

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/

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.

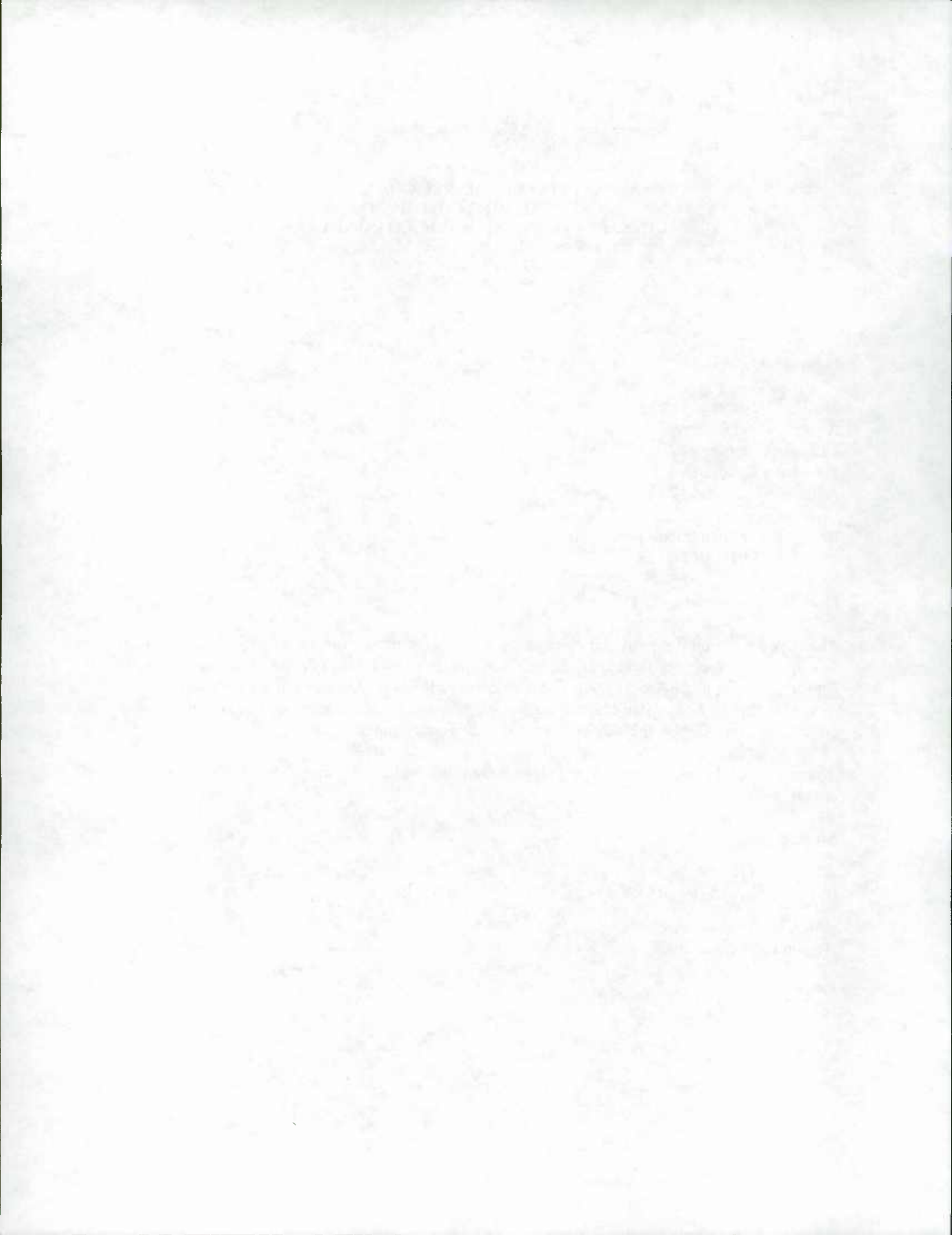
Sincerely,

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

Kate Charbonneau
Regional Program Chief

File: AA147-08





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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.

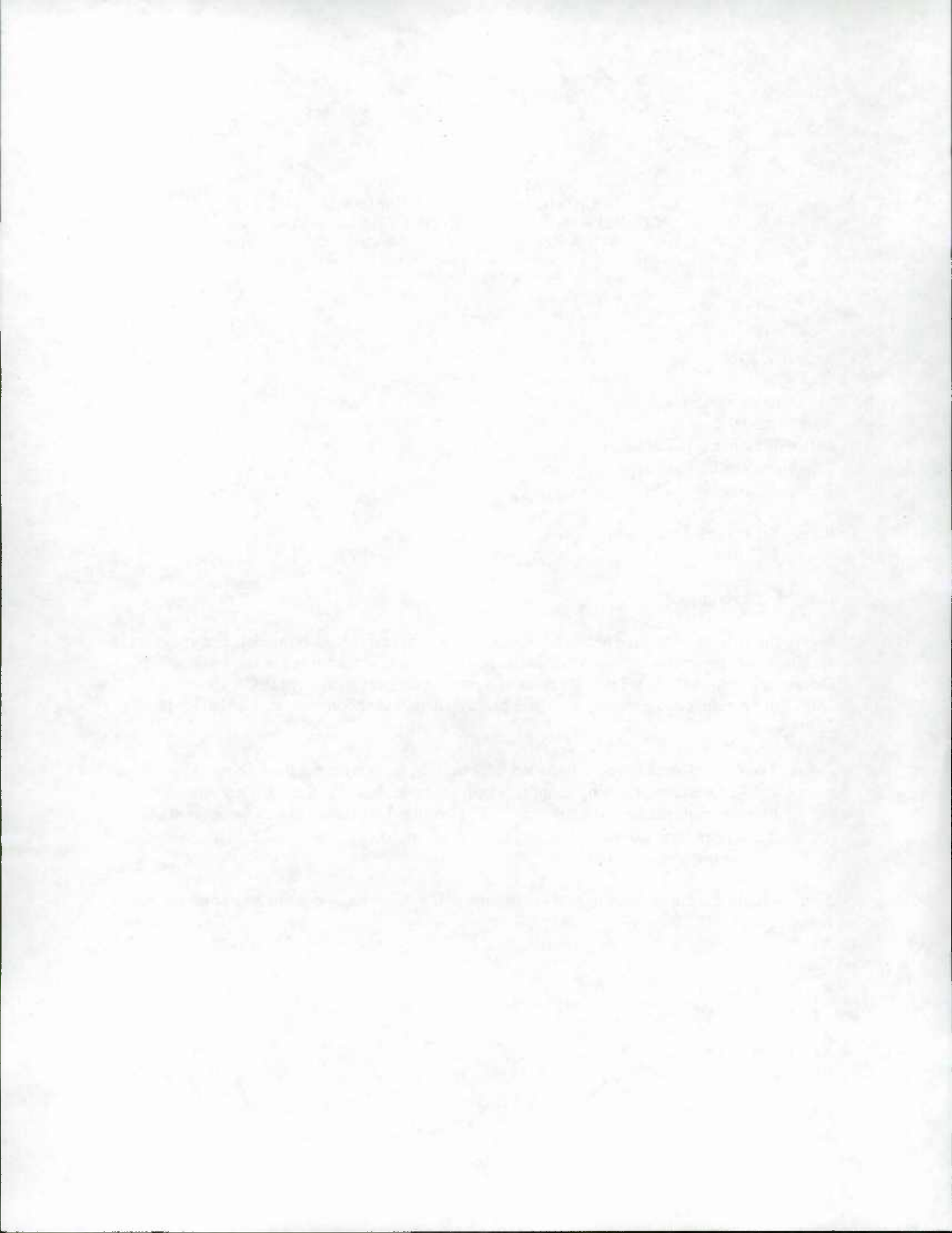
Thank you for the opportunity to provide comment. If you have any questions or concerns please contact me at (410) 260-3475.

