

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

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

August 18, 2008

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

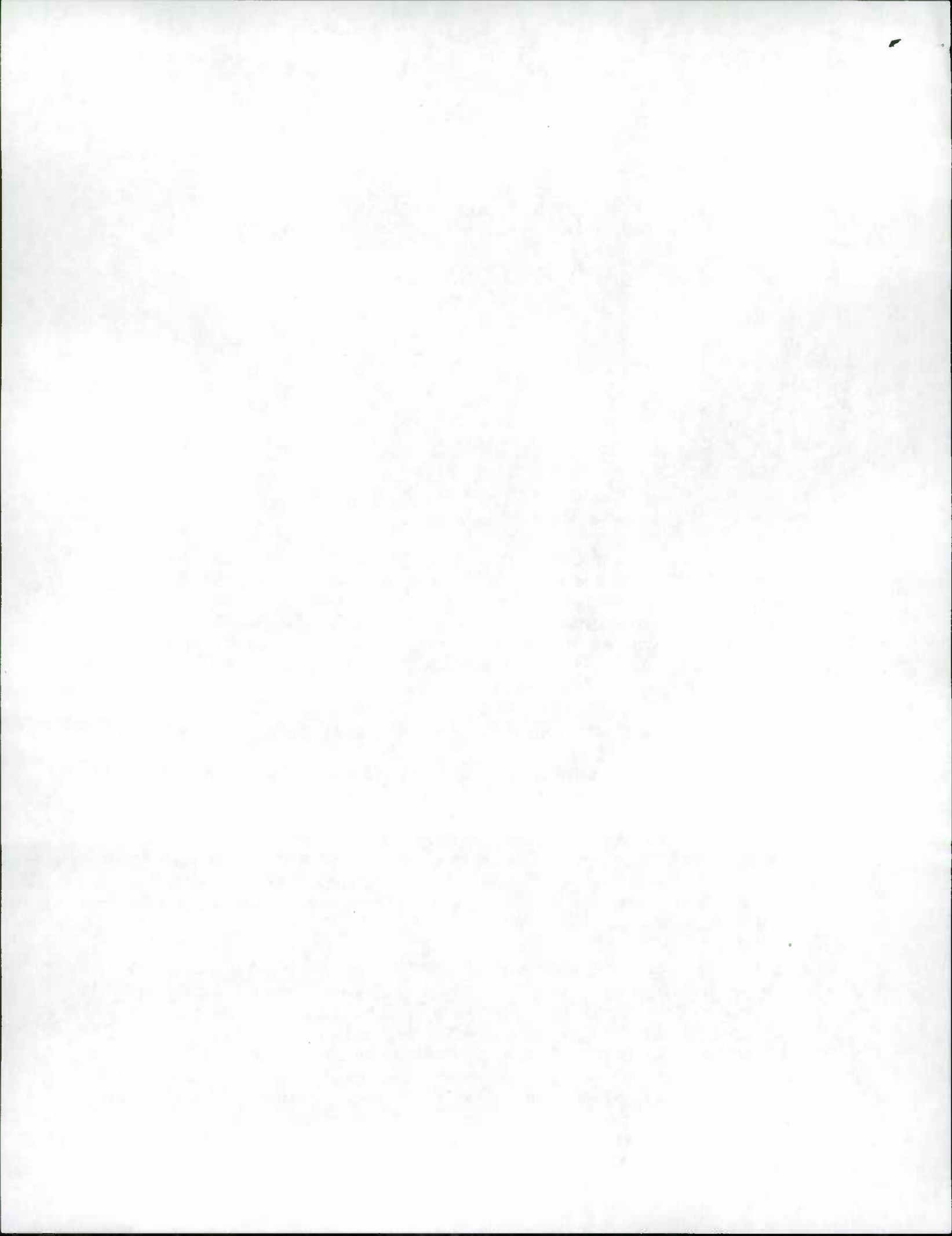
Re: Finizio, Tobin Family Subdivision
S 04-132, P 04-0242

Dear Ms. Shatt:

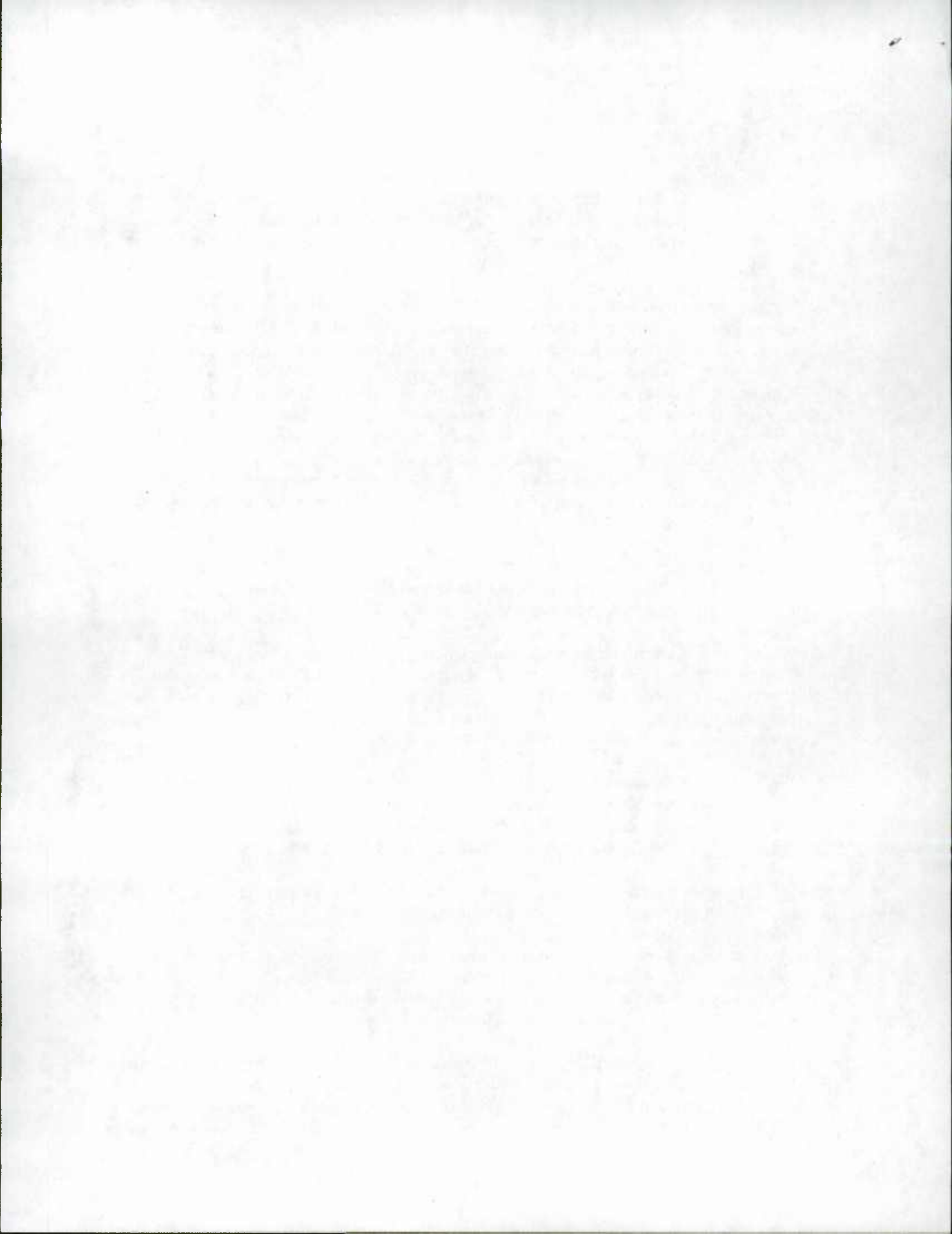
Thank you for forwarding the above-referenced subdivision request. The applicant proposes to subdivide an existing 28.56 acre property into five lots with construction of a single family dwelling and driveway on each lot, construction of a road, and several conservation parcels and open space parcels. 22.73 acres of the property are within the Critical Area, are designated as a Resource Conservation Area (RCA) and at least a portion of all five proposed lots are within the Critical Area. The property is currently undeveloped. The applicant has addressed some of this office's comments from my March 11, 2008 letter and I have outlined my remaining comments below:

1. Please provide the acreage of the portion of each proposed lot that is in the Critical Area.
2. According to our records, the majority of the property is mapped as Forest Interior Dwelling Birds (FIDs) habitat. Where disturbance of FIDs habitat is proposed, the applicant must complete and submit a FIDs worksheet in order to calculate the extent and type of disturbance to the existing FIDs habitat, and the resulting mitigation requirement for the disturbance. Additionally, a habitat protection plan may be necessary. While the applicant notes that they have generally met the guidelines for minimization of disturbance to the FIDs habitat by proposing development on the edge of the canopy, mitigation for the disturbance is still required and the worksheet must be provided.
3. Plat note #18 states that the applicant will provide 3.77 acres of FIDs habitat mitigation through a mitigation bank. It is unclear what this means. This office is not aware of an established FIDs mitigation bank through the County or otherwise. If the applicant means to indicate that the 3.77 acres of FIDs mitigation will be provided in an offsite location, please have the applicant provide information about the offsite property and a planting plan. We note that any offsite FIDs mitigation planting area must be placed in an easement, and must be located adjacent to an area of existing FIDs habitat that is at least 50 acres and is permanently protected by an easement or other permanent restrictions which prohibit future cutting or clearing in order to guarantee that the area will remain suitable FIDs habitat.





4. A note in the forest calculations included on the plans states that even though 3.7 acres of existing forested area will be removed within the Critical Area for development of the proposed five lots, no forest canopy is to be removed. Please have the applicant clarify how this will be accomplished, given the fact that large areas will be cleared for construction of the proposed dwellings.
5. We note that as requested, the applicant has provided information about the restrictions associated with a conservation property designation in plat note #4. Please provide information that explains how these conservation properties are different from the proposed open space properties. We recommend that if the open space property designation does not already provide such restrictions, that the proposed open space areas be placed in a forest conservation easement to ensure that there will be no future cutting or clearing in these areas. Also, if the proposed conservation and open space areas will be subdivided as separate parcels from the residential lots, please have the applicant include notations on the plat and plans that no development rights are associated with these parcels, that no development activities or impervious surfaces are allowed within the parcels, and only passive recreational uses of these areas are allowed.
6. According to our records, there is a large tidal wetland on the northern end of proposed lot one. Please have a certified wetland delineator confirm whether this is the case and include it on future plat submittals where appropriate.
7. Plat note # 20 states, "The 20' wide access right of way to Recreation Area is to allow only 6' wide clearing for mulch path, and no tree canopy shall be disturbed for clearing of path." However, in our previous letter, this office indicated that no clearing or grading should be done to establish the path. Please have the applicant amend the notes on the plans and plat so that it is clear that no clearing will be done for establishing the path.
8. We note that as requested, the applicant has submitted a request for a current letter from Maryland Department of Natural Resources' Wildlife Heritage Service (WHS) confirming that there are no rare, threatened or endangered species or other Habitat Protection Areas on the property. Please submit this letter with future submittals once it is received.
9. Please have the applicant modify plat 2 of 3 so that the proposed septic area on lot 3 is not shown overlapping into proposed conservation property #7.
10. There are several notes on the plat and plans stating, "no disturbance, clearing, cutting, trimming, storage or structures will be permitted." Please have the applicant revise these notes so that they reference an area in which these restrictions will apply. Also, locating impervious surfaces within these areas should be included with the other restrictions.
11. Plat note #2 states, "the buffer in the critical area is 50' except areas, shown with expanded buffers." It is unclear what is meant by this note because there is a minimum 100-foot Buffer in the Critical Area and it is expanded to include contiguous slopes 15% or greater or hydric soils. The County's Critical Area program requires that the Buffer expansion for contiguous steep

