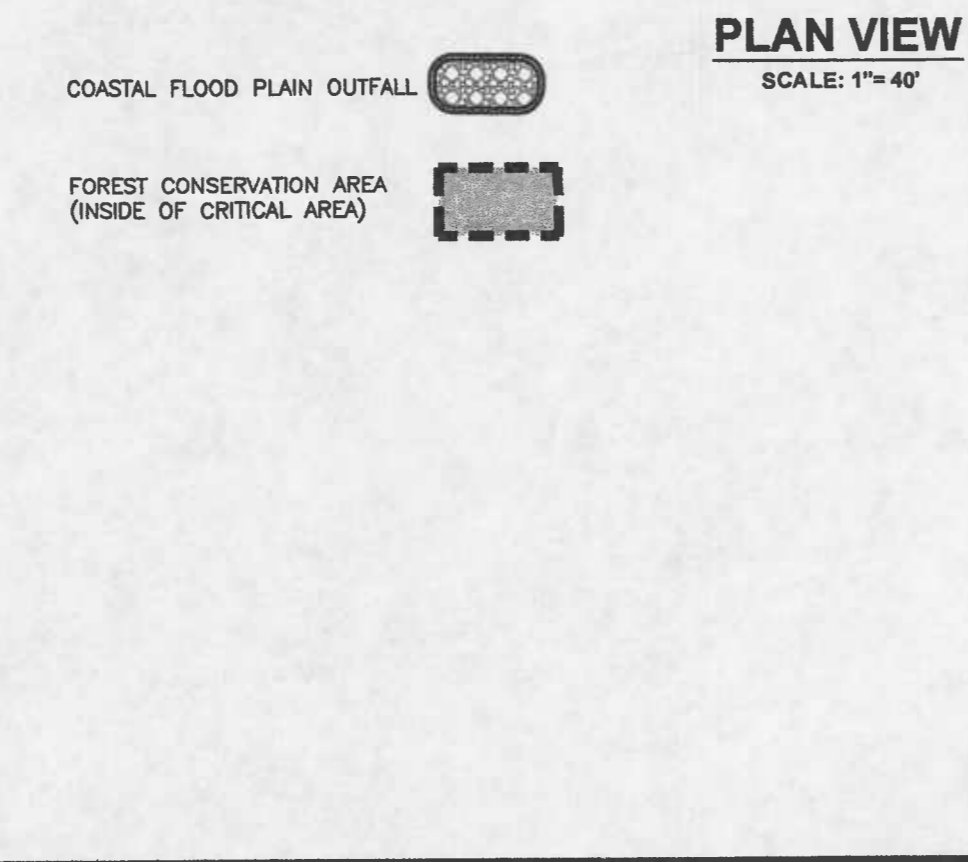
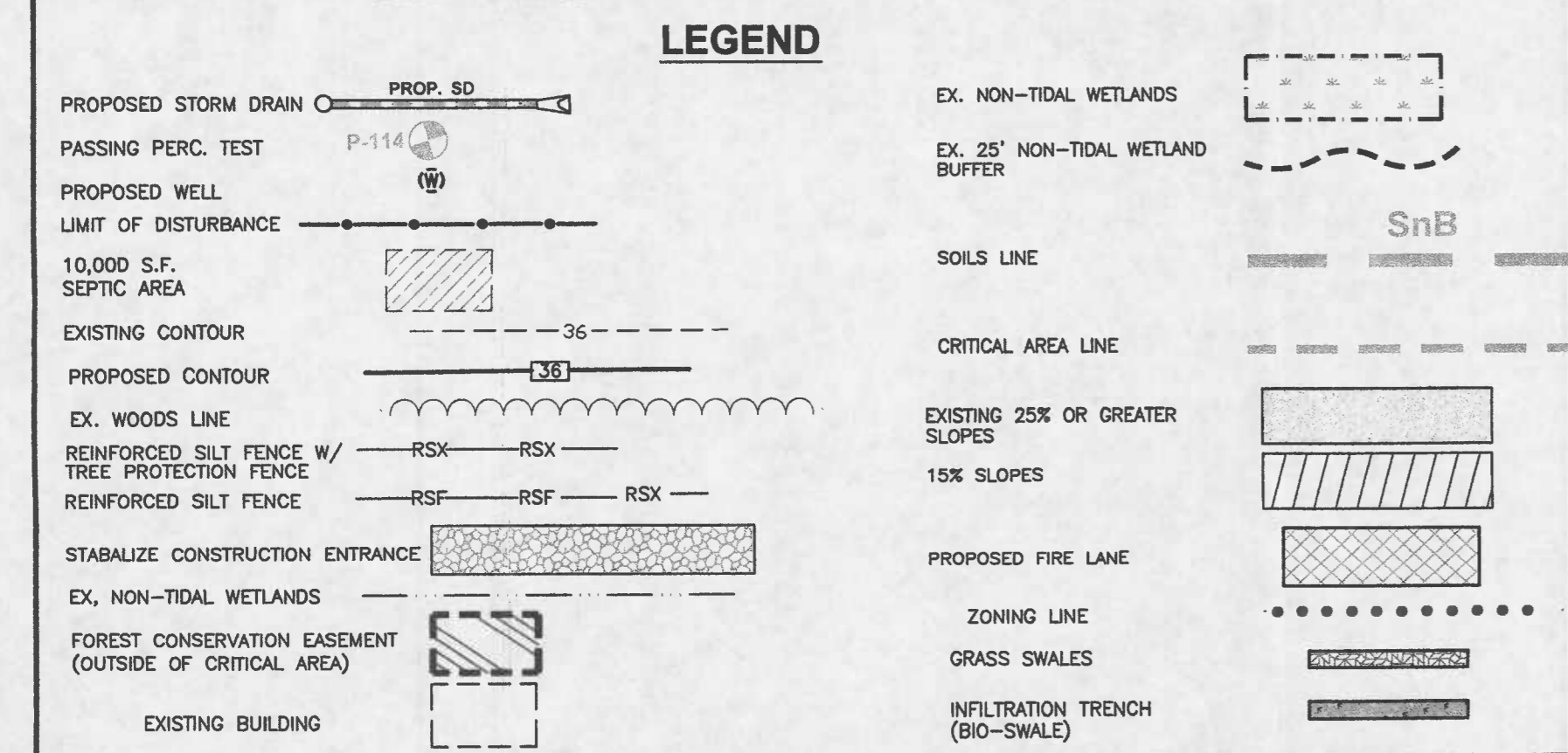
SUBDIVISION # 2008-014 PROJECT # 2008-0030-00-NM
TAX MAP: 25 GRID: 10 PARCEL: 203 ZONED: R1
3RD TAX ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 21122
SCALE: AS SHOWN DATE: JUNE, 2011 SHEET: 12 OF 20



