

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/

January 15, 2009

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

Re: Dennis Point Lot 3 Parcel A
S86-218; P07-0195

Dear Mr. Gerczak:

Thank you for forwarding the resubmittal for the above referenced application for review and comment. The applicant is seeking to revise an existing plat for Lot 3 to adjust the boundary of the 25-foot buffer to nontidal wetlands. Lot 3 is 12,981 square feet in size and located in the Limited Development Area (LDA). The lot was recorded as part of the Dennis Point subdivision in 1993. It appears the lot lines followed the boundary of the nontidal wetland and the 25-foot buffer was located from that boundary. According to the application material, a portion of nontidal wetlands adjacent to the lot was filled in by Hurricane Isabel and the plat seeks to rectify that filling with the new nontidal wetland boundary. It does not appear that the applicant has addressed this office's previous comments from Kate Schmidt's July 3, 2008 and March 19, 2008 letters and my October 10, 2008 letter. Therefore, I have reiterated those comments below:

1. Prior to recordation of the plat, the boundary of the nontidal wetland should be verified by Maryland Department of the Environment or the Army Corps of Engineers.
2. The applicant has indicated in previous submittals that a Critical Area report would be completed and included in future resubmittals. However, this office has not yet received a Critical Area report from the applicant. This report must be submitted when it is available and prior to final plat approval.
3. Please have the applicant provide information that explains the assertion that up to 25% of the lot may be developed as lot coverage. If this was the amount of lot coverage allotted to the property when the subdivision was recorded in 1993, the applicant must provide documentation of this fact, along with documentation that the total lot coverage on the subdivision is under the 15% limit for properties within the LDA.

TTY for the Deaf

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



Mr. Gerczak
January 15, 2009
Page 2 of 2

Thank you for the opportunity to provide comments. If you have any questions, please contact me at (410) 260-3481.

Sincerely,



Amber Widmayer
Natural Resources Planner
cc: AA129-08

Martin O'Malley
Governor

Anthony G. Brown
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October 10, 2008

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

Re: Dennis Point Lot 3 Parcel A
S86-218; P07-0195

Dear Mr. Gerczak:

Thank you for forwarding the resubmittal for the above referenced application for review and comment. The applicant is seeking to revise an existing plat for Lot 3 to adjust the boundary of the 25-foot buffer to nontidal wetlands. Lot 3 is 12,981 square feet in size and located in the Limited Development Area (LDA). The lot was recorded as part of the Dennis Point subdivision in 1993. It appears the lot lines followed the boundary of the nontidal wetland and the 25-foot buffer was located from that boundary. According to the application material, a portion of nontidal wetlands adjacent to the lot was filled in by Hurricane Isabel and the plat seeks to rectify that filling with the new nontidal wetland boundary. It does not appear that the applicant has addressed this office's previous comments from Kate Schmidt's July 3, 2008 and March 19, 2008 letters. Therefore, I have reiterated those comments below:

1. Prior to recordation of the plat, the boundary of the nontidal wetland should be verified by Maryland Department of the Environment or the Army Corps of Engineers.
2. The applicant indicated in previous submittals that a Critical Area report would be completed and included in future resubmittals. However, this office has not yet received a Critical Area from the applicant. This report must be submitted when it is available.
3. Please have the applicant provide information that explains why the current lot coverage is 22% of the property and why the applicant asserts that up to 25% of the lot may be developed as lot coverage. If this was the amount of lot coverage allotted to the property when the subdivision was recorded in 1993, the applicant must provide documentation of this fact, along with documentation that the total lot coverage on the subdivision is under the 15% limit for properties within the LDA.

Mr. Gerczak
October 10, 2008
Page 2 of 2

Thank you for the opportunity to provide comments. If you have any questions, please contact me at (410) 260-3481.

Sincerely,

A handwritten signature in black ink, appearing to read 'Amber Widmayer', with a stylized flourish at the end.

Amber Widmayer
Natural Resources Planner
cc: AA129-08

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/

July 3, 2008

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

Re: Dennis Point Lot 3 Parcel A
S86-218; P07-0195

Dear Ms. Krinetz:

Thank you for submitting additionally information regarding the above referenced application for review and comment. I previously provided comments to your office on March 19th, 2008. The information submitted by the applicant states that this office is aware of the wetlands clearing violation and that Eric See is working with the office to rectify the situation. This office does not review and approve work within nontidal wetlands. These types of violations are regulated by Maryland Department of the Environment (MDE). Based on the information provided, I have the remaining following comments:

1. Prior to recordation of the plat, the boundary of the nontidal wetland should be verified by Maryland Department of the Environment or the Army Corps of Engineers.
2. A copy of the Critical Area report should be forwarded to this office when it becomes available.
3. The plat indicates the impervious surface limit for this lot is 2,596 square feet and that existing impervious surface is 2,913 square feet. I am not clear as to why the impervious surface limit for this Lot is 20%, however, if this is the case, it will be necessary for the applicant and/or the County to address this apparent violation prior to recordation of the plat.

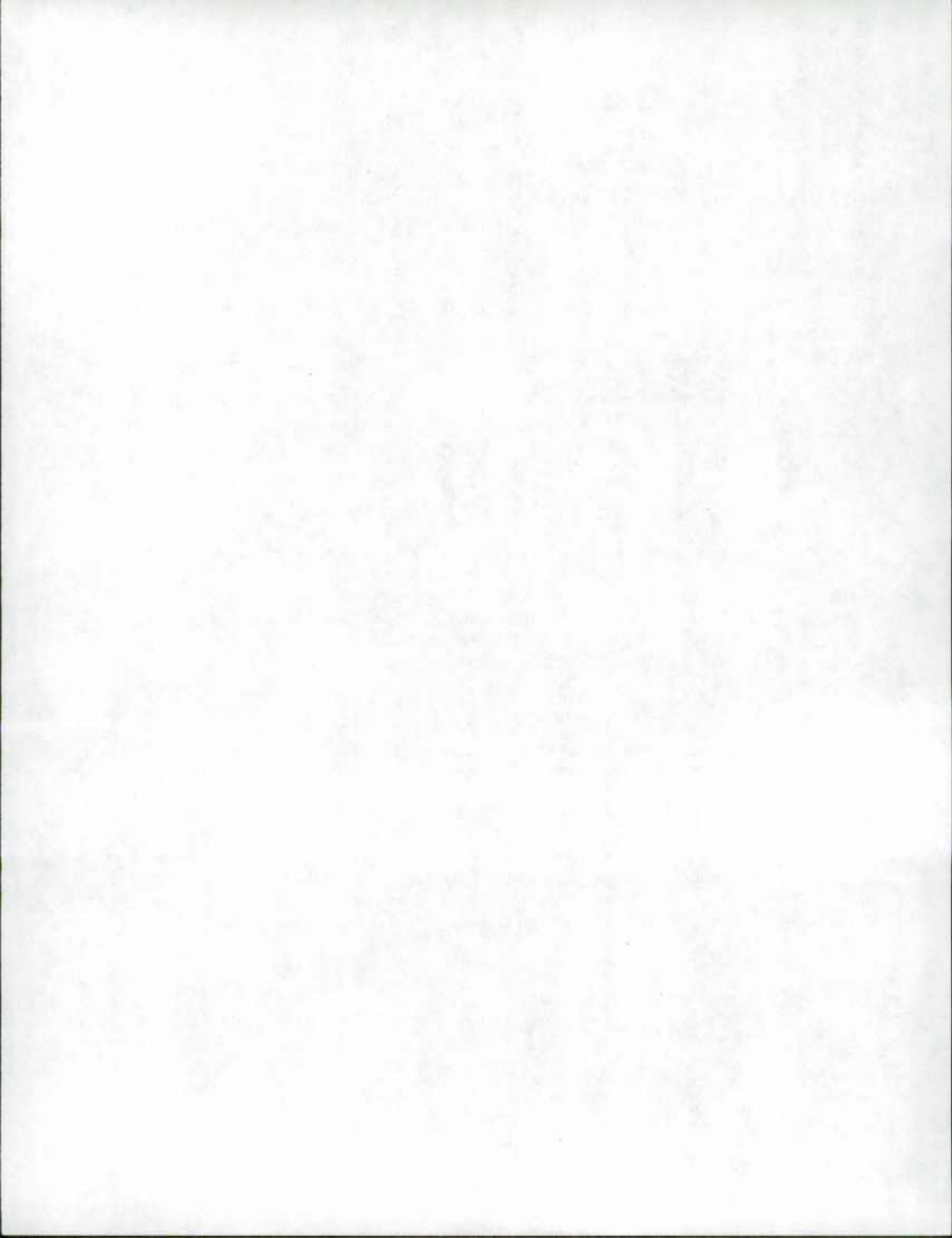
Thank you for the opportunity to provide comments. If you have any questions, please contact me at (410) 260-3745.

Sincerely,

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

Kate Schmidt
Natural Resources Planner

cc: AA129-08



Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
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1804 West Street, Suite 100, Annapolis, Maryland 21401

(410) 260-3460 Fax: (410) 974-5338

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

March 19, 2008

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

Re: Dennis Point Lot 3 Parcel A
S86-218; P07-0195

Dear Ms. Krinetz:

Thank you for submitting the above referenced application for review and comment. The applicant is seeking to revise an existing plat for Lot 3 to adjust the boundary of the 25-foot buffer to nontidal wetlands. Lot 3 is 12,981 square feet in size and located in the Limited Development Area (LDA). The lot was recorded as part of the Dennis Point subdivision in 1993. It appears the lot lines followed the boundary of the nontidal wetland and the 25-foot buffer was located from that boundary. According to the application material, a portion of nontidal wetlands adjacent to the lot was filled in by Hurricane Isabel and the plat seeks to rectify that filling with the new nontidal wetland boundary. Based on the information provided, I have the following comments:

1. Prior to recordation of the plat, the boundary of the nontidal wetland should be verified by Maryland Department of the Environment or the Army Corps of Engineers.
2. A copy of the Critical Area report should be forwarded to this office when it becomes available.
3. The plat indicates the impervious surface limit for this lot is 2,596 square feet and that existing impervious surface is 2,913 square feet. I am not clear as to why the impervious surface limit for this Lot is 20%, however, if this is the case, it will be necessary for the applicant and/or the County to address this apparent violation prior to recordation of the plat.

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

Sincerely,

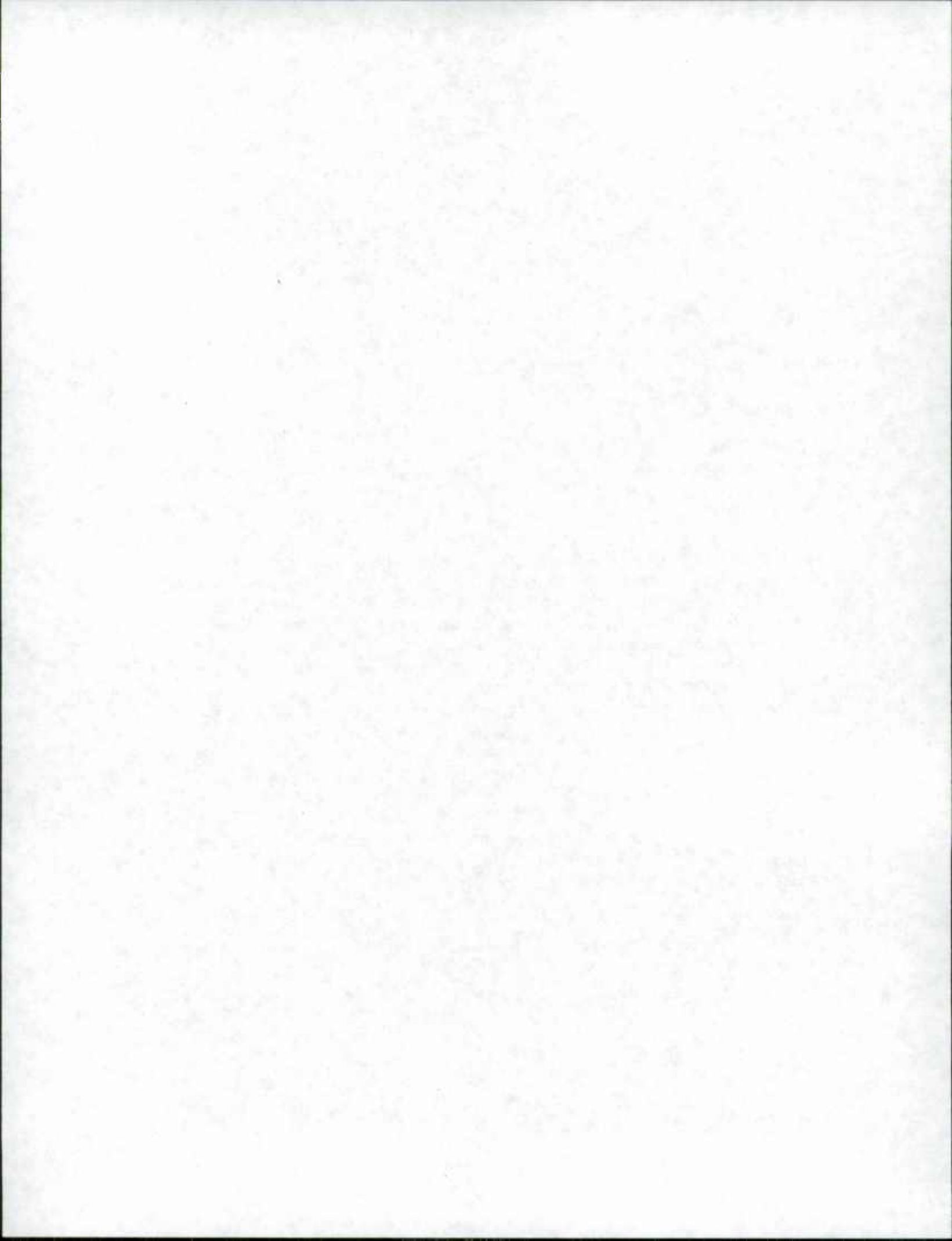
A handwritten signature in cursive script that reads "Kate Schmidt".

Kate Schmidt
Natural Resources Planner

cc: AA129-08

TTY for the Deaf

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

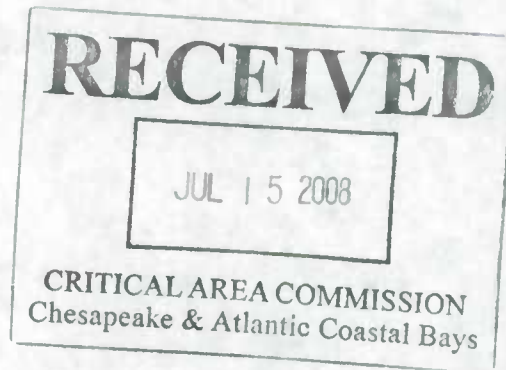




2664 RIVA ROAD, P.O. BOX 6675
ANNAPOLIS, MARYLAND 21401

OFFICE OF PLANNING AND ZONING

July 10, 2008



Mr. Edward A. Brown, L.S.
Ed Brown & Associates, Inc.
19 Loretta Avenue
Annapolis, MD. 21401

Re: Project: Dennis Point, Lot 3 (Amended Plat)
Subdivision # 1986-218, Project # 2007-0195

Dear Mr. Brown:

The Amended Plat application for the above-referenced project has been reviewed by the agencies listed below.

- A. OPZ/Planning Approval withheld July 10, 2008
- B. OPZ/Environmental Approval withheld July 10, 2008
- C. Critical Area Commission Approval withheld July 3, 2008

I. Before approval of the Amended Plat the following comments must be resolved:

- A. OPZ/Planning Comments dated July 10, 2008
- B. OPZ/Environmental Comments dated July 10, 2008
- C. Critical Area Commission Comments dated July 3, 2008

II. Adequacies of Facilities are not applicable. This is an amended plat that does not create any additional lots.

III. Decision:

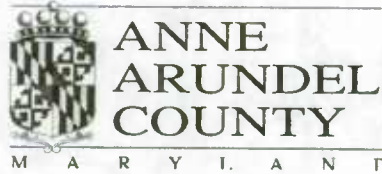
- A. This office must withhold approval of the Amended Plat until the issues set forth in Section I above have been resolved.
- B. In accordance with Article 17-4-203 the resubmittal must be made within forty-five (45) days of the date of this letter and must include separate packages labeled with the name of the required review agency. Each package is to include a point-by-point response letter addressing the items in Section I above and any other supplemental information necessary for review. Resubmittal in accordance with the attached Resubmittal Cover Sheet must be sent directly to the Permit Application Center, by August 25, 2008.

