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/

February 4, 2013

Mr. Dan Beverungen Anne Arundel County Office of Planning & Zoning 2664 Riva Road, MS 6301 Annapolis, Maryland 21401

Re: River Glen Subdivision – Final S07-019; P07-0128

Dear Mr. Beverungen:

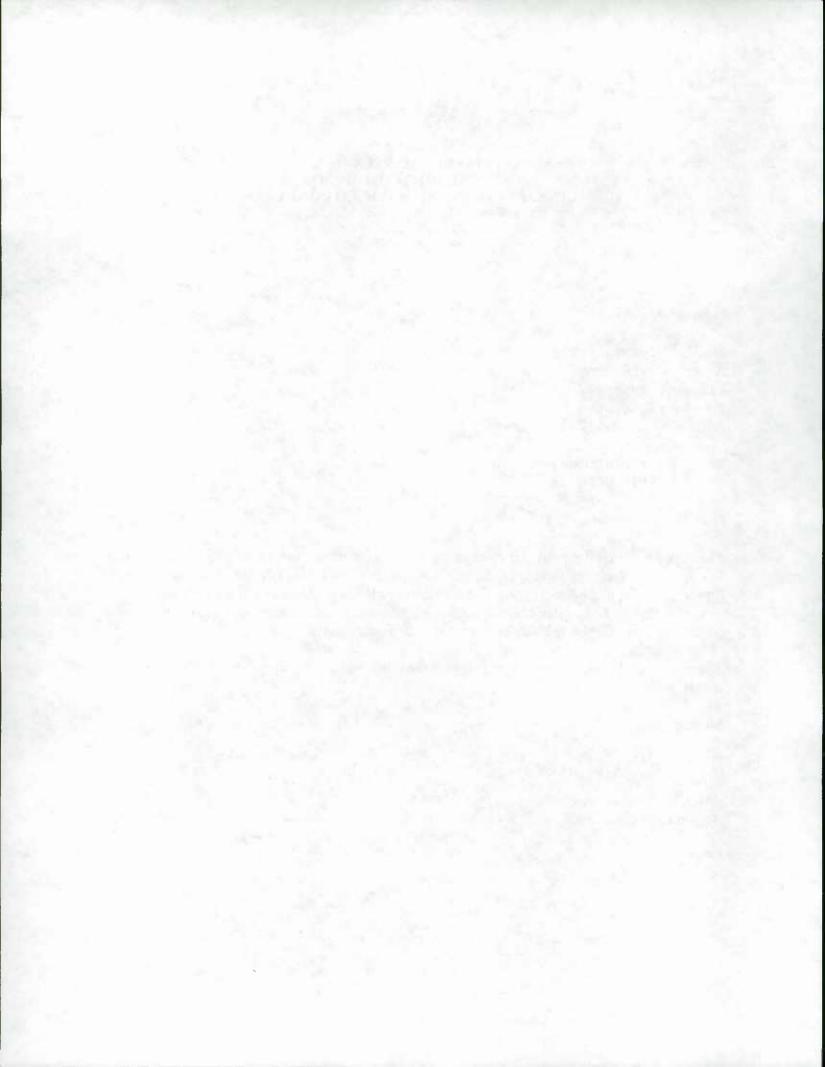
Thank you for submitting revised plans of the above referenced project for review and comment. The applicant is seeking final approval of a 9-lot subdivision. Four of the lots are proposed in the Limited Development Area (LDA). The 0.24 acres of Resource Conservation Area (RCA) is located within an open space easement. It appears the applicant has addressed our previous comments from August 9, 2012. We have no additional comments at this time.

Thank you for the opportunity to provide comment. If you have any questions or concerns please contact me at (410) 260-3475.

Sincerely,

Kate Charbonneau Regional Program Chief

File: AA147-08



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, 2012

Mr. Dan Beverungen Anne Arundel County Office of Planning & Zoning 2664 Riva Road, MS 6301 Annapolis, Maryland 21401

Re: River Glen Subdivision – Final S07-019; P07-0128

Dear Mr. Beverungen:

Thank you for submitting the above referenced project for review and comment. The applicant is seeking final approval of a 9-lot subdivision. Four of the lots are proposed in the Limited Development Area (LDA). The 0.24 acres of Resource Conservation Area (RCA) is located within an open space easement. This office previously provided comment on November 16, 2011.

1. The Critical Area Forest Tabulation table on the plat is incorrect throughout. Also, while 15% afforestation planting is not required, the table should indicate the amount of planting required for mitigation for forest clearing. This should match the amount of clearing and mitigation shown on the site development plan and Buffer Management Plan/Forest Conservation Plan.

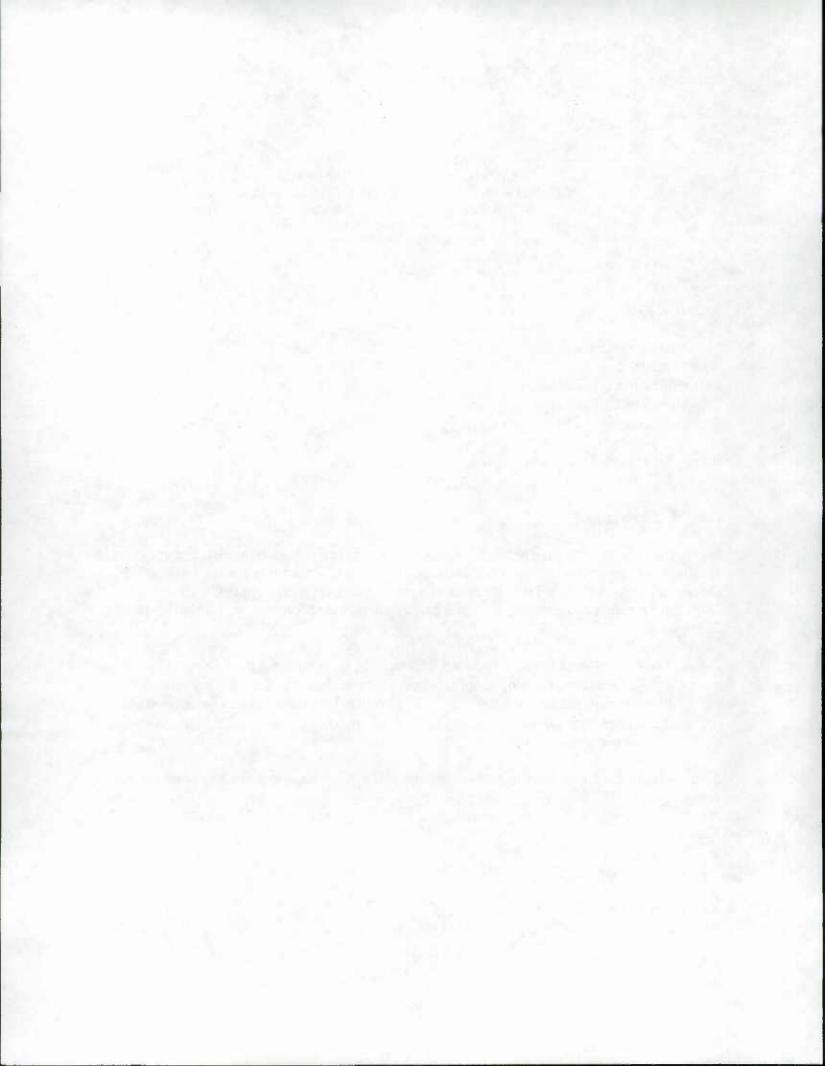
Thank you for the opportunity to provide comment. If you have any questions or concerns please contact me at (410) 260-3475.

Sincerely,

Kate Chabonnean

Kate Charbonneau Regional Program Chief

File: AA147-08



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/

November 16, 2011

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

Re: Modification #12038 River Glen Subdivision; S2008-017

Dear Ms. Krinetz:

Thank you for submitting the above-referenced modification request for review and comment. The applicant is seeking six different modifications for the River Glen subdivision. The requested modifications relate to requirements for that portion of the property located outside the Critical Area. Therefore, we have no comments on this modification request.

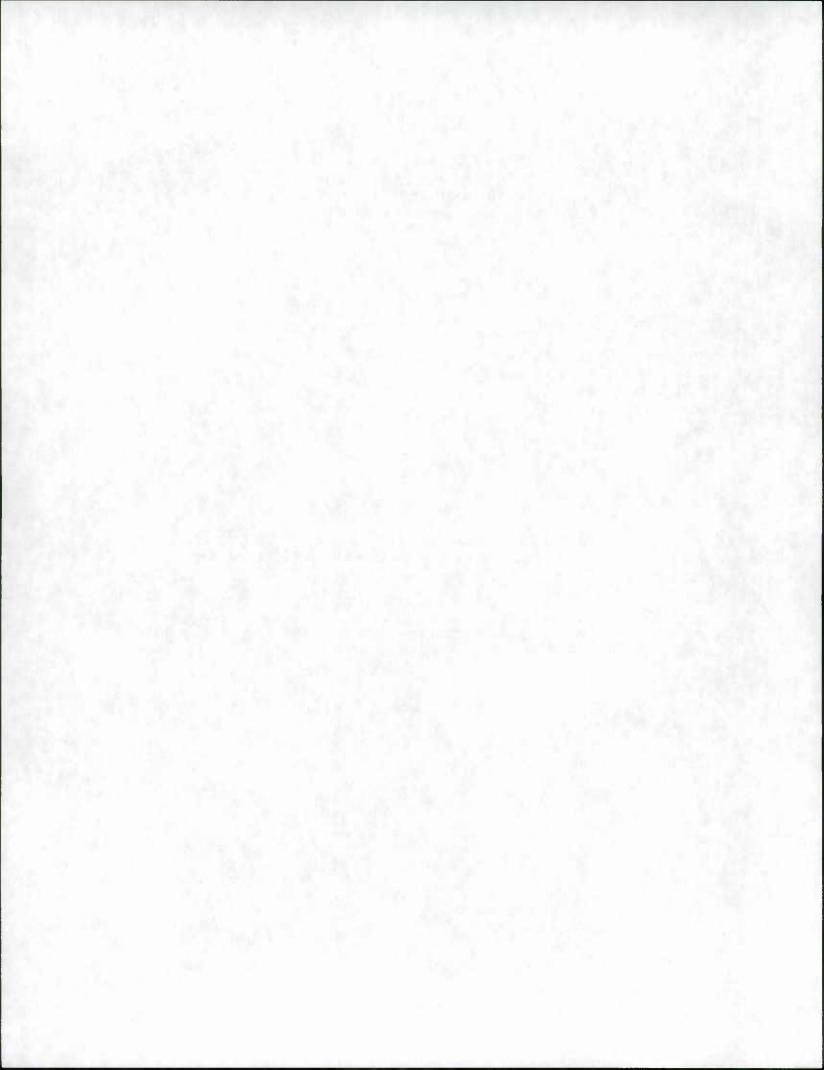
Thank you for the opportunity to comment on this request. If you have any questions please contact me at (410) 260-3475.

Sincerely,

Linbonneau.

Kate Charbonneau Regional Program Chief

File: AA147-08



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 30, 2011

Mr. Dan Beverungen Anne Arundel County Office of Planning & Zoning 2664 Riva Road, MS 6301 Annapolis, Maryland 21401

Re: River Glen Subdivision – Sketch Plan S07-019; P07-0128

Dear Mr. Beverungen:

Thank you for submitting the above referenced project for review and comment. The applicant is seeking sketch plan approval of an 8-lot subdivision. Three of the lots are proposed in the Limited Development Area (LDA). The 0.24 acres of Resource Conservation Area (RCA) is located within an open space easement. This office previously provided comment on March 21, 2011. Based on the revised submittal, I have the following remaining comment:

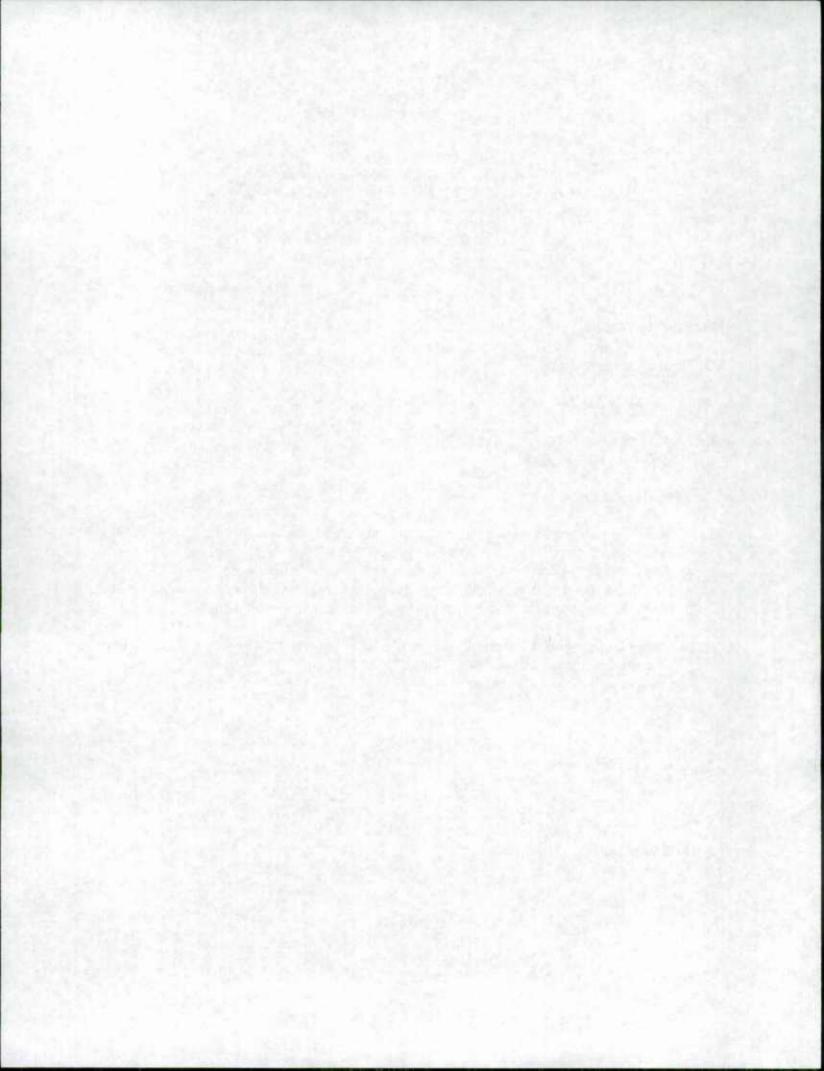
1. Sheet 2 of the Forest Conservation Planting Plan uses the term "Buffer" to describe the required mitigation and planting. The word "Buffer" does not apply in this case and should be deleted throughout.

Thank you for the opportunity to provide comment. If you have any questions or concerns please contact me at (410) 260-3475.