Sincerely,

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

Kate Charbonneau
Regional Program Chief

File: AA147-08



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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.

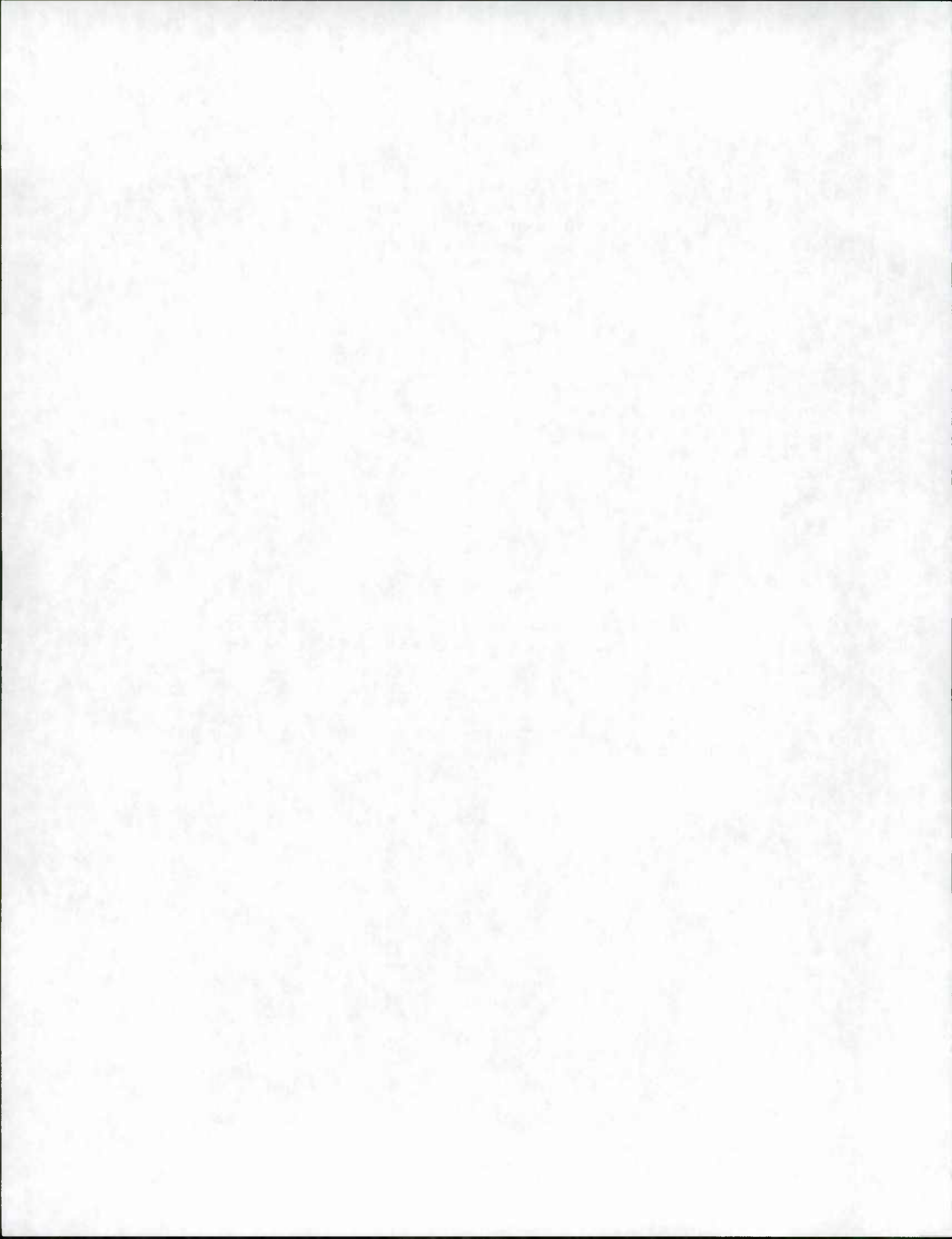
Thank you for the opportunity to comment on this request. If you have any questions please contact me at (410) 260-3475.

Sincerely,

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

Kate Charbonneau
Regional Program Chief

File: AA147-08



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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 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:

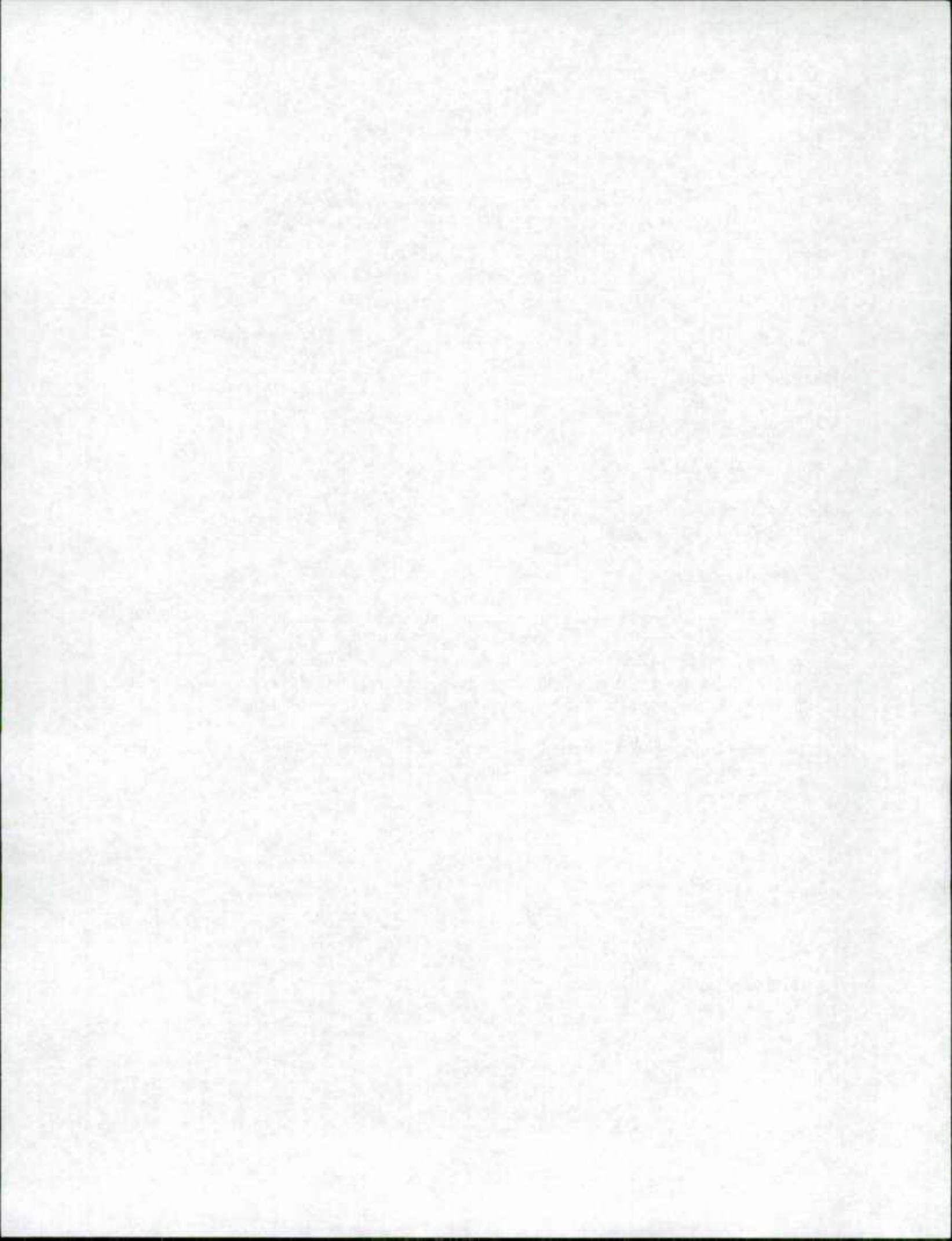
1. Sheet 2 of the Forest Conservation Planting Plan uses the term "Buffer" to describe the required mitigation and planting. The word "Buffer" does not apply in this case and should be deleted throughout.