If you have any questions regarding this project, please call Dan Gerczak of this office at 410-222-7960.

Sincerely,

Dan Gerczak
Dan Gerczak
Planner II

cc: Kelly Krinetz, Critical Area Team Administrator
Jamie Richardson, PAC
Kate Schmidt, Critical Area Commission
Site Plan File/Diary



Office of Planning and Zoning
Development Division

INTER-OFFICE CORRESPONDENCE

DATE: July 10, 2008

TO: File

FROM: Environmental/Planning, OPZ, Mail Stop 6305, Dan Gerczak

SUBJECT: S 1986-218, P 2007-0195, Dennis Point, Lot 3

Environmental:

- 1) The subdivision application letter states that "recent storms damaged several trees which needed to be removed." Please document the county removal of these trees with the County Forester. If the trees were removed/cleared without the Forester's coordination, the removal violation must be resolved prior to plat approval. This issue may be resolved with your environmental consultant. **County Forester approval is required prior to plat approval. Please address the results of your meetings with the next resubmittal.**
- 2) Please include the revised Critical Area Report with the next resubmittal. The report must be prepared by a wetland investigative authority and include soils, hydrology and photographic information. The nontidal wetland boundary must be verified by MDE.
- 3) The FDP shows the existing wetland and buffer as being cleared of woodland/vegetation. The appropriate State wetland approvals will be required for the violation of converting nontidal wetlands to lawn area.
- 4) Please include critical area woodland calculations on the FDP with the next resubmittal.

Planning:

- 1) The Dennis Point Homeowners Association must sign the plat. **The HOA must sign because the proposed wetland and wetland buffer relocation will affect and occur onto the HOA property.**
- 2) Please identify the Dennis Point Homeowners Association. Who is the president of the Association? The HOA document must be clearly noted on the plat.
- 3) Provide the "before" and "after" wetland area tabulations on the plat and FDP per the environmental comment # 3.

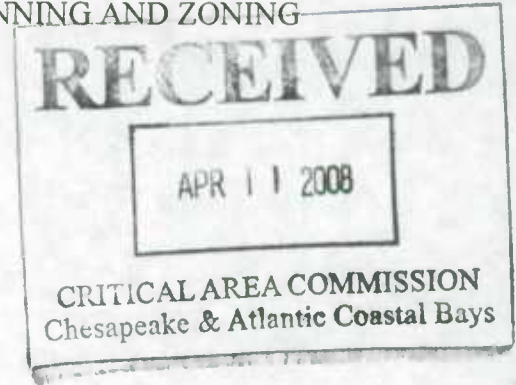
AA129-08



2664 RIVA ROAD, P.O. BOX 6675
ANNAPOLIS, MARYLAND 21401

OFFICE OF PLANNING AND ZONING

April 4, 2008



Mr. Edward A. Brown, L.S.
Ed Brown & Associates, Inc.
19 Loretta Avenue
Annapolis, MD. 21401

Re: Project: Dennis Point, Lot 3 (Amended Plat)
Subdivision # 1986-218, Project # 2007-0195

Dear Mr. Brown:

The Amended Plat application for the above-referenced project has been reviewed by the agencies listed below.

- A. OPZ/Planning Approval withheld April 4, 2008
- B. OPZ/Environmental Approval withheld April 4, 2008
- C. Critical Area Commission Approval withheld March 19, 2008

I. Before approval of the Amended Plat the following comments must be resolved:

- A. OPZ/Planning Comments dated April 4, 2008
- B. OPZ/Environmental Comments dated April 4, 2008
- C. Critical Area Commission Comments dated March 19, 2008

II. Adequacies of Facilities are not applicable. This is an amended plat that does not create any additional lots.

III. Decision:

- A. This office must withhold approval of the Amended Plat until the issues set forth in Section I above have been resolved.
- B. In accordance with Article 17-4-203 the resubmittal must be made within forty-five (45) days of the date of this letter and must include separate packages labeled with the name of the required review agency. Each package is to include a point-by-point response letter addressing the items in Section I above and any other supplemental information necessary for review. Resubmittal in accordance with the attached Resubmittal Cover Sheet must be sent directly to the Permit Application Center, by May 20, 2008.

If you have any questions regarding this project, please call Dan Gerczak of this office at 410-222-7960.

Sincerely,

Dan Gerczak
Planner II

cc: Kelly Krinetz, Critical Area Team Administrator
Jamie Buser, PAC
Kate Schmidt, Critical Area Commission
Site Plan File/Diary



Office of Planning and Zoning
Development Division

INTER-OFFICE CORRESPONDENCE

DATE: April 4, 2008

TO: File

FROM: Environmental/Planning, OPZ, Mail Stop 6305, Dan Gerczak

SUBJECT: S 1986-218, P 2007-0195, Dennis Point, Lot 3

Environmental:

- 1) The subdivision application letter states that "recent storms damaged several trees which needed to be removed." Please document the county removal of these trees with the County Forester. If the trees were removed/cleared without the Forester's coordination, the removal violation must be resolved prior to plat approval. This issue may be resolved with your environmental consultant. **County Forester approval is required prior to plat approval.**
- 2) Please include the revised Critical Area Report with the next resubmittal. The report must be prepared by a wetland investigative authority and include soils, hydrology and photographic information. The nontidal wetland boundary must be verified by MDE.
- 3) If, and when applicable, please show the proposed development (addition) on the Final Development Plan.
- 4) The FDP shows the existing wetland and buffer as being cleared of woodland/vegetation. The appropriate State wetland approvals will be required for the violation of converting nontidal wetlands to lawn area.
- 5) Please include critical area woodland and impervious area requirements and calculations on the FDP with the next resubmittal.

Planning:

- 1) The Dennis Point Homeowners Association must sign the plat. **The proposed wetland and wetland buffer relocation will affect and occur onto the HOA property.**
- 2) Please identify the Dennis Point Homeowners Association. Who is the president of the Association? The HOA document must be clearly noted on the plat.
- 3) Provide the "before" and "after" wetland area tabulations on the plat and FDP.
- 4) The record plat must meet all Title 17-3-302 items.
- 5) A Certificate of Title and FY 2008 taxes paid receipts are required prior to county approval.
- 6) The County Health officer must sign the plat.



2664 RIVA ROAD, P.O. BOX 6675
ANNAPOLIS, MARYLAND 21401

OFFICE OF PLANNING AND ZONING

December 20, 2007

Mr. Edward A. Brown, L.S.
Ed Brown & Associates, Inc.
19 Loretta Avenue
Annapolis, MD. 21401

Re: Project: Dennis Point, Lot 3 (Amended Plat)
Subdivision # 1986-218, Project # 2007-0195

Dear Mr. Brown:

The Amended Plat application for the above-referenced project has been reviewed by the agencies listed below.

- A. OPZ/Planning Approval withheld December 19, 2007
- B. OPZ/Environmental Approval withheld December 19, 2007

I. Before approval of the Amended Plat the following comments must be resolved:

- A. OPZ/Planning Comments dated December 19, 2007
- B. OPZ/Environmental Comments dated December 19, 2007
- C. Critical Area Commission Comments to be required

II. Adequacies of Facilities are not applicable. This is an amended plat that does not create any additional lots.

III. Decision:

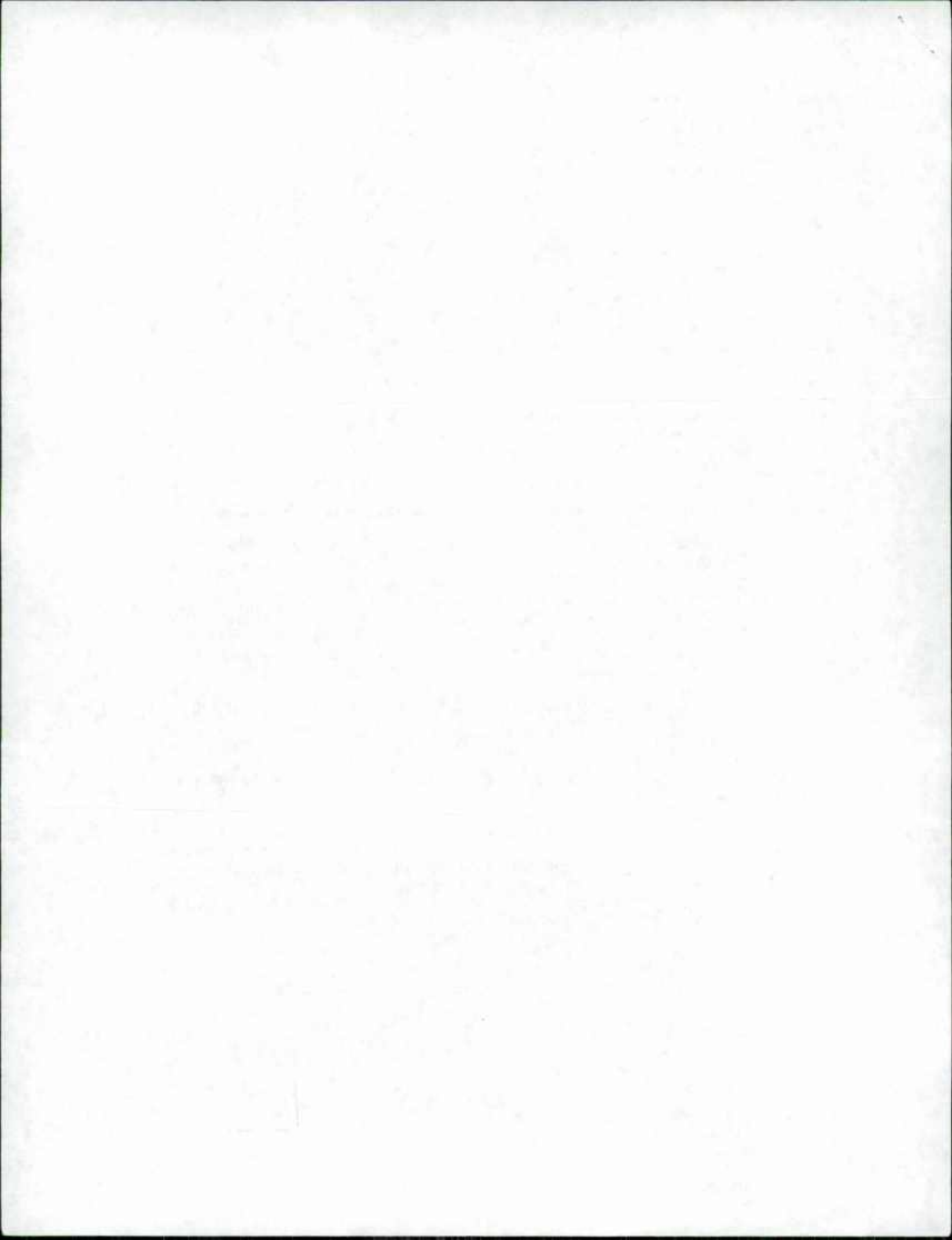
- A. This office must withhold approval of the Amended Plat until the issues set forth in Section I above have been resolved.
- B. In accordance with Article 17-4-203 the resubmittal must be made within forty-five (45) days of the date of this letter and must include separate packages labeled with the name of the required review agency. Each package is to include a point-by-point response letter addressing the items in Section I above and any other supplemental information necessary for review. Resubmittal in accordance with the attached Resubmittal Cover Sheet must be sent directly to Nancy McGuckian, Permit Application Center, by February 4, 2008.

If you have any questions regarding this project, please call Dan Gerczak of this office at 410-222-7960.

Sincerely,
Dan Gerczak
Dan Gerczak
Planner II



cc: Kelly Krinetz, Critical Area Team Administrator
Nancy McGuckian, PAC
Amber Widemayer, Critical Area Commission
Site Plan File/Diary





**Office of Planning and Zoning
Development Division**

INTER-OFFICE CORRESPONDENCE

DATE: December 19, 2007

TO: File

FROM: Environmental/Planning, OPZ, Mail Stop 6305, Dan Gerczak

SUBJECT: S 1986-218, P 2007-0195, Dennis Point, Lot 3

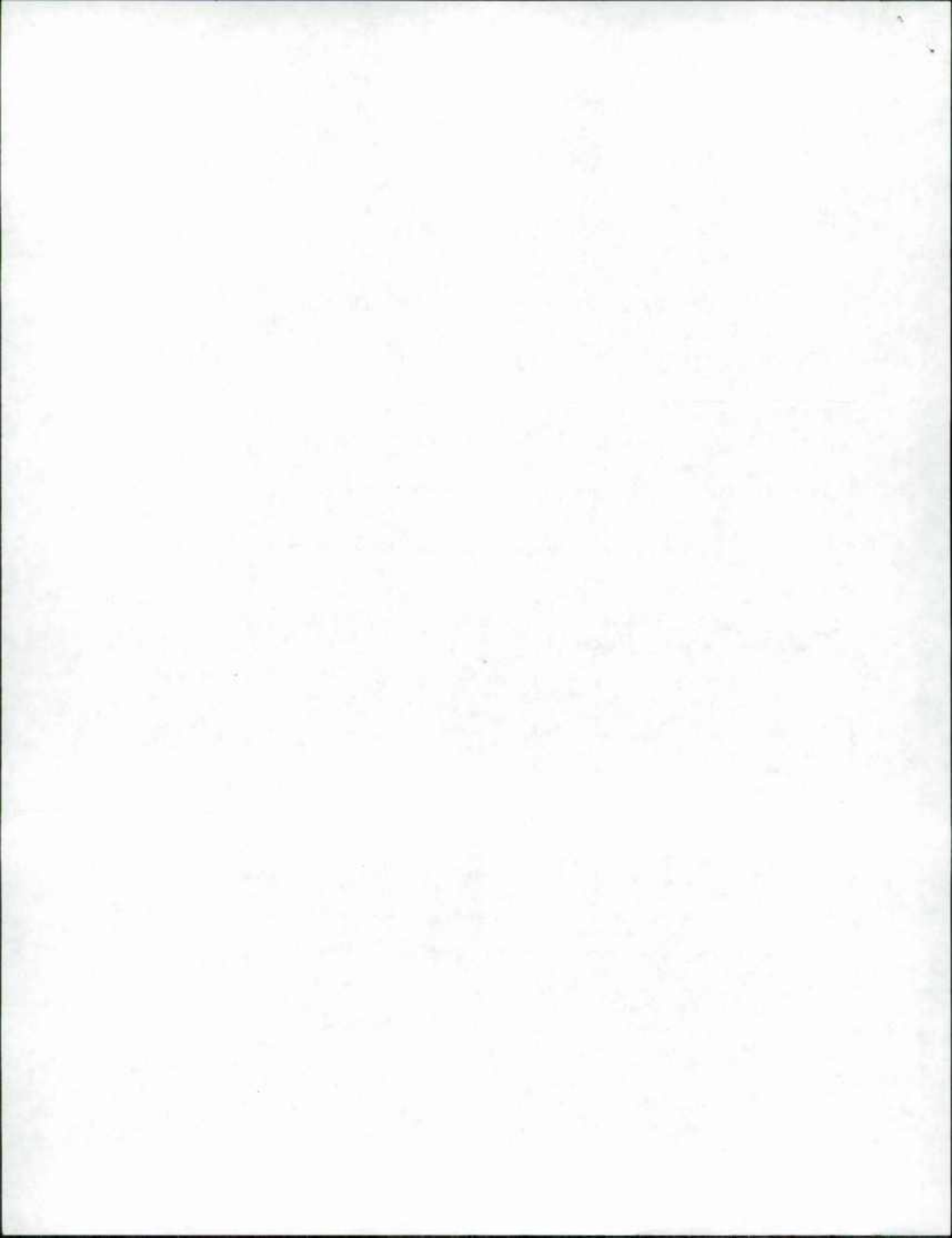
The Critical Area Commission must review and comment on the Plat and Final Development Plan.

Environmental:

- 1) Please provide the County Forester's report on the tree removal. Please identify the date of the storms. If the trees were removed/cleared without the Forester's approval, the removal violation must be resolved prior to plat approval.
- 2) The Critical Area Report is not acceptable. The report must be prepared by a wetland investigative authority and include soils, hydrology and photographic information
- 3) Please show the proposed development (addition) on the Final Development Plan.
- 4) The FDP shows the existing wetland and buffer as being cleared of woodland/vegetation. If this area has been filled and is now lawn, the appropriate State wetland approvals will be required. It is not plausible that the area has reverted to uplands since the "recent storms."
- 5) The Final Development Plan must address critical area woodland and impervious area requirements and calculations.