Sincerely,

harbin ou

Kate Charbonneau Regional Program Chief AA147-08



Anthony G. Brown Lt. Governor



Margaret G. McHale Chair

> Ren Serey Executive Director

STATE OF MARYLAND CRITICAL AREA COMMISSION CHESAPEAKE AND ATLANTIC COASTAL BAYS

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

March 21, 2011

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

Re: River Glen S 07-019, P 07-0128

Dear Mr. Beverungen:

Thank you for forwarding the above-referenced revised subdivision application. The applicant proposes to subdivide an existing 13.10 acre parcel into eight new lots with construction of a single family dwelling and driveway on each lot. 3.24 acres of the property are within the Critical Area with 0.39 acres designated as Resource Conservation Area (RCA) and 2.85 acres designated as Limited Development Area (LDA). The Critical Area portion of the property is currently undeveloped, and within this area, the applicant proposes to create three lots with three new dwellings, driveways and septic systems. The applicant has not addressed this office's comments from my November 4, 2010 letter. Therefore I have provided those same comments below:

- Please have the applicant resolve conflicting information in the submittal. The Critical Area report indicates that 0.24 acres of the 1.26 acres of existing forest in the LDA will be cleared, while the plans show that 0.18 acres will be cleared. Also, please have the applicant provide a planting plan showing how the proposed clearing will be mitigated on the site, including the location, number, size and species of the proposed mitigation plantings.
- 2) It is unclear how much of the proposed easement areas are located within the Critical Area. Only property that is within the Critical Area can count toward meeting the reforestation and easement area requirements for this project. Please have the applicant clarify on the plans the acreages of the areas within the Critical

Mr. Beverungen March 21, 2011 Page Two

> Area that will be placed in an easement. Also, please have the applicant provide the acreages of the planting areas that are located in the Critical Area.

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

Sincerely,

19

Amber Widmayer Natural Resources Planner cc: AA 147-08

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/

November 4, 2010

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

Re: River Glen S 07-019, P 07-0128

Dear Mr. Beverungen:

Thank you for forwarding the above-referenced revised subdivision application. The applicant proposes to subdivide an existing 13.10 acre parcel into eight new lots with construction of a single family dwelling and driveway on each lot. 3.24 acres of the property are within the Critical Area with 0.39 acres designated as Resource Conservation Area (RCA) and 2.85 acres designated as Limited Development Area (LDA). The Critical Area portion of the property is currently undeveloped, and within this area, the applicant proposes to create three lots with three new dwellings, driveways and septic systems. The applicant has addressed most of this office's comments from my July 2, 2010 letter and I have provided my remaining comments below:

- Please have the applicant resolve conflicting information in the submittal. The Critical Area report indicates that 0.24 acres of the 1.26 acres of existing forest in the LDA will be cleared, while the plans show that 0.18 acres will be cleared. Also, please have the applicant provide a planting plan showing how the proposed clearing will be mitigated on the site, including the location, number, size and species of the proposed mitigation plantings.
- 2) It is unclear how much of the proposed easement areas are located within the Critical Area. Only property that is within the Critical Area can count toward meeting the reforestation and easement area requirements for this project. Please have the applicant clarify on the plans the acreages of the areas within the Critical

Mr. Beverungen November 4, 2010 Page Two

Area that will be placed in an easement. Also, please have the applicant provide the acreages of the planting areas that are located in the Critical Area.

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 147-08

Anthony G. Brown Lt. Governor



Margaret G. McHale Chair

> Ren Serey Executive Director

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

July 2, 2010

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

Re: River Glen S 07-019, P 07-0128

Dear Mr. Beverungen:

Thank you for forwarding the above-referenced revised subdivision application. The applicant proposes to subdivide an existing 13.10 acre parcel into eight new lots with construction of a single family dwelling and driveway on each lot. 3.28 acres of the property are within the Critical Area with 0.39 acres designated as Resource Conservation Area (RCA) and 2.89 acres designated as Limited Development Area (LDA). The Critical Area portion of the property is currently undeveloped, and within this area, the applicant proposes to create three lots with three new dwellings, driveways and septic systems. The applicant has not addressed this office's comments from my December 15, 2008 letter. I have reiterated these comments along with other comments below:

- The applicant's submittal contains conflicting information. For instance, the Critical Area report indicates that 3.13 acres of the property are in the Critical Area with 0.24 acres designated as RCA, while the plans indicate that 3.28 acres are in the Critical Area with 0.39 acres of RCA. Also, the applicant's forms indicate that 0.24 acres of the 1.24 acres of existing forest in the LDA will be cleared, while the plans show that 0.16 acres of 1.26 acres of existing LDA forest will be cleared. Please have the applicant resolve these inconsistencies.
- 2) Please have the applicant provide a current letter from Maryland Department of Natural Resources' Wildlife and Heritage Service.

Mr. Beverungen July 2, 2010 Page Two

- 3) The applicant must provide separate lot coverage and existing and proposed forest cover calculations for the LDA and RCA portions of the property.
- 4) The plans show that a portion of a proposed bioretention facility will be located in the RCA on the property. Disturbances within the RCA to provide stormwater treatment for development located outside of the RCA are prohibited by County Code § 17-8-204. Therefore, such disturbances must be removed from the plans.
- 5) The plans show that the backyard of proposed lot 5 is located within the RCA without the requisite density for creation of a new lot in the RCA. Please have the applicant remove the proposed lot lines from the RCA.
- 6) It is unclear how much of the proposed easement areas are located within the Critical Area. Only property that is within the Critical Area can count toward meeting the reforestation and easement area requirements for this project. Please have the applicant clarify on the plans the acreages of the areas within the Critical Area that will be placed in an easement. Also, please have the applicant provide the acreages of the planting areas that are located in the Critical Area.

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 147-08

Anthony G. Brown Lt. Governor



Margaret G. McHale Chair

> Ren Serey Executive Director

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December 15, 2008

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

Re: River Glen S 07-019, P 07-0128

Dear Mr. Beverungen:

Thank you for forwarding the above-referenced revised subdivision application. The applicant proposes to subdivide an existing 13.10 acre parcel into eight new lots with construction of a single family dwelling and driveway on each lot. 3.24 acres of the property are within the Critical Area with 0.39 acres designated as Resource Conservation Area (RCA) and 2.85 acres designated as Limited Development Area (LDA). The Critical Area portion of the property is currently undeveloped, and within this area, the applicant proposes to create three lots with three new dwellings, driveways and septic systems. Also, a portion of a proposed active recreation area is within the Critical Area. The applicant has addressed this office's comments from my August 4, 2008 letter and I have outlined my remaining comments below:

1) The applicant indicates in the response to my August 4, 2008 letter that 51,730 square feet of forested area will be placed in an easement. However, it is unclear on the plans where this proposed easement area is located. The acreages of the easement areas shown on the plans in the Critical Area are given as 40,938 square feet and 5,737 square feet, which only adds up to 46,675 square feet. Also, it appears on the plans that the easement area which is labeled as a 40,938 square foot open space area is also labeled as a 76,345 square foot easement area. It is also unclear how much of this area is within the Critical Area. Only property that is within the Critical Area and placed in an easement can count toward meeting the reforestation and easement area requirements for this project. Please have the applicant clarify on the plans the acreages of the areas within the Critical Area

Mr. Beverungen December 15, 2008 Page Two

that will be placed in an easement. Also, please have the applicant distinguish the acreages of any proposed planting areas from the acreages of the existing forested areas proposed to be placed in an easement.

- 2) As noted above, the applicant indicates that 51,730 square feet of forested area will be placed in an easement. The applicant also seems to indicate that existing forested area that is placed in an easement will address the mitigation requirement for the proposed 0.31 acres of clearing. This is incorrect. The mitigation planting requirement must be addressed by new plantings on the property, and is separate from the requirement to place 80% of the existing forested area in an easement. Please have the applicant provide a planting plan showing where the reforestation mitigation requirement as well. If any part of the reforestation requirement can not be addressed with plantings on site, the applicant must show that the remaining requirement will either be addressed with offsite plantings or through a fee-in-lieu payment.
- 3) We note that the applicant currently proposes to clear just over 20% of the existing forested area in the Critical Area and consequently reforestation mitigation must be provided at a 1.5:1 ratio for the total area cleared within the Critical Area portion of the property. With the proposed 0.31 acres of clearing, the resulting mitigation planting requirement is 0.465 acres. Alternatively, if the proposed clearing can be reduced to 20% of the existing forested area on the property within the Critical Area or less, the 1:1 mitigation ratio will apply.

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 147-08

Anthony G. Brown Lt. Governor



Margaret G. McHale Chair

> Ren Serey Executive Director

STATE OF MARYLAND CRITICAL AREA COMMISSION CHESAPEAKE AND ATLANTIC COASTAL BAYS

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

April 8, 2008

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

Re: River Glen S 07-019, P 07-0128

Dear Ms. Krinetz:

Thank you for forwarding the above-referenced subdivision application. The applicant proposes to subdivide an existing 13.10 acre parcel into eight new lots with construction of a single family dwelling and driveway on each lot. It appears that 3.24 acres of the property are within the Critical Area with 0.39 acres designated as Resource Conservation Area (RCA) and 2.85 acres designated as Limited Development Area (LDA). I have outlined my comments below:

- Many of the Critical Area calculations provided in the submitted materials are inconsistent. Please have the applicant clarify the correct acreage for LDA and RCA within the property, the existing forested area within the Critical Area, the proposed clearing within the Critical Area, and the total proposed impervious surface area within the Critical Area.
- 2) It appears that more than 20% of the existing forested area within the Critical Area will be cleared and that there is room on the site to provide clearing mitigation plantings. For example, it appears that there is an opening in the RCA portion of the property where plantings could be located. The applicant should provide a plan showing that an area equal to 80% of the existing forested is placed in a conservation easement, as required by COMAR 27.01.02.04.C(3)(c). Also, the applicant should show where mitigation plantings will be provided on the site, and whether any plantings will be addressed by fee in lieu.

Mr. Burke April 8, 2008 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 147-08

Anthony G. Brown Lt. Governor



Margaret G. McHale Chair

> Ren Serey Executive Director

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

August 4, 2008

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

Re: River Glen S 07-019, P 07-0128

Dear Mr. Beverungen:

Thank you for forwarding the above-referenced subdivision application. The applicant proposes to subdivide an existing 13.10 acre parcel into eight new lots with construction of a single family dwelling and driveway on each lot. 3.24 acres of the property are within the Critical Area with 0.39 acres designated as Resource Conservation Area (RCA) and 2.85 acres designated as Limited Development Area (LDA). The Critical Area portion of the property is currently undeveloped, and within this area, the applicant proposes to create three lots with three new dwellings, driveways and septic systems. Also, a portion of a proposed active recreation area is within the Critical Area. The applicant has addressed this office's comments from my April 8, 2008 letter and I have outlined my remaining comments below:

 It appears that some of the required mitigation plantings for the proposed clearing within the Critical Area will be provided onsite within the proposed forest conservation easement in the RCA. This planting area should be quantified and the applicant should indicate how the remaining reforestation mitigation requirement will be addressed. Also, we note that the applicant currently proposes to clear just over 20% of the existing forested area in the Critical Area so reforestation mitigation must be provided at a 1.5:1 ratio for the total area cleared. Alternatively, if the proposed clearing can be reduced to 20% or less, the 1:1 mitigation ratio will apply. Mr. Beverungen August 4, 2008 Page Two

- 2) Please have the applicant clarify whether the proposed septic areas within the existing forested areas on the Critical Area lots were included in the clearing calculations. Also, we recommend that the septic area that is partially within the proposed conservation easement area on lot 4 be reconfigured so that it is outside of that easement area.
- 3) There are notes under the Critical Area Computations table that indicate the allowable impervious area on the property is 85,595 square feet. It appears that this number was calculated as 15% of the whole property area including the portion of the property that is not in the Critical Area. However, the 15% limit is correctly calculated as 15% of the Critical Area portion of the property, which is 0.486 acres of the 3.29 acres of Critical Area on the property. Please have the applicant correct this note accordingly.
- 4) Please have the applicant confirm that the proposed lot coverage in the Critical Area is limited to what is shown in the Critical Area Computation table on sheet 2 of 9 as coverage within the proposed lots. For instance, a portion of the proposed active recreation area is also within the Critical Area. If any lot coverage is proposed in this area, it should be included in the lot coverage calculations.
- 5) The subdivision plat must contain information regarding existing and proposed lot coverage. Section 8, Ch. 119, 2008 Laws of Maryland at 765, contains provisions in regard to the lot coverage requirements of Natural Resources Article §8-1808.3 which may be applicable to this subdivision. Under these provisions, a development project whose initial application for development that satisfies all local requirements is filed by October 1, 2008 and whose development plan is approved (recorded) by July 1, 2010 may utilize Anne Arundel County's approved impervious surface area limitations in effect prior to July 1, 2008 provided that;
 - a) The approved development plan remains valid in accordance with Anne Arundel County's procedures and requirements; and
 - b) By July 1, 2010, the applicant prepares a detailed lot coverage plan drawn to scale and showing the amounts of impervious surface area, partially pervious area, and developed pervious surface area in the development project.

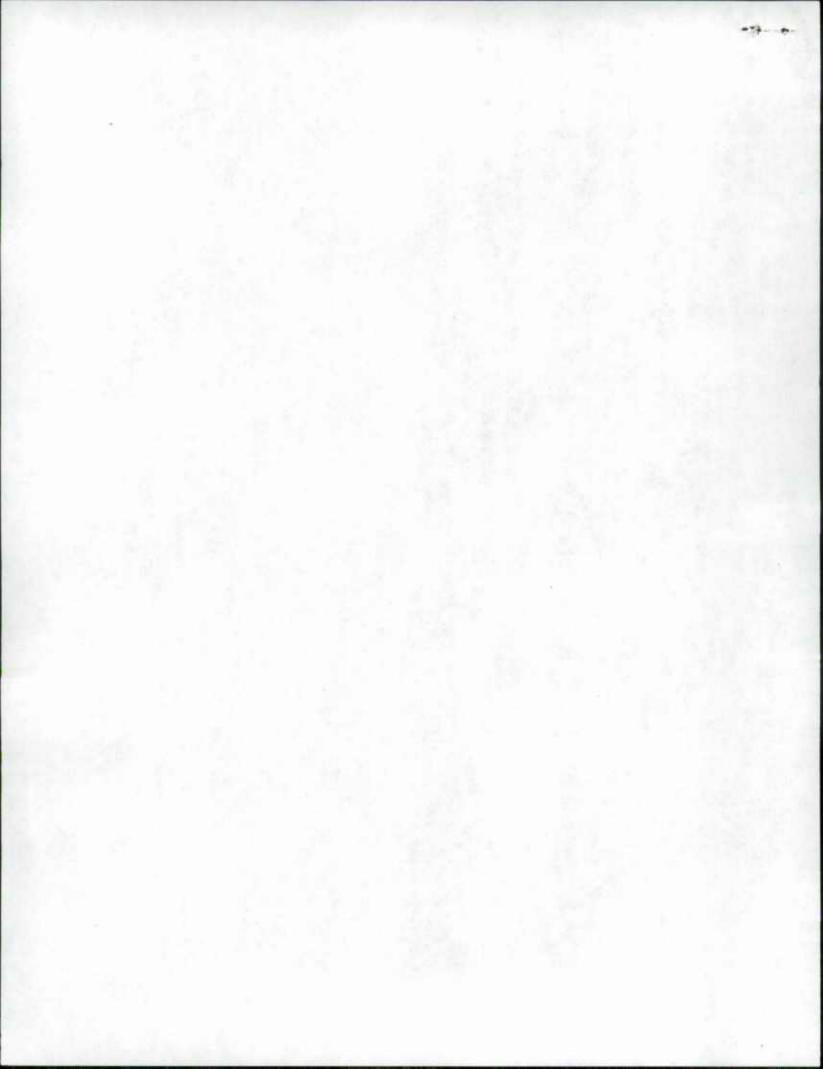
In addition to (a) and (b) above, Section 8, Ch. 119, 2008 Laws of Maryland at 765 requires the lot coverage plan to be approved by Anne Arundel County and implemented in accordance with the approved lot coverage plan. Should the applicant intend to develop this subdivision in accordance with the County's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