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

Sincerely,

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

Kate Charbonneau
Regional Program Chief
AA147-08



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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:

- 1) 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

TTY for the Deaf

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



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,



Amber Widmayer
Natural Resources Planner
cc: AA 147-08

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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:

- 1) 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

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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

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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:

- 1) 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

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

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 will be addressed. This planting area must be protected, preferably by easement 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

Martin O'Malley
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1804 West Street, Suite 100, Annapolis, Maryland 21401
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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:

- 1) 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

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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:

- 1) 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.

- 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.

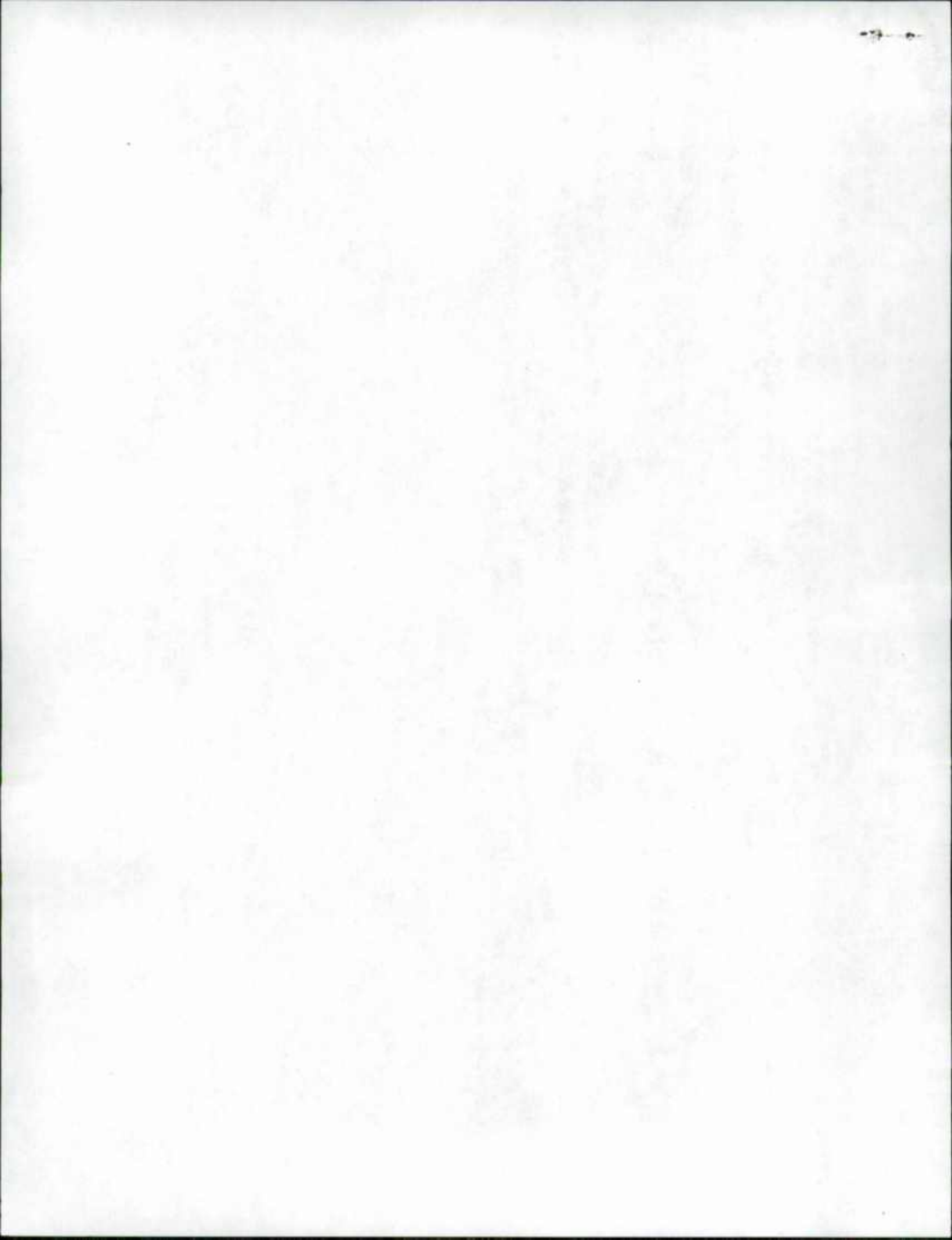
Mr. Beverungen
August 4, 2008
Page Two

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

Sincerely



Amber Widmayer
Natural Resources Planner
cc: AA 147-08



PLOTTED: Nov 29, 2012 - 4:52pm



SOIL INFORMATION TABLE

SYMBOL	SOIL NAME	% SLOPE	SOIL CLASS	HYDRIC?	HIGHLY ERODIBLE?	ONSITE AREA
EuE	EVESBORO-GALESTOWN URBAN LAND CMPX	15%-25%	A	NO	YES	NA
PeB	PATAFSCO-EVESBORO-FORT MOTT CMPX	0%-5%	A	NO	NO	10.96 AC
PgB	PATAFSCO-FORT MOTT CMPX	0%-5%	A	NO	NA	NA
PpA	PEPPERBOX LOAMY SAND	0%-2%	A	NO	NO	NA
SME	SASSAFRAS AND CROOM SOILS	15%-25%	B	NO	YES	1.54 AC
ZBA	ZEKIAH AND ISSUE SOILS	0%-2%	C	YES	NO	0.60 AC