Planning:

- 1) The Dennis Point Homeowners Association must sign the plat. The proposed wetland and wetland buffer relocation will affect and occur onto the HOA property.
- 2) Please identify the Dennis Point Homeowners Association. Who is the president of the Association? The HOA document must be clearly noted on the plat.
- 3) Please revise the subdivision identification to reflect the subdivision and project numbers.
- 4) Please remove the setback information from the record plat.
- 5) Provide the "before" and "after" wetland area tabulations on the plat and FDP.
- 6) The record plat must meet all Title 17-3-302 items.
- 7) A Certificate of Title and FY 07/08 taxes paid receipts are required prior to county approval.
- 8) The owner's signature on the plat must be witnessed.
- 9) The County Health officer must sign the plat.



ED BROWN & ASSOCIATES, INC.

EDWARD A. BROWN L.S.
President

Land Surveyors - Planners

Phone 410-757-2002

DOUGLAS D. BOURQUIN
Vice President

PLAZA ONE BUILDING
1511 Ritchie Hwy
Suite 301
Arnold, MD 21012

Fax 410-757-2011

Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis, Md., 21401

RECEIVED December 5, 2008

DEC 09 2008

Attention: Dan Gerczak ;

Re: Point by Point Response Letter
DENNIS POINT SUBDIVISION
LOT 3 REVISED
Subdivision # 1986-218
Project # 2007-0195

PLANNING AND ZONING
DEVELOPMENT

P07-0195

00 NM

Mr. Gerczak ;

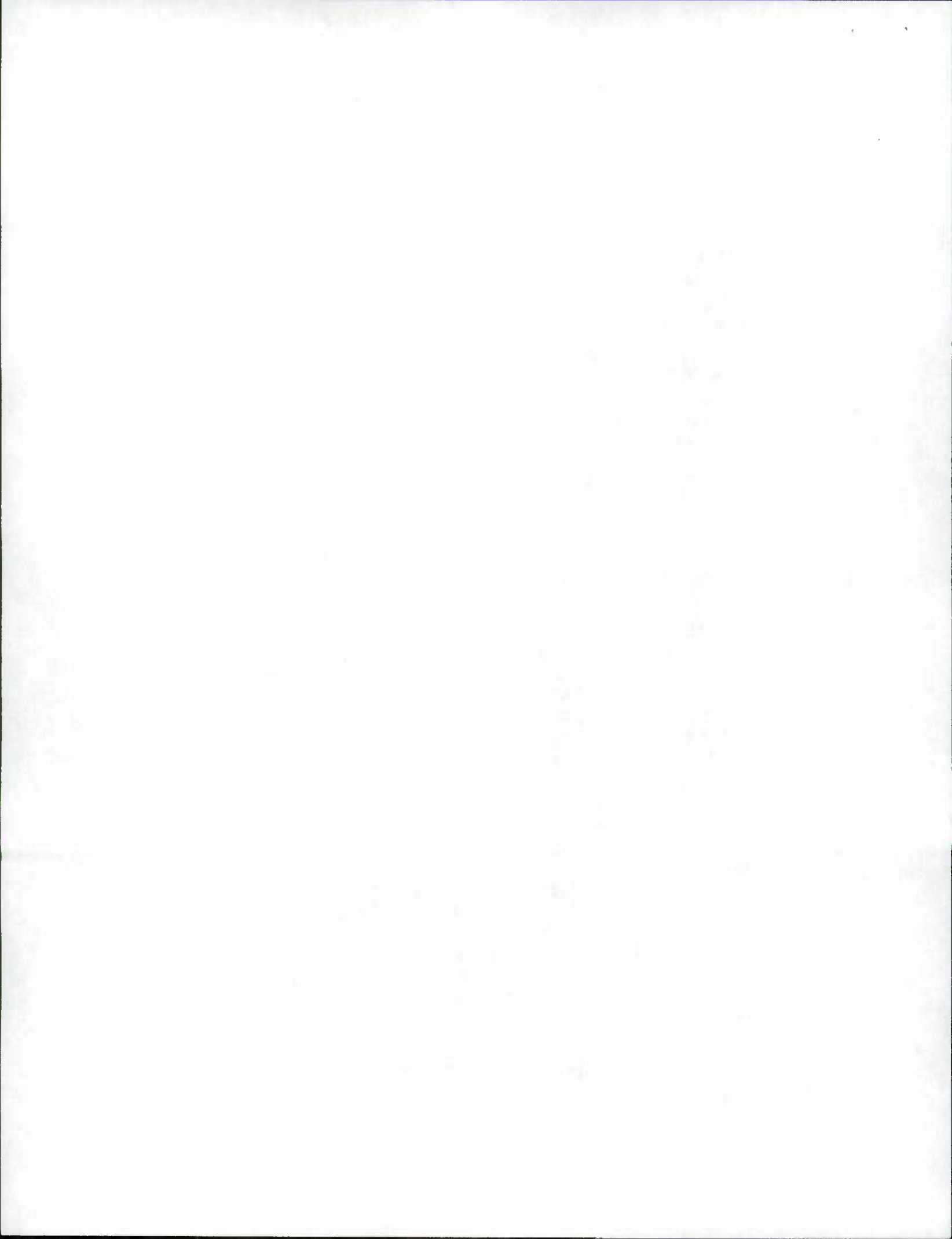
The following is a point by point response to agencies comments generated in the comment package dated October 21,2008.

(NO CHANGES FROM LAST SUBMITTAL)

ENVIRONMENTAL :

1. As mentioned in previous comments Anne Arundel County Public Works provided the trucks, equipment and all the labor for clean-up and removal of all the debris, I am sure that Public Works would have a log book or record of dispensing such a crew to do this clean-up. We are not sure how to go about receiving this information from the Department of Public Works, please advise ! The client did not contact the County Forester and had no idea that he should, when the Department of Public Works was performing all the work and equipment related to this clean-up and removing the debris. Is there a record of the Department of Public Works contacting the County Forester ?
2. Acknowledged and the client is searching for environmentalist to perform the report and supply all the information required, and the non-tidal wetland boundary will have to be verified by MDE.
3. Acknowledged the FDP shows the existing wetland and buffer as being cleared of woodland/vegetation due to the storm and Anne Arundel County Department of Public Works clean-up. The appropriate State wetland approvals will have to be provided. The environmentalist will address the issue with his investigation and report.
4. Acknowledged the critical area woodland calculations must be shown on the FDP and we will supply this information when the client's environmentalist has completed his report.

SHEET 1 OF 2



PLANNER :

1. Acknowledged and the client is addressing this issue to the Dennis Point Homeowners Association and will provide us or arrange the HOA to sign the plat.
2. Dennis Point Homeowners Association c/o Nelson Goodman is the representative for the community and his address is 509 Powell Drive Annapolis, Md., 21401 and Dennis Point Homeowners Association P.O. Box 151 Dunkirk, Md., 20754 and the client has not identified the president of the Association as of yet.
3. Acknowledged the wetland tabulations and are waiting on the environmentalist report.

CRITICAL AREA COMMISSION :

1. Acknowledged that the recordation of the plat, the boundary of the non-tidal wetland should and will be verified by Maryland Department of the Environment or the Army Corps of Engineers.
2. Acknowledged that a copy of the Critical Report will be forwarded to you when it becomes available.
3. Acknowledged the plat indicates the impervious surface limit for lot 3 is 2,596 square feet (20%) and has been corrected to 3,245 square feet (25%) and that the existing surface is 2,913 square feet and the applicant and/or the County shall address the violation prior to recordation of the plat.

This re-submittal has a lot of concerns and unavailable information to be forwarded to you when made available to us.

Should you have any questions, concerns or require additional information, please give us a call or E-Mail us.

Your usual cooperation in resolving these matters will be greatly appreciated.

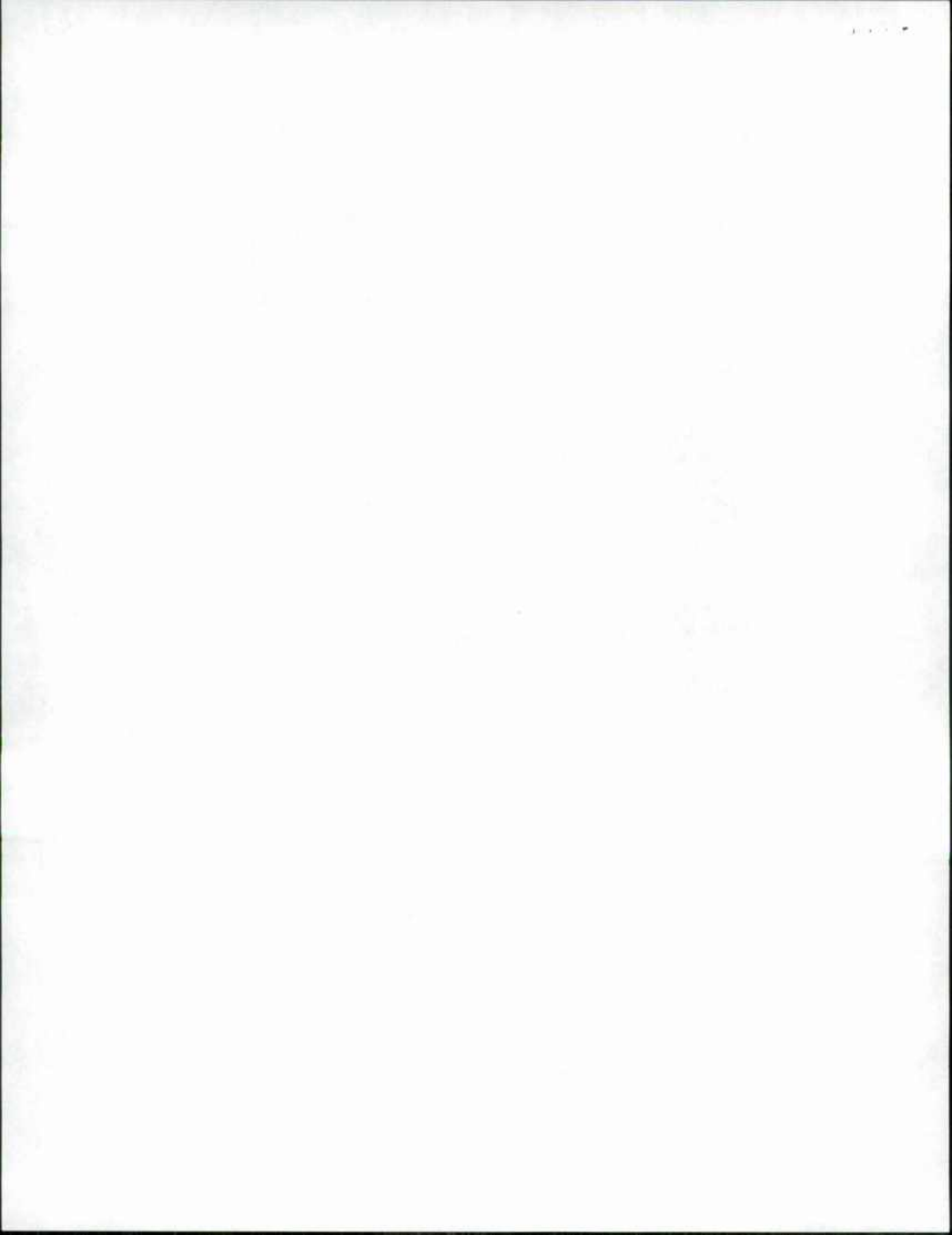
YOURS TRULY

Edward A. Brown

EDWARD A. BROWN L.S.



SHEET 2 OF 2



ED BROWN & ASSOCIATES, INC.

EDWARD A. BROWN L.S.
President

Land Surveyors - Planners

Phone 410-757-2002

DOUGLAS D. BOURQUIN
Vice President

PLAZA ONE BUILDING
1511 Ritchie Hwy
Suite 301
Arnold, MD 21012

Fax 410-757-2011

Anne Arundel County
Office of Planning & Zoning
2664 Riva Road
Annapolis, Maryland 21401

ATTENTION: Dan Gerczak

Dear Dan:

The following is a point by point response to your comments dated April 4, 2008.

ENVIRONMENTAL

- 1) As explained prior it was County employees and equipment that remove the debris from "Isabel". I have contacted Jim Johnson (County Forester) to see what needs to happen if anything. As soon as we connect I will let you know the result.
- 2) We are expecting the report from Eric See any day and will submit to you as soon as we get it.
- 3) None is proposed at this time according to the owner.
- 4) Kate Schmidt of the Critical Area Commission is aware of what happened and Eric is working on her approval.
- 5) Has been added to Final Plan.

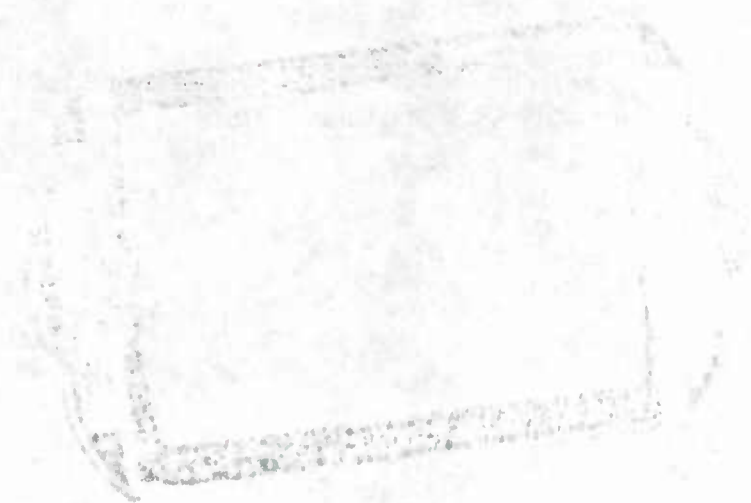
PLANNING

- 1) Why, we are simply showing you what took place with "Isabel and the County" on an adjacent property. We are not applying for any permit to do the change in wetland location they are just an adjacent property that has change, but not from us.
- 2) I don't know, owner is trying to find out.
- 3) Wetland Tabulation did not change for our lot, there wasn't any "before" and there isn't any "after".
- 4-6) Acknowledged.

I believe this should resolve all your concerns but should you need any addition information, please contact this office.

Very Truly Yours,


EDWARD A. BROWN, L.S.



ED BROWN & ASSOCIATES, INC.

EDWARD A. BROWN L.S.
President

Land Surveyors - Planners

Phone 410-757-2002

DOUGLAS D. BOURQUIN
Vice President

PLAZA ONE BUILDING
1511 Ritchie Hwy
Suite 301
Arnold, MD 21012

Fax 410-757-2011

Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis, Md., 21401

RECEIVED

P07-0195

Attention : Dan Gerczak ;

FEB 07 2008

Re : Point by Point Response Letter
Dennis Point Subdivision
Lot 3 Revised
Subdivision # 1986-218
Project # 2007-0195

PLANNING AND ZONING
DEVELOPMENT

Mr. Gerczak ;

The following is a point by point response to agencies comments generated in the comment package dated December 19, 2007.

ENVIRONMENTAL :

1. No shrubs, undergrowth, plant life or weeds were removed by our client, the storm " ISABEL" dumped truck loads of debris onto the site, Anne Arundel County provided the trucks, equipment and all the labor for clean-up and removal of all the debris. There were no existing trees in these areas and any existing vegetation got removed by the county equipment while removing the debris.
2. Acknowledged and will provide the revised Critical Area Report as soon as our Environmental Contractor has finished his report.
3. Acknowledged your request, but there are no improvements proposed at this time.
4. When Anne Arundel County cleaned-up after the storm " Isabel", the property grew into grass and weeds and the lot owner started mowing the unwanted weeds to keep it in control and to look presentable to the public.
5. Acknowledged and will provide the information after we receive it from our Environmental Contractor.

PLANNING :

1. Acknowledged, but why should the Dennis Point Homeowners Association sign the plat since we are not proposing any changes but are only recording the effect of the storm and the clean-up results.
2. Acknowledged, but we are having difficulties in locating the Homeowner Association President, however we will provide at a later time if applicable.
3. Acknowledged and provided the Subdivision and Project Numbers.
4. Acknowledged and removed the setback information from the record plat.