Mr. Beverungen August 4, 2008 Page Two

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

Sincerely, 1

Amber Widmayer Natural Resources Planner cc: AA 147-08



INFORMATION STATEMENT

OWNER/DEVELOPER: PASADENA LAND, LLC

3410 13TH STREET NW WASHINGTON, D.C. 20011-7231 240-223-9000

ENGINEER: BAY ENGINEERING, INC. 190 ADMIRAL COCHRANE DRIVE ANNAPOLIS, MD 21401 C/O NELSON AROCHO, P.E. 410-897-9290

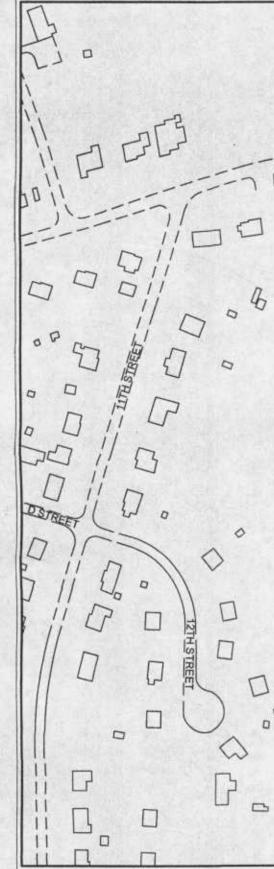
- 2. GENERAL DESCRIPTION OF PREDOMINATE SOIL TYPE AS SHOWN ON THE SOIL SURVEY OF ANNE ARUNDEL COUNTY, MARYLAND DATED FEBRUARY, 1973. - EuE: EVESBORO-GALESTOWN-URBAN LAND COMPLEX
- PeB; PATAPSCO-EVESBORO-FORT MOTT COMPLEX - PgB: PATAPSCO-EVESBORO-FORT MOTT-URBAN LAND COMPLEX - PpA; PEPPERBOX LOAMY SAND,
- SME; SASSAFRAS AND CROOM SOILS - ZBA: ZEKIAH AND ISSUE SOILS
- 3. EXISTING ZONING: R1 - RESIDENTIAL DISTRICT = 12.76 ACRES ± OS - OPEN SPACE DISTRICT = 0.34 ACRES ±
- 4. TOTAL AREA OF SITE IS 13.10 AC. ± OR 570,598 SF TOTAL AREA DISTURBED IS 7.44 AC. ± OR 323,670 SF AREA TO STRUCTURALLY STABILIZED IS 1.52 AC.± OR 66,411 SF AREA TO BE VEGETATIVELY STABILIZED IS 5.91 AC.± OR 257,259 SI
- 5. TOTAL CUT ON SITE IS = 5.300 C.Y.+. TOTAL FILL ON SITE IS = 3,000 C,Y, ±, TOTAL SPOIL TO BE REMOVED FROM THE SITE IS = 0 C.Y TOTAL BORROW TO BE BROUGHT TO THE SITE IS = 0 C.Y

CUT AND FILL QUANTITIES PROVIDED DO NOT REPRESENT BID QUANTITIES. THESE QUANTITIES DO NOT DISTINGUIS BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOR DO THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK

GENERAL NOTES

PROPERTY IS SHOWN ON TAX MAP 24, GRID 10, PARCEL 454 IN PASADENA, ANNE ARUNDEL COUNTY, MARYLAND,

- EXISTING ZONING OF THE SITE IS R1 (RESIDENTIAL DISTRICT) AND OS (OPEN SPACE).
- 3. SITE ADDRESS: 843 WOODS ROAD, PASADENA, MARYLAND 21122
- 4. TAX ACCOUNT NO.:03-000-27032250 PARCEL # 454 DEED REFERENCE: LIBER/FOLIO 17590/39
- 5. TOTAL SITE AREA IS 13.10 ACRES ± OR 570,598 SQUARE FEET ±.
- PROPERTY OUTLINES SHOWN HEREON ARE AS SHOWN BASED ON A BOUNDARY SURVEY PREPARED BY BAY ENGINEERING, INC. DATED SEPTEMBER, 2007
- EXISTING TOPOGRAPHY AND FEATURES SHOWN HEREON WERE TAKEN FROM FIELD SURVEYS COMPLETED BY BAY ENGINEERING, INC., DATED NOVEMBER 2007. EXISTING UTILITIES AND FEATURES OF SURROUNDING PROPERTIES WERE TAKEN FROM A COMBINATION OF EXISTING COUNTY PUBLIC DRAWINGS, SITE RECORDS AND FIELD SURVEYS
- 8. PORTIONS OF THE SITE ARE LOCATED WITHIN THE LDA AND RCA DESIGNATIONS OF THE CHESAPEAKE BAY CRITICAL AREA
- THIS PROJECT IS LOCATED WITHIN THE MAGOTHY RIVER WATERSH
- 10. THIS PROJECT IS LOCATED IN A NO PLANNED SERVICE AREA. THE SITE IS TO BE SERVED BY PRIVATE WELL AND SEPTIC.
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONES A AND X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE PANEL #24003C0157E DATED 10/16/2012 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
- 12. PRIOR TO APPROVAL OF THE SUBDIVISION AN ENVIRONMENTAL STUDY MUST BE CONDUCTED.
- 13. THE LOCATION OF ALL FEATURES SHOWN ON THE RESOURCE MAP (SHEET 2) HAVE BEEN FIELD VERIFIED BY BAY ENGINEERING, INC.
- 14. THE DRIVEWAY ENTRANCES SHALL BE PER ANNE ARUNDEL COUNTY DESIGN MANUAL DETAIL I-6 OR I-6A, AS APPLICABLE 15. FOREST CONSERVATION OBLIGATIONS WILL BE MET BY THE ONSITE RETENTION OF 2.84 ACRES OF EXISTING FOREST
- 16. THE CONTRACTOR SHALL CALL "MISS UTILITY" @ 1.800.257.7777. A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION, BORING, PILE DRIVING, AND/OR DIGGING FOR THE LOCATION OF GAS, ELECTRIC, WATER, SEWER AND TELEPHONE LINES.
- . THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY FENCE, DRIVEWAYS, ETC. DAMAGED OR REMOVED DURING CONSTRUCTION. ALL DISTURBED AREAS OUTSIDE OF THE RIGHT-OF-WAY LINES SHALL BE RETURNED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE INDICATED OR SPECIFIED.
- 18. ALL CONSTRUCTION METHODS AND MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS DETAILS AND SPECIFICATIONS FOR CONSTRUCTION OF STORM DRAINS, WATER, SEWER, ROADS (EXCEPT FOR CONSTRUCTION WITHIN SHA RIGHT-OF-WAYS, WHICH SHALL BE IN ACCORDANCE WITH THE LATEST S.H.A. DETAILS AND SPECIFICATIONS FOR CONSTRUCTION) AND STORMWATER MANAGEMENT.
- 19. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK THAT WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK
- 20. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE MOST CURRENT VERSION OF OSHA STANDARDS AND / OR REGULATIONS.
- 21. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION TO THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY CHANGE IN THIS PLAN WITHOUT THE WRITTEN AUTHORIZATION FOR SAID CHANGE FROM THE ENGINEER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR. SAID CHANGES MAY WARRANT MDE, ANNE ARUNDEL COUNTY, AND / OR SHA REVIEW AND APPROVAL
- 22. THE CONTRACTOR SHALL NOTE THAT IN THE CASE OF A DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSION SHALL GOVERN.
- 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THEIR CONSTRUCTION WITH THE CONSTRUCTION BY OTHER CONTRACTORS.
- 24. ALL UTILITY POLES SHALL BE BRACED WHEN NECESSARY AT THE CONTRACTOR'S EXPENSE. THE UTILITY POLES SHALL BE RELOCATED AT THE OWNERS EXPENSE ONLY IN CASES WHERE THEY WILL INTERFERE WITH CONSTRUCTION. 25. THE PERMITTEE (OR HIS REPRESENTATIVE) SHALL NOTIFY THE ANNE ARUNDEL COUNTY INSPECTIONS AND PERMITS @ 410-222-7780 AND THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING @ 410-222-7537 AT LEAST SEVEN (7) DAYS BEFORE COMMENCING ANY LAND DISTURBING ACTIVITY AND SHALL BE REQUIRED TO HOLD A PRE-CONSTRUCTION MEETING BETWEEN PROJECT REPRESENTATIVES AND A REPRESENTATIVE OF ANNE ARUNDEL COUNTY.
- 26. ALL WATER AND SEWER UTILITIES SHALL BE SEPARATED BY A MINIMUM OF 10 FEET OR AS DIRECTED BY THE ENGINEER 27. ROOF DRAINS / LEADERS / DOWNSPOUTS ARE TO DISCHARGE DIRECTLY TO THE STORM DRAINAGE SYSTEM THROUGH UNDERGROUND CONNECTIONS AND / OR ONTO A STABILIZED SURFACE FOR OVERLAND SHEET FLOW AS SHOWN ON THESE
- 28. THE CONTRACTOR SHALL NOTIFY BGE @ 410.234.5691, FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON ON THESE DRAWINGS.
- 29. THE CONTRACTOR SHALL NOTIFY THE VERIZON TELEPHONE COMPANY @ 301.393.3648, FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- 30. PIPE ELEVATIONS REFER TO INVERTS UNLESS OTHERWISE SPECIFIED.
- 31. ALL STORM DRAIN PIPES ARE REINFORCED CONCRETE PIPE (RCCP CL III) UNLESS OTHERWISE NOTED ON THE PLAN. 32. THE CONTRACTOR SHALL SAWCUT ALL JOINTS WHERE THE PROPOSED PAVEMENT MEETS THE EXISTING PAVEMENT
- 33. IN PREPARATION OF THESE PLANS THE BEST AVAILABLE RECORDS, DEEDS, MAPS, SURVEYS AND AERIAL TOPOGRAPHY HAVE BEEN USED.
- 34. THE WETLANDS AS SHOWN HEREON WERE DELINEATED BY McCARTHY AND ASSOCIATES, INC., IN MAY 2008 AND SURVEYED BY BAY ENGINEERING INC.
- 35. REFER TO THE FOLLOWING GEOTECHNICAL REPORTS - GEO-TECHNOLOGY ASSOCIATES INC. DATED AUGUST 16, 2007 THE CONTRACTOR SHALL REVIEW AND FULLY UNDERSTAND THE CONTENTS OF THE REPORTS PRIOR TO BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SUB-SURFACE SOIL CONDITIONS AS PER THE REPORT.
- 6. IF REGULATED MATERIALS (IE. USTS, 55-GALLON STORAGE DRUMS, BURIED WASTES, ETC.) ARE ENCOUNTERED DURING FUTURE SITE ACTIVITIES, SUCH MATERIALS SHOULD BE REMOVED AND AN ENVIRONMENTAL EVALUATION OF THE AREA PERFORMED. IF REGULATED MATERIALS ARE IDENTIFIED AND REMOVED, THE DEVELOPER'S ENVIRONMENTAL CONSULTANT MAY NEED TO PERFORM CONFIRMATORY SOIL SAMPLING OF THE REMAINING SOILS TO DETERMINE IF SOIL REMOVAL IS NECESSARY. THE EXACT NUMBER OF CONFIRMATORY SOIL SAMPLES AND THEIR LOCATIONS WILL BE DETERMINED BASED ON THE REGULATED MATERIALS DISCOVERED AND THE SIZE OF THE EXCAVATED AREA. THIS EVALUATION MAY IMPACT THE CONSTRUCTION SCHEDULE.
- FOR STORM DRAIN AND STORMWATER MANAGEMENT IMPROVEMENTS WITHIN THE RYAN ROAD, RIVER GLEN DRIVE AND THE PUBLIC DRAINAGE EASEMENTS, PLEASE SEE THE APPROVED PUBLIC ROAD AND STORM DRAIN PLANS ON FILE WITH THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING.
- 8. THE CLIENT / CONTRACTOR ACKNOWLEDGES THAT THE REQUIREMENTS OF THE ADA CODE WILL BE SUBJECT TO VARIOUS AND POSSIBLY CONTRADICTORY INTERPRETATIONS. BAY ENGINEERING, INC., THEREFORE, WILL USE REASONABLE PROFESSIONAL EFFORTS TO INTERPRET APPLICABLE ADA REQUIREMENTS AND OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROJECT. BAY ENGINEERING, HOWEVER, CANNOT AND DOES NOT WARRANT OR GUARANTEE THAT THE CLIENT'S PROJECT WILL COMPLY WITH INTERPRETATIONS OF ADA REQUIREMENTS AND / OR REQUIREMENTS OF OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, OND WARRANT OR GUARANTEE THAT THE CLIENT'S PROJECT WILL COMPLY WITH INTERPRETATIONS OF ADA REQUIREMENTS AND / OR REQUIREMENTS OF OTHER FEDERAL, STATE AND LOCAL LAWS, RULES, CODES, ORDINANCES AND REGULATIONS AS THEY APPLY TO THE PROPERTY



LOT	LDA AREA (SF)	IMP, AREA IN LDA (SF)	
4	5,617	1,200	
5	26,936	2,411	
6	30,858	3,243	
7	3,734	0	
O.S. 'A'	52,259	0	
ROAD RAW	5,084	3,229	
TOTAL	124,488	10,083	

THIS IS TO CERTIFY THAT A FIELD INVESTIGATION WAS PERFORMED IN NOVEMBER 2009 BY BAY ENGINEERING, INC. AT THE OUTFALL POINTS (STUDY POINTS A AND B) FOR THIS PROJECT. A REPRESENTATIVE HAS VISITED THE SITE AND HAS FOUND THAT RUNOFF FROM THE SITE DRAINS TO A FLOODPLAIN AND STREAM CHANNEL AT THE WESTERN PROPERTY LINE. NO EROSIVE CONDITIONS WERE AND ENCOUNTERED AND NO EROSION SHALL OCCUR AS A RESULT OF THE PROPOSED IMPROVEMENTS.

LDA

21.36%

8.95%

10.51%

0.00%

0.00%

63.51%

EX TREE

COVERAGE

LDA (SF)

133

1,191

11,280

2,457

35,641

3,679

SURVEY CONTROL NOTE

THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS USING ANNE ARUNDEL COUNTY CONTROL MONUMENT RTE 100, BEING A BRASS DISC SET IN CONCRETE IN THE GRASS MEDIAN STRIP OF MD RTE 100. 130' WEST OF MOUNTAIN ROAD (MD RTE 177). 1.3 MILES EAST OF EDWIN RAYNOR BLVD. AND 1.1 MILES WEST OF LAKE SHORE DRIVE. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE (NAD 83/91) AND THE VERTICAL DATUM IS REFERENCED TO NAVD 88. E = 1,451,627.267 ELEV. = 92.66 N = 529.321.536

ANNE ARUNDEL COUNTY CONTROL MONUMENT RTE100-AZ, BEING A CONCRETE MONUMENT WITH BRASS SURVEY DISC STAMPED "RTE 100 AZ 1997" SET APPROX. 1,500' WEST OF MOUNTAIN RD. ON THE SOUTH SIDE OF THE RTE 100 W.B.L. 20' FROM THE EDGE OF THE SOUTH SIDE OF ROUTE 100 W.B.L. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE (NAD 83/91) AND THE VERTICAL DATUM IS REFERENCED TO NAVD 88. N = 529,285.725 E = 1,450,632.198 ELEV. = 87.63

FINAL PLANS FOR RIVER GLEN A SINGLE FAMILY LOT SUBDIVISION **SUBDIVISION #2008-017** PROJECT #2010-0005-00NF TAX MAP 24, GRID 10, PARCEL 454 843 WOODS ROAD, PASADENA, MARYLAND 21122 THIRD DISTRICT ~ ANNE ARUNDEL COUNTY ZONED R1 & OS

GROSS SITE AREA

OS ZONING R1 ZONING

LESS 100 YR. FLOODPLAIN LESS WOODS ROAD R/W DEDICATION NET AREA

ALLOWABI STRUCTU

PROPOSE PROPOSE

PROPOS TOTAL (

45 FEET 0.83 ACRES, 36,314 S.F 0.85 ACRES, 37, 199 S.F

BENCHMARKS

NUMBER	NORTHING	EASTING	ELEVATION	DESCRIPTION
RTE 100	529,321.536	1,451,627.267	92.66	BRASS DISC IN CONC.
RTE100-AZ	529,285.725	1,450,631.198	87.63	BRASS DISC IN CONC.