REVISIONS

Rev. #	By	Date	Description

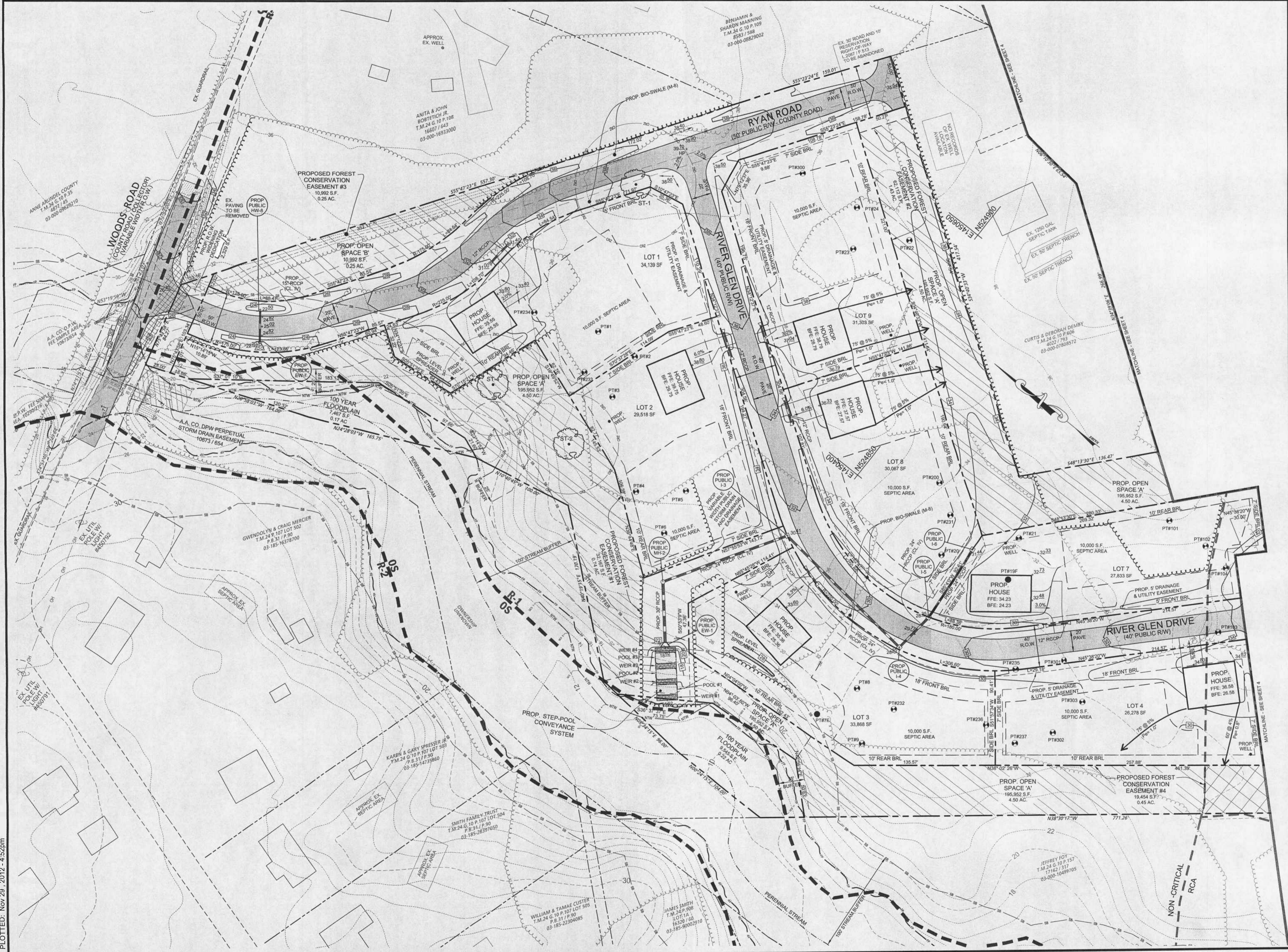
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DEC 6 2012
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

Bay Engineering Inc.
Engineers, Planners and Surveyors
100 Adams Cockburn Drive, Suite 175
Annapolis, Maryland 21401
410.897.9250 fax
410.897.9205 fax
www.bayeng.com

RESOURCE MAP
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, MD 21122
THIRD DISTRICT - ANNE ARUNDEL COUNTY - ZONED R-1 & OS

Sheet No. **2 OF 9**

Cadd File: F:\07-2376-Pasadena Land LLC - Woods Rd\Drawing Files\Final Plans\07-2376 FP02-EX Conct.dwg



Bay Engineering Inc.
 Engineers, Planners and Surveyors
 190 Admiral Cochrane Drive, Suite 175
 Annapolis, Maryland 21401
 410.897.0295 fax
 www.bayengineering.com

DATE NOVEMBER 2012
JOB NUMBER 07-2376
SCALE 1"=40'
DRAWN BY JT & KMB
APPROVED BY N/A
FOLDER REFERENCE PASADENA LAND, LLC 843 WOODS ROAD

REVISIONS

Rev. #	By	Date	Description
1		DEC 6 2012	RECEIVED
2			CRITICAL AREA COMMISSION Chesapeake & Atlantic Coastal Bays

PROFESSIONAL SEAL: Nilsen Anand, License No. 38288, Expiration Date 1/11/14

WARNING: This document is an instrument of professional service prepared by Bay Engineering Inc. Alteration of this document by any party other than Bay Engineering Inc. is a violation of law that will be prosecuted to its fullest extent.

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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, MD 21122
 THIRD DISTRICT - ANNE ARUNDEL COUNTY - ZONED R-1 & OS

Final Plans for RIVER GLEN A SINGLE FAMILY LOT SUBDIVISION
 Cadd File: F:\07-2376 Pasadena Land LLC - Woods Road\Drawing Files\Final Plans\07-2376 FP03-Site Plan.dwg

Sheet No. 3 OF 9



LEGEND

- EX. PROPERTY LINE
- EX. ADJOINING PROPERTY LINE
- PROPOSED LOT LINE
- EX. EDGE OF PAVEMENT
- EXISTING CONTOUR LINE
- EXISTING STORM DRAIN
- EX. FLOODPLAIN LINE
- EX. WETLAND LINE
- EX. STREAM
- EX. STREAM BUFFER
- EXISTING SOIL DESIGNATION
- EXISTING ZONING DESIGNATION
- CRITICAL AREA
- EXISTING TREE LINE
- EXISTING TREE
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED REINFORCED SILT FENCE
- PROPOSED DIVERSION FENCE
- PROPOSED EARTH DIKE
- PROPOSED STABILIZED CONSTRUCTION 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

SITE PLAN CONTINUATIONS

FINAL PLANS FOR
RIVER GLEN
 A SINGLE FAMILY LOT SUBDIVISION
 SUBDIVISION #2010-0005-00NF
 TAX MAP 24, GRID 10, PARCEL 454
 843 WOODS ROAD, PASADENA, MD 21122
 THIRD DISTRICT - ANNE ARUNDEL COUNTY - ZONED R-1 & OS
 Cadd File: F:\07-2376\Pasadena Land LLC - Woods Rd\Drawing Files\Final Plans\07-2376 FP04-Site Plan.dwg

Sheet No. **4 OF 9**

Bay Engineering Inc.
 Engineers, Planners and Surveyors
 190 Admiral Cochrane Drive, Suite 175
 Annapolis, Maryland 21401
 410.887.9250
 email: info@bayengineering.com
 www.bayengineering.com

Date: NOVEMBER 2012
 Job Number: 07-2376
 Scale: 1"=40'
 Drawn By: JT & KMB
 Approved By: NA
 Folder Reference: PASADENA LAND, LLC 843 WOODS ROAD