5. Acknowledged the wetland area tabulations and will provide after we receive the Critical Area Report by our Environmental Contractor.
6. Acknowledged Subdivision check list, is there a specific item you require ?
7. Acknowledged and will provide a Certificate of Title at a later time , however a copy of the paid taxes of FY 08 receipts are enclosed.
8. Acknowledged the owners signature has been witnessed .
9. Acknowledged the County Health Officer needs to sign the plat.

This Re-submittal should address your concerns and unavailable information will be forwarded to you when made available to us.

Should you have any questions, concerns or require additional information, please give us a call or E-Mail us.

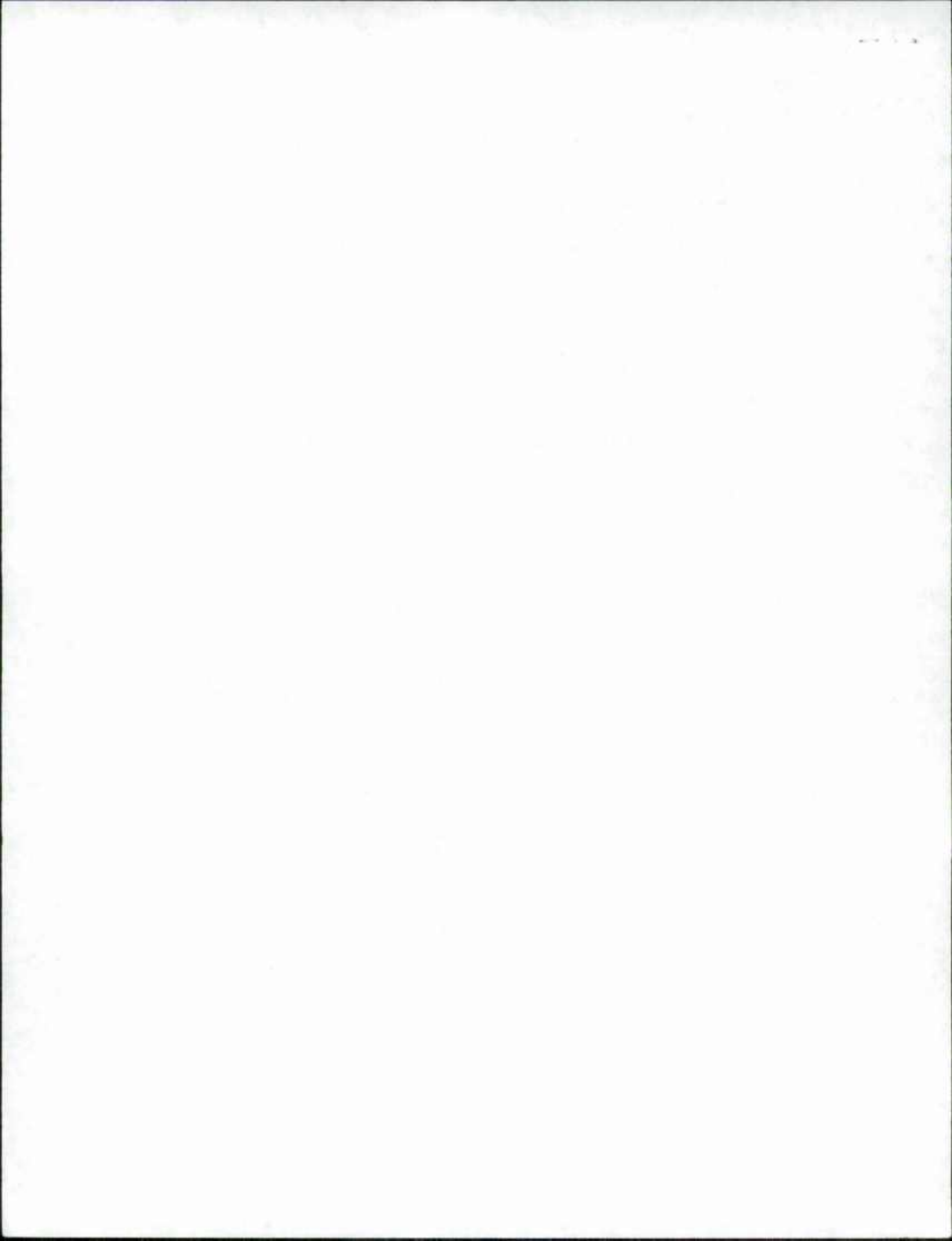
Your usual cooperation in resolving these matters will be greatly appreciated.

YOURS TRULY

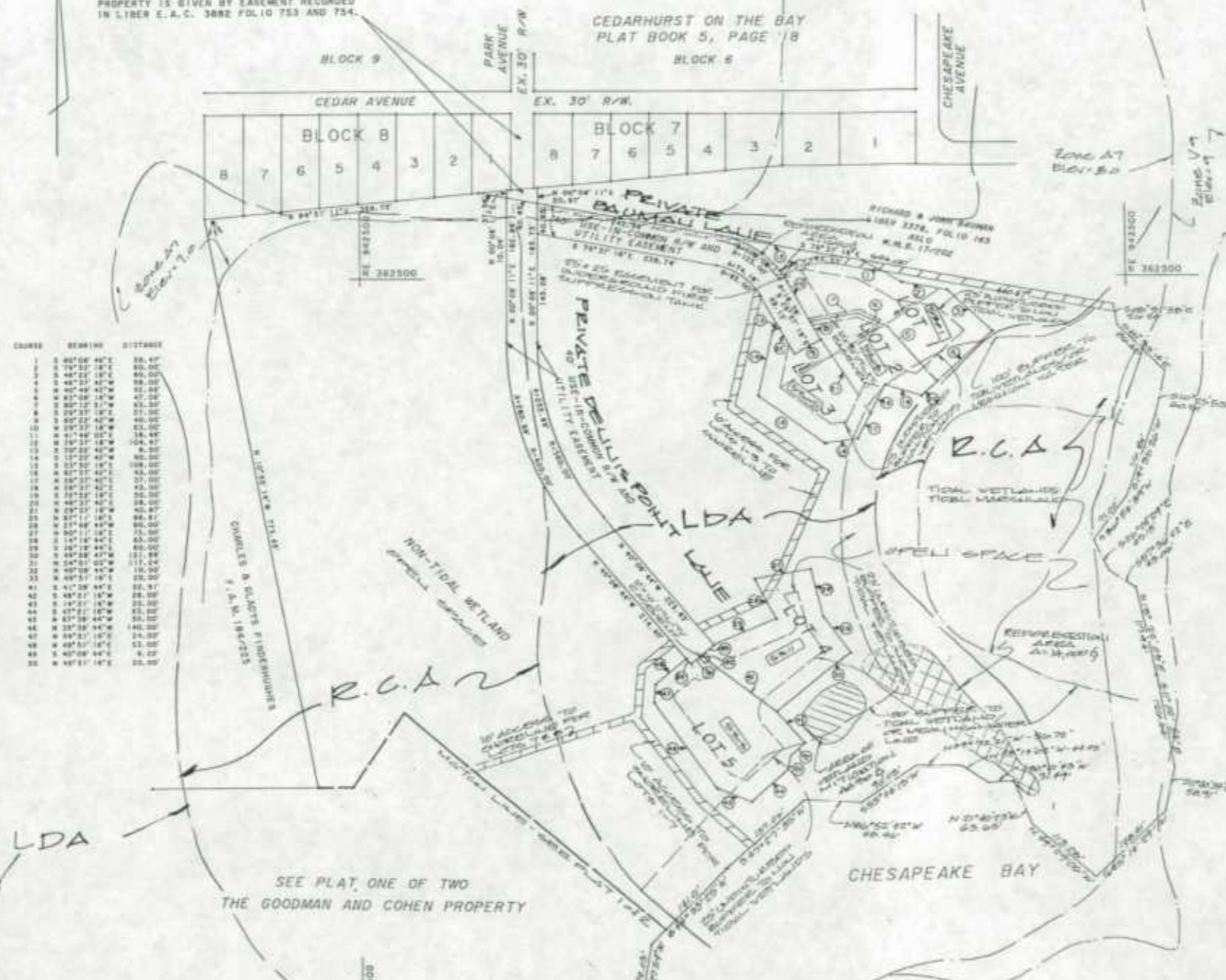
Edward A Brown

EDWARD A. BROWN





ACCESS THRU PARK AVENUE AND BAUMAN PROPERTY IS GIVEN BY EASEMENT RECORDED IN LIBER E.A.C. 3882 FOLIO 753 AND 754.



COURSE	BEARING	DISTANCE
1	S 89° 00' 00" W	89.00
2	S 75° 31' 18" W	89.00
3	S 44° 23' 12" W	89.00
4	S 44° 23' 12" W	89.00
5	S 44° 23' 12" W	89.00
6	S 44° 23' 12" W	89.00
7	S 44° 23' 12" W	89.00
8	S 44° 23' 12" W	89.00
9	S 44° 23' 12" W	89.00
10	S 44° 23' 12" W	89.00
11	S 44° 23' 12" W	89.00
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13	S 44° 23' 12" W	89.00
14	S 44° 23' 12" W	89.00
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37	S 44° 23' 12" W	89.00
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39	S 44° 23' 12" W	89.00
40	S 44° 23' 12" W	89.00
41	S 44° 23' 12" W	89.00
42	S 44° 23' 12" W	89.00
43	S 44° 23' 12" W	89.00
44	S 44° 23' 12" W	89.00
45	S 44° 23' 12" W	89.00
46	S 44° 23' 12" W	89.00
47	S 44° 23' 12" W	89.00
48	S 44° 23' 12" W	89.00
49	S 44° 23' 12" W	89.00
50	S 44° 23' 12" W	89.00

- DISTURBANCE WITHIN THE PLATTED OPEN SPACE AREA SHALL BE IN ACCORDANCE WITH CERTAIN AREA LEGISLATION AND BE APPROVED BY THE OFFICE OF PLANNING & ZONING.
- NO GRADING PERMITS SHALL BE ISSUED FOR DEVELOPMENT OF LOTS WITHIN THIS SUBDIVISION UNTIL A RECONSTRUCTION PLAN AND AGREEMENT OR PERMITS IN LIEU IS APPROVED BY THE OFFICE OF PLANNING & ZONING.
- ALL LOTS ARE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF DENNIS POINT SUBDIVISION TO BE RECORDED AMONG THE LAND RECORDS OF A.A. COUNTY PROMPTLY FOLLOWING RECORDED OF THIS RECORDED PLAT.
- THE OWNERS OF LOTS IN THIS SUBDIVISION ARE HEREBY GRANTED AN EASEMENT FOR PEDESTRIAN ACCESS INTO, AND PASSIVE USE OF, FLOODPLAINS SHOWN ON THIS PLAT, SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS TO BE RECORDED AMONG THE LAND RECORDS OF A.A. COUNTY PROMPTLY FOLLOWING RECORDED OF THIS RECORDED PLAT.
- 10 FOOT ACCESS EASEMENT TO SHORELINE MAY BE NECESSARY TO ACCOMMODATE TO EXISTING NATURAL FEATURES AND EASE OF ACCESS.
- NO FILL SHALL BE PLACED ON THE LOTS TO ACHIEVE THE LOWEST FLOOR ELEVATION REQUIRED IN A COASTAL FLOOD PLAN CONDITION.
- A) WAIVER DECISION # 2444 WAS GRANTED BY PLANNING & ZONING ON MAY 21, 1993 TO ROAD IMPROVEMENTS FOR THE 40' WIDE ACCESS EASEMENTS.
B) WAIVER DECISION # 4022 WAS GRANTED BY PLANNING & ZONING ON MAY 21, 1993 TO MAJOR SUBDIVISION REGULATIONS AND WILL PERMIT THE SITE TO BE REVIEWED UNDER OTHER SUBDIVISION REGULATIONS.
C) WAIVER DECISION # 4785, DATED MAY 21, 1993 BY PLANNING & ZONING PERMITTING THE PAYMENT OF A FEE TO BE USED FOR ROAD IMPROVEMENTS IN LIEU OF MEETING THE REQUIREMENTS OF ARTICLE 20, SECTION 2-214 OF THE ANNE ARUNDEL COUNTY CODE THE TOTAL FEE OF \$4,500.00 REQUIRED BY SECTION 2-214(b) AND JULY 7, 1993.
D) WATER DETENTION FACILITIES SHALL BE PROVIDED AND APPROVED BY THE ANNE ARUNDEL COUNTY HEALTH DEPARTMENT. FOREST PARK AND WILDLIFE SERVICE PLEASE TO MAINTAIN AN ANNE ARUNDEL COUNTY AUTHORIZATION.
E) RECREATIONAL FEE PAID ON JULY 7, 1993 \$2.40 PER ANNUM.

VARIANCE CASE NO. V-193-93 WAS GRANTED BY THE ADMINISTRATIVE HEARING OFFICER ON SEPTEMBER 24, 1992 TO ALLOW THE FOLLOWING:

- A VARIANCE OF 10 FEET TO THE 40 FOOT WIDTH REQUIREMENT FOR THE PARK AVENUE RIGHT-OF-WAY.
- A VARIANCE TO SECTION 1A-104 OF THE ANNE ARUNDEL COUNTY ZONING CODE ALLOWING ENCROACHMENT INTO THE NON-TIDAL BUFFER FOR PURPOSES OF CONSTRUCTING A 10 FOOT WIDE ACCESS ROAD TO PROPOSED LOTS 1, 2, AND 3 AS WELL AS AN ACCESS ROAD FROM THE EXISTING DRIVEWAY TO PROPOSED LOT 5. INCLUDED IN THIS VARIANCE IS THE RIGHT TO BUILD THE ACCESS ROAD TO LOTS 1, 2, AND 3. THIS ROAD SHALL BE NO WIDER THAN 10 FEET OR LONGER THAN 380 FEET AS IT AFFECTS THE BUFFER. THE FOREGOING VARIANCES ARE SUBJECT TO THE FOLLOWING CONDITIONS:
 - THE APPLICANTS SHALL BE SUBJECT TO AND ADHERE TO ANY REQUIREMENTS OR CONDITIONS IMPOSED BY THE SUBDIVISION APPROVAL PROCESS, INCLUDING BUT NOT LIMITED TO, MITIGATION FOR REPLACEMENT OF DISTURBED NON-TIDAL WETLAND AREAS.
 - PRIOR TO THE APPROVAL AND RECORDING OF ANY FINAL PLAT IN THIS CASE, THE APPLICANTS SHALL PLACE A NOTE ON THE PLAT CLEARLY INDICATING THAT NO BUILDING OR DEVELOPMENT SHALL BE ALLOWED ON THAT PORTION OF THE PROPERTY NOW IDENTIFIED AS *Parcel 10, Parcel 11* WITH THE EXCEPTION OF THAT SMALL PORTION OF LOT B DESIGNATED AS HOMESITE NUMBER 5.
 - PRIOR TO THE APPROVAL OF ANY FINAL SUBDIVISION PLANS IN THIS CASE, THE APPLICANTS SHALL NOTIFY IN WRITING MR. TIMOTHY BRENTA, 1208 HOLLY AVENUE, SHADY SIDE, MD 20764, IN ORDER TO ALLOW MR. BRENTA AN OPPORTUNITY TO REVIEW THE PROPOSED FINAL PLAT TO ENSURE COMPLIANCE WITH THE CONDITIONS SET FORTH HEREIN.
 - AREAS OF FOREST CLEARED DUE TO THIS VARIANCE SHALL BE REPLACED ON AN EQUAL AREA BASIS ON SITE.
 - AREAS OF NONPLATTED LOTS WILL BE REQUIRED TO BE LOCATED WITHIN A PLATTED CONSERVATION OR OPEN SPACE AREA.

ED BROWN ASSOCIATES
 SURVEYORS - LAND PLANNERS
 1993 MORELAND PARKWAY SUITE 103
 ANNAPOLIS, MARYLAND 21401
 ANN. 1-410-268-9013 BALT. 1-410-269-7632

AREA CALCULATIONS:
 LOT 1 = 0.475 AC
 LOT 2 = 0.246 AC
 LOT 3 = 0.298 AC
 LOT 4 = 0.416 AC
 LOT 5 = 0.419 AC
 OPEN SPACE = 20.27 AC
 40' USE IN COMMON R/W = 1.51 AC
 TOTAL ACRES = 29.79 AC

THE REQUIREMENTS OF THE A.A. COUNTY HEALTH DEPARTMENT HAVE BEEN MET
 2/16/93
 HEALTH OFFICER OF A.A. COUNTY
 PRIVATE WATER AND SEWER SYSTEM
 THIS PLAT APPROVED FOR RECORDING
 PLANNING & ZONING OFFICER OF A.A. COUNTY
 PAGE PLAT NO.