SEQUENCE OF CONSTRUCTION

CONTROL INSPECTOR TO REVIEW THE APPROVED PLANS. 5 DAYS 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE PLANS

- AND SEDIMENT TRAPS. 1 MONTH NOTE THE FOLLOWING

- COMMENCE UNTIL THE PROPER CERTIFICATIONS ARE RECEIVED.
- APPROVAL, THE CONTRACTOR CAN ESTABLISH THE STAGING AND STOCKPILE AREA.
- 2 MONTHS
- 7. ROUGH GRADE SITE FOR ROADS.

THER AREA WITH AN APPROVED GRADING PERMIT 2 WEEKS

..... 2 WEEKS

..... 2 WEEKS WATER SURFACE ELEVATION. 1 DAY

E. INSTALL LANDSCAPING FOR THE RSC SYSTEM #1.

PRIOR APPROVAL IS GRANTED BY THE DISTRICT PER DISTRICT SPECIFICATIONS. 6 MONTHS

. FINE GRADE, FINAL PAVEMENT AND INSTALL LANDSCAPING. 3 WEEKS

NECESSARY TO ENSURE ESTABLISHED GROWTH OF ALL SEEDED AREAS.

MISC. NOTES

- SHOWN HEREON WILL BE INSTALLED. 3. UTILITIES AND PAVING MAY OCCUR AT ANY TIME DURING THE SEQUENCE AFTER TASK #5.
- OF THE GROWING SEASONS.
- 5. THE CONTRACTOR SHALL MAINTAIN ACCESS ALONG WOODS ROAD.

MODIFICATION NOTES THE ANNE ARUNDEL COUNTY CODE.

THE DECISION ON MODIFICATION #12,038 IS CURRENTLY BEING HELD IN ABEYANCE

8.10% 54,381 10,874 7,454 13.71% 16,395 0 0.00% 11,852 2,370 0 0.00% NOTE: TREE CLEARING IS FOR INSTALLATION OF PRIVATE SEPTIC SYSTEM WITHIN SEPTIC EASEMENT. TREE CLEARING SHOULD BE MINIMIZED AS MUCH AS POSSIBLE DURING CONSTRUCTION. **OUTFALL STATEMENT** 1 OF 9 2 OF 9

LOCATION PLAN

MAXIMUM PROPOSED % OF EX.

CLEARING CLEARING CLEARING

133*

1,185

2,457*

0

3,679

TREE | TREE

LDA (SF) LDA (SF)

238

2,256

491

7,128

735

CRITICAL AREA IMPERVIOUS AND CLEARING TABULATION

TREE

LDA

100.00%

0.00%

10.51%

100.00%

0.00%

100.00%

3 OF 9

4 OF 9

5 OF 9

6 OF 9

7 OF 9

8 OF 9

9 OF 9

SHEET INDEX

% IMP.

RCA

N/A

N/A

N/A

N/A

0.00%

N/A

0

EX. TREE

RCA (SF)

N/A

N/A

N/A

N/A

11,852

N/A

DEVELOPER'S STABILIZATION CERTIFICATION

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

OWNER / DEVELOPER

RCA IMP. AREA

INRCA

(SF)

N/A

N/A

N/A

N/A

0

N/A

AREA

(SF)

N/A

N/A

N/A

16,395

N/A

. COVER SHEET

RESOURCE MAP . SITE & UTILITY PLAN SITE PLAN CONTINUATIONS .. SEDIMENT CONTROL PLANS . SITE DETAILS

Dr

MAXIMUM PROPOSED % OF EX.

N/A

N/A

N/A

N/A

0

N/A

DATE

TREE

RCA

N/A

N/A

N/A

N/A

0.00%

N/A

TREE TREE

RCA (SF) RCA (SF)

COVERAGE CLEARING CLEARING CLEARING

N/A

N/A

N/A

N/A

2,370

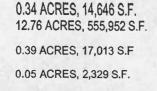
N/A

. SEDIMENT CONTROL DETAILS & SPECIFICATIONS .. SITE INVESTIGATION DRAINAGE AREA MAP .. EXISTING & PROPOSED DRAINAGE AREA MAP

POST DEVELOPMENT OWNER

MAXIMUM STRUCTURE HEIGHT RYAN ROAD R/W DEDICATION **RIVER GLEN DRIVE R/W DEDICATION**

LE COVERAGE BY RES (25% GROSS AREA)	
D STRUCTURE COVERAGE: D HOUSES D DRIVEWAYS D ROADWAYS 145%)	



13.10 ACRES, 570,598 S.F.



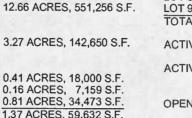
OPEN SPACE 'A'

DPEN SPACE 'B'

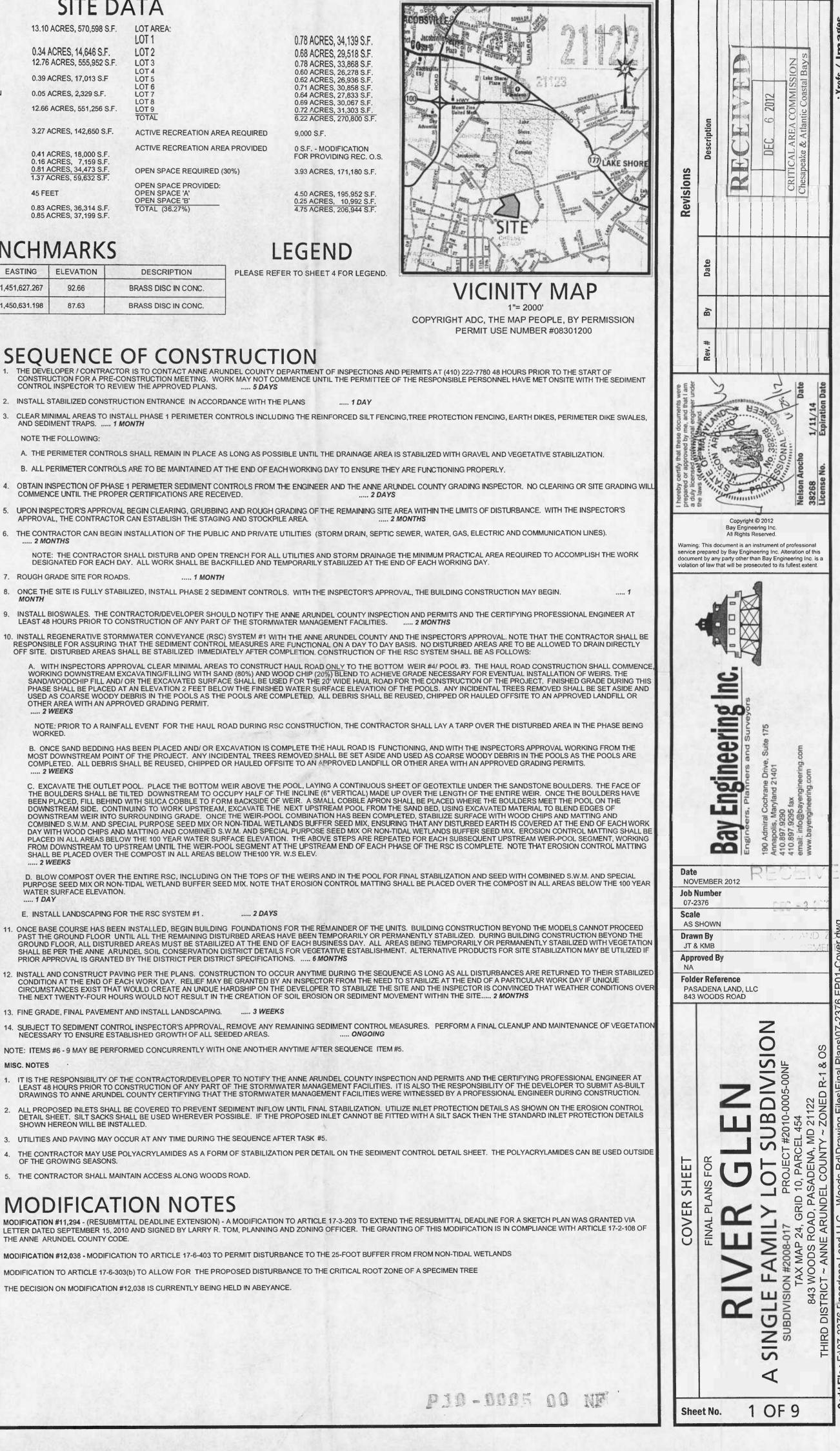
TOTAL (36.27%)

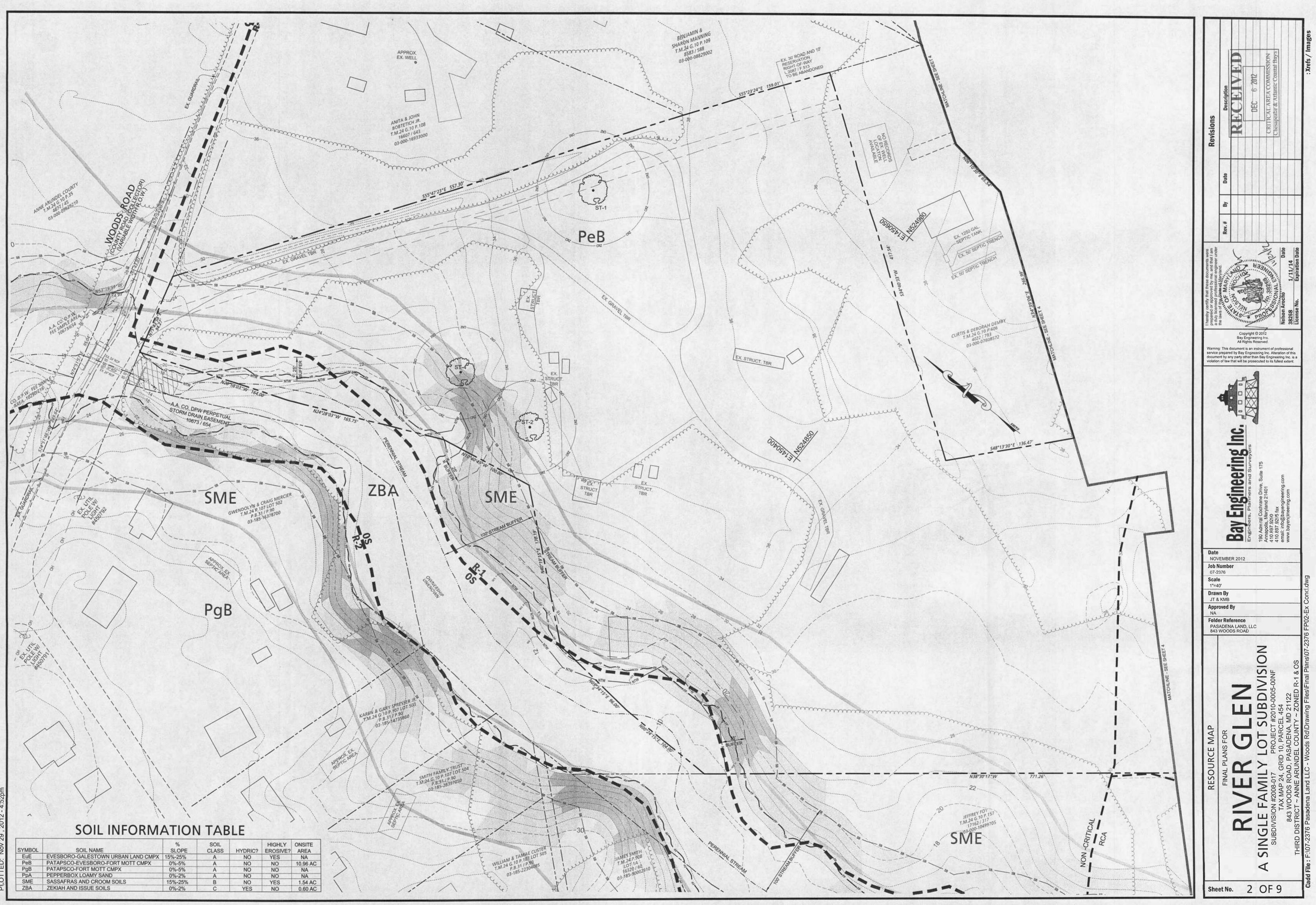
LOT 1

LOT 2



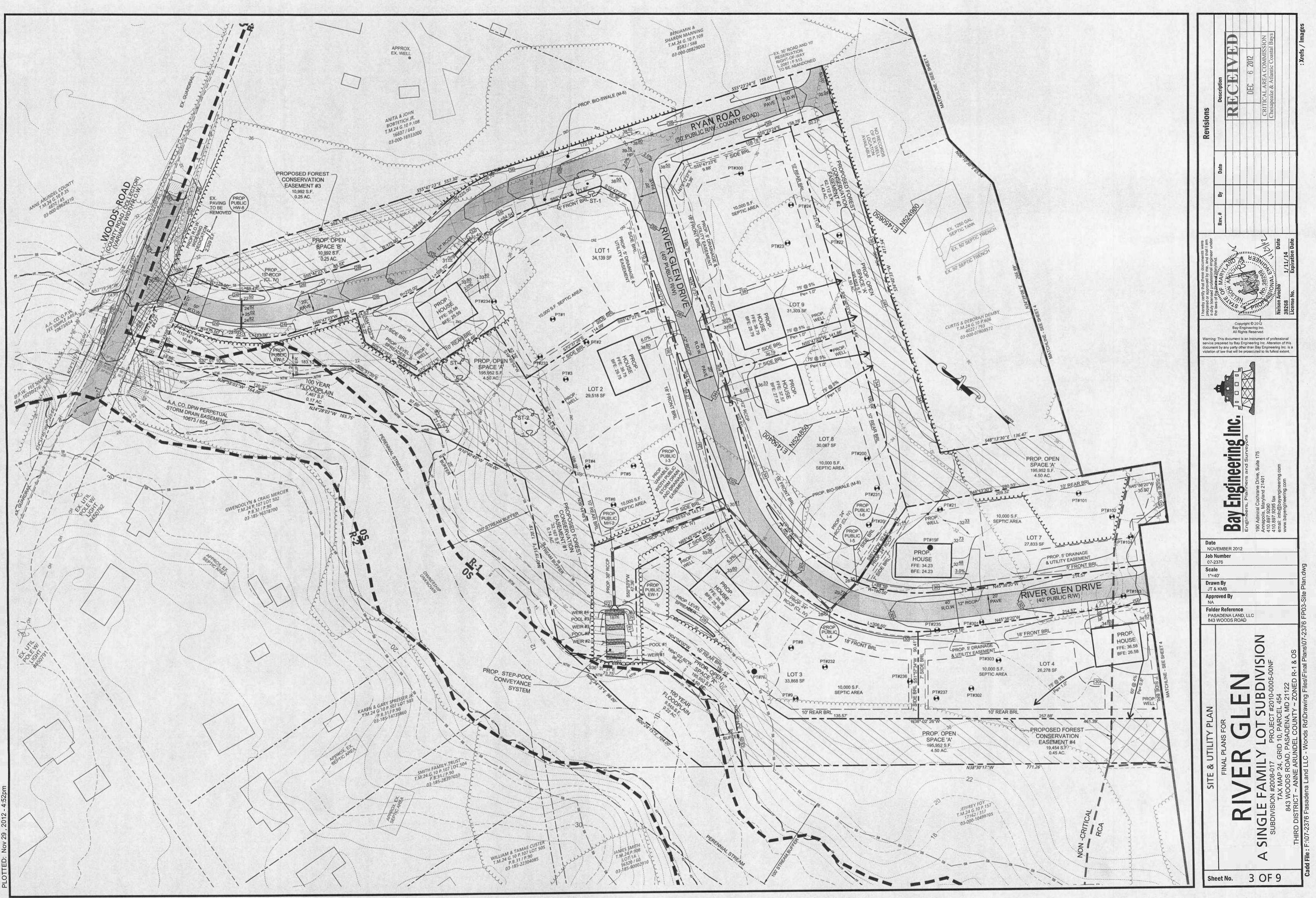
SITE DATA





*

-



TTED: Nov 29 20

-

LEGEND

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SCED

CTUTO TGOS

- - - -

XX

APPROX. EX. WELL

6.9

503.83

PeB

APPROX EX SEPTIC AREA

- 512°39'28"F

OSSOSS

EX. PROPERTY LINE EX. ADJOINING PROPERTY LINE -----PROPOSED LOT LINE ----EX. EDGE OF PAVEMENT - - - -EXISTING CONTOUR LINE -----EXISTING STORM DRAIN ------ SD ------EX. FLOODPLAIN LINE ----- FP ------ FP ------EX. WETLAND LINE ------EX. STREAM -----EX. STREAM BUFFER ----- SB ------ SB -------EXISTING SOIL DESIGNATION PeB EXISTING ZONING DEGIGNATION