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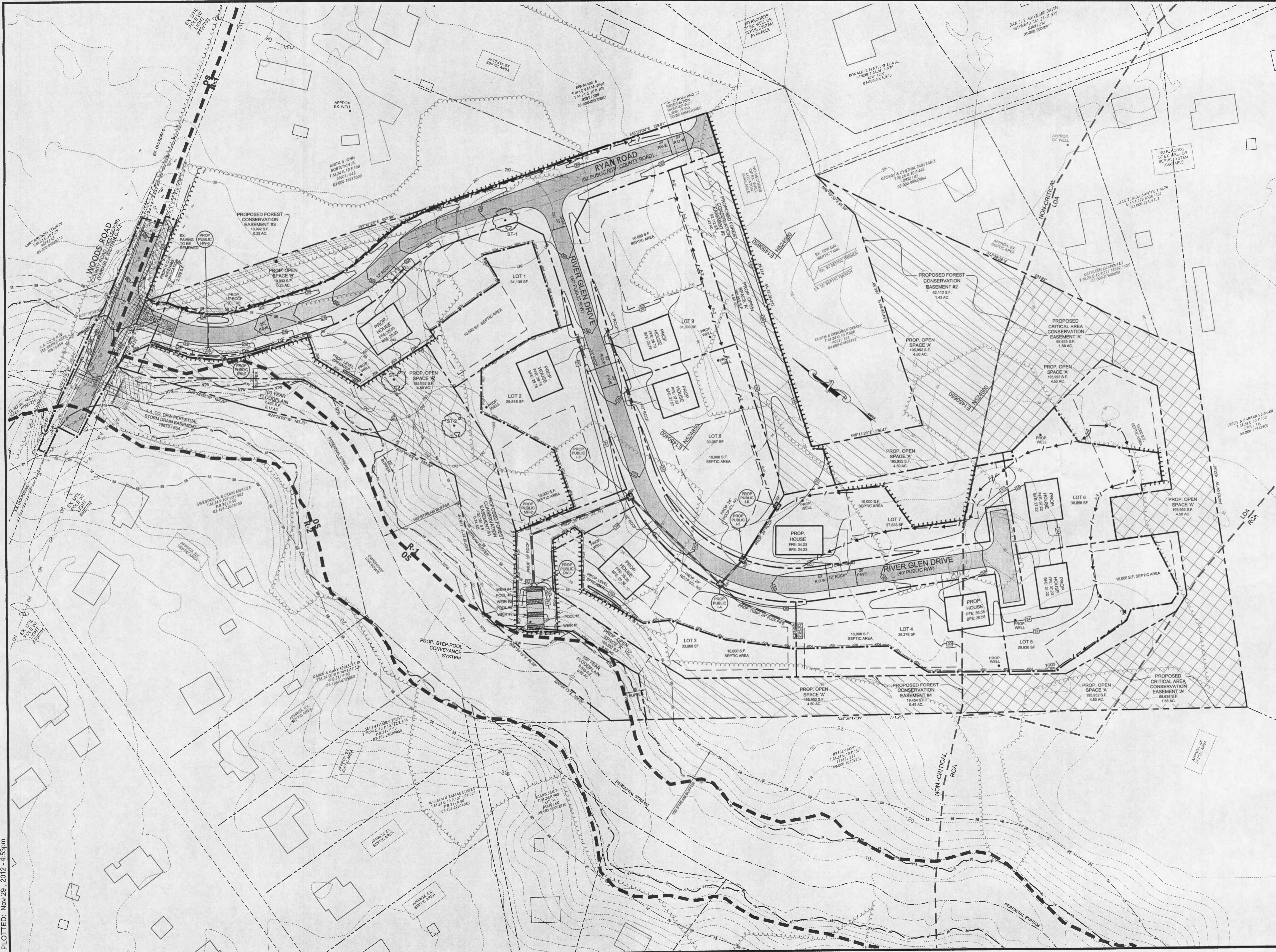
Professional Engineer
 NELSON ANCHO
 License No. 38258
 Expiration Date: 1/11/13

Rev. #	By	Date	Description

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 Chesapeake & Atlantic Coastal Bays

Revisions

PLOTTED: Nov. 29, 2012 - 4:53pm



SEDIMENT CONTROL PLAN

FINAL PLANS FOR

RIVER GLEN

A SINGLE FAMILY LOT SUBDIVISION

SUBDIVISION #2008-017 PROJECT #2010-0005-001F
 TAX MAP 24, GRID 10, PARCEL 454
 843 WOODS ROAD, PASADENA, MD 21122
 THIRD DISTRICT - ANNE ARUNDEL COUNTY - ZONED R-1 & OS

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Sheet No. **5 OF 9**

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Neilson Krochok
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 Expiration Date

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: Xrefs / Images



TIME OF CONCENTRATION CHART			
D.A.	PATH	LENGTH AND TYPE OF FLOW	SLOPE
A-B		75' SHEET FLOW	1.50%
B-C		7635' OPEN CHANNEL FLOW @ 4 FT / S	N/A

T_c = 0.74 HR. OR 44.4 MINUTES
 Q₁₀ = 362 CFS
 Q₅ = 770 CFS

SITE INVESTIGATION DRAINAGE AREA MAP

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, MD 21122

THIRD DISTRICT - ANNE ARUNDEL COUNTY - ZONED R-1 & OS
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Date
 NOVEMBER 2012
 Job Number
 07-2376
 Scale
 1" = 300'
 Drawn By
 JT & KMB
 Approved By
 N/A

Folder Reference
 PASADENA LAND, LLC
 843 WOODS ROAD

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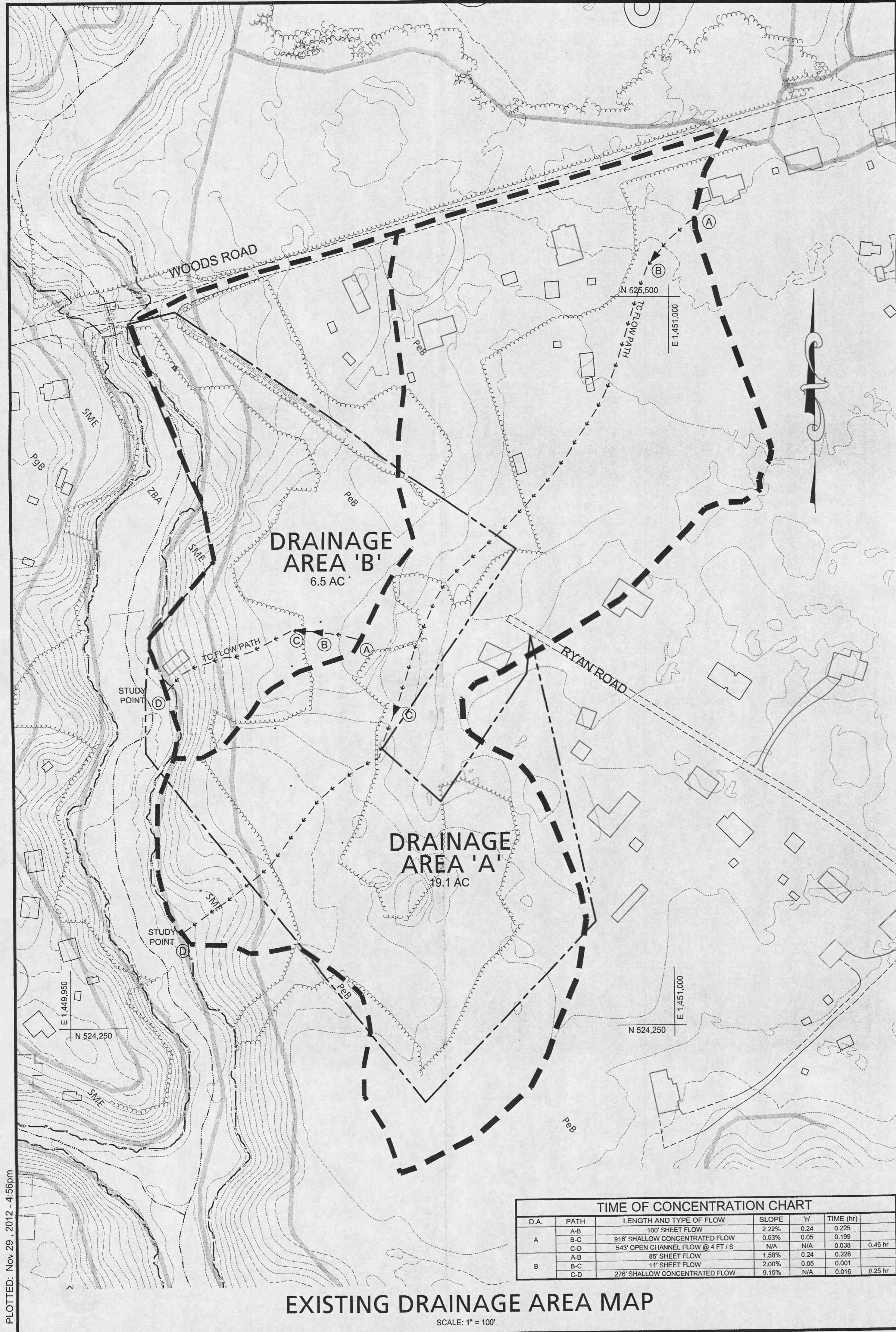
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 NELSON ANCHICO
 License No. 38268
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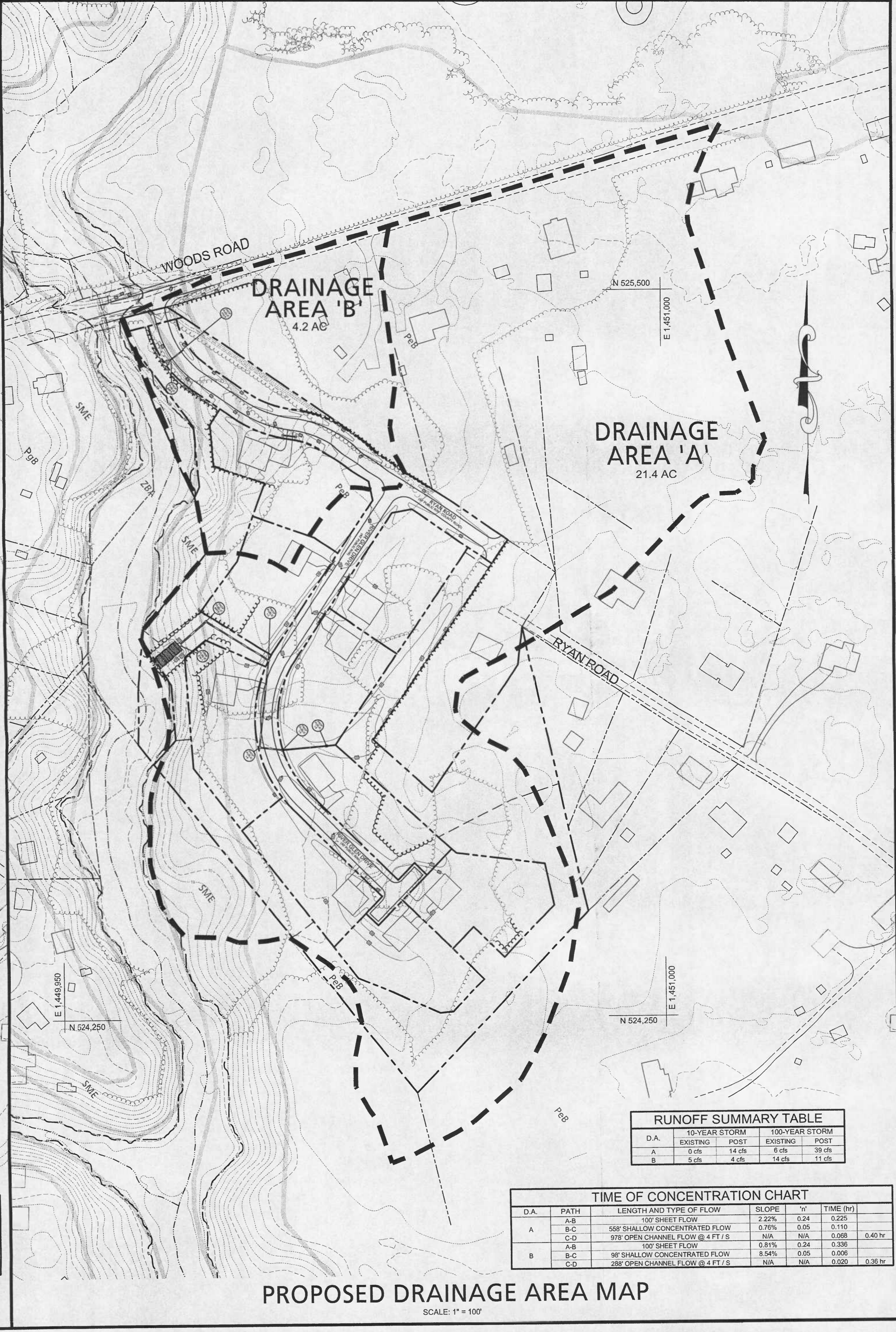
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EXISTING DRAINAGE AREA MAP