MS# 1989-221
PLAT TWO OF TWO
 A CLUSTER DEVELOPMENT
DENNIS POINT SUBDIVISION
 RESUBDIVISION OF
GOODMAN & COHEN PROPERTY
 BETWEEN CEDARHURST ON THE BAY & COLUMBIA BEACH ROAD
 SHADYSIDE
 PREVIOUSLY RECORDED IN PLAT BOOK 111 PAGE 06
 TAX MAP 69, BLOCK 24, PARCEL 732
 SCALE 1" = 100 JANUARY 1993
 71H TAX DISTRICT, A.A.CO., MD.
 ED BROWN JOB # 88-121

Maryland State Archives

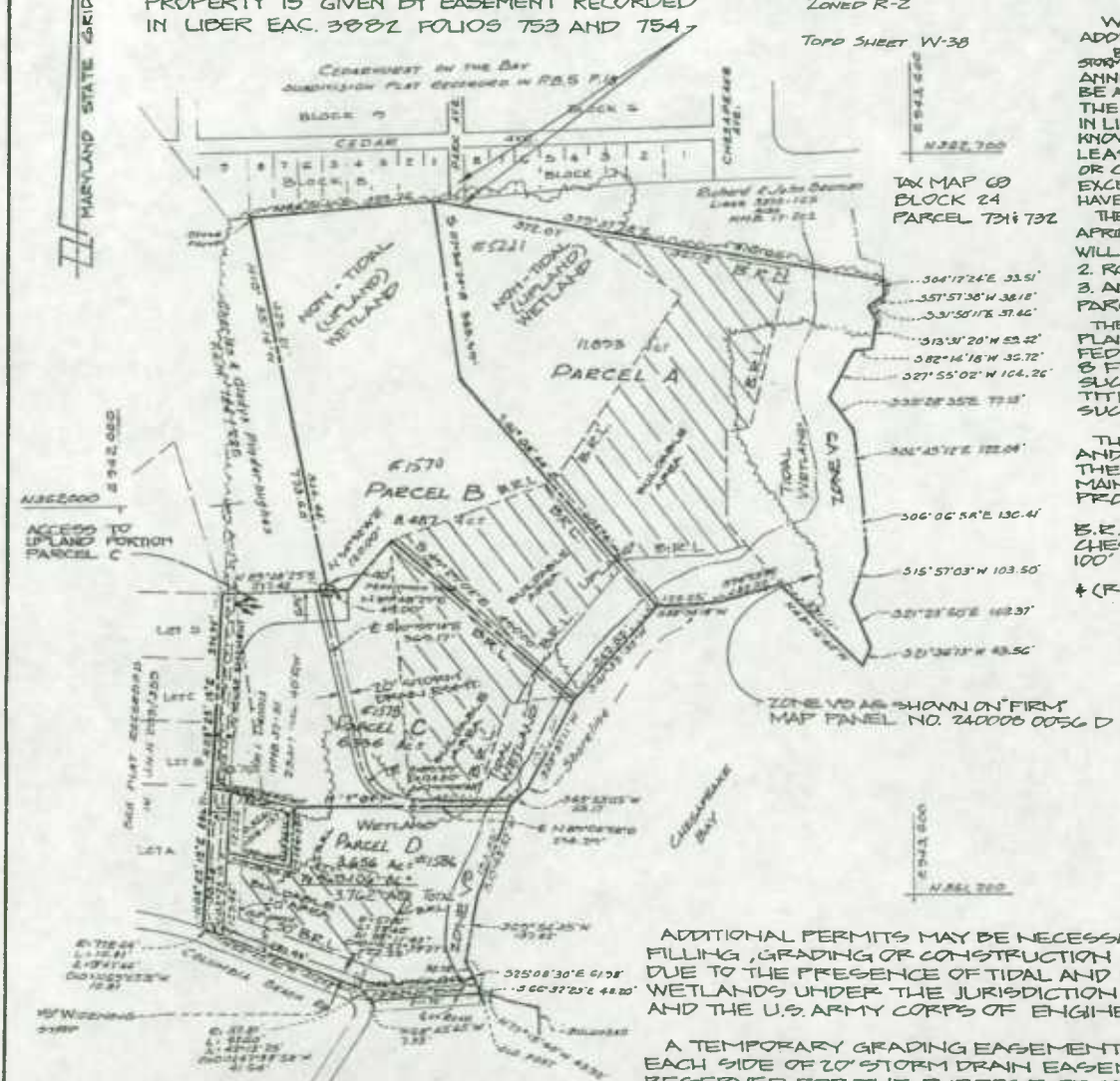


RECORDED IN BOOK 100

GRADING EASEMENT NOTE: A TEMPORARY CONSTRUCTION EASEMENT IS RESERVED ON ALL LOTS SHOWN HEREON BETWEEN THE RIGHT-OF-WAY LINE AND THE BUILDING RESTRICTION LINE FOR THE PURPOSE OF CONSTRUCTION OF THE ROADS SHOWN HEREON. ONLY THAT WORK NECESSARY FOR THE EXECUTION OF THE APPROVED ROAD CONST. PLANS SHALL BE PERFORMED WITHIN THIS EASEMENT. SAID EASEMENT WILL CEASE TO EXIST UPON COMPLETION OF THESE ROADS AND ANY MAINTENANCE BOND HELD BY A.A.CO.

ACCESS THRU PARK AVENUE AND BALMAN PROPERTY IS GIVEN BY EASEMENT RECORDED IN LIBER EAC. 3882 FOLIOS 753 AND 754

MARYLAND STATE GRID NORTH



THERE IS A SHORE EROSION CONTROL NOTICE OF LIEN RECORDED AT LIBER 4370 FOLIO 146 ET. SEQ. THIS PLAT WAS REVIEWED AND APPROVED BY THE MARYLAND SHORE EROSION CONTROL PROGRAM.

B. W. HARRIS-CASANOVA 1/14/88 DIRECTOR - SHORE EROSION CONTROL PROGRAM

WE THE OWNERS OF THE PROPERTY SHOWN HEREON DO HEREBY ADOPT THIS PLAN OF SUBDIVISION, ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES, AND DEDICATE THE WIDENING STRIP & STORM DRAIN EASEMENT TO PUBLIC USE. SUCH LANDS TO BE DEEDED TO ANNE ARUNDEL COUNTY UPON REQUEST. WE ALSO DECLARE THIS TO BE A SUBDIVISION OF PART OF THE PROPERTY DESCRIBED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 3711 PAGE 641. WE ALSO CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, RIGHTS-OF-WAY, OR CONTRACTS OF SALE AFFECTING THIS PLAN OF SUBDIVISION EXCEPT AS NOTED OR SHOWN HEREON. ALL PARTIES OF INTEREST HAVE SIGNED THIS PLAT.

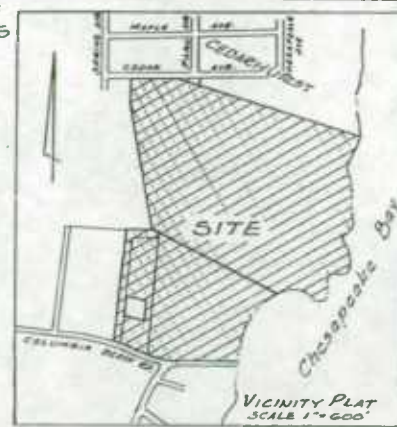
THE FOLLOWING ITEMS WERE GRANTED BY WAIVER #2369 DATED APRIL 21, 1987: 1. ROAD IMPROVEMENTS TO COLUMBIA BEACH ROAD WILL NOT BE REQUIRED UNLESS PARCEL D IS RESUBDIVIDED. 2. ROAD IMPROVEMENTS TO PARK AVENUE ARE NOT REQUIRED. 3. AN 18' WIDE GRAVEL ROAD WILL BE REQUIRED TO SERVE PARCELS B, C & D.

THE PROPERTY SHOWN HEREON IS AFFECTED BY THE COASTAL FLOOD PLAINS AS ESTABLISHED ON THE FLOOD INSURANCE RATE MAPS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ELEVATION IS 8 FEET FIRST FLOOR ELEVATIONS OF ALL STRUCTURES BUILT WITHIN SUCH AREAS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF TITLE 3 OF THIS CODE, SUBTITLE 3, FLOODPLAIN MANAGEMENT, SUCH ELEVATIONS TO BE ACHIEVED BY STRUCTURAL METHODS.

THE 40' PRIVATE ROAD SHOWN HEREON IS DEDICATED FOR INGRESS AND EGRESS FOR THE OWNERS OF THE PROPERTIES ADJUTTING THEREON. IT SHALL NOT BE ACCEPTABLE FOR PETITION AND IS THE MAINTENANCE RESPONSIBILITY OF THE OWNERS ADJUTTING THE PROPERTY.

B.R.L. - INDICATES BUILDING RESTRICTION LINE. B.R.L. ADJACENT TO CHESAPEAKE BAY AND TIDAL WETLANDS INCORPORATES REQUIRED 100' FOOT BUFFER.

* (RIGHT TO DISCHARGE EASEMENT)



THE REQUIREMENTS OF THE ANNE ARUNDEL COUNTY HEALTH DEPT. HAVE BEEN MET. PRIVATE WATER AND PUBLIC SEWER.

W. B. ... 03/2/88 COUNTY HEALTH OFFICER DATE

THIS PLAT APPROVED FOR RECORDING

Thomas J. Osborne, Jr. 3/1/88 A.A.CO. PLANNING & ZONING OFFICER DATE

PL. PL. #2 3/1/88

Signature block for Mark I. Goodman, Nelson G. Goodman, Joseph P. Cohen, Joshua J. Cohen, Sue L. Goodman, and Sandra J. Cohen with dates.

TREELINE SCALED/APPROXIMATED OFF OF 1965 EPIC AERIAL PHOTOGRAPHS - MD DNR WETLANDS DIVISION FLIGHT LINE #104 PHOTO #302

WE HEREBY GRANT AND CONVEY TO ANNE ARUNDEL COUNTY, MARYLAND THE PERPETUAL RIGHT TO DISCHARGE THE FLOW OF STORMWATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS OR NATURAL DRAINAGE COURSES AND/OR UPON EXISTING GROUND. SUCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOL ← AS SHOWN GRAPHICALLY ON THIS PLAT.

A GRADING PERMIT IS REQUIRED FOR EACH INDIVIDUAL LOT SHOWN ON THE PLAT IN ACCORDANCE WITH ARTICLE 2, SECTION 2-207 OF THE COUNTY CODE. A SENSITIVE AREA STUDY WILL BE REQUIRED FOR EACH LOT AT THAT TIME.



NOTICE TO TITLE EXAMINERS

- 1. THIS PLAT HAS BEEN APPROVED FOR RECORDING ONLY AND SHALL BECOME NULL AND VOID UNLESS... 2. A SALE OR CONTRACT OF SALE OF ANY LOTS SHOWN HEREIN MAY NOT BE MADE UNTIL NECESSARY IMPROVEMENTS HAVE BEEN... 3. A BUILDING PERMIT OTHER THAN A SAMPLE PERMIT MAY NOT BE ISSUED FOR ANY CONDT. IN THIS DIST. UNTIL THE REG. O. PAR. 2 ABOVE HAVE BEEN COMPLETED WITH CERT. OF USE & OCC. MAY NOT BE ISSUED FOR ANY BLDG. OR STRUC. IN THE SUBD. UNLESS METRO. REG. UNDER A UTILITIES AGREEMENT HAVE BEEN COMPLETED AND BASIC IMPROV. REG. UNDER A PUBLIC WORKS AGREE. BY ARTICLE 25, § 3-101 OF THE ANNE ARUNDEL COUNTY CODE HAVE BEEN COMPLETED.

ADDITIONAL PERMITS MAY BE NECESSARY FOR ANY FILLING, GRADING OR CONSTRUCTION ON THESE LOTS DUE TO THE PRESENCE OF TIDAL AND NON-TIDAL WETLANDS UNDER THE JURISDICTION OF THE STATE AND THE U.S. ARMY CORPS OF ENGINEERS.

A TEMPORARY GRADING EASEMENT OF 5'-0" ON EACH SIDE OF 20' STORM DRAIN EASEMENT IS RESERVED FOR THE PURPOSE OF STORM DRAIN CONSTRUCTION. SAID TEMPORARY GRADING EASEMENT WILL TERMINATE UPON COMPLETION OF STORM DRAIN CONSTRUCTION.

NO FILL SHALL BE PLACED ON THE LOTS TO ACHIEVE THE LOWEST FLOOR ELEVATION REQUIRED IN A COASTAL FLOOD PLAN CONDITION.

THE BUILDABLE AREA DELINEATION SHOWN HEREON WAS TAKEN FROM INFORMATION SUPPLIED BY THE PROPERTY OWNERS AND APPROVED BY THE PLANNING AND ZONING OFFICER WITHOUT BEING VERIFIED BY MCRONE INC. THERE ARE AREAS OF NON-TIDAL WETLANDS ON ALL LOTS WHICH MAY BE DISTURBED ONLY PURSUANT TO SUCH PERMITS AS MAY BE GRANTED. DISTURBANCE FOR EACH DWELLING SHOULD BE LIMITED TO ONLY THAT AREA NECESSARY FOR HOUSE, GARAGE, UTILITIES, AND A CONSTRUCTION AREA NOT TO EXCEED 5000 SQ. FT., EXCLUSIVE OF ACCESS. ANY FURTHER SUBDIVISION WILL BE SUBJECT TO THE CRITERIA IN EFFECT AT THE TIME OF APPLICATION.

INDICATES BUILDABLE AREA

MINOR SUBDIVISION PLAT THE GOODMAN & COHEN PROPERTY SHADYSIDE

7th Tax Dist. A.A. Co., Md. SCALE 1" = 200' August, 1986

PREPARED BY MCRONE, INC. ENGINEERS, PLANNERS, SURVEYORS ANNAPOLIS, MD.

M.S. 86-226

Recorded in Plat Book III Page 6

ED BROWN & ASSOCIATES, INC.

LAND SURVEYORS - LAND PLANNERS
DEVELOPMENT CONSULTANTS
1511 RITCHIE HWY., SUITE 301
ARNOLD, MARYLAND 21012
PHONE: 410-757-2002 FAX: 410-757-2011
edbrownassoc@comcast.net



STORMWATER MANAGEMENT NOTE:

LOT 3-R, WHEN REQUIRED, IS SUBJECT TO COMPLIANCE WITH STORMWATER MANAGEMENT IN ACCORDANCE WITH ARTICLE 16, TITLE 3, SUBTITLE 2. STORMWATER MANAGEMENT MUST BE ADDRESSED AT PERMIT STAGE.

PRIVATE NON COUNTY ROAD STATEMENT

THE 40' USE-IN-COMMON ROAD IS PRIVATE ROADWAYS AND ARE INTENDED TO PROVIDE ACCESS TO AND FROM THE LOTS SHOWN AND THE OWNERS OF THESE LOTS ARE RESPONSIBLE FOR MAINTENANCE OF THE ROADWAYS AND ARE NOT ELIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ABUTTING COUNTY ROADS. FURTHER SUBDIVISION OR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM MAY BE ACCOMPLISHED ONLY IF THE PRIVATE ROADWAYS ARE IMPROVED TO COUNTY STANDARDS AT THE LOT OWNERS EXPENSE.

TOTAL AREA	EXISTING IMPERVIOUS AREA	MAXIMUM ALLOWABLE IMPERVIOUS AREA
12,981 SQ. FT.	2,913 SQ. FT.	3,245 SQ. FT.

(25 % IMPERVIOUS)



VICINITY MAP
SCALE: 1" = 2,000'

OWNERS DEDICATION

THE UNDERSIGNED, BEING ALL OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, ADOPT(S) THIS RECORD PLAT; ESTABLISH(ES) THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATE(S) 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 THE STATE, AS MAY BE APPROPRIATE, PRIOR TO OR CONTEMPORANEOUS WITH THE RECORDATION OF THIS PLAT.

TO THE BEST OF MY/OUR KNOWLEDGE, INFORMATION, AND BELIEF, THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS RECORD PLAT OTHER THAN THE FOLLOWING: THE PRIVATE USE-IN-COMMON RIGHT-OF-WAY, UTILITY EASEMENT, SHORE EROSION CONTROL PROGRAM, BUFFER TO NON-TIDAL WETLANDS AND TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR DENNIS POINT SUBDIVISION.