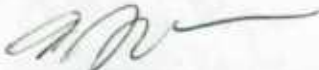


Ms. Shatt
August 18, 2008
Page 3 of 3

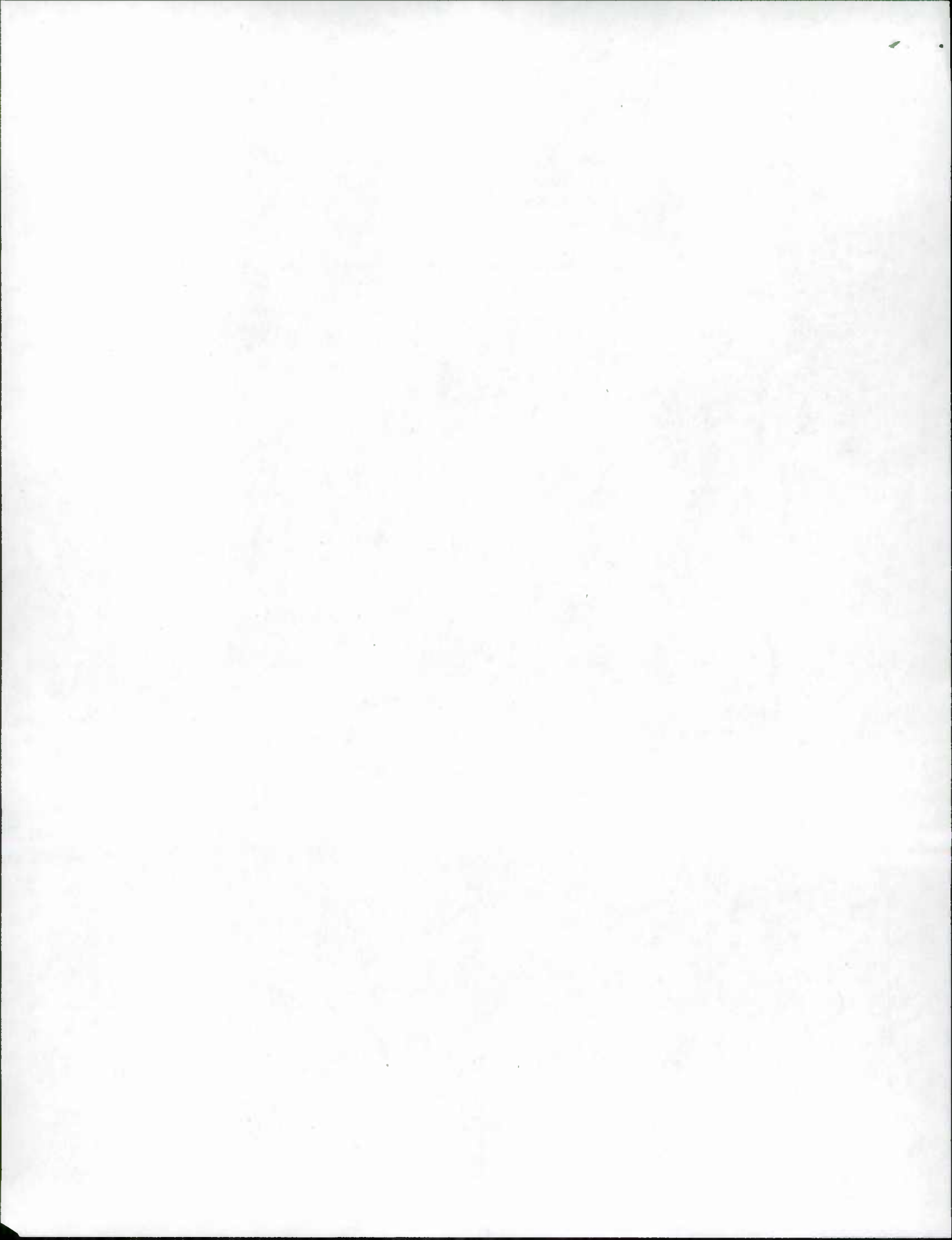
slopes include 50 feet from the top of the slope. When the 100-foot Buffer must be expanded in this manner, the expanded Buffer takes the place of the 100-foot Buffer. Therefore, there is no separate 50-foot Critical Area buffer. Please have the applicant delete or rephrase the note accordingly.

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

Sincerely,



Amber Widmayer
Natural Resources Planner
cc: AA 863-04, AA 167-08



167-08

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

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STATE OF MARYLAND
CRITICAL AREA COMMISSION
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1804 West Street, Suite 100, Annapolis, Maryland 21401
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www.dnr.state.md.us/criticalarea/

March 11, 2008

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

Re: Finizio, Tobin Family Subdivision
S 04-132, P 04-0242

Dear Ms. Shatt:

Thank you for forwarding the above-referenced subdivision request. The applicant proposes to subdivide an existing 28.56 acre property into five lots with construction of a single family dwelling and driveway on each lot, construction of a road, and several conservation parcels and open space parcels. 22.73 acres of the property are within the Critical Area, are designated as a Resource Conservation Area (RCA) and at least a portion of all five proposed lots are within the Critical Area. The property is currently undeveloped. I have outlined my comments below:

1. It is unclear how the proposed subdivision can be approved without the requisite RCA acreage of 20 acres per lot. There are only 22.73 acres of RCA on the property, and Anne Arundel County's Critical Area Program no longer contains intrafamily transfer provisions that would allow subdivision of RCA property into lots that are not associated with the minimum 20 acres of RCA. While we recognize that this subdivision application was initiated in 2004, without any grandfathering provisions in the County's Code for processing subdivision applications initiated prior to the removal of the intrafamily transfer provisions from the Code, it does not appear that the proposed subdivision within the RCA can be approved. Even if the intrafamily transfer provisions remained in the County Program, the proposed number of new lots, conservation properties and open space parcels within the existing RCA would not be permitted, since Maryland Code § 8-1808.2(e)(3) only provides that "a parcel that is 12 acres or more and less than 60 acres in size may be subdivided into three lots." In contrast, there are portions of five of the proposed lots partially within the RCA.
2. According to our records, the majority of the property is mapped as Forest Interior Dwelling Birds (FIDs) habitat. Where disturbance of FIDs habitat is proposed, the applicant must complete and submit a FIDs worksheet in order to calculate the extent and type of disturbance to the existing FIDs habitat, and the resulting mitigation requirement for the disturbance. Additionally, a habitat protection plan may be necessary. While the applicant notes that they have generally met the guidelines for minimization of disturbance to the FIDs habitat by

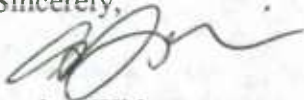


proposing development on the edge of the canopy, mitigation for the disturbance is still required and the worksheet must be provided.

3. Please provide information about the environmental protections that are associated with a conservation property designation as distinguished from an open space property designation. We recommend that these areas be placed in a forest conservation easement to ensure that there will be no future cutting or clearing in these areas. Also, if the proposed conservation and open space areas will be subdivided as separate parcels from the residential lots, please have the applicant include notations on the plat and plans that no development rights are associated with these parcels, that no development activities or impervious surfaces are allowed within the parcels, and only passive recreational uses of these areas are allowed.
4. According to our records, there is a large tidal wetland on the northern end of proposed lot one. Please have a certified wetland delineator confirm whether this is the case and include it on future plat submittals where appropriate.
5. The applicant must obtain a permit from Maryland Department of the Environment (MDE) for the proposed disturbance of the 25-foot nontidal wetland buffer for placement of an outfall.
6. We note that the applicant has indicated that the 20-foot wide access to a recreation area will only be used as a 6-foot wide path. While this office does not object to such paths, they should not require clearing of existing forest or grading, especially on properties such as this where such a path would create unnecessary fragmentation in the FIDs habitat canopy. The path should be pervious and surfaced with mulch. Please have the applicant confirm that the path will meet the above criteria.
7. Please have the applicant obtain and submit a recent letter from Maryland Department of Natural Resources Wildlife Heritage Service (WHS) confirming that there are no rare, threatened or endangered species or other Habitat Protection Areas on the property. We note that there is a WHS letter in the file dated December 18, 2003. However, this office requires a WHS letter that is no more than two years old from applicants to verify current conditions on the property.

Given that this office's concerns and questions about the proposed subdivision are significant, I am happy to meet with County staff and the applicant to discuss the project and visit the property if necessary. Please feel free to contact me at (410) 260-3481 to set up such a meeting or to ask any questions. Thank you for the opportunity to comment.