SCALE: 1" = 100'

TIME OF CONCENTRATION CHART				
D.A.	PATH	LENGTH AND TYPE OF FLOW	SLOPE	TIME (hr)
A	A-B	100' SHEET FLOW	2.22%	0.24
	B-C	916' SHALLOW CONCENTRATED FLOW	0.63%	0.05
	C-D	543' OPEN CHANNEL FLOW @ 4 FT / S	N/A	0.038
	A-B	85' SHEET FLOW	1.58%	0.24
B	B-C	11' SHEET FLOW	2.00%	0.05
	C-D	276' SHALLOW CONCENTRATED FLOW	9.15%	N/A
				0.016



PROPOSED DRAINAGE AREA MAP

SCALE: 1" = 100'

TIME OF CONCENTRATION CHART				
D.A.	PATH	LENGTH AND TYPE OF FLOW	SLOPE	TIME (hr)
A	A-B	100' SHEET FLOW	2.22%	0.24
	B-C	558' SHALLOW CONCENTRATED FLOW	0.76%	0.05
	C-D	978' OPEN CHANNEL FLOW @ 4 FT / S	N/A	0.068
	A-B	100' SHEET FLOW	0.81%	0.24
B	B-C	85' SHALLOW CONCENTRATED FLOW	9.54%	0.05
	C-D	288' OPEN CHANNEL FLOW @ 4 FT / S	N/A	0.020
				0.36 hr

RUNOFF SUMMARY TABLE			
D.A.	10-YEAR STORM	100-YEAR STORM	
A	0 cfs	14 cfs	39 cfs
B	5 cfs	4 cfs	11 cfs

EXISTING & PROPOSED DRAINAGE AREA MAP
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, MD 21122
THIRD DISTRICT - ANNE ARUNDEL COUNTY - ZONED R-1 & OS
Pasadena Land LLC - Woods Rd/Drawing Files/Final Plans/07-2376-FP09-EX-PT DAM.dwg

Sheet No. 9 OF 9

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Professional Engineer
Nelson Jacobs
1/11/14
18226
Expiration Date

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Chesapeake & Atlantic Coastal Bays

Revisions
Description
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By
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Date
NOVEMBER 2012
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07-2376
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Drawn By
JT & KMB
Approved By
NA
Folder Reference
PASADENA LAND, LLC
843 WOODS ROAD

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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 RECORDATION OF THIS PLAT.

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

PASADENA LAND, LLC

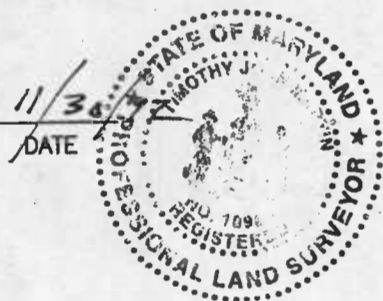
WITNESS DATE

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.

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



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 _____

CRITICAL AREA IMPERVIOUS AND CLEARING TABULATION															
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)	MAXIMUM TREE CLEARING RCA (SF)	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	
O.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 ADJACENT TO ROAD. 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

- MODIFICATION #11,294 - (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 #12,038 - MODIFICATION TO ARTICLE 17-6-403 TO PERMIT DISTURBANCE TO THE 25-FOOT BUFFER 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.



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

GENERAL NOTES

- 1. THE PURPOSE OF THIS PLAT IS TO:
 A) SUBDIVIDE PARCEL 454 INTO 9 LOTS
 B) CREATE CRITICAL AREA CONSERVATION EASEMENT
 C) CREATE FOREST CONSERVATION EASEMENTS
 D) CREATE PUBLIC RIGHT-OF-WAYS (RYAN ROAD & RIVER GLEN DRIVE)
 E) 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.
- 2. PROPERTY IS SHOWN ON TAX MAP 24, GRID 10, PARCEL 454 IN PASADENA, ANNE ARUNDEL COUNTY, MD.
- 3. 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.
- 8. 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 #2400300157E DATED OCTOBER 16, 2012 FOR ANNE ARUNDEL COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY
- 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.