ALL OWNERS OF THE PROPERTY HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT. WE HEREBY ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS AND DATE: _____ OWNER AND DATE: _____

WITNESS: _____ Lenny Weaver (DATE) _____

TOTAL AREA	WETLANDS BEFORE AREA	WETLANDS AFTER AREA
26.27 AC.	1,144,321 SQ. FT.	1,144,231 SQ. FT.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY EDWARD JOHN GAGLIANO TO LENNY WEAVER BY A DEED DATED FEBRUARY 9, 2001 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN LIBER 10182 FOLIO 559 AND THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED.

DATE: _____
ED BROWN & ASSOCIATES, INC.
1511 RITCHIE HWY., STE.: 301
ARNOLD, MD. 21012

EDWARD A. BROWN
MD. REG. PROFESSIONAL LAND SURVEYOR # 10714

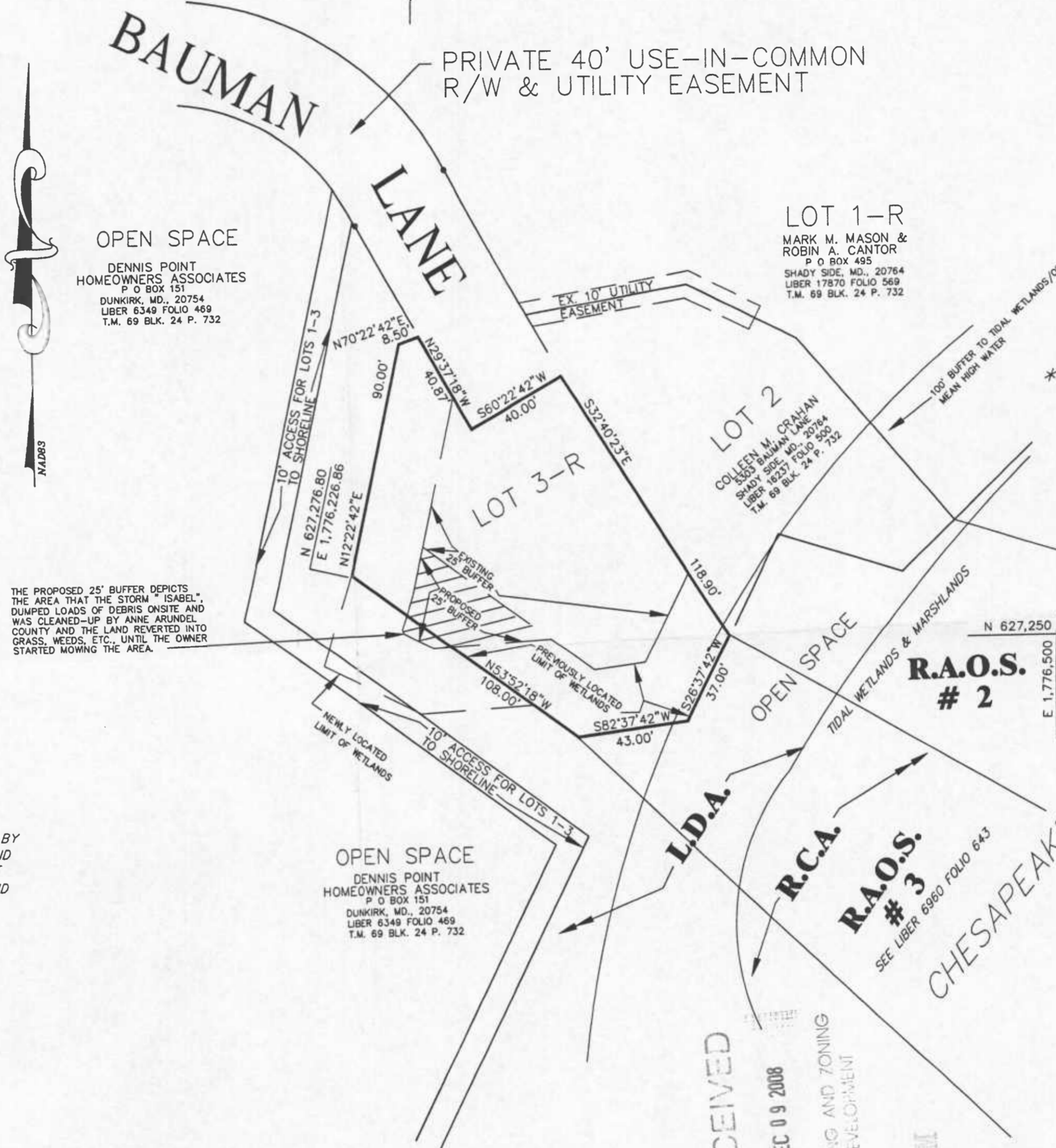


ED BROWN & ASSOCIATES, INC.
LAND SURVEYORS - LAND PLANNERS
DEVELOPMENT CONSULTANTS
1511 RITCHIE HWY., SUITE 301
ARNOLD, MARYLAND 21012
PHONE: 410-757-2002 FAX: 410-757-2011
edbrownassoc@comcast.net

CRITICAL AREA NOTE:

THIS PROPERTY IS LOCATED ENTIRELY WITHIN THE LDA DESIGNATION OF THE CHESAPEAKE BAY CRITICAL AREA AND WILL BE SUBJECT TO ALL CRITICAL AREA REQUIREMENTS IN EFFECT AT THE TIME OF GRADING AND/OR BUILDING PERMIT APPLICATION. NO CRITICAL AREA REVIEW HAS BEEN UNDERTAKEN IN CONJUNCTION WITH APPROVAL OF THIS PLAT.

RECORDED IN BOOK _____, PAGE _____, PLAT NO. _____



GENERAL NOTES

- TAX MAP 69, BLOCK 24, PARCEL 732
- GRID TICKS SHOWN ARE TAKEN FROM ANNE ARUNDEL COUNTY NAD 83 GRID SYSTEM.
- THE PURPOSE OF THIS PLAT IS TO RE-EVALUATE THE WETLANDS IN LOT 3. RE-ESTABLISH THE WETLAND SETBACKS AND THE BUILDABLE AREA WITHIN THE LOT.
- THIS SITE WAS PREVIOUSLY RECORDED IN DENNIS POINT SUBDIVISION PLAT ONE OF TWO, SUBDIVISION # 1989-221 AND RECORDED IN PLAT BOOK: 158 PAGE: 38 PLAT NO.: 8461 AND IS SUBJECT TO ALL PREVIOUS APPLICABLE PLAT NOTES.
- THIS SITE IS LOCATED ENTIRELY WITHIN THE LDA DESIGNATION OF THE CRITICAL AREA ANY REQUIREMENTS WILL BE ADDRESSED AT TIME OF GRADING/BUILDING PERMIT.
- FINAL DEVELOPMENT STATEMENT: 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.
- RECREATION FEE PAID ON JULY 7, 1993, REFER TO CR# 08399.
- THIS SITE IS SUBJECT TO A SHORE EROSION CONTROL PROGRAM RECORDED IN LIBER 4370 PAGE 146.
- CONFIRMATORY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN LIBER 6960 PAGE 599 AND AMENDED AND RESTATED DECLARATION RECORDED IN LIBER 9258 PAGE 575.
- CONFIRMATORY DEED RECORDED IN LIBER 6960 PAGE 643.
- THIS SITE WAS PREVIOUSLY DAMAGED BY THE STORM " ISABEL ", AND WE ARE NOT PROPOSING ANY CHANGES BUT ARE ONLY RECORDING THE EFFECT OF THE STORM AND THE CLEAN-UP RESULTS.

ZONING/SETBACKS

ZONING IS R-2
SETBACKS TO BE IN ACCORDANCE WITH THE REQUIREMENTS IN EFFECT AT THE TIME OF PERMIT.

AREA TABULATION

LOT 3: 12,981 SQ.FT. / 0.298 AC.+

APPROVED: _____ DATE _____
FOR HEALTH OFFICER
PRIVATE WATER AND PUBLIC SEWER SYSTEMS

LARRY TOM, PLANNING AND ZONING OFFICER DATE _____
OFFICE OF PLANNING AND ZONING ANNE ARUNDEL COUNTY, MARYLAND

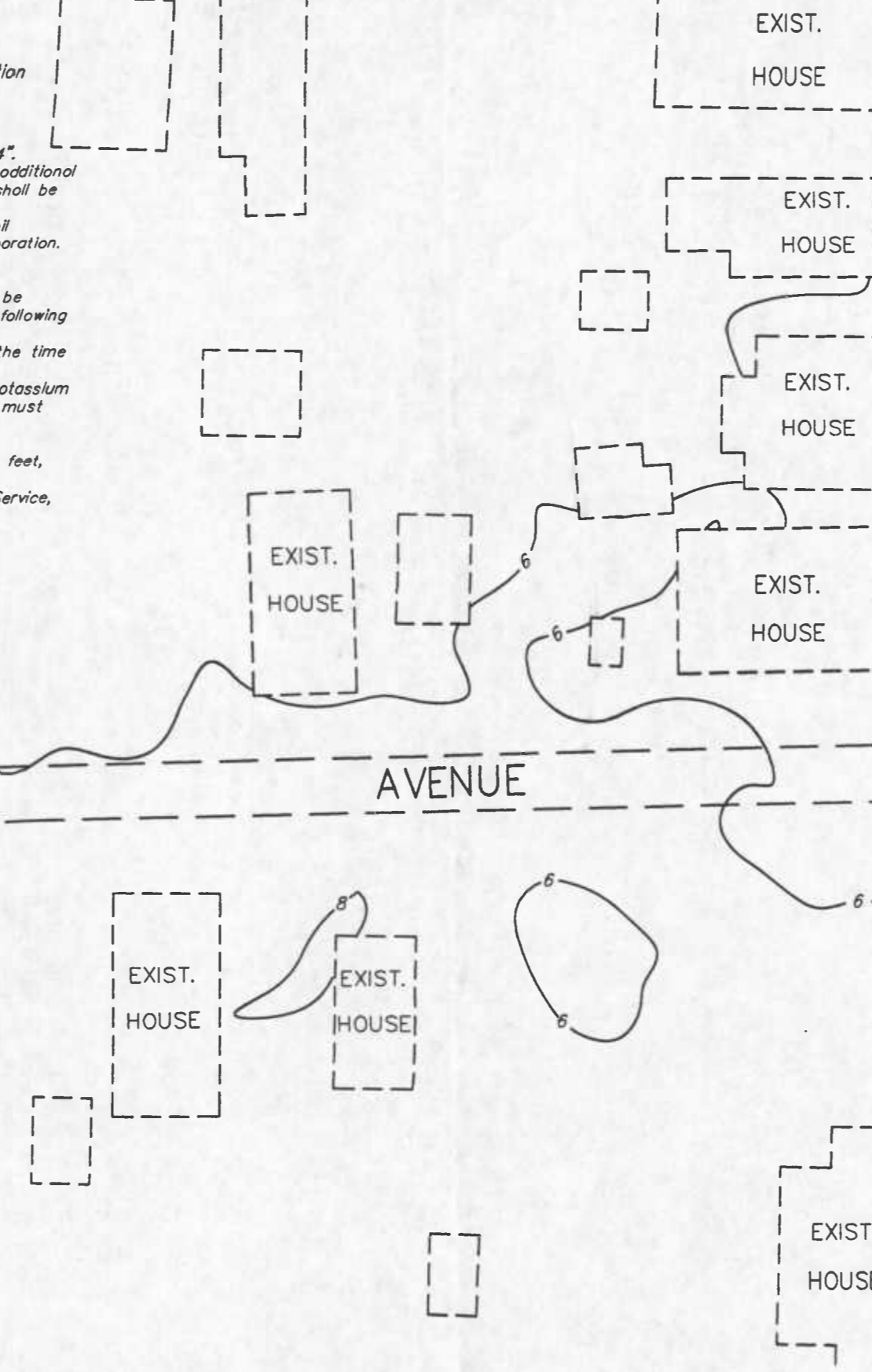
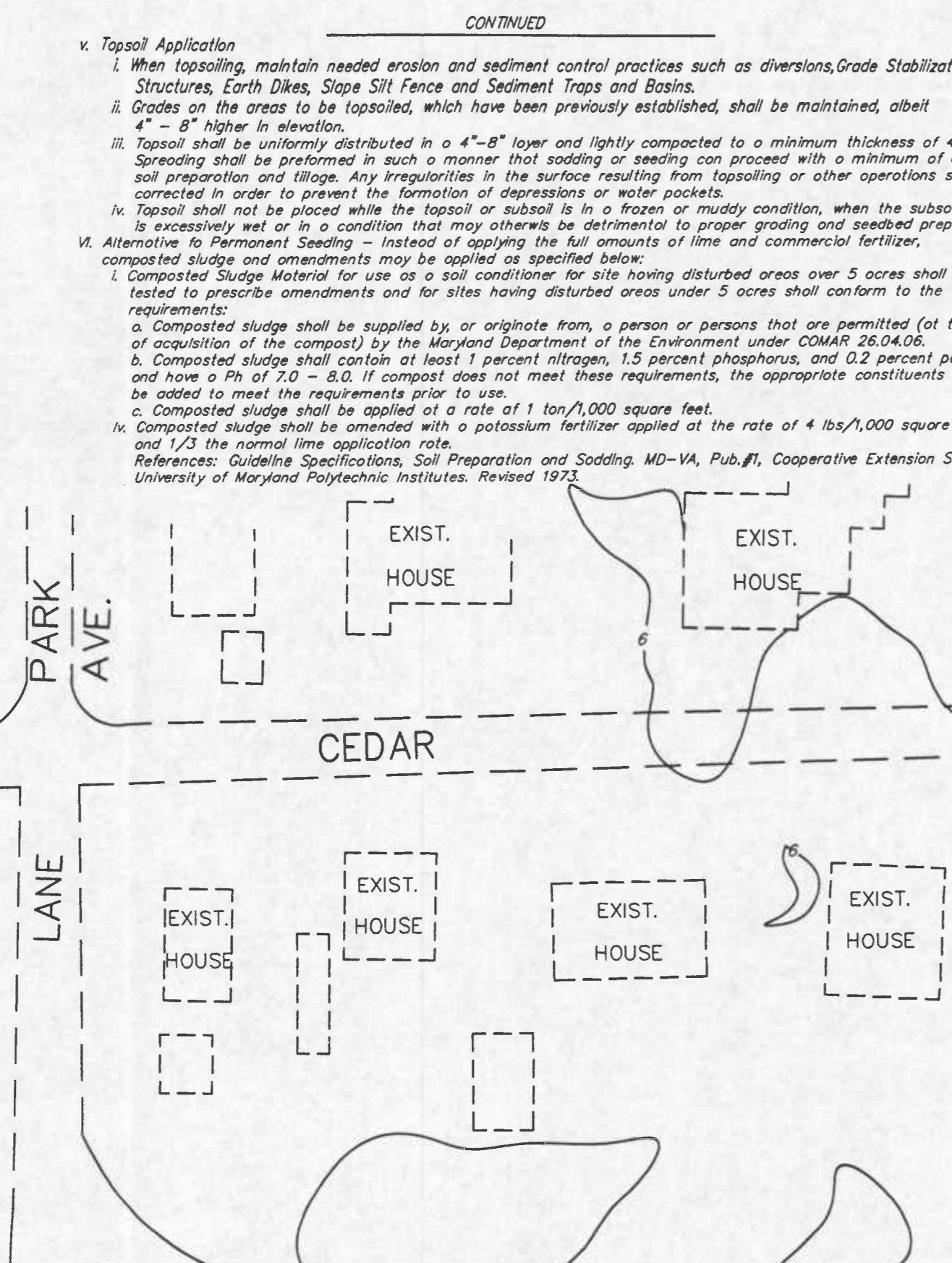
SUBDIVISION #1986-218
PROJECT # 2007-0195
AMENDED PLAT
LOT 3-R
DENNIS POINT SUBDIVISION
LENNY WEAVER PROPERTY
TAX MAP 69, BLOCK 24, PARCEL 732
SHADY SIDE, MARYLAND RESIDENTIAL
SITE ZIP CODE 20764, MARYLAND NAD83
SCALE: 1"=40' DATE: AUGUST, 2008

SEVENTH DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

Following initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within seven calendar days for the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and fourteen days for all other disturbed or graded areas on the project site.