Sincerely,



Amber Widmayer
Natural Resources Planner

cc: AA 863-04

AA 167-08
803-04



**ANNE
ARUNDEL
COUNTY**

M A R Y L A N D
County Executive John R. Leopold

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

November 5, 2008

Mr. Ren Serey
1804 West Street, Suite 100
Annapolis, MD 21401

Re: Finizio Property

Dear Ren:

This is intended as a follow up to our phone conversation on November 3, 2008 regarding the development of the Finizio Property. We are currently in the process of coordinating the efforts of the adjacent property owners in order to address the FIDS mitigation within the existing FIDS habitat. Due to the length of the process, this effort was deferred to the permit stage so that the property owner could obtain plat approval and proceed with the development of the site. The deferral of the mitigation to permit phase allows for a better opportunity for minimization since the true house footprint and grading concept will be used rather than the generic "box" typically used at the time of the subdivision application. An overall Habitat Protection Plan including all habitats of concern on site, and a FIDS Conservation and Mitigation plan will be in place prior to the approval of any permits for development on the site. As each site is developed, every effort will be made to further minimize the proposed disturbance, and to mitigate on site to the extent possible given the proposed improvements.

If there are any additional questions regarding this project, please feel free to contact me at 410-222-7960 or at pzkrin00@aacounty.org.

Sincerely,

Kelly Krinetz
Planning Administrator

ANNE
ARUNDEL
COUNTY

OFFICE OF PLANNING AND ZONING
241 RIVA ROAD, RD. BOX 6072
ANNE ARUNDEL COUNTY, MARYLAND 21011

November 5, 2008

The Hon. Sen. J. Robert Ehrlich
1804 West Street, Suite 100
Annapolis, MD 21401

Re: Prince Property

Dear Sen. Ehrlich:

This is intended as a follow up to our phone conversation on November 3, 2008 regarding the development of the Prince Property. We are currently in the process of coordinating the efforts of the adjacent property owners in order to address the EIS mitigation within the existing FIDIS habitat. Due to the length of the process, this effort was delayed to the permit stage so that the property owner could obtain final approval and proceed with the development of the site. The habitat mitigation to permit phase allows for a better opportunity for communication since the final permit and grading plan will be used rather than the "preliminary" plan typically used at the time of the subdivision application. An overall Habitat Protection Plan including all habitats of concern on site and a FIDIS "mitigation" plan will be in place prior to the approval of any permits for development on the site. As each site is developed, every effort will be made to coordinate the proposed disturbance and to mitigate on site to the extent possible to protect the proposed improvements.

If there are any additional questions regarding this project, please feel free to contact me at 410-332-7000 or at kelly.i@ann-arundel.gov.

Sincerely,

Kelly I. Ernst
Planning Administrator



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

July 10, 2008

Ms. Nancy L. Matthews
Cattail Consulting
P.O. Box 1599
Severna Park, MD 21146

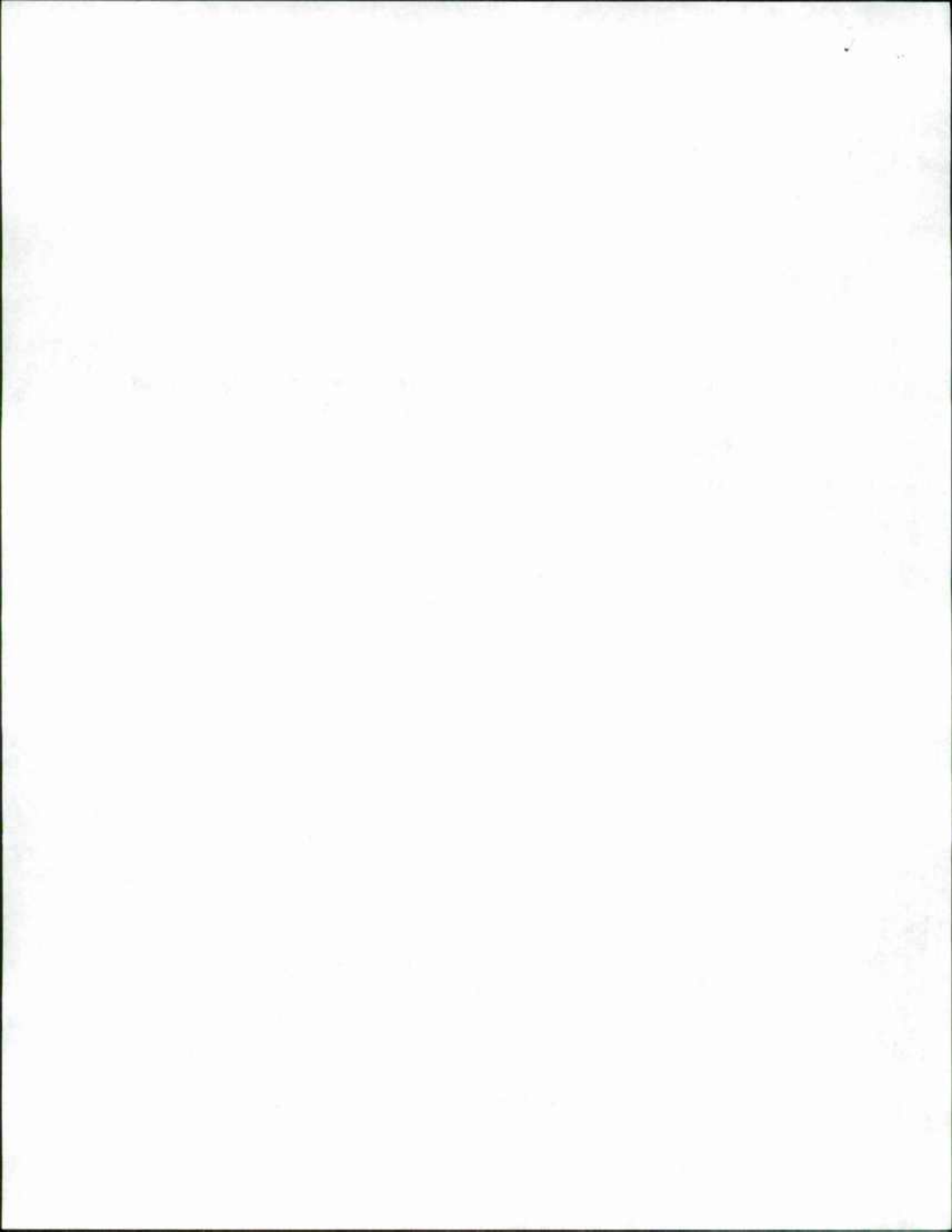
RE: Environmental Review for Finizio Property on Round Bay, Sahlin Farm Road off Sherwood Forest Road, Anne Arundel County, Maryland.