CRITICAL AREA

EXISTING TREE LINE EXISTING TREE

PROPOSED LIMITS OF DISTURBANCE ------

PROPOSED DIVERSION FENCE ----- DF

PROPOSED STABILIZED CONSTUCTION ENTRANCE

PROPOSED INLET PROTECTION PROPOSED TEMPORARY GABION OUTLET STRUCTURE

15% TO 25% SLOPES

SLOPES 25% OR GREATER

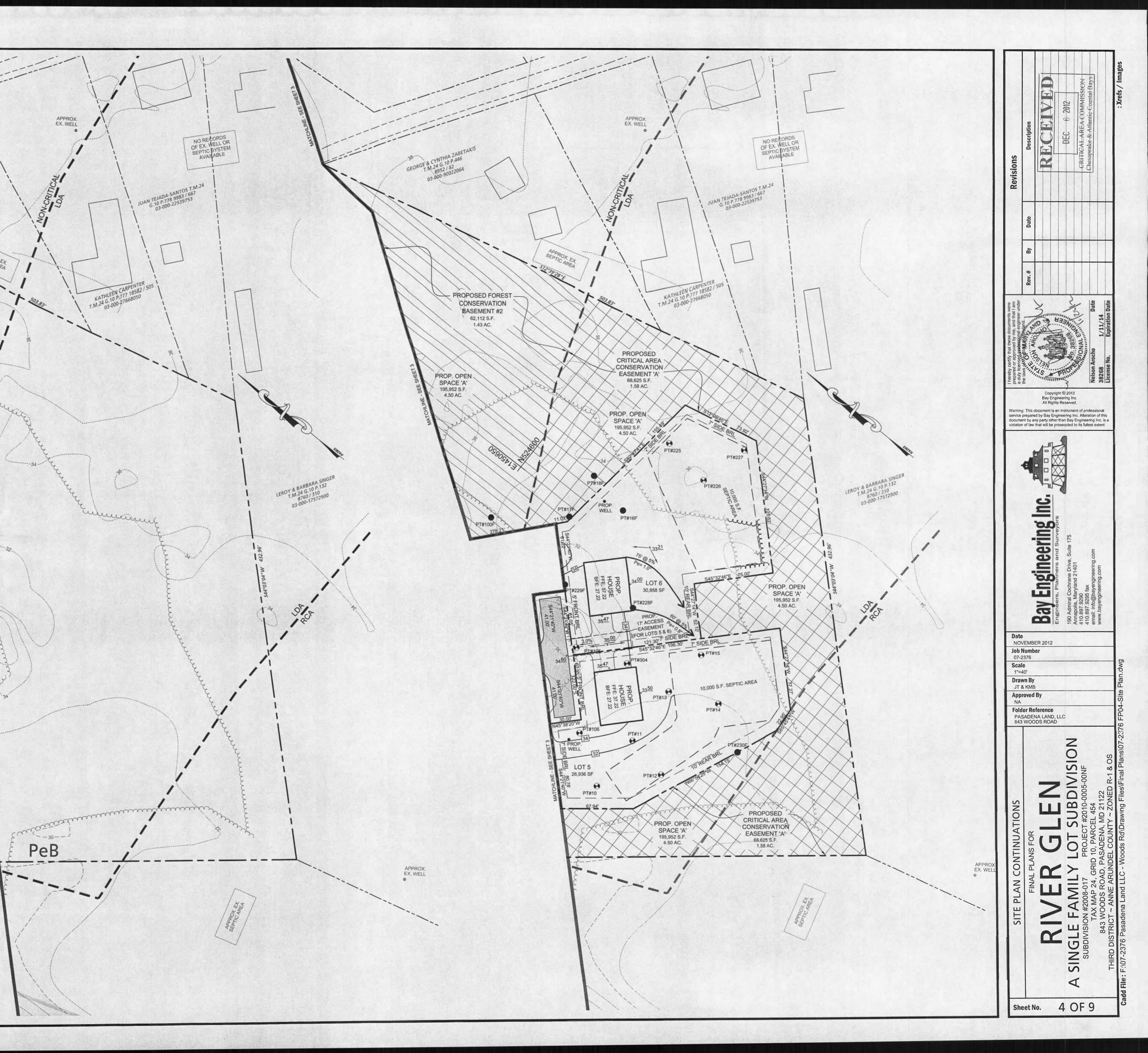
PROPOSED SEPTIC FIELD

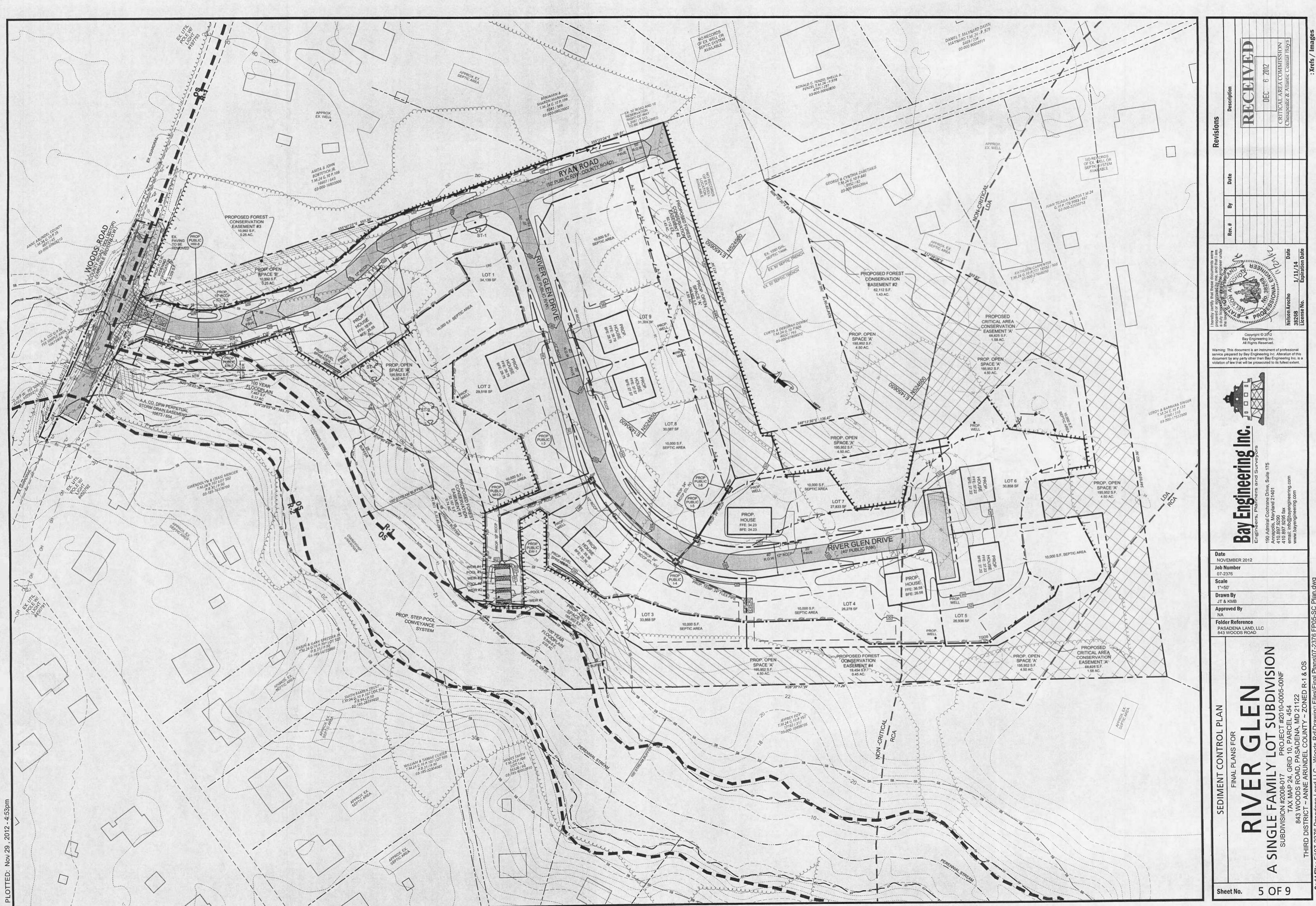
PROPOSED PAVED DRIVEWAY

PROPOSED PAVED ROAD

PROPOSED FOREST CONSERVATION

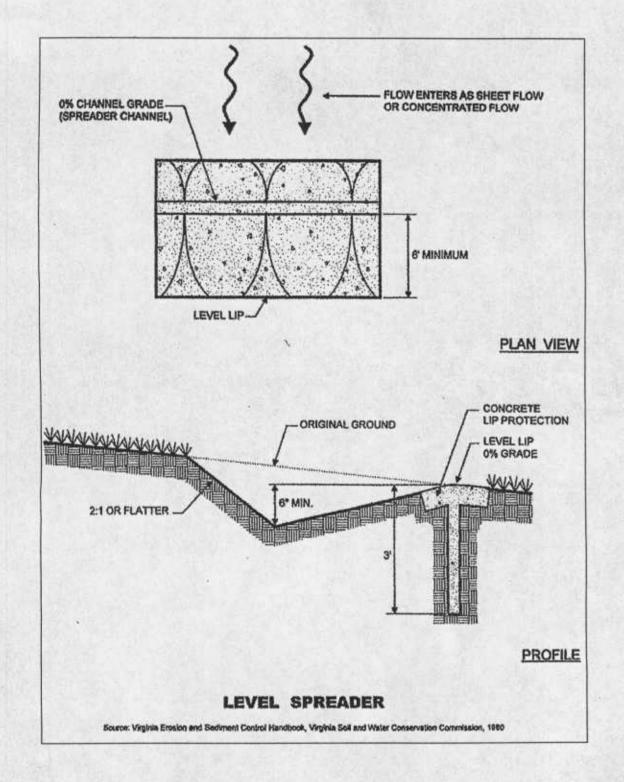
PROPOSED CRITICAL CONSERVATION

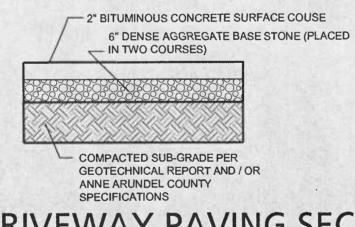




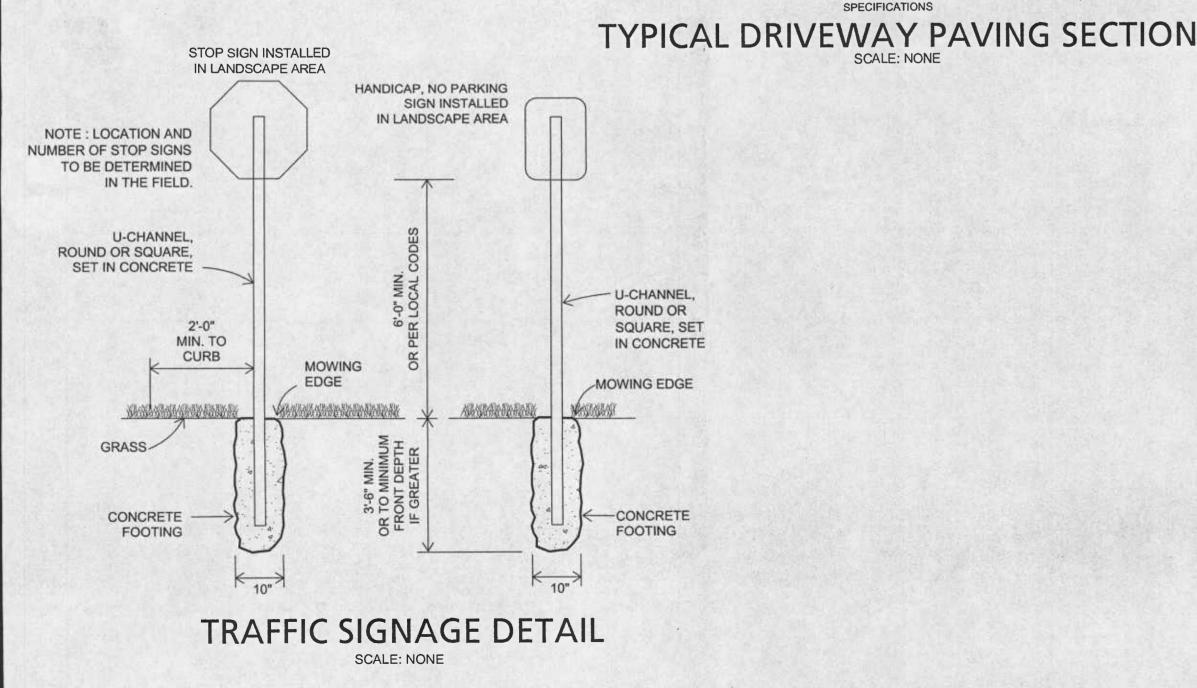
PROJECT N	AME: RIVER GL	EN		FDP #	P2010-0005-0	ONF S	UBDIVISION #:	S2008-017
JOB #: 0	7-2376 DESIGN BY: K	WB DA	TE: NOVEMBER 2012	TAX MAP	#: 24	GRID #: 10	PARCE	L#: 454
DRAINAGE AREA	PRACTICE	STRUCTURE NUMBER	TYPE (NAD	ATION O GRID DINATES)	DRAINAGE AREA TREATED (SQ. FT.)	RUNOFF FROM 1-YEAR 24-HOUR STORM (CUBIC FEE		ACTUAL DEVICE VOLUME (CUBIC FEET)
			E	SD PRACT	ICES			
SWALE DA#1	BIOSWALE	#1	M-8 SEE F	PLAN VIEW	21,344	1,210	498	498
SWALE DA#2	BIOSWALE	#2	M-8 SEE F	PLAN VIEW	22,216	1,573	1,190	1,190
SWALE DA#3	BIOSWALE	#3	M-8 SEE F	PLAN VIEW	23,958	1,416	301	301
SWALE DA#4	BIOSWALE	#4	M-8 SEE F	PLAN VIEW	30,056	2,102	580	580
SWALE DA#5	BIOSWALE	#5	M-8 SEE F	PLAN VIEW	14,810	1,666	803	803
SWALE DA#6	BIOSWALE	#6	M-8 SEE F	PLAN VIEW	38,332	1,931	229	229
LOT #1	SHEETFLOW TO CONSERVATION		N-3 SEE F	PLAN VIEW	1,000	213	48	48
LOT #4	ROOFTOP DISCONNECT		N-1 SEE F	PLAN VIEW	1,000	213	71	71
LOT #6	ROOFTOP DISCONNECT		N-1 SEE F	PLAN VIEW	1,000	213	71	71
LOT #8	ROOFTOP DISCONNECT		N-1 SEE F	PLAN VIEW	1,000	213	79	79
LUT#0	SHEETFLOW TO CONSERVATION		N-3 SEE F	PLAN VIEW	1,000	213	48	48
107.40	ROOFTOP DISCONNECT		N-1 SEE F	PLAN VIEW	1,000	213	79	79
LOT #9	SHEETFLOW TO CONSERVATION		N-3 SEE	PLAN VIEW	1,000	213	48	48
	Saul Products o				TOTAL		4,044	4,044

STRUCTURAL PRACTICES		
	ESD STRUCTURAL	ESD STRUCTURAL MANGEMENT PROVIDED
TOTALS	0 CF	0 CF





SCALE: NONE



21.0 STANDARD AND SPECIFICATION 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 GRADATION.

CONDITIONS WHERE PRACTICE APPLIES

- I. 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 PRODUCT : VEGETATIVE GROWTH.
- B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS
- C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH.