VICINITY MAP
SCALE: 1" = 2000'
ADC PERMITTED USE #21003176

PLANTING NOTES

- All plants shall be nursery grown.
- All plants shall conform to the standards of AAN. They shall be typical of their species or variety and shall have a normal habit of growth. They shall be sound, healthy and vigorous, well-branched and densely foliated when in leaf. They shall be free of disease and insect pests, eggs, or larvae. They shall have healthy, well-developed root systems.
- No substitutions shall be made without the approval of the landscape architect and the Anne Arundel County Office of Planning and Zoning.
- Balled and burlapped plants shall be dug with firm natural balls of earth, of diameter and depth to include most of the fibrous roots. Container grown stock shall have been grown in a container long enough for the root system to have been developed sufficiently to hold its soil together firm and whole. No plants shall be loose in the container.
- Root balls of all plants shall be adequately protected at all times from sun and drying winds or frost.
- Owner or his representative shall be notified prior to beginning planting operations.
- All trees shall be wrapped immediately after they are planted. Approved tree wrap shall be installed according to accepted industry practice.
- Each tree and shrub shall be pruned in accordance with the American Association of Nurserymen Standards to preserve the natural character of the plant. All dead wood or suckers and all broken or badly bruised branches shall be removed. Cuts over 1" in diameter shall be painted with an approved tree paint.
- Mulch: Immediately after planting operations are completed all trees and shrub planting pits shall be covered with a 2" layer of Shredded Hardwood Bark Mulch or other material approved by the owner or his representative. The limit of this mulch for trees shall be the area of the pit and for shrubs in beds, the entire area of the shrub bed.
- Trees in leaf when planted shall be treated with anti-desiccant such as Wilt-proof.
- Conditions detrimental to plants: the contractor shall notify the project representative in writing of all soil or drainage conditions which the contractor considers detrimental to the growth of plants. He shall state the conditions and submit a proposal for correcting the conditions, including any change in cost for review and acceptance by the project representative.
- Minor adjustments to tree location may be necessary due to field conditions and final grading. The contractor shall notify the owner and the Anne Arundel County Office of Planning and Zoning if major adjustments are required.



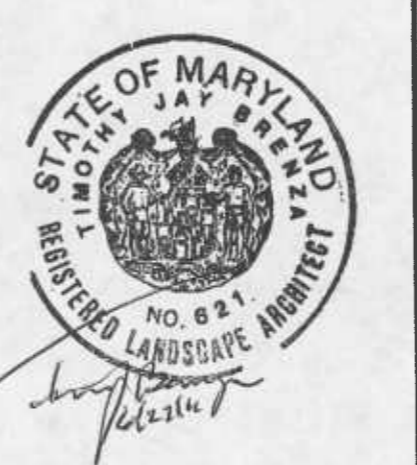
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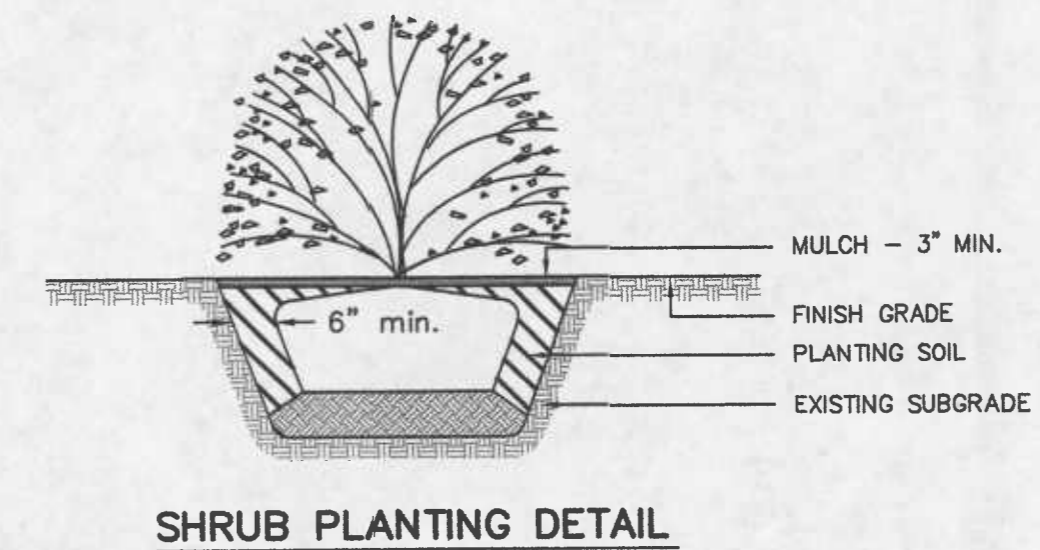
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KENSINGTON, MD 20895
ATT: CRAIG LUSSI 202-236-5363