- 1. Permanent Seeding**
 - a. Soil Tests:** Lime and fertilizer will be applied per soil test results for areas greater than 5 acres. Soil tests will be done in accordance with the following:
 - i. Completion of initial rough grading or as recommended by the sediment control inspector. Rates and analyses will be provided to the property owner as well as the contractor.
 - ii. Occurrence of acid sulfate soils (grayish black color) will require covering with a minimum of 12 inches of clean soil with a minimum compaction of 90% (ASTM-D1557-87). No spreading of top soil. If allowed, if needed, soil tests should be done before and after 6 weeks incubation period to allow oxidation of sulfates.
 - b. Soil pH:** Soil pH shall be between 6.0 and 7.0.
 - c. Soil Nutrients:** Soil tests shall be done in accordance with the following:
 - i. Soil tests shall be done in accordance with the following:
 - A. Sulfate soils shall be less than 500 parts per million (ppm).
 - B. The soil shall contain from 40% clay but enough the silted material (20% silt plus clay) to provide the capacity to hold a moderate amount of moisture. A exception is if topsoil or seralite is provided to be planted, the soil shall contain 20% silt plus clay.
 - C. Soil shall contain 1.5% minimum organic matter by weight.
 - D. Soil shall contain sufficient pore space to permit adequate root penetration.
 - ii. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21.0 Standards and Specifications for Topsoil or amendments made as recommended by a certified agronomist.
 - d. Seeding Preparation:** Area to be seeded shall be loose and friable to a depth of at least 3 inches. The top layer shall be loosened by raking, disking or other acceptable means before seeding occurs. For sites less than 5 acres, apply 100 pounds of dolomite limestone per 1,000 square feet of fall fertilizer 1,000 square feet. For sites greater than 5 acres, apply fertilizer into the soil to a depth of at least 3 inches on slopes flatter than 3:1. For sites greater than 3:1, use April 30 or August 15 and October 31. Apply seed uniformly on a moist firm seedbed with a cyclone seeder, cutlifter seeder or hydroseeder (slurry mulch) seeds and fertilizer, recommended on steep slopes only. Maximum seed depth shall be 1/4 inch in clay soils and 1/2 inch in sandy soils when using other than the hydroseeder method. Irrigate if soil moisture is deficient to support adequate growth until vegetation is firmly established. If other seed mixes are to be used, select from Table 25.1 entitled "Recommended Seeding for Law Maintenance Areas" from the current Standards and Specifications for Soil Erosion and Sediment Control. Mixes suitable for sites are 1, 3, and 5. Mixes 5-7 are suitable in non-erosive situations.
 - e. Mulching:** Mulch shall be applied to all seeded areas immediately after seeding. During the time periods when seeding is not permitted, mulch shall be applied immediately after seeding.
 - i. Mulch shall be unrotted, unchopped, small grass straw applied at a rate of 2 tons per acre or 90 pounds per 1,000 square feet (2 cases). If a mulch anchoring tool is used, apply 2.5 tons per acre. Mulch materials shall be relatively free of all kinds of weeds and shall be completely free of prohibited noxious weeds. Spread mulch uniformly, mechanically or by hand, to a depth of 1-2 inches.
 - ii. Securing Straw Mulch: Straw mulch shall be secured immediately following mulch application to minimize movement by wind or water. The following methods are permitted:
 - A. Use a mulch anchoring tool which is designed to punch and anchor mulch into the soil surface to a minimum depth of 2 inches. This is the most effective method for securing mulch, however, it is limited to relatively flat areas where equipment can operate safely.
 - B. Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gallons of water.
 - C. Liquid binders may be used. Apply at higher rates of the edges where wind catches mulch, such as in valleys and on crests of slopes. The remainder of the area should appear uniform after binder application. Binders listed in the 1994 Standards and Specifications for Soil Erosion and Sediment Control or approved equal shall be applied at rates recommended by the manufacturer.
 - D. Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturer's recommendations.
- 2. Temporary Seeding**
 - a. Lime: 100 pounds of dolomite limestone per 1,000 square feet.
 - b. Fertilizer: 15 pounds of 10-10-10 per 1,000 square feet.
 - c. Seed:
 - i. Perennial ryegrass - 0.52 pounds per 1,000 square feet (February 1 through April 30 or August 15 through November 1).
 - ii. Millet - 0.52 pounds per 1,000 square feet (May 1 through August 15).
 - d. Some on 1:0 and 2:0 slopes.
- 3. No fill may be placed on frozen ground.** All fill to be placed in approximately horizontal layers, each layer having a loose thickness of not more than 8 inches. All fill in roadways and parking areas to be compacted to 90% density as per Anne Arundel County Code - Article 21, Section 2-308, and compacted to 90% density. Compaction to be determined by ASTM-D1557-87/ASTM-D1557-87 (Modified Proctor). Any fill within the building area to be compacted to a minimum of 90% density as determined by methods previously mentioned. Fill for other areas shall be compacted as per MD-378 Construction Specifications. All other fill shall be compacted sufficiently so as to be stable and prevent erosion and slippage.
- 4. Permanent Soil**
 - a. Installation of soil should follow permanent seeding dates. Seeded preparation for soil should be as noted in section (3) above. Permanent and to be laid on the soil surface, site approved soil, lime and fertilizer per permanent seeding specifications and apply irrigation soil prior to long soil. Soil is to be laid on the contour with all ends tightly butting. Joints are to be staggered between rows. Water shall be applied to the soil surface to a depth of 1/2 inch. All slopes steeper than 3:1, as shown, are to be permanently seeded or protected with an approved erosion control matting. Additional watering for establishment may be required on frozen ground. Soil shall not be translocated when moisture content (dry or wet) and/or extreme temperature may adversely affect its survival. In the absence of adequate rainfall, irrigation should be performed to ensure establishment of soil.
- 5. Mixing Operations**
 - a. Sediment control plans for mixing operations must include the following seeding dates and mixtures:
 - i. For seeding dates of:
 - A. February 1 through April 30 and August 15 through October 31, use seed mixture of fall foliage at the rate of 2 pounds per 1,000 square feet and spring broadleaf at the rate of 0.5 pounds per 1,000 square feet.
 - ii. Topsoil shall be applied as per the Standards and Specifications for Topsoil from the current Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - b. NOTE: Use of this information does not preclude meeting all of the requirements of the 1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control.



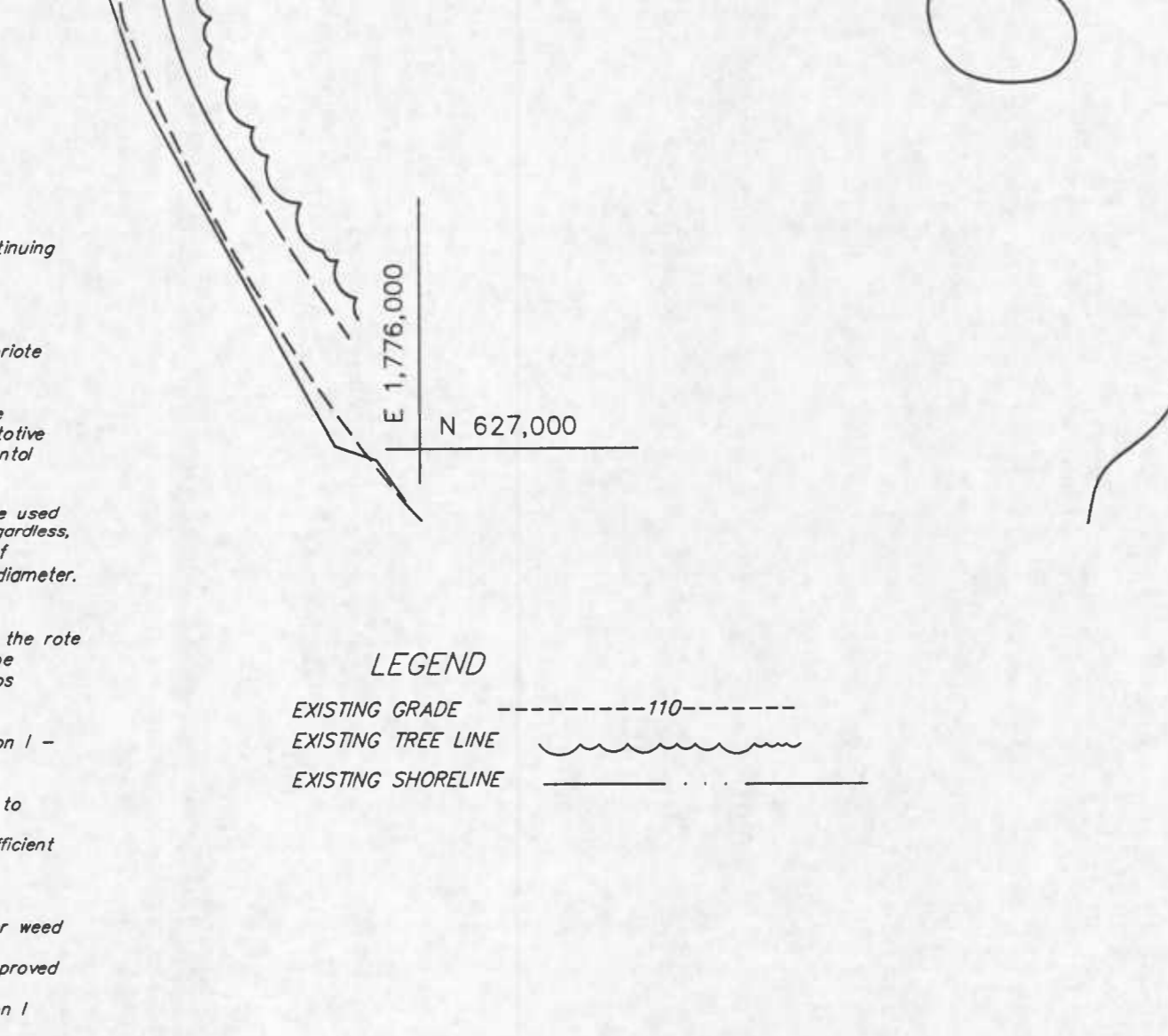
STANDARD RESPONSIBILITY NOTES

- 1. (We) certify that:**
 - a. All development and construction will be done in accordance with this sediment and erosion control plan, and further, authorize the right of entry for periodic on-site evaluation by the Anne Arundel Soil Conservation District Board of Supervisors or their authorized agents.
 - b. Any responsible personnel involved in the construction project will have a certificate of attendance from the Maryland Department of the Environment's approved training program for the control of sediment and erosion before beginning the project.
- 2. Responsible personnel on site:**
 - a. If applicable, the appropriate enclosure will be constructed and maintained on sediment basin(s) included in this plan. Such structures(s) will be in compliance with the Annapolis City Code.
- 3. The developer is responsible for the acquisition of all easements, rights, and/or rights-of-way that may be required for the sediment and erosion control practices, stormwater management practices and the discharge of stormwater onto or across adjacent or downstream properties included in this plan. He is also responsible for the acquisition of all easements, rights, and/or rights-of-way that may be required for grading and/or work on adjacent properties included in this plan.**
- 4. Initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within seven calendar days for the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and fourteen days for all other disturbed or graded areas on the project site. Temporary stabilization of the surface of perimeter controls, dikes, swales, ditches and perimeter slopes may be allowed at the discretion of the sediment control inspector.**
- 5. The sediment control approvals on this plan extend only to areas and practices identified as proposed work.**
- 6. The approval of this plan for sediment and erosion control does not relieve the developer/consultant from complying with Federal, State or County requirements pertaining to environmental issues.**
- 7. The developer must request that the Sediment Control Inspector approve work completed in accordance with the approved erosion and sediment control plan, the grading or building permit, and the ordinance.**
- 8. On all sites with disturbed areas in excess of 2 acres, approval of the Department of Inspections and Permits shall be required on completion of installation of sediment erosion and sediment controls, but before proceeding with any other earth disturbance or grading. This will require first phase inspections. Other building or grading inspection approvals may not be authorized until the initial approval by the sediment and erosion control inspector is given.**
- 9. Approval shall be requested on final stabilization of all sites with disturbed areas in excess of two acres before removal of controls.**
- 10. Existing topography must be field verified by responsible personnel to satisfaction of the sediment control inspector prior to commencing work.**

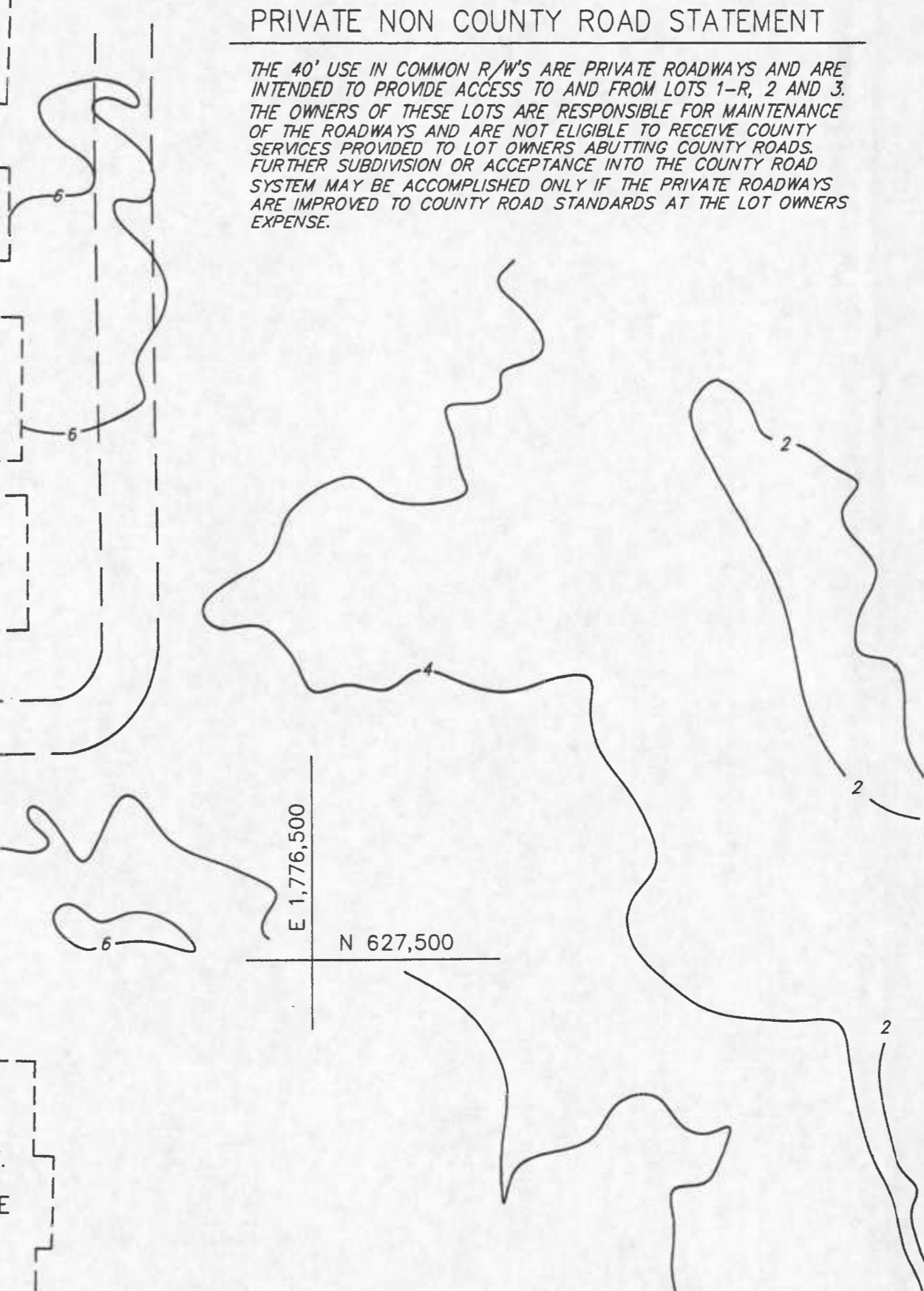
Signature(s) of Developer/Owner _____ Date _____
 Print Name: Lenny Weaver
 Title: OWNER
 Affiliation: HOME OWNER
 Address: 5305 BAUMAN LANE
 SHADY SIDE, MD., 20764
 Telephone Number: 800-752-5854

21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL
 Definition
 Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.
 Purpose
 To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil production.
 Conditions Where Practice Applies
 1. This practice is limited to areas having 2:1 or flatter slopes where:
 a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies as moisture and plant nutrients.
 c. The original soil to be vegetated contains materials toxic to plant growth.
 d. The soil is so acidic that treatment with limestone is not feasible.
 2. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on these plans.