Dear Ms. Matthews:

The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered species within the boundaries of the project site as delineated. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted. It is also important to note that the utilization of state funds, or the need to obtain a state authorized permit may warrant additional evaluations that could lead to protection or survey recommendations by the Wildlife and Heritage Service. If this project falls into one of these categories, please contact us for further coordination.

The WHS database indicates that there are two bald eagle nests located within ¼-mile of the project site. Please note that the nest #AA-97-01 noted in our December 18, 2003 response letter is no longer present and not a concern; these are newer eagle nests. The approximate locations of the eagle nests near the property are indicated on the attached map. The bald eagle is listed as a threatened species by the State of Maryland, and protection of endangered species habitat is required within the Critical Area. To protect this nest site the following guidelines should be considered:

1. Within this area, establish three zones of protection: Zone 1 extends from the nest tree to a radius of 330 feet, Zone 2 extends from 330 feet to 660 feet in radius, and Zone 3 extends from 660 feet to ¼ mile (1320 ft).
2. No land use changes, including development or timber harvesting, should occur in Zone 1.
3. Construction activities, including clearing, grading, building, etc., should not occur within Zones 1 and 2 and ideally no closer than 750 feet from the nest.
4. Selective timber harvesting may occur in Zone 2, but clearcutting should be avoided.
5. No construction or timber harvesting activities should occur within the ¼ mile protection zone during the eagle nesting season, which is from December 15 through June 15.

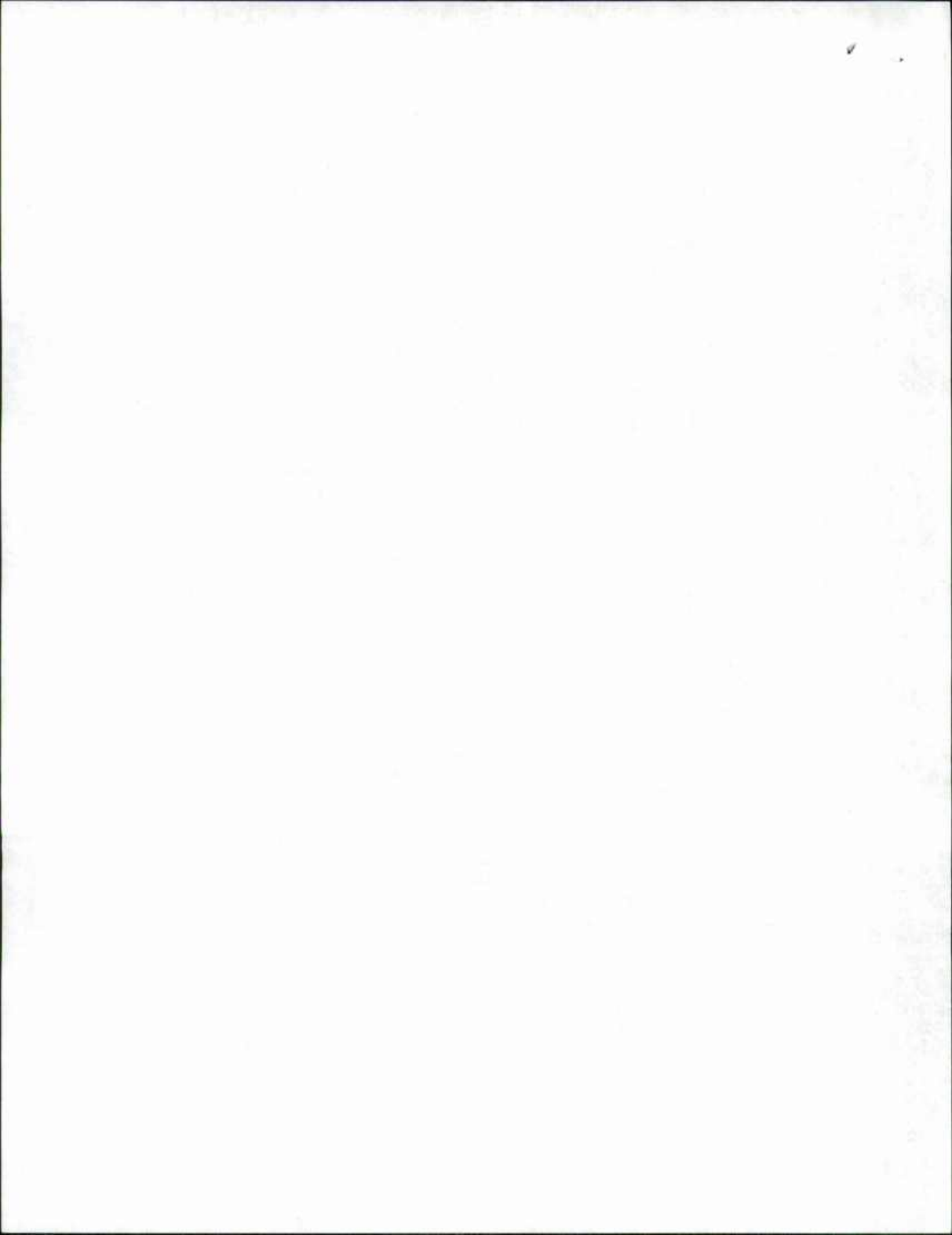


These general guidelines are used by our biologists for bald eagle nest site protection. Specific protection measures depend on the site conditions, planned activities, nest history and other factors. For more specific technical assistance regarding your project relative to bald eagle protection contact the WHS. We would also like to bring to your attention that the bald eagle also has protection under the US Fish and Wildlife Service, and protection requirements may differ from ours. We suggest you contact Mary Ratnaswamy, U.S. Fish & Wildlife Service, 177 Admiral Cochrane Drive, Annapolis, MD 21401.

The Wildlife and Heritage Service's database also has a recent record of the state rare Gray Petaltail (*Tachopteryx thoreyi*), occurring within close proximity to the project site. If the appropriate habitat for this insect species is present, it could potentially occur on the project site itself. Habitat for the Gray Petaltail is generally described as: moist permanent seeps with lots of deciduous leaves present.