NET DENSITY COMPUTATION

MAXIMUM NET DENSITY = (R1 ZONE ONLY)
 1 DWELLING UNIT/40,000 SQ. FT. X 555,826± SQ. FT. =
 14 DWELLING UNITS - PROPOSED DENSITY =
 9 DWELLING UNITS

ZONING

THE PROPERTY IS ZONED R1 & OS



PLAT 1 OF 3

**** MAJOR SUBDIVISION RIVER GLEN**

SUBJ. #2008-017 - PROJECT #2010-0005-00NF
 TAX MAP 24 - BLOCK 10 - PARCEL 454
 TAX ID. #03-000-27032250

APPROVED: ANNE ARUNDEL COUNTY, MARYLAND OFFICE OF PLANNING AND ZONING

RECEIVED
 LARRY R. TOM, OFFICER PLANNING AND ZONING DATE DEC 6 2012








APPROVED BY: CRITICAL AREA COMMISSION Chesapeake & Atlantic Coastal Bays

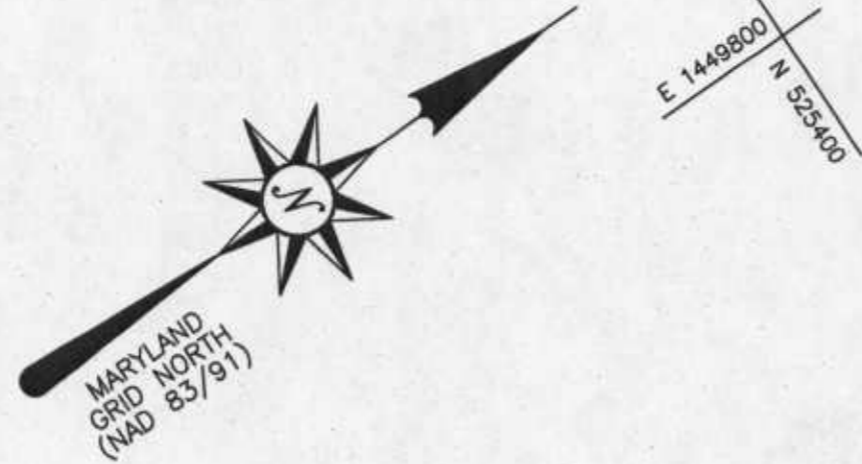
DIRECTOR, ENVIRONMENTAL HEALTH ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH DATE _____ (INDIVIDUAL WELL & INDIVIDUAL PRIVATE SEPTIC SYSTEMS)

NOVEMBER, 2012
 ZIP CODE: 21122 ~ NAD83
 DRAWN BY: SWD
 3rd DISTRICT ~ ANNE ARUNDEL COUNTY, MD.

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LEGEND

 FOREST CONSERVATION EASEMENT
 CRITICAL AREA CONSERVATION EASEMENT
 MATCH LINE
 EX. ZONING LINE
 PROPERTY LINE
 I.P.F. = IRON PIPE FOUND
 I.B.F. = IRON BAR FOUND



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).

RIGHT-OF-WAY LINE/CURVE TABLE

LINE	BEARING	DISTANCE
L1	S15°14'15"E	10.04'
L2	S34°40'33"W	50.00'
L3	S79°12'37"W	35.36'
L4	N44°21'40"E	41.00'
L5	S45°38'20"E	30.00'
L6	N45°38'20"W	30.00'
L7	N10°47'23"W	35.36'
L8	N15°14'15"W	10.89'


LINE	RADIUS	ARC	CHORD BEARING	CHORD
C1	125.00'	88.47'	S35°30'49"E	86.64'
C2	175.00'	84.54'	S69°37'46"E	83.72'
C3	225.00'	108.70'	S69°37'46"E	107.64'
C4	180.00'	250.85'	S05°42'51"E	231.04'
C5	220.00'	306.60'	N05°42'51"W	282.38'
C6	175.00'	84.54'	N69°37'46"W	83.72'
C7	225.00'	108.70'	N69°37'46"W	107.64'
C8	175.00'	123.86'	N35°30'49"W	121.29'

ANNE ARUNDEL COUNTY
T.M.24 G.10 P.35
4877 / 45
03-000-09629210

ANITA & JOHN BOBTETICH JR.
T.M.24 G.10 P.108
16607 / 643
03-000-16933000

WE ASSENT TO THIS PLAN OF SUBDIVISION

PASADENA LAND, LLC



11/30/12
DATE

TIMOTHY J. MARTIN
I
PROF. LAND SURVEYOR #10989
EXPIRATION DATE: AUGUST 3, 2014

APPROVED: ANNE ARUNDEL COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING

LARRY R. TOM, OFFICER
PLANNING AND ZONING

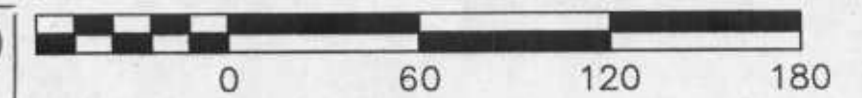
APPROVED BY: _____ DATE _____

DIRECTOR, ENVIRONMENTAL HEALTH
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH
(INDIVIDUAL WELL & INDIVIDUAL PRIVATE SEPTIC SYSTEMS)

PLAT 2 OF 3
MAJOR SUBDIVISION
RIVER GLEN

SUB. #2008-017 - PROJECT #2010-0005-00NF
TAX MAP 24 - BLOCK 10 - PARCEL 454
TAX ID.#03-000-27032250

GRAPHIC SCALE 1"=60'