D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.

- II. 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 THE PLANS.
- CONSTRUCTION AND MATERIALS SPECIFICATIONS
- I. 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 FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-SCS IN COOPERATION WITH MARYLAND AGRICULTURAL EXPERIMENTAL STATION.
- II. TOPSOIL SPECIFICATIONS SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING :
- i. TOPSOIL SHALL BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL 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 11/211 IN DIAMETER.
- ii. TOPSOIL MUST BE FREE OF PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACKGRASS, JOHNSONGRASS, NUTSEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
- iii, 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.
- III. FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES :
- i. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS
- IV. FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES :
- I. ON SOIL MEETING TOPSOIL SPECIFICATIONS, OBTAIN TEST RESULTS DICTATING FERTILIZER AND LIME AMENDMENTS REQUIRED TO BRING THE SOIL INTO COMPLIANCE WITH THE FOLLOWING :
- A. PH FOR TOPSOIL SHALL BE BETWEEN 6.0 AND 7.5. IF THE TESTED SOIL DEMONSTRATES A PH OF LESS THAN 6.0, SUFFICIENT LIME SHALL BE PRESCRIBED TO RAISE THE PH TO 6.5 OR HIGHER.
- B. ORGANIC CONTENT OF TOPSOIL SHALL BE NOT LESS THAN 1.5 PERCENT BY WEIGHT.
- C. TOPSOIL HAVING SOLUBLE SALT CONTENT GREATER THAN 500 PARTS PER MILLION SHALL NOT BE USED.
- D. 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 PHYTO-TOXIC MATERIALS.
- NOTE: TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.
- ii. PLACE TOPSOIL (IF REQUIRED) AND APPLY SOIL AMENDMENTS AS SPECIFIED IN 20.0 VEGETATIVE STABILIZATION - SECTION I - VEGETATIVE STABILIZATION METHODS AND MATERIALS.
- V. TOPSOIL APPLICATION
- i. WHEN TOPSOILING, MAINTAIN NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, EARTH DIKES, SLOPE SILT PENCE AND SEDIMENT TRAPS AND BASINS.
- ii. GRADES ON THE AREAS TO BE TOPSOILED, WHICH HAVE BEEN PREVIOUSLY ESTABLISHED, SHALL BE MAINTAINED, ALBEIT 4" - 8" HIGHER IN ELEVATION.
- iii. TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED IN A 4" 8" LAYER AND LIGHTLY COMPACTED TO A MINIMUM THICKNESS OF 4". SPREADING SHALL BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
- IV. TOPSOIL SHALL NOT BE PLACED WHILE THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE: SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING AND SEEDBED PREPARATION.
- VI. ALTERNATIVE FOR PERMANENT SEEDING INSTEAD OF APPLYING THE FULL AMOUNTS OF LIME AND COMMERCIAL FERTILIZER, COMPOSTED SLUDGE AND AMENDMENTS MAY BE APPLIED AS SPECIFIED **BELOW**:
- i. COMPOSTED SLUDGE MATERIAL FOR USE AS A SOIL CONDITIONER FOR SITES HAVING DISTURBED AREAS OVER 5 ACRES SHALL BE TESTED TO PRESCRIBE AMENDMENTS AND FOR SITES HAVING DISTURBED AREAS UNDER 5 ACRES SHALL CONFORM TO THE FOLLOWING REQUIREMENTS :
- A. COMPOSTED SLUDGE SHALL BE SUPPLIED BY, OR ORIGINATE FROM, A PERSON OR PERSONS THAT ARE : PERMITTED (AT THE TIME OF ACQUISITION OF THE COMPOST) BY THE MARYLAND DEPARTMENT
- OF THE ENVIRONMENT UNDER COMAR 26.04.06.
- B. COMPOSTED SLUDGE SHALL CONTAIN AT LEAST 1 PERCENT NITROGEN, 1.5 PERCENT PHOSPHORUS, AND 0.2 PERCENT POTASSIUM AND HAVE A PH OF 7.0 TO 8.0. IF COMPOST DOES NOT MEET THESE REQUIREMENTS, THE APPROPRIATE CONSTITUENTS MUST BE ADDED TO MEET THE REQUIREMENTS PRIOR TO USE.
- C. COMPOSTED SLUDGE SHALL BE APPLIED AT A RATE OF 1 TON/1,000 SQUARE FEET.
- ii. COMPOSTED SLUDGE SHALL BE AMENDED WITH A POTASSIUM FERTILIZER APPLIED AT THE RATE OF 4 LB/1,000 SQUARE FEET, AND 1/3 THE NORMAL LIME APPLICATION RATE.

REFERENCES

GUIDELINE SPECIFICATIONS, SOIL PREPARATION AND SODDING. MD-VA, PUB. #1, COOPERATIVE EXTENSION SERVICE. UNIVERSITY OF MARYLAND AND VIRGINIA POLYTECHNIC INSTITUTES. REVISED 1973.

FOLLOWING INITIAL SOIL DISTURBANCES OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FORT HE 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

A. SOIL TESTS: LIME AND FERTILIZER WILL BE APPLIED PER SOIL TESTS RESULTS FOR SITES GREATER THAN 5 ACRES. SOIL TESTS WILL BE DONE AT COMPLETION OF INITIAL ROUGH GRADING OR AS RECOMMENDED BY THE SEDIMENT CONTROL INSPECTOR. RATES AND ANALYSES WILL BE PROVIDED TO THE GRADING INSPECTOR AS WELL AS THE CONTRACTOR.

OCCURRENCE OF ACID SULFATE SOILS (GRAYISH BLACK COLOR) WILL REQUIRE COVERING WITH A MINIMUM OF 12 INCHES OF CLEAN SOIL WITH 6 INCHES MINIMUM CAPPING OF TOP SOIL. NO STOCKPILING OF MATERIAL IS ALLOWED. IF NEEDED, SOIL TESTS SHOULD BE DONE BEFORE AND AFTER A 6-WEEK INCUBATION PERIOD TO ALLOW OXIDATION OF SULFATES.

THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:

MULCH SHALL BE UNROTTED, UNCHOPPED, SMALL GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE OR 90 POUNDS PER 1,000 SQUARE FEET (2 BALES). 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.

E. SECURING STRAW MULCH: STRAW MULCH SHALL BE SECURED IMMEDIATELY FOLLOWING MULCH APPLICATION TO MINIMIZE MOVEMENT BY WIND OR WATER. THE FOLLOWING METHODS ARE PERMITTED:

(i) 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.

(ii) 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.

(iii) LIQUID BINDERS MAY BE USED. APPLY AT HIGHER RATES AT 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 MANUFACTURERS.

(iv) 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:

LIME: 100 POUNDS OF DOLOMITIC LIMESTONE PER 1,000 SQUARE FEET

FERTILIZER: 15 POUNDS OF 10-10-10 PER 1,000 SQUARE FEET.

SEED: PERENNIAL RYE - 0.92 POUNDS PER 1,000 SQUARE FEET (FEBRUARY 1 THROUGH APRIL 30 OR AUGUST 15 THROUGH NOVEMBER 1). MILLET - 0.92 POUNDS PER 1,000 SQUARE FEET (MAY 1 THROUGH AUGUST 15).

DETAILS & SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

1. PERMANENT SEEDING:

a. SOIL pH SHALL BE BETWEEN 6.0 AND 7.0.

b. SOLUBLE SALTS SHALL BE LESS THAN 500 PARTS PER MILLION (PPM).

c. THE SOIL SHALL CONTAIN LESS THAN 40% CLAY BUT ENOUGH FINE GRAINED MATERIAL (> 30% SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION IS IF LOVEGRASS OR SERECIA LESPEDEZA IS TO BE PLANTED, THEN A SANDY SOIL (< 30% SILT PLUS CLAY) WOULD BE ACCEPTABLE.

d. SOIL SHALL CONTAIN 1.5% MINIMUM ORGANIC MATTER BY WEIGHT.

e. SOIL MUST CONTAIN SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.

f. IF THESE CONDITIONS CANNOT BE MET BY SOILS ON SITE, ADDING TOPSOIL IS REQUIRED IN ACCORDANCE WITH SECTION 21 STANDARD AND SPECIFICATION FOR TOPSOIL OR AMENDMENTS MADE AS RECOMMENDED BY A CERTIFIED AGRONOMIST.

B. SEEDBED 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 DOLOMITIC LIMESTONE AND 21 POUNDS OF 10-10-10 FERTILIZER PER 1,000 SQUARE FEET. HARROW OR DISK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF AT LEAST 3 INCHES ON SLOPES FLATTER THAN 3:1.

C. SEEDING: APPLY 5-6 POUNDS PER 1,000 SQUARE FEET OF TALL FESCUE BETWEEN FEBRUARY 1 AND APRIL 30 OR BETWEEN AUGUST 15 AND OCTOBER 31. APPLY SEED UNIFORMLY ON A MOIST FIRM SEEDBED WITH A CYCLONE SEEDER, CULTIPACKER SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEEDS AND FERTILIZER, RECOMMENDED ON STEEP SLOPES ONLY). MAXIMUM SEED DEPTH SHOULD BE 1/4 INCH IN CLAYEY SOILS AND 1/2 INCH IN SANDY SOILS WHEN USING OTHER THAN THE HYDROSEEDER METHOD. IRRIGATE WHERE NECESSARY TO SUPPORT ADEQUATE GROWTH UNTIL VEGETATION IS FIRMLY ESTABLISHED. IF OTHER SEED MIXES ARE TO BE USED, SELECT FROM TABLE 25, ENTITLED "PERMANENT SEEDING FOR LOW MAINTENANCE AREAS" FROM THE CURRENT STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. MIXES SUITABLE FOR THIS ARE 1, 3 AND 5-7. MIXES 5-7 ARE SUITABLE IN NON-MOWABLE SITUATIONS.

D. 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 GRADING.

MULCH: SAME AS 1 D AND E ABOVE.

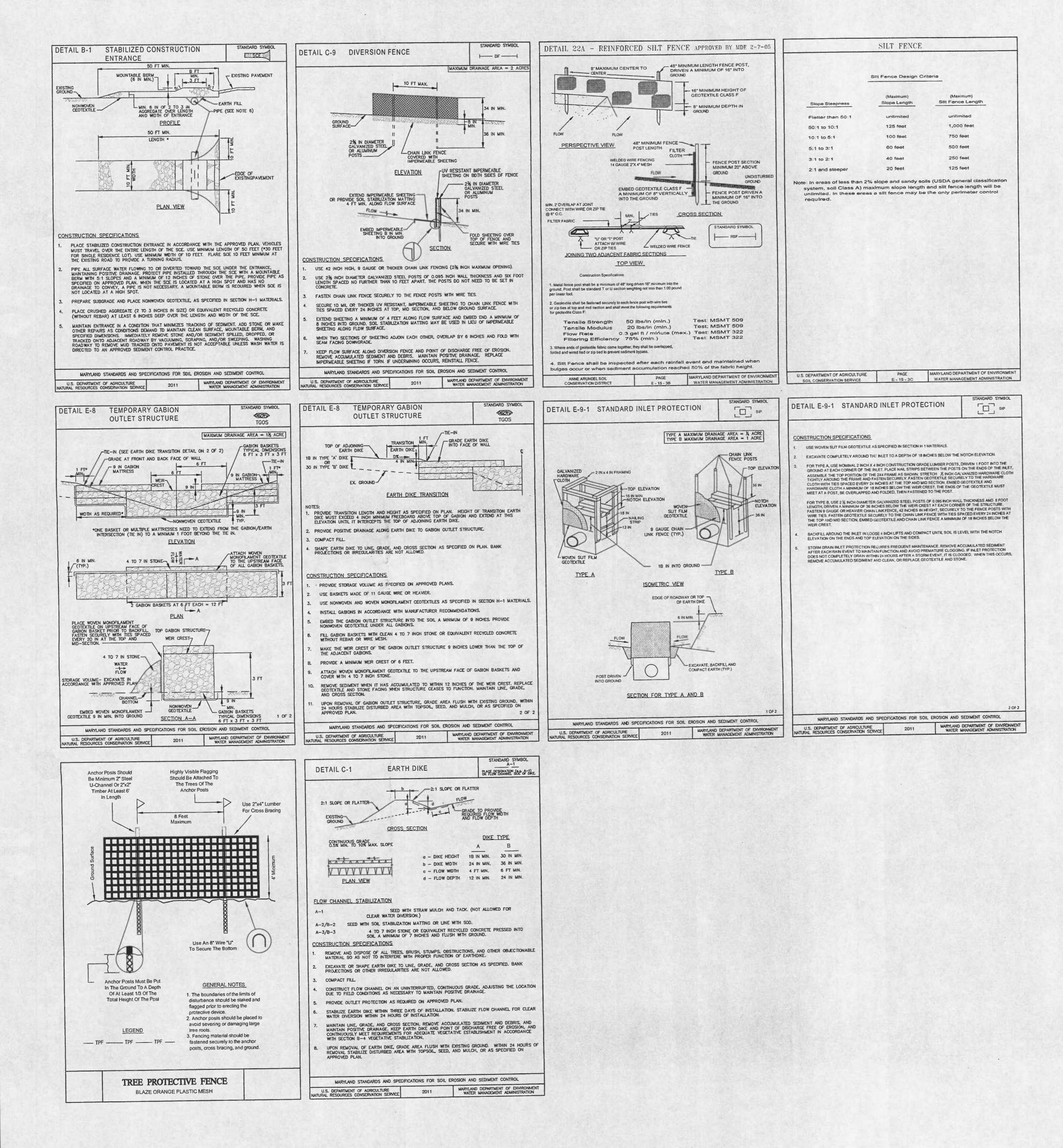
3. NO FILLS MAY BE PLACED ON FROZEN GROUND. ALL FILL TO BE PLACED IN APPROXIMATELY HORIZONTAL LAYERS, EACH LAYER HAVING A LOOSE THICKNESS OF NOT MORE THAN 8 INCHES. ALL FILL IN ROADWAYS AND PARKING AREAS IS TO BE CLASSIFIED TYPE 2 AS PER ANNE ARUNDEL COUNTY CODE - ARTICLE 21, SECTION 2-308, AND COMPACTED TO 90% DENSITY; COMPACTION TO BE DETERMINED BY ASTM D-1557-66T (MODIFIED PROCTOR). ANY FILL WITHIN THE BUILDING AREA IS TO BE COMPACTED TO A MINIMUM OF 95% DENSITY AS DETERMINED BY METHODS PREVIOUSLY MENTIONED. FILLS FOR POND EMBANKMENTS SHALL BE COMPACTED AS PER MD-378 CONSTRUCTION SPECIFICATIONS. ALL OTHER FILLS SHALL BE COMPACTED SUFFICIENTLY SO AS TO BE STABLE AND PREVENT EROSION AND SLIPPAGE.