Our analysis of the information provided also suggests that the forested area on the project site contains Forest Interior Dwelling Bird habitat. Populations of many Forest Interior Dwelling Bird species (FIDS) are declining in Maryland and throughout the eastern United States. The conservation of FIDS habitat is strongly encouraged by the Department of Natural Resources. In order to do so, the following guidelines could be incorporated into the site design to help minimize the project's impacts on FIDS and other native forest plants and wildlife:

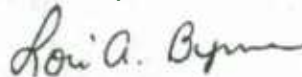
1. Restrict development to nonforested areas.
2. If forest loss or disturbance is unavoidable, concentrate or restrict development to the following areas:
 - a. the perimeter of the forest (i.e., within 300 feet of existing forest edge)
 - b. thin strips of upland forest less than 300 feet wide
 - c. small, isolated forests less than 50 acres in size
 - d. portions of the forest with low quality FIDS habitat, (i.e., areas that are already heavily fragmented, relatively young, exhibit low structural diversity, etc.)
3. Maximize the amount of forest "interior" (forest area >300 feet from the forest edge) within each forest tract (i.e., minimize the forest edge:area ratio). Circular forest tracts are ideal and square tracts are better than rectangular or long, linear forests.
4. Minimize forest isolation. Generally, forests that are adjacent, close to, or connected to other forests provide higher quality FIDS habitat than more isolated forests.
5. Limit forest removal to the "footprint" of houses and to that which is necessary for the placement of roads and driveways.
6. Minimize the number and length of driveways and roads.
7. Roads and driveways should be as narrow and as short as possible; preferably less than 25 and 15 feet, respectively
8. Maintain forest canopy closure over roads and driveways.
9. Maintain forest habitat up to the edges of roads and driveways; do not create or maintain mowed grassy berms.
10. Maintain or create wildlife corridors.



11. Do not remove or disturb forest habitat during April-August, the breeding season for most FIDS. This seasonal restriction may be expanded to February-August if certain early nesting FIDS (e.g., Barred Owl) are present.
12. Landscape homes with native trees, shrubs and other plants and/or encourage homeowners to do so.
13. Encourage homeowners to keep pet cats indoors or, if taken outside, kept on a leash or inside a fenced area.
14. In forested areas reserved from development, promote the development of a diverse forest understory by removing livestock from forested areas and controlling white-tailed deer populations. Do not mow the forest understory or remove woody debris and snags.
15. Afforestation efforts should target a) riparian or streamside areas that lack woody vegetative buffers, b) forested riparian areas less than 300 feet wide, and c) gaps or peninsulas of nonforested habitat within or adjacent to existing FIDS habitat.