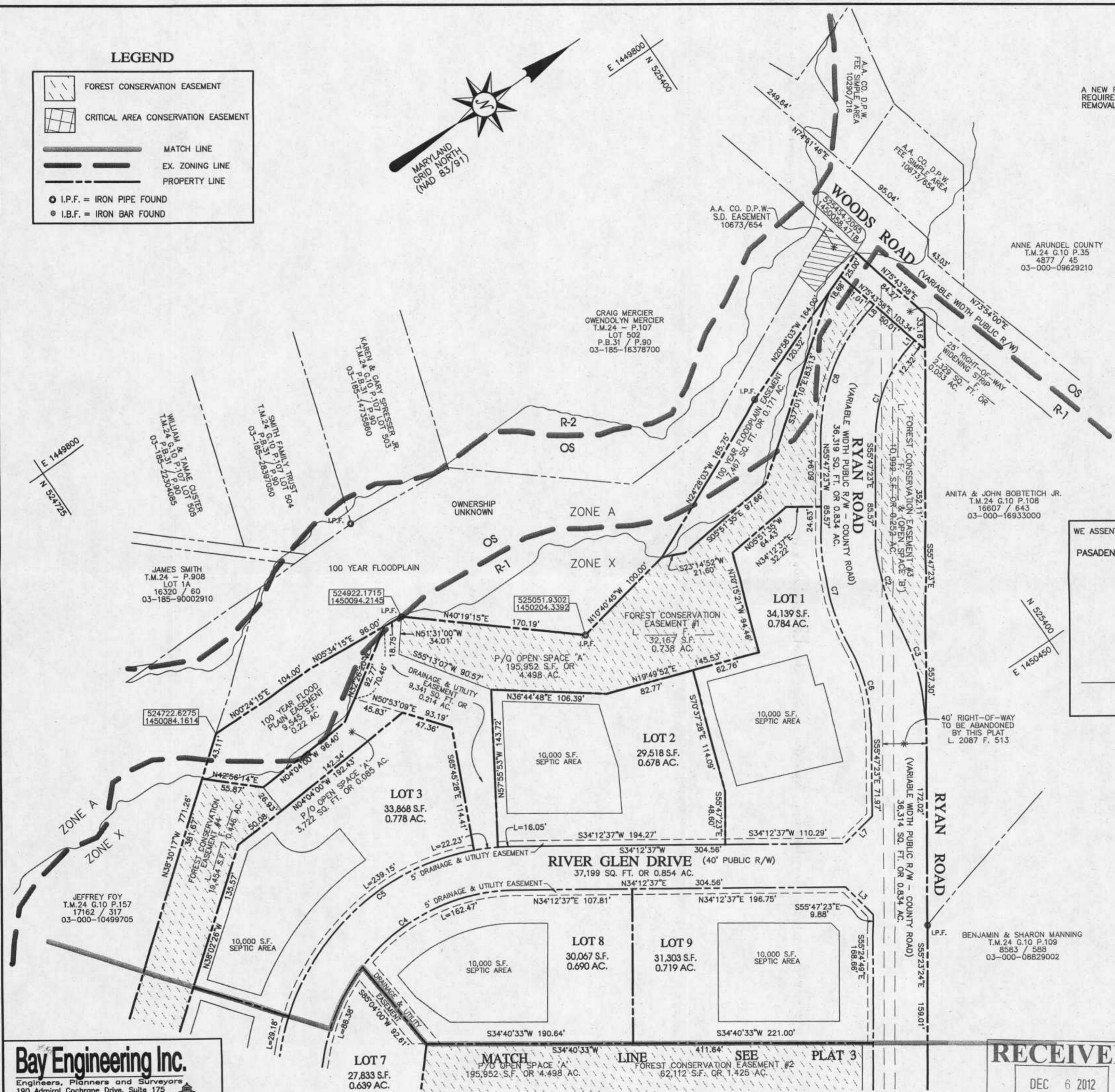


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3rd DISTRICT ~ ANNE ARUNDEL COUNTY, MD.

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Chesapeake & Atlantic Coastal Bays

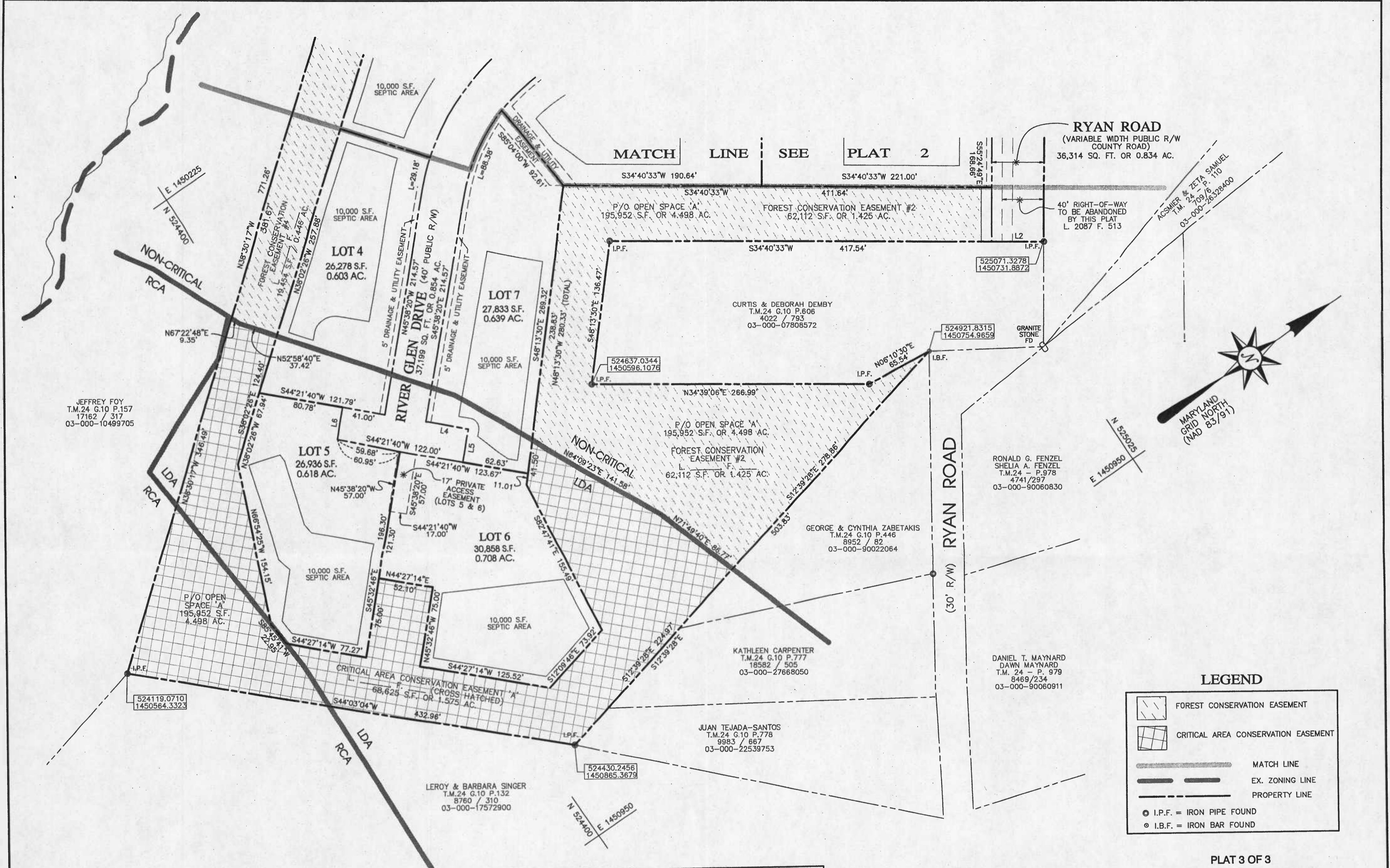


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www.bayengineering.com



RECORDED IN BOOK PAGE PLAT NO.

CADD FILE: F:\071-216 Pasadena Land LLC - Woods Rd\Survey\River Glen Record Plat1.rvt



LEGEND

	FOREST CONSERVATION EASEMENT
	CRITICAL AREA CONSERVATION EASEMENT
	MATCH LINE
	EX. ZONING LINE
	PROPERTY LINE
	I.P.F. = IRON PIPE FOUND
	I.B.F. = IRON BAR FOUND

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).

WE ASSENT TO THIS PLAN OF SUBDIVISION
 PASADENA LAND, LLC

11/30/12
 DATE

TIMOTHY J. MARTIN
 PROF. LAND SURVEYOR #10989
 EXPIRATION DATE: AUGUST 3, 2014

APPROVED: ANNE ARUNDEL COUNTY, MARYLAND
 OFFICE OF PLANNING AND ZONING

LARRY R. TOM, OFFICER
 PLANNING AND ZONING

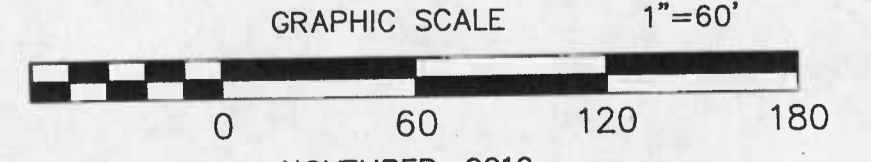
APPROVED BY: **DEC 6 2012**

DIRECTOR, ENVIRONMENTAL HEALTH AND SAFETY
 ANNE ARUNDEL COUNTY DEPARTMENT OF ENVIRONMENTAL BAYSALES

(INDIVIDUAL WELL & INDIVIDUAL PRIVATE SEPTIC SYSTEMS)

PLAT 3 OF 3
 MAJOR SUBDIVISION
RIVER GLEN

SUB. #2008-017 - PROJECT #2010-0005-00NF
 TAX MAP 24 - BLOCK 10 - PARCEL 454
 TAX ID.#03-000-27032250



NOVEMBER, 2012
 ZIP CODE: 21012 ~ NAD83
 DRAWN BY: SWD
 3rd DISTRICT ~ ANNE ARUNDEL COUNTY, MD.

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