4. PERMANENT SOD: INSTALLATION OF SOD SHOULD FOLLOW PERMANENT SEEDING DATES. SEEDBED PREPARATION FOR SOD SHALL BE AS NOTED IN SECTION (B) ABOVE. PERMANENT SOD IS TO BE TALL FESCUE, STATE APPROVED SOD; LIME AND FERTILIZER PER PERMANENT SEEDING SPECIFICATIONS AND LIGHTLY IRRIGATE SOIL PRIOR TO LAYING SOD. SOD IS TO BE LAID ON THE CONTOUR WITH ALL ENDS TIGHTLY ABUTTING. JOINTS ARE TO BE STAGGERED BETWEEN ROWS. WATER AND ROLL OR TAMP SOD TO INSURE POSITIVE ROOT CONTACT WITH THE SOIL. ALL SLOPES STEEPER THAN 3:1, AS SHOWN, ARE TO BE PERMANENTLY SODDED OR PROTECTED WITH AN APPROVED EROSION CONTROL NETTING. ADDITIONAL WATERING FOR ESTABLISHMENT MAY BE REQUIRED. SOD IS NOT TO BE INSTALLED ON FROZEN GROUND. SOD SHALL NOT BE TRANSPLANTED 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 SOD.

5. MINING OPERATIONS: SEDIMENT CONTROL PLANS FOR MINING OPERATIONS MUST INCLUDE THE FOLLOWING SEEDING DATES AND MIXTURES: FOR SEEDING DATES OF: FEBRUARY 1 THROUGH APRIL 30 AND AUGUST 15 THROUGH OCTOBER 31, USE SEED MIXTURE OF TALL FESCUE AT THE RATE OF 2 POUNDS PER 1,000 SQUARE FEET AND SERICEA LESPEDEZA AT THE MINIMUM RATE OF 0.5 POUNDS PER 1,000 SQUARE FEET.

6. TOPSOIL SHALL BE APPLIED AS PER THE STANDARD AND SPECIFICATIONS FOR TOPSOIL FROM THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL





STANDARD RES

I (WE) CERTIFY THAT:

- BEFORE BEGINNING THE PROJECT
- RESPONSIBLE PERSONNEL ON SITE:

- DISTURBANCE.
- ORDINANCE.

- INSPECTOR PRIOR TO COMMENCING WORK.

SIGNATURE OF DEVELOPER/OWNE PRINT: NAME:

	1
TITLE:	
AFFILIATION:	
ADDRESS:	
TELEPHONE NUMBER:	
EMAIL ADDRESS:	

CONSULTANT'S CERTIFICATION

THE DEVELOPER'S PLAN TO CONTROL SILT AND EROSION IS ADEQUATE TO CONTAIN THE SILT AND EROSION ON THE PROPERTY COVERED BY THE PLAN. I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THIS SITE, AND WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AASCD PLAN SUBMITTAL GUIDELINES AND THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER.

MD P.E. LICENSE	Ξ#
	EYOR LICENSE #
MD LANDSCAPE	ARCHITECT #
NAME	
FIRM NAME	
ADDRESS	
CITY	STATE

SEVERN RIVER WATERSHED.

24.0 MATERIALS SPECIFICATIONS -TABLE 27 - GEOTEXTILE FABRICS

CLASS	APPARENT OPENING SIZE MM, MAX.	GRAB TENSILE STRENGTH LB. MIN.	BURST STRENGTH PSI. MIN.
A	0.30	250	500
В	0.60	200	320
С	0.30	200	320
D	0.60	90	145
E	0.30	90	145
F (SILT FENCE)	0.40-0.80*	90	190

THE PROPERTIES SHALL BE DETERMINED IN ACCORDANCE WITH THE FOLLOWING PROCEDURES: - APPARENT OPENING SIZE: MSMT 323

- GRAB TENSILE STRENGTH: ASTM D 1682: 4x8" SPECIMEN, 1x2" CLAMPS, 12"/MIN. STRAIN RATE IN BOTH PRINCIPAL DIRECTIONS OF GEOTEXTILE FABRIC.

BURST STRENGTH: ASTM D 3786

THE FABRIC SHALL BE INERT TO COMMONLY ENCOUNTERED CHEMICALS AND HYDROCARBONS, AND WILL BE ROT AND MILDEW RESISTANT. IT SHALL BE MANUFACTURED FROM FIBERS CONSISTING OF LONG CHAIN SYNTHETIC POLYMERS, AND COMPOSED OF A MINIMUM OF 85% BY WEIGHT OF POLYOLEPHINS, POLYESTERS, OR POLYAMIDES. THE GEOTEXTILE FABRIC SHALL RESIST DETERIORATION FROM ULTRAVIOLET EXPOSURE.

IN ADDITION, CLASSES A THROUGH E SHALL HAVE A 0.01 CM./SEC. MINIMUM PERMEABILITY WHEN TESTED IN ACCORDANCE WITH MSMT 507, AND AN APPARENT MINIMUM ELONGATION OF 20 PERCENT (20%) WHEN TESTED IN ACCORDANCE WITH THE GRAB TENSILE STRENGTH REQUIREMENTS LISTED ABOVE.

SILT FENCE

CLASS F GEOTEXTILE FABRICS FOR SILT FENCE SHALL HAVE A 50 LB./IN. MINIMUM TENSILE STRENGTH AND A 20 LB./IN. MINIMUM TENSILE MODULES WHEN TESTED IN ACCORDANCE WITH MSMT 509. THE MATERIAL SHALL ALSO HAVE A 0.3 GAL./FT.2/MIN. FLOW RATE AND SEVENTY-FIVE PERCENT (75%) MINIMUM FILTERING EFFICIENCY WHEN TESTED IN ACCORDANCE WITH MSMT 322.

GEOTEXTILE FABRICS USED IN THE CONSTRUCTION OF SILT FENCE SHALL RESIST DETERIORATION FROM ULTRAVIOLET EXPOSURE. THE FABRIC SHALL CONTAIN SUFFICIENT AMOUNTS OF ULTRAVIOLET RAY INHIBITORS AND STABILIZERS TO PROVIDE A MINIMUM OF 12 MONTHS OF EXPECTED USABLE CONSTRUCTION LIFE AT A TEMPERATURE RANGE OF 0 TO 120 DEGREES F.

PONSIBILITY N	IOTES
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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 AASCD 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

C. IF APPLICABLE, THE APPROPRIATE ENCLOSURE WILL BE CONSTRUCTED AND MAINTAINED ON SEDIMENT BASIN(S) INCLUDED IN THIS PLAN. SUCH STRUCTURE(S) WILL BE IN COMPLIANCE WITH THE ANNE ARUNDEL COUNTY CODE.

2. THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHT, 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 THE PLAN.

3. FOR INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT AND/OR TEMPORARY STABILIZATION PER THE AASCD DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT SHALL BE COMPLETED WITHIN THREE CALENDAR DAYS FOR THE SURFACE OF ALL CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

4. THE GRADING AND SEDIMENT CONTROL APPROVAL ON THIS PLAN EXTEND ONLY TO THOSE AREAS WITHIN THE LIMITS OF

5. 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.

6. THE DEVELOPER MUST REQUEST THAT THE SEDIMENT AND EROSION CONTROL INSPECTOR APPROVE WORK COMPLETED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE GRADING OR BUILDING PERMIT, AND THE

7. ALL MATERIAL SHALL BE TAKEN TO A SITE WITH AN APPROVED SEDIMENT AND EROSION CONTROL PLAN.

8. APPROVAL OF THE SEDIMENT AND EROSION CONTROL INSPECTOR SHALL BE REQUIRED UPON COMPLETION OF THE INSTALLATION OF EROSION AND SEDIMENT CONTROLS PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. THIS WILL REQUIRE FIRST PHASE INSPECTION. 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 BEFORE REMOVAL OF SEDIMENT AND EROSION CONTROLS.

10. EXISTING TOPOGRAPHY MUST BE FIELD VERIFIED BY RESPONSIBLE PERSONNEL TO THE SATISFACTION OF THE SEDIMENT CONTROL

2				
		1		
			12	

ZIP CODE	

DATE

NOTE: THE CONSULTANT'S CERTIFICATION MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER IF THE SITE LIES WITHIN THE

US STD SIEVE CW-02215

TABLE 28 STONE SIZE

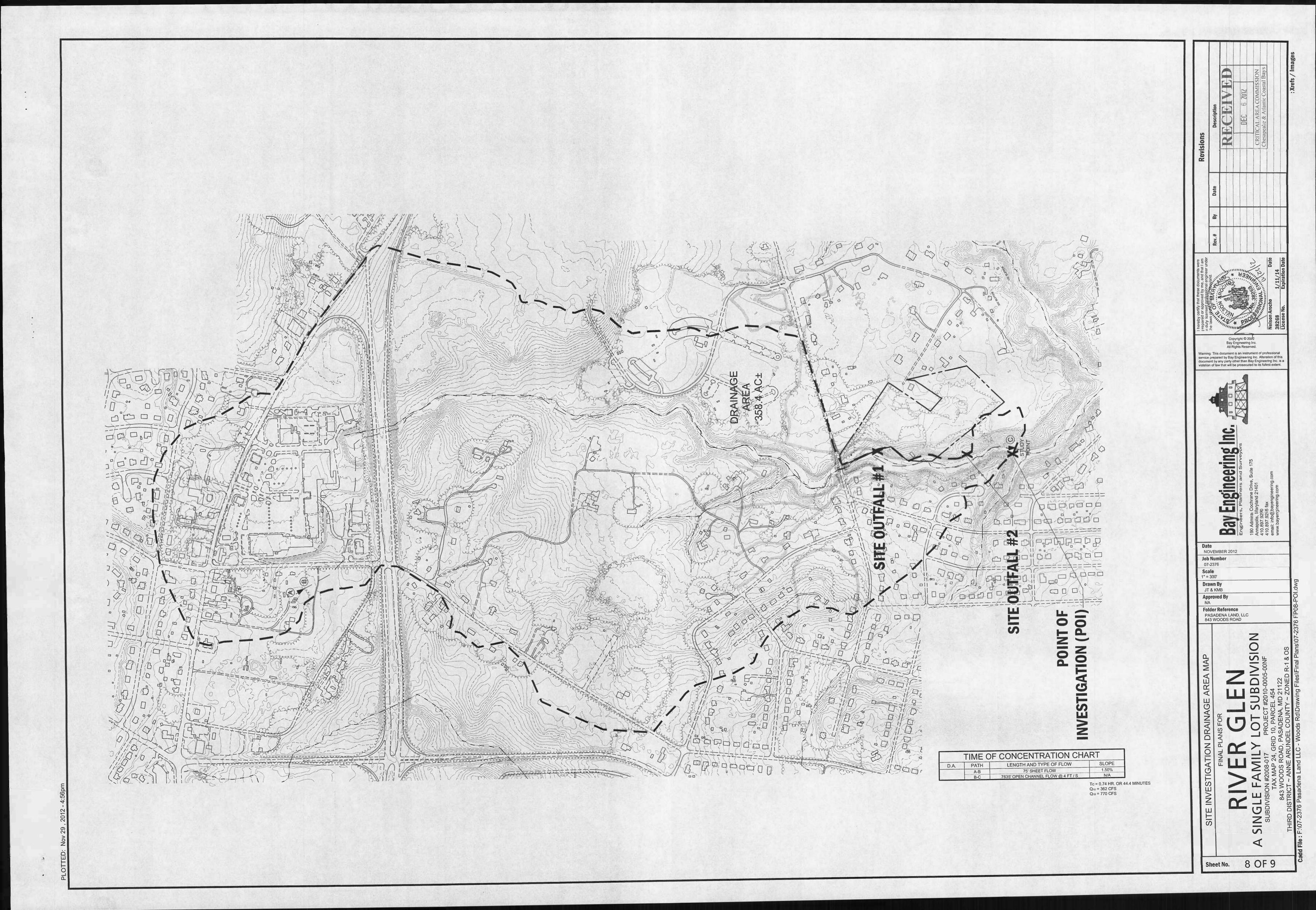
	SIZE RANGE	D 50	DMAX	AASHTO	WEIGHT
NUMBER 57	3/8"-1 1/2"	1/2*	1 1/2*	M-43	N/A
NUMBER 1	2*-3*	2 1/2"	3*	M-43	N/A
RIPRAP **	4*-7*	5 1/2*	7*	N/A	N/A
CLASS I	N/A	9.5*	15*	N/A	150 LB MAX
CLASS II	N/A	16"	24"	N/A	700 LB MAX
CLASS III	N/A	23*	34"	N/A	2000 LB MAX

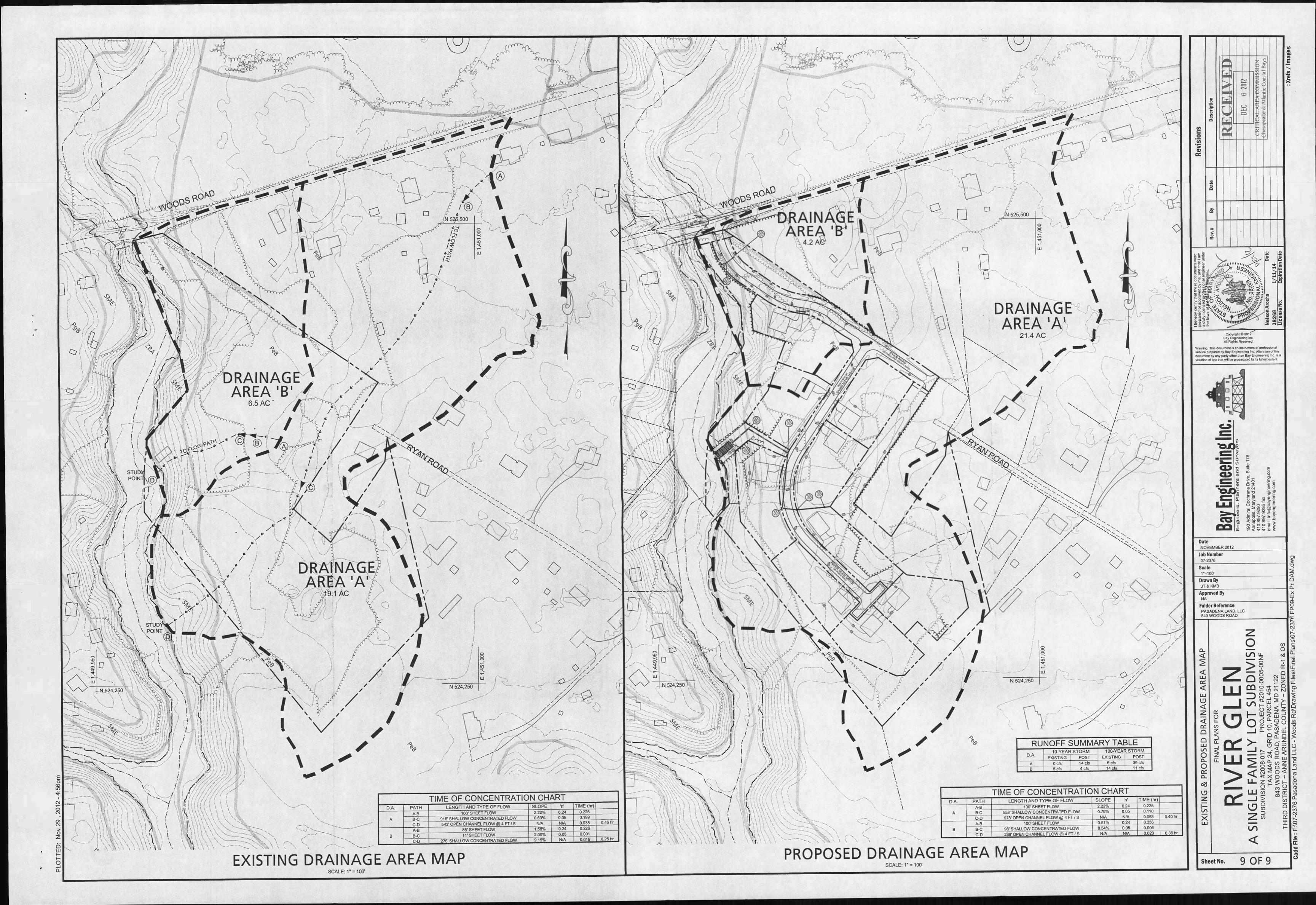
* THIS CLASSIFICATION IS TO BE USED ON THE INSIDE FACE OF STONE OUTLETS AND CHECK DAMS.