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

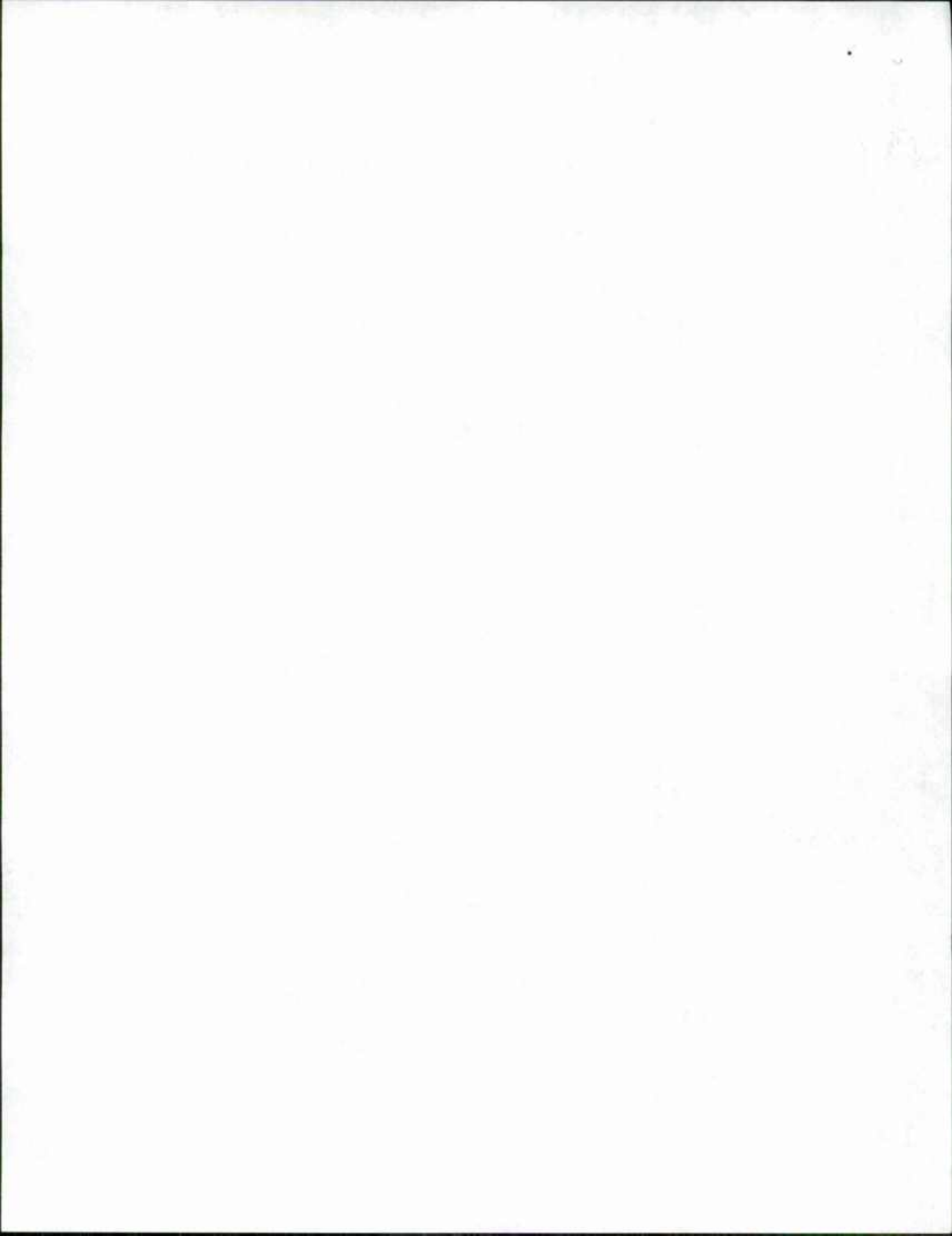
Sincerely,



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

ER# 2008.1175.aa
Cc: K. McCarthy, DNR
K. Schmidt, CAC
G. Therres, DNR

Attachment



Anne Arundel County

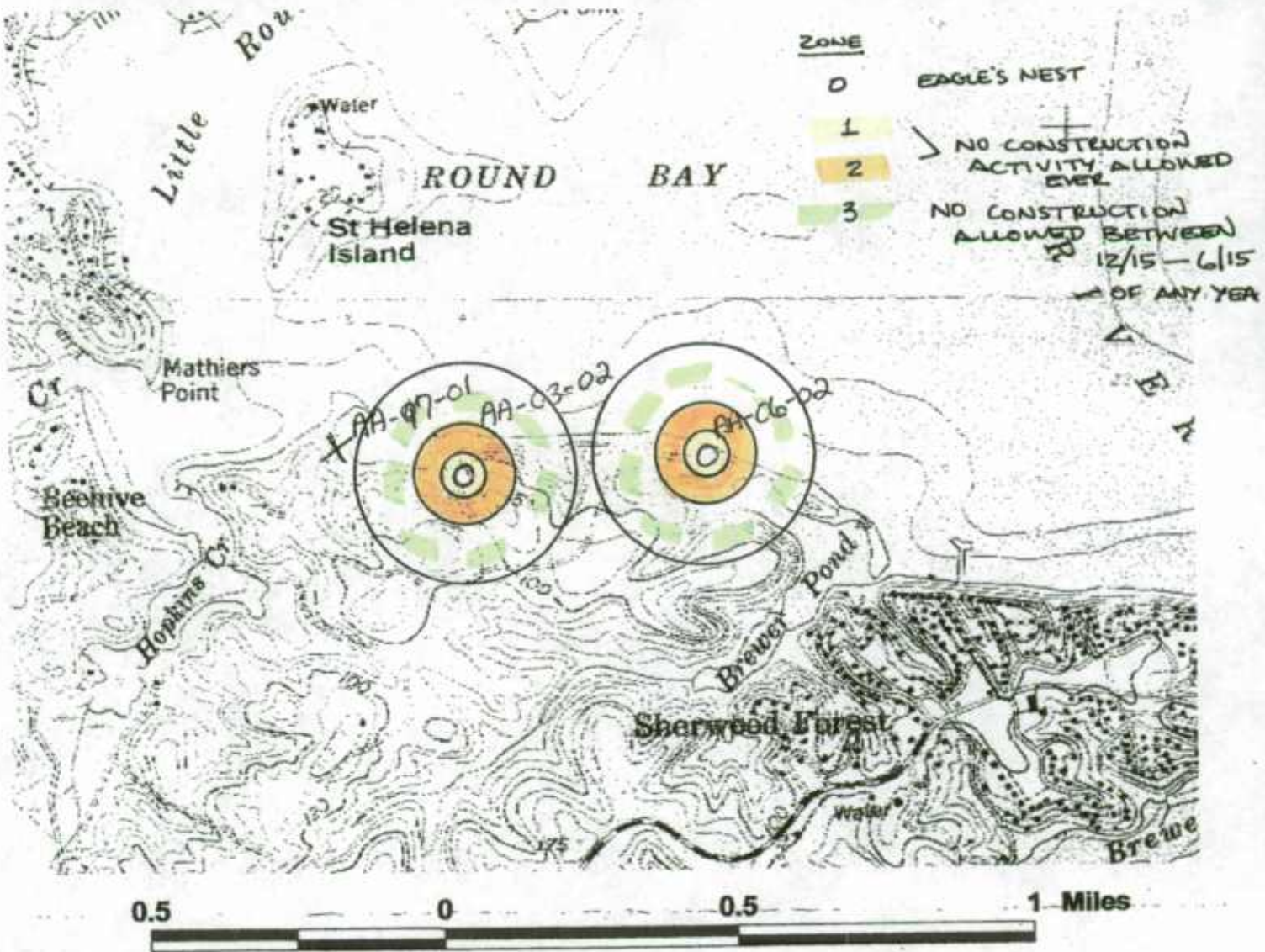


○ Approximate locations of bald eagle nests

- EO Rep Precise
- 7.5' Quad Grid
- County Boundary



Anne Arundel County



○ Approximate locations of bald eagle nests

- EO Rep Precise
- 7.5' Quad Grid
- County Boundary



NOTICE TO TITLE EXAMINERS

- These plats have been approved for recording only and shall become null and void unless:
 - an inspection agreement or a public works agreement has been executed and recorded within 2 years after these plats are approved;
 - if required, a utility agreement has been executed and recorded within 2 years after these plats are approved; and
 - construction under each of these agreements has been continuous without interruption for more than one year at all times.
- A sale or contract of sale of any lots shown herein may not be made until necessary improvements have been:
 - satisfactorily completed under an inspection agreement and the subdivider has provided the County with a waiver of the liens from all contractors and subcontractors; or
 - satisfactorily guaranteed by a public works agreement, supported by a surety bond, certified check, cash or irrevocable letter of credit from a local bank or other security as authorized by law; and
 - if required, satisfactorily guaranteed by a utility agreement, supported by a surety bond, certified check, cash, or irrevocable letter of credit from a local bank or other security as authorized by law.
- A building permit other than a sample permit may not be issued for any construction in this development until the requirements of paragraph 2 above have been complied with. Certificates of use and occupancy may not be issued for any building or structure in the subdivision unless improvements required under a utilities agreement have been completed and basic improvements required under a public works agreement have been completed. Sections 3-313 of the Anne Arundel County Code have been completed.

DEDICATION BY OWNERS

Tobin A. Finizio and Janice M. Finizio, his wife, owner of the property shown and described hereon, hereby adopts this plan of subdivision; establishes the minimum building restriction lines.

The recreation and open space shown on this record plat is set aside for the use of the residents of the subdivision, each lot owner, upon acceptance of a deed, shall hold undivided interest in this area, subject, however, to the rights of the community association, whether pre-established or in the future as more fully set forth in Article 26, 3-104 of the Anne Arundel County Code.

There are no suits, actions at law, leases, liens, mortgages, trusts, easements, or rights-of-way affecting the property included in this plan of subdivision and all parties in interest thereto have hereunto affixed their signatures, indicating their assent and willingness to join in this plan of subdivision.

Further the requirements of Section 3-108, the Real Property Article, Annotated Code of Maryland 1996 replacement volume, (as supplemented) and Article 26, Section 3-304 of the Anne Arundel County Code as far as they relate to the making of the plats and setting of markers have been complied with.

Tobin A. Finizio Date *Janice M. Finizio* Date
Tobin A. Finizio Date Janice M. Finizio Date

Janice M. Finizio Date *Janice M. Finizio* Date
Janice M. Finizio Date Janice M. Finizio Date

In compliance with the Public Service Commission of Maryland order number 60316, dated June 20, 1973. Owner does hereby grant and convey unto Verizon Maryland, Inc. a body corporate hereinafter called Grantee, its associated and allied companies and their respective successors, assigns and licensees a R/W Easement to construct, operate, maintain, enlarge, replace and remove telecommunications, electric, and gas systems, conduit, pipe, manholes, cables, wire and fixtures under and over the property, as described on the plat and adjacent to the strip(s) of land 10 feet wide and parallel contiguous and adjacent to the property lines of the lots recorded to the full extent that such property lines abut Rights-of-Way. Together with the right to ingress and egress to said property at all times for the safe and proper operation and maintenance thereof. The grantees agree to repair or pay for all damage to crops, lawns, fields, fences, driveways and walkways arising from the construction and maintenance of the aforesaid systems.