LANDSCAPE - REFORESTATION PLAN

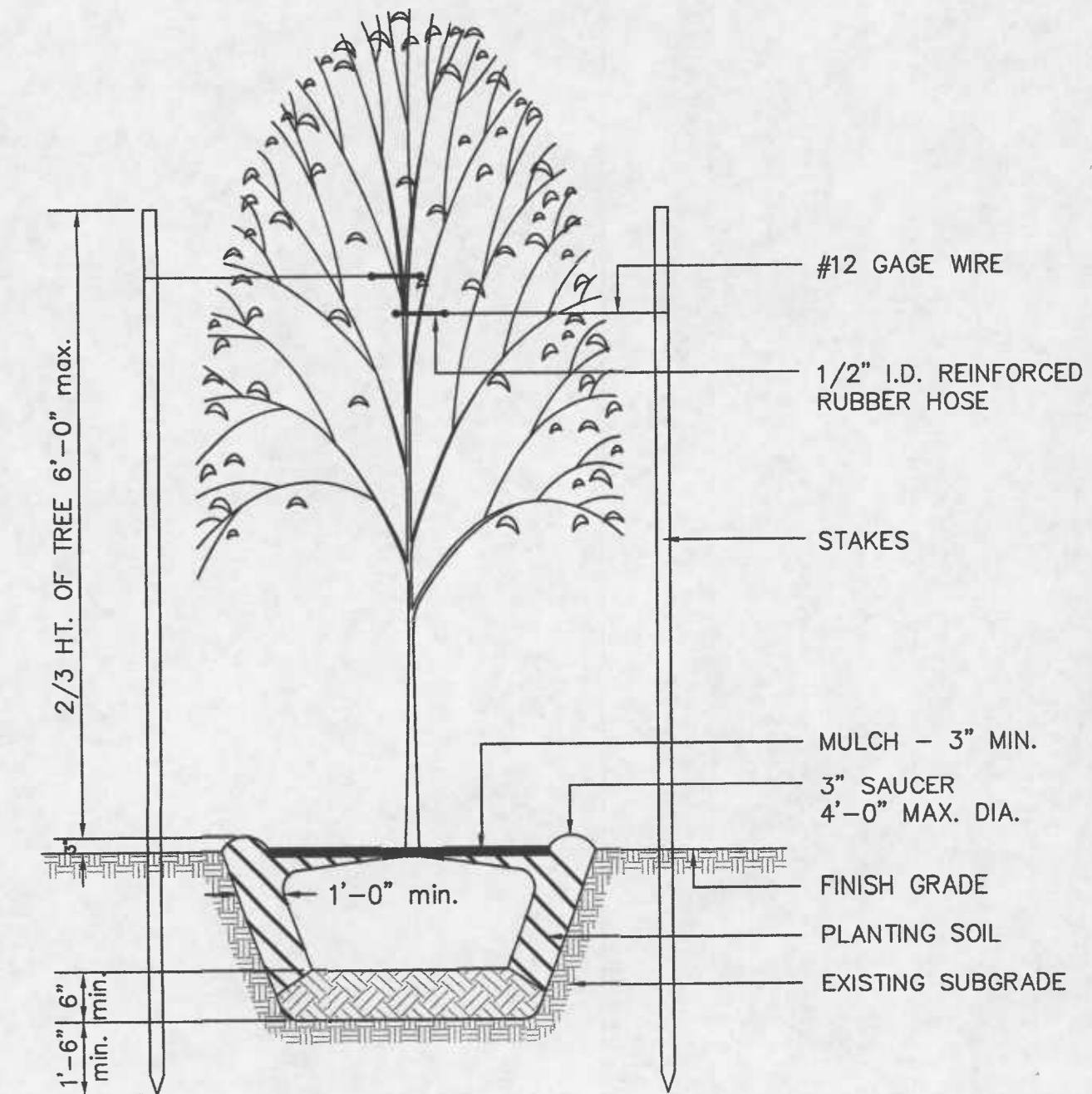
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SHRUB PLANTING DETAIL



TREE PLANTING DETAIL - LESS THAN 4" CAL.