** THIS CLASSIFICATION IS TO BE USED WHENEVER SMALL RIP-RAP IS REQUIRED. THE STATE HIGHWAY ADMINISTRATION DESIGNATION FOR THIS STONE IS STONE FOR GABIONS (905.01.04).

NOTE: RECYCLED CONCRETE EQUIVALENT MAY BE SUBSTITUTED FOR ALL STONE CLASSIFICATIONS. RECYCLED CONCRETE EQUIVALENT SHALL BE CONCRETE BROKEN INTO THE SIZES MEETING THE APPROPRIATE CLASSIFICATION, SHALL CONTAIN NO STEEL REINFORCEMENT, AND SHALL HAVE A DENSITY OF 150 POUNDS PER CUBIC FOOT.







TIMOTHY J. MARTIN BAY ENGINEERING INC. PROFESSIONAL LAND SURVEYOR #10989 EXPIRATION DATE: AUGUST 3, 2014 190 ADMIRAL COCHRANE DRIVE SUITE 175 ANNAPOLIS, MD 21401

PH. 410-897-9290 FAX 410-897-9295 WWW.BAYENGINEERING.COM

OWNER'S DEDICATION

THE UNDERSIGNED, BEING ALL OWNERS OF THE PROPERTY SHOWN AND DESCRIBED ON THIS RECORD PLAT, ADOPTS THIS RECORD PLAT; ESTABLISHES THE MINIMUM BUILDING RESTRICTION LINES; AND DEDICATES 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 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 OPEN SPACE SHOWN ON THIS RECORD PLAT IS SET ASIDE FOR THE USE OF THE RESIDENTS OF THIS SUBDIVISION AND IS CONVEYED TO ______ HOMEOWNERS ASSOCIATION BEFORE THE RECORD-

ATION OF THIS PLAT.

ALL OWNERS OF THE PROPERTY HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.

PASADENA LAND, LLC

WITNESS

DATE

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY:

SHILJA NAIR AND RAMI J. BADAWY TO PASADENA LAND, LLC BY DEED DATED AUGUST 31, 2005 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 17590, FOLIO 391 AND THAT THE REQUIREMENTS OF THE REAL PROPERTY ARTICLE, § 3-108, OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS HAVE BEEN SATISFIED. ATE OF M

OTHY J

WE YOR

11/30%

:0:

CALLAND

1

DATE

TIMOTHY J. MARTIN PROFESSIONAL LAND SURVEYOR #10989 EXPIRATION DATE: AUGUST 3, 2014 BAY ENGINEERING INC. 190 ADMIRAL COCHRANE DRIVE SUITE 175 ANNAPOLIS, MD 21401 PHONE: 410-897-9290

11/12

DEVELOPMENT PLAN STATEMENT

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

ELECTRIC AGREEMENT NOTE

THESE PLATS HAVE BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH BALTIMORE GAS AND ELECTRIC COMPANY DATED _______ AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER _____, FOLIO ____.

			CRIT	ICAL AI	REA IM	PERVIC	DUS AN	D CLE	ARING	FABUI	LATION			
LOT	LDA AREA (SF)	IMP. AREA IN LDA (SF)	% IMP. LDA	EX. TREE COVERAGE LDA (SF)	MAXIMUM TREE CLEARING LDA (SF)	PROPOSED TREE CLEARING LDA (SF)	% OF EX. TREE CLEARING LDA	RCA AREA (SF)	IMP. AREA IN RCA (SF)	% IMP. RCA	EX. TREE COVERAGE RCA (SF)	TDEE	PROPOSED TREE CLEARING RCA (SF)	% OF EX. TREE CLEARING RCA
4	5,617	1,200	21.36%	133	26	133*	100.00%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
5	26,936	2,411	8.95%	1,191	238	0	0.00%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
6	30,858	3,243	10.51%	11,280	2,256	1,185	10.51%	. N/A	N/A	N/A	N/A	N/A	N/A	N/A
7	3,734	0	0.00%	2,457	491	2,457*	100.00%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
0.S. 'A'	52,259	0	0.00%	35,641	7,128	0	0.00%	16,395	0	0.00%	11,852	2,370	0.	0.00%
ROAD R/W	5,084	3,229	63.51%	3,679	735	3,679	100.00%	N/A	N/A	N/A	N/A	N/A	N/A	N/A
TOTAL	124,488	10,083	8.10%	54,381	10,874	7,454	13.71%	16,395	0	0.00%	11,852	2,370	0	0.00%

* NOTE: TREE CLEARING IS FOR INSTALLATION OF PRIVATE SEPTIC SYSTEM WITHIN SEPTIC EASEMENT. TREE CLEARING SHOULD BE MINIMIZED AS MUCH AS POSSIBLE DURING CONSTRUCTION.

CRITICAL AREA NOTE

THIS SITE IS LOCATED PARTIALLY WITHIN THE LDA AND RCA, DESIGNATION(S) OF THE CRITICAL AREA AND WILL BE SUBJECT TO ALL CRITICAL AREA REQUIREMENTS IN EFFECT AT THE TIME OF GRADING AND/OR BUILDING PERMIT.

* PER ARTICLE 17-8-402(c) ALLOWABLE IMPERVIOUS COVERAGE IS 25% PER LOT IF THE ENTIRE SUBDIVISION PERCENT IMPERVIOUS COVERAGE IS LESS THAN 15%

FOREST CONSERVATION NOTE

THERE SHALL BE NO DISTURBANCE (CUTTING, TRIMMING, CLEARING, STRIPPING, DUMPING, STORAGE, STRUCTURES OR PLACEMENT OF MATERIAL DEBRIS) WITHIN THE FOREST CONSERVATION AREAS EXCEPT IN ACCORDANCE WITH THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER ____ , FOLIO

PRIVATE ACCESS EASEMENT NOTE (LOTS 5 & 6)

THE 17 FOOT WIDE PRIVATE ACCESS EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE ACCESS TO AND FROM LOTS 5 & 6. THE OWNERS OF THIS LOT ARE RESPONSIBLE FOR MAINTENANCE OF SAID EASEMENT AND ARE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ABUTTING COUNTY ROADS. SEE PRIVATE MAINTENANCE AGREEMENT RECORDED IN LIBER _____ FOLIO

STORM WATER MANAGEMENT NOTE

STORMWATER MANAGEMENT IS PROVIDED ON-SITE WITHIN THE PROPOSED ENVIRONMENTAL SITE DESIGN PRACTICES. STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH ARTICLE 16, TITLE 3 OF THE COUNTY CODE. SEE THE APPROVED DEVELOPMENT PLAN ON FILE WITH ANNE ARUNDEL COUNTY.

CRITICAL AREA SEPTIC NOTE

A NEW PRIVATE SEPTIC SYSTEM ON A LOT THAT MEETS STANDARD PERCOLATION REQUIREMENTS FOR A CONVENTIONAL SEPTIC SYSTEM SHALL INCLUDE NITROGEN REMOVAL TECHNOLOGY, (LOTS 4,5,6 & 7).

TELEPHONE AGREEMENT

THESE PLATS HAVE BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH VERIZON MARYLAND INC. DATED ______ AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER _____, FOLIO ____.

MODIFICATIONS

(RESUBMITTAL DEADLINE EXTENSION) – A MODIFICATION TO ARTICLE 17–3–203 TO EXTEND THE RESUBMITTAL DEADLINE FOR A SKETCH PLAN WAS GRANTED VIA LETTER DATED SEPTEMBER 15, 2010 AND SIGNED BY LARRY R. TOM, PLANNING AND ZONING OFFICER. THE GRANTING OF THIS MODIFICATION IS IN COMPLIANCE WITH ARTICLE 17–2–108 OF THE ANNE ARUNDEL COUNTY CODE. MODIFICATION #11,294 -

MODIFICATION #12,038 -

MODIFICATION TO ARTICLE 17-6-403 TO PERMIT DISTURBANCE TO THE 25-FOOT BUFFER FROM FROM NON-TIDAL WETLANDS. MODIFICATION TO ARTICLE 17-6-303(b) TO ALLOW FOR THE PROPOSED DISTURBANCE TO THE CRITICAL ROOT ZONE OF A SPECIMEN TREE

THE DECISION ON MODIFICATION #12,038 IS CURRENTLY BEING HELD IN ABEYANCE.

Bay Engineering Inc. Engineers, Planners and Surveyors 190 Admiral Cochrane Drive, Suite 175 Annapolis, Maryland 21401 410.897.9290 410.897.9295 fax DEEK email: info@bayengineering.com www.bayengineering.com

RECORDED IN BOOK

PAGE

PLAT NO.

FOREST TABULATION

GROSS TRACT AREA	13.10 AC
NET TRACT AREA	9.43 AC.
EXISTING FOREST	4.46 AC.
CONSERVATION THRESHOLD @ 25%	2.36 AC.
EXISTING FOREST UNDER EASEMENT	0.00 AC.
REFORESTATION CREDIT	0.00 AC.
PROPOSED CLEARING	1.62 AC.
REFORESTATION REQUIREMENT	0.00 AC.

AREA TABULATIONS

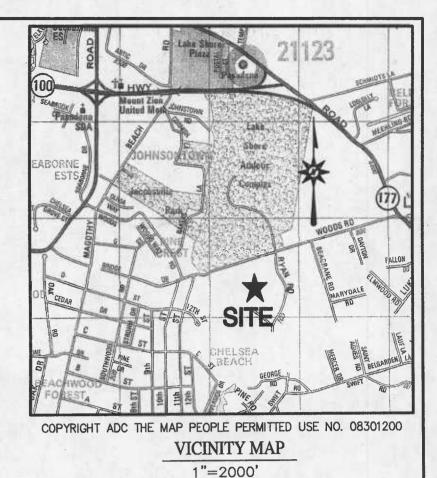
LOT	SQ. FT.	ACRES
1	34,139	0.784
2	29,518	0.678
3	33,868	0.778
4	26,278	0.603
5	26,936	0.618
6	30,858	0.708
7	27,833	0.639
8	30,067	0.690
9	31,303	0.719
OPEN SPACE 'A' INCLUDES CRITICAL AREA CONSERVATION EASEMENT & FOREST CONSERVATION EASEMENTS 1, 2 & 4	195,952	4.498
OPEN SPACE 'B' INCLUDES FOREST CONSERVATION EASEMENT 2	10,992	0.252
25' PUBLIC ROAD WIDENING (L F)	2,329	0.053
RYAN ROAD	36,314	0.834
RIVER GLEN DRIVE	37,199	0.854
FLOOD PLAIN	17,012	0.390
TOTAL	570,598	13.099

ADDRESS TABLE

LOT NO.	ADDRESS NO.	STREET
1	102	RYAN ROAD
2	802	RIVER GLEN DRIVE
3	804	RIVER GLEN DRIVE
4	806	RIVER GLEN DRIVE
5	808	RIVER GLEN DRIVE
6	809	RIVER GLEN DRIVE
7	807	RIVER GLEN DRIVE
. 8	805	RIVER GLEN DRIVE
9	803	RIVER GLEN DRIVE

LARRY R. TOM, OFFICER PLANNING AND ZONING

APPROVED BY:



GENERAL NOTES

- THE PURPOSE OF THIS PLAT IS TO: A) SUBDIVIDE PARCEL 454 INTO 9 LOTS B) CREATE CRITICAL AREA CONSERVATION EASEMENT
- CREATE FOREST CONSERVATION EASEMENTS CREATE FOREST CONSERVATION EASEMENTS CREATE PUBLIC RIGHT-OF-WAYS (RYAN ROAD & RIVER GLEN DRIVE) ABANDON EXISTING 40' RIGHT-OF-WAY RECORDED IN L. 2087, F. 513 AND ACCESS NOW TO BE PROVIDED BY RYAN ROAD, A VARIABLE WIDTH
- PUBLIC RIGHT-OF-WAY, COUNTY ROAD. F) DEDICATION OF 25' WIDENING STRIP (WOODS ROAD) RECORDED IN
- L. 2087, F. 513.
- PROPERTY IS SHOWN ON TAX MAP 24, GRID 10, PARCEL 454 IN PASADENA, ANNE ARUNDEL COUNTY, MD. 2.
- THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83/91) USING ANNE ARUNDEL COUNTY SURVEY CONTROL STATIONS: RTE 100 N=529321.536, E=1451627.267 & RTE 100-AZ N=529285.725, E=1450631.198
- 4. SITE ADDRESS: 843 WOODS ROAD, PASADENA, MD 21122.
- 5. TAX ACCOUNT NO .: 03-000-27032250
- 6. TOTAL SITE AREA IS 570,597 SQ. FT. OR 13.099 AC.±
- 7. THE SITE IS PARTIALLY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONES A AND X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE PANEL #24003C0157E DATED OCTOBER 16, 2012 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY 8.
- 9. SITE UTILITIES ARE AS FOLLOWS : WATER PRIVATE WELL SANITARY SEWER PRIVATE (SEPTIC) - STORM DRAINAGE - PUBLIC
- 10. SEE THE APPROVED PUBLIC FOREST CONSERVATION PLANS, ON FILE WITH ANNE ARUNDEL COUNTY, FOR PLANTING SPECIFICATIONS AND DETAILS FOR FOREST CONSERVATION EASEMENTS 1 THROUGH 4.