Construction and Material Specifications
 1. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be determined from the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.
 2. Topsoil Specifications - Soil to be used as topsoil must meet the following:
 a. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or other soil type approved by the appropriate authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1-1/2" in diameter.
 b. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
 c. Where the subsoil is either highly acidic or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.
 3. For sites having disturbed areas under 5 acres:
 a. Topsoil having soluble salt content greater than 500 parts per million shall not be used.
 b. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
 Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
 4. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section 1 Vegetative Stabilization Methods and Materials.



PRIVATE NON COUNTY ROAD STATEMENT
 THE 40' USE IN COMMON R/W'S ARE PRIVATE ROADWAYS AND ARE INTENDED TO PROVIDE ACCESS TO AND FROM LOTS 1-R, 2 AND 3. THE OWNERS OF THESE LOTS ARE RESPONSIBLE FOR MAINTENANCE OF THE ROADWAYS AND ARE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ABUTTING COUNTY ROADS. FURTHER SUBDIVISION OR ACCEPTANCE INTO THE COUNTY ROAD SYSTEM MAY BE ACCOMPLISHED ONLY IF THE PRIVATE ROADWAYS ARE IMPROVED TO COUNTY ROAD STANDARDS AT THE LOT OWNERS EXPENSE.



RECEIVED
 DEC 9 9 2008
 PLANNING AND ZONING DEVELOPMENT
GENERAL NOTES
 1. TAX MAP 69, BLOCK 24, PARCEL 732
 2. GRID TICKS SHOWN ARE TAKEN FROM ANNE ARUNDEL COUNTY WAD 83 GRID SYSTEM
 3. [5305] DENOTES HOUSE NUMBER.
 4. THE PURPOSE OF THIS PLAN IS TO RE-EVALUATE THE WETLANDS IN LOT 3, RE-ESTABLISH THE WETLAND SETBACKS AND THE BUILDABLE AREA WITHIN THE LOT.
 5. THIS SITE WAS PREVIOUSLY RECORDED IN DENNIS POINT SUB-DIVISION PLAT ONE OF TWO, SUBDIVISION # 1989-271 AND RECORDED IN PLAT BOOK: 158 PAGES: 38 PLAT NO.: 8481 AND IS SUBJECT TO ALL PREVIOUS APPLICABLE PLAT NOTES.
 6. THIS SITE IS LOCATED ENTIRELY WITHIN THE LDA DESIGNATION OF THE CRITICAL AREA ANY REQUIREMENTS WILL BE ADDRESSED AT TIME OF GRADING/BUILDING PERMIT.
 7. AS PER COUNTY COUNCIL BILL NO. 12-87, THERE IS NO FURTHER DEVELOPMENT POTENTIAL FOR LOTS 1-7 OF THIS SUBDIVISION.

ZONING/SETBACKS
 ZONING IS R-2
 BUILDING SETBACKS FROM:
 REAR: 20'
 SIDES: 7' MIN.

AREA TABULATION
 LOT 3: 12,981 SQ.FT. / 0.298 AC. +/-

ED BROWN & ASSOCIATES, INC.
 LAND SURVEYORS - LAND PLANNERS
 DEVELOPMENT CONSULTANTS
 1511 RITCHIE HWY., SUITE 301
 ARNOLD, MARYLAND 21012
 PHONE: 410-767-2002 FAX: 410-757-2011
 EMAIL: EDBROWN@ASSOCOWC.COM

OWNER/DEVELOPER
 LENNY WEAVER
 5305 BAUMAN LANE
 SHADY SIDE, MD., 20767
 800-752-5854

FINAL DEVELOPMENT PLAN
 LOT 3-R
 DENNIS POINT SUBDIVISION
 LENNY WEAVER PROPERTY
 5305 BAUMAN LANE
 SHADY SIDE
 TAX MAP 69, BLOCK 24, PARCEL 732, ZIP CODE 20764, ZONING R-2 SEVENTH DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND NAD83

SCALE: AS NOTED
 DATE: AUGUST, 2008
 DRAWN BY: DEN
 CHECKED BY: EAB
 JOB NO: 06-236
 SHEET NO: 1 OF 2

PRIVATE 40' USE-IN-COMMON
R/W & UTILITY EASEMENT

STORMWATER MANAGEMENT NOTE:

LOT 3-R, WHEN REQUIRED, IS SUBJECT TO COMPLIANCE WITH STORMWATER MANAGEMENT IN ACCORDANCE WITH ARTICLE 16, TITLE 3, SUBTITLE 2. STORMWATER MANAGEMENT MUST BE ADDRESSED AT PERMIT STAGE.

SOIL NOTATION

DuA DONLONTON Fine Sandy Loam
0 TO 2 % SLOPES

CRITICAL AREA NOTE:

THIS PROPERTY IS LOCATED ENTIRELY WITHIN THE LDA DESIGNATION OF THE CHESAPEAKE BAY CRITICAL AREA AND WILL BE SUBJECT TO ALL CRITICAL AREA REQUIREMENTS IN EFFECT AT THE TIME OF GRADING AND/OR BUILDING PERMIT APPLICATION. NO CRITICAL AREA REVIEW HAS BEEN UNDERTAKEN IN CONJUNCTION WITH APPROVAL OF THIS PLAT.

TOTAL AREA	WETLANDS BEFORE AREA	WETLANDS AFTER AREA
26.27 AC.	1,144,321 SQ. FT.	1,144,231 SQ. FT.

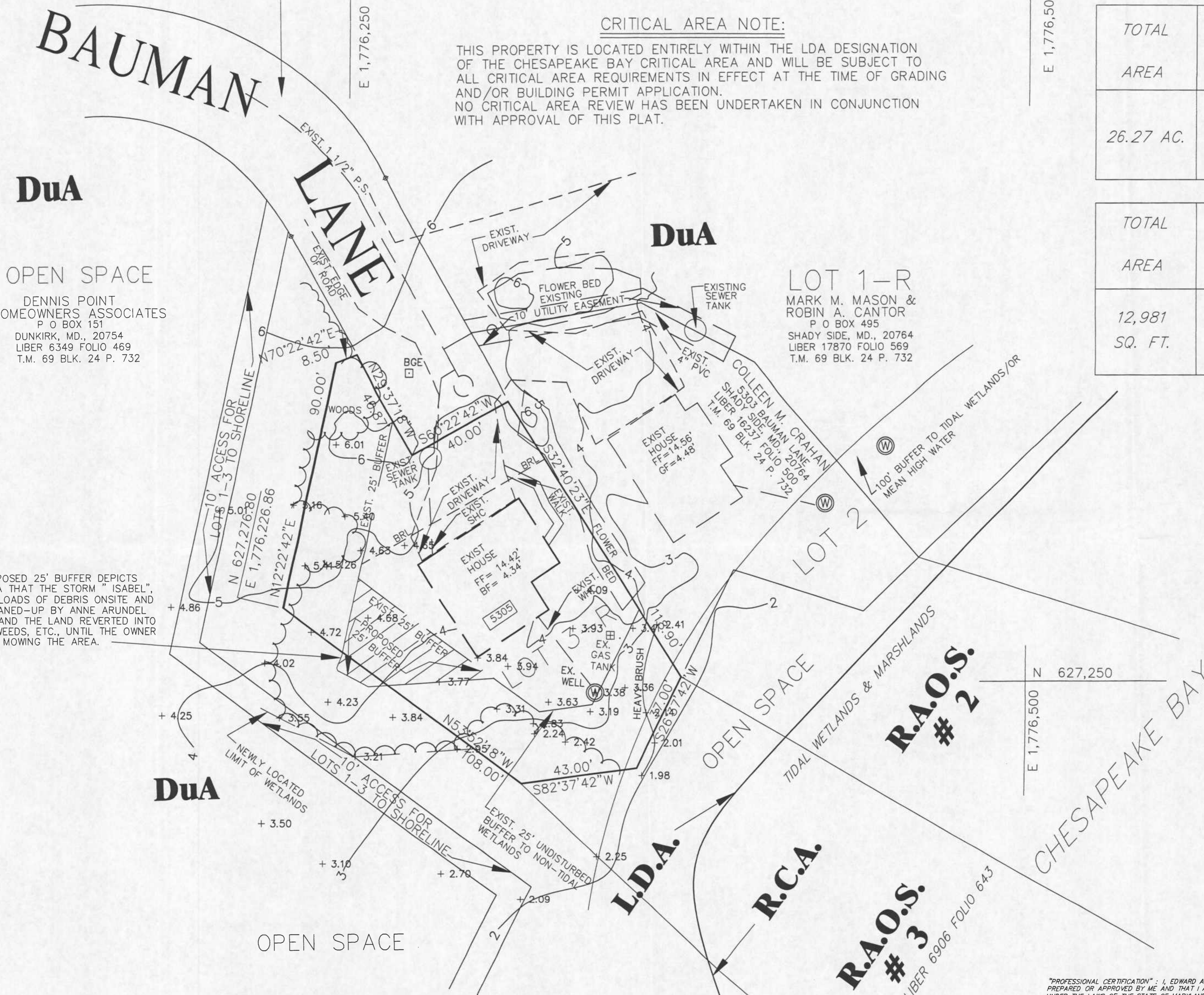
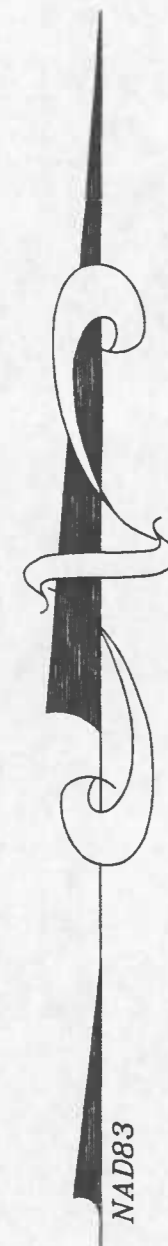
TOTAL AREA	EXISTING IMPERVIOUS AREA	MAXIMUM ALLOWABLE IMPERVIOUS AREA
12,981 SQ. FT.	2,913 SQ. FT.	3,245 SQ. FT.

(25 % IMPERVIOUS)

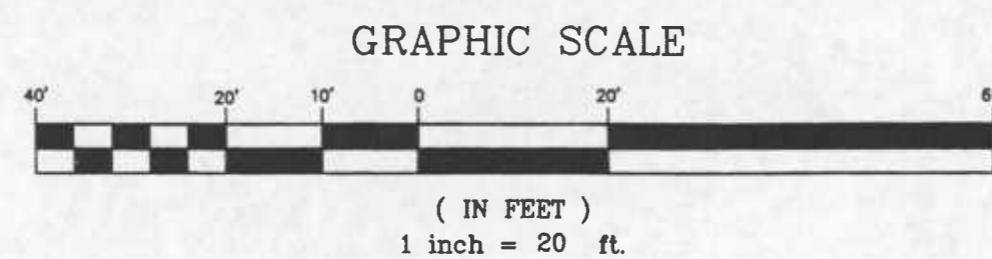
GENERAL NOTES

- ZONING: R-2
- SETBACKS TO BE IN ACCORDANCE WITH THE REQUIREMENTS IN EFFECT AT THE TIME OF PERMIT.
- PREDOMINANT SOIL TYPE: C-SOILS: DuA DONLONTON & Tm: TIDAL MARSH
- TOTAL AREA OF SITE: 12,981 S.F. 0.298 ACRES.
- PROPOSED DISTURBED AREA: 0 S.F. 0.000 ACRES.
- A. A. COUNTY TOPO SHEET: T-31 & 10-A
- F.E.M.A. RATE MAP: 2400080056D ZONE: A-7
- THIS LOT LIES WITHIN THE LDA CRITICAL AREA.
- FIELD RUN TOPOGRAPHY BY ED BROWN & ASSOCIATES, INC.
- PRIVATE WATER.
- PUBLIC SEWER.
- THERE IS A SHORE EROSION CONTROL NOTICE OF LIEN RECORDED AT LIBER 4370 FOLIO 146 ET. SQ. THIS PLAT WAS REVIEWED AND APPROVED BY THE MARYLAND SHORE EROSION CONTROL PROGRAM ON 1/14/1988.
- DOWNSPOUT PROTECTION: ALL DOWNSPOUTS ARE TO BE CARRIED TO THE TOE OF THE FILL SLOPES, SPLASH BLOCKS ARE TO BE PROVIDED AT ALL DOWNSPOUTS NOT DISCHARGING ONTO A PAVED SURFACE.
- THE PROPERTY SHOWN HEREON IS AFFECTED BY THE COASTAL FLOOD PLAINS AS ESTABLISHED ON THE FLOOD INSURANCE RATE MAP BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). ELEVATION IS 8.00 FEET. FIRST FLOOR ELEVATIONS OF ALL STRUCTURES BUILT WITHIN SUCH AREAS SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF TITLE 3 OF THIS CODE, SUBTITLE 3, "FLOODPLAIN MANAGEMENT".
- THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS AND ANY DAMAGE TO THEM SHALL BE REPAIRED AT HIS OWN EXPENSE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBSERVANCE OF ALL APPLICABLE OSHA REGULATIONS CONCERNING EXCAVATION AND BACKFILL.
- NO FILL SHALL BE PLACED ON THE LOTS TO ACHIEVE THE LOWEST FLOOR ELEVATION REQUIRED IN A COASTAL FLOOD PLAIN CONDITION.
- THIS SITE WAS PREVIOUSLY RECORDED IN DENNIS POINT SUBDIVISION IN PLAT BOOK: 158 PAGES: 38 & 39. PLAT NO'S: 8462 AND 8463, AND IS SUBJECT TO ALL APPLICABLE PLAT NOTES.
- THIS SITE WAS PREVIOUSLY DAMAGED BY THE STORM " ISABEL ", AND WE ARE NOT PROPOSING ANY CHANGES BUT ARE ONLY RECORDING THE EFFECT OF THE STORM AND THE CLEAN-UP RESULTS.

THE PROPOSED 25' BUFFER DEPICTS THE AREA THAT THE STORM " ISABEL ", DUMPED LOADS OF DEBRIS ONSITE AND WAS CLEANED-UP BY ANNE ARUNDEL COUNTY AND THE LAND REVERTED INTO GRASS, WEEDS, ETC., UNTIL THE OWNER STARTED MOWING THE AREA.



PLAN VIEW



OWNER/DEVELOPER

LENNY WEAVER
5305 BAUMAN LANE
SHADY SIDE, MD., 20764
800-752-5854

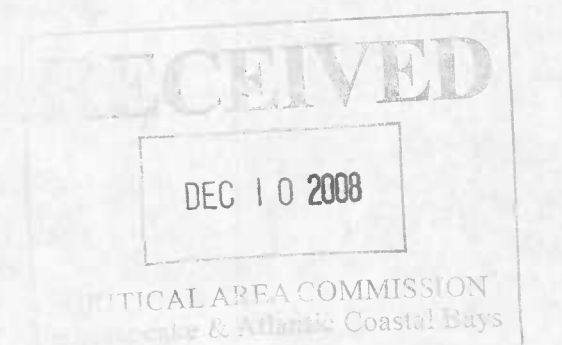


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1511 RITCHIE HWY., SUITE 301
ARNOLD, MARYLAND 21012
PHONE: 410-757-2002 FAX: 410-757-2011
E-MAIL: EDBROWNASSOC@COMCAST.NET

SCALE: AS NOTED
DATE: AUGUST, 2008
DRAWN BY: DEN
CHECKED BY: EAB
JOB NO: 06-236
SHEET NO: 2 OF 2

PROJECT # 2007-0195

FINAL DEVELOPMENT PLAN
AMENDED LOT 3-R
DENNIS POINT SUBDIVISION
LENNY WEAVER PROPERTY
5305 BAUMAN LANE SHADY SIDE, MARYLAND
SINGLE FAMILY RESIDENTIAL
SEVENTH DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
TAX MAP 69, BLOCK 24, PARCEL 732, ZIP CODE 20764, ZONING R-2



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

LEGEND

- EXISTING GRADE 110
- EXISTING TREE LINE 110.8
- EXISTING ELEVATION 110.8
- EXISTING BUILDING
- EXISTING WELL
- RESERVED ACCESS OPEN SPACE
- LIMITED DEVELOPMENT AREA **R.A.O.S. # 3**
- RESOURCE CONSERVATION AREA **L.D.A.**
- SOIL TYPE **R.C.A.**
- SOIL TYPE **DuA**