SURVEYOR'S CERTIFICATE

I hereby certify that the plat shown hereon is correct, that it represents a survey of the property by the surveyor or under the surveyor's direct supervision, and is a subdivision of all or part of the lands conveyed by Charles W. Hunter, III and Gretchen C. Hunter to Tobin A. Finizio and Janice M. Finizio, his wife by deed dated 12/11/82 and recorded in the land records of Anne Arundel County, Maryland in Liber 4128 Folio 161. The requirements of Section 3-108, the Real Property Article, Annotated Code of Maryland, 1996 replacement volume, (as supplemented) and Article 26, Section 3-304 of the Anne Arundel County Code as far as they relate to the making of this plat and setting of markers have been complied with.

Melvin L. Mitchell 10-20-08
Melvin L. Mitchell Property Line Surveyor #525 Date

STANDARD RIGHT TO DISCHARGE

Tobin A. & Janice M. Finizio for, legal representatives, personal representatives, successors and assigns hereby grant(s) the perpetual right-to-discharge the flow of water from such necessary drainage facilities and appurtenances to adequately drain the natural watershed and adjacent properties into existing waterways and/or natural drainage courses and/or upon the existing ground. Such discharge points are indicated by the symbol as shown graphically on this plat.

Tobin A. Finizio Date *Janice M. Finizio* Date
Tobin A. Finizio Date Janice M. Finizio Date

Janice M. Finizio Date *Janice M. Finizio* Date
Janice M. Finizio Date Janice M. Finizio Date



303 Najoles Road - Suite 114
Millersville, MD 21108-2512
Phone: 410-987-6901



PRIVATE NON COUNTY ROAD

The 40' wide right-of-way is a private roadway and is intended to provide access to and from lots 1-5, and parcels 294, 363 & 449. Owners of these lots are responsible for maintenance of the roadways and are not eligible to receive County services provided to lot owners abutting County roads. Further subdivision or acceptance into the County road system may be accomplished only if the private roadway, is improved to County road standards at the lot owners expense. See Private Road Maintenance Road Agreement recorded in Liber 16773 Folio 610.

Private Access agreement for all associated parcels has been executed and recorded in Liber Folio

LANDSCAPE/SCREENING NOTE

A detailed landscape/screening plan, bond and screening agreement, in accordance with the approved concept plan on file at the Office of Planning and Zoning, shall be submitted prior to issuance of a grading and/or building permit. The plan shall be in accordance with all requirements of Article 28, Title 9 of the Anne Arundel County Code and the Landscape Manual.

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS

This subdivision is subject to Declaration of Conditions Covenants and Restrictions for Finizio Family Subdivision dated and recorded among the Land Records of Anne Arundel County, Maryland in Liber Folio

PRIVATE STORMWATER MANAGEMENT NOTE

This site has been designed in conformance with Article 21, Title 3, Section 3-305 of the County Code, and that development of the site must be executed in compliance with approved Final Development Plan on-file with the office of Planning and Zoning.

RECREATION AREA

Required: 5 Lots X 1,000 S.f. Per Lot= 5,000 S.f.
Dry Ground= 5%*total= 5,000 X .75= 3,750 S.f.
Provided: 40,075 S.f.
Dry Ground(active)= 0
Dry Ground(passive)= 40,075 S.f.

SEPTIC AREA NOTE

The 10,000 square foot septic area shall remain unencumbered by buildings, easements, rights-of-way, and other permanent or physical objects.

FAMILY CONVEYANCE

Lots 2, 3, 4, & 5 have been created for and will be conveyed individually to each of the following family members.
Lot 1- Tobin & Janice Finizio- Owners
Lot 2- Robin & John Kessler (owner's daughter & son-in-law)
Lot 3- Ann & Robert Daly (owner's daughter & son-in-law)
Lot 4- J. Lee Finizio (owner's daughter)
Lot 5- Chirs & Mark Daly (owner's daughter & son-in-law)

FAMILY CONVEYANCE NOTE

If Anne Arundel County determines that the recipient of a Family Conveyance Lot shown hereon has received a prior family conveyance lot Anne Arundel County may take whatever action deemed necessary to resolve the situation. Lots must be held for 5 years and after that can only occur in accordance with the requirements of article 28, section 1A-107 (2).

A Family Conveyance Subdivision Agreement is recorded in Liber 18191 Folio 566.

PRESERVATION OF SIGNIFICANT ARCHAEOLOGICAL SITE NOTE

1. No subsurface disturbance shall occur on this site, known as "18AN1275" the protected boundaries of which are shown on the recorded plat, without prior approval and permission of the Anne Arundel County Archaeologist.
2. These restrictions shall run with the land and be binding on the Declarants, his/her successors, personal representatives, and assigns.

The deed of easement and agreement for Archaeological Resource Preservation Easement is recorded in Liber 19796 Folio 539.

TEMPORARY REVERTIBLE EASEMENT AGREEMENT

A 20 foot wide Temporary Grading Easement is to allow construction of Sahlin Farm Road. The easement as shown on plat 2, encroaches through Joseph P. & Sharon A. Finizio. The deed of easement and agreement for the Temporary Revertible Easement is recorded in Liber 19796 Folio 539.

WAIVER NOTES

WAIVER 9278-
The reduction of road improvements for Sahlin Farm Road was granted by Anne Arundel County by the Department of Public Works on March 19, 2008. Subject to the following conditions:
1. The existing 10' gravel private road will be upgraded to an 18' wide gravel road through out, with pull offs.
2. The road shall be designed to eliminate side swales and stormwater outfalls to to maximize design credits for stormwater management.
WAIVER 9083-
To permit the removal of 1 specimen tree, 35.1 inch yellow poplar, in accordance with Article 26, Section 2-304.3(e)(5)(i) was granted by Anne Arundel County by the Department of Public Works on March 19, 2008. Subject to the following conditions:
The 35.1 inch yellow poplar must be replaced with certified trees in a quantity equal to the value of the tree removed as determined by the certified member of the International Society of Arboriculture; or in lieu of reforestation on-site, a fee shall be paid to the forest conservation member of the international Society of Arboriculture; or a combination of replanting and payment of the fee-in-lieu.

TEMPORARY CONSTRUCTION EASEMENT

A temporary easement is reserved on all lots shown hereon between the right-of-way line and the building restriction line for the proposed construction of the roads and other improvements required under a public works agreement or a utility agreement. Only that work necessary for the execution of the approved plans under these agreements shall be performed within the Easements and said easements will cease to exist upon satisfactory completion of these improvements and the release of any maintenance security held by Anne Arundel County, Maryland.

UNDERGROUND ELECTRIC AND TELEPHONE AGREEMENTS

This plat has been approved for recording subject to an agreement with Baltimore Gas and Electric Company and Verizon Maryland, Inc. dated 12/27/2005 and recorded among the land records of Anne Arundel County in Liber 17282 Folio 289 and Liber 17282 Folio 290 respectively.

FOREST CONSERVATION CALCULATIONS OUTSIDE OF CRITICAL AREA

County Council Bill #71-94, Article 26 Section 2-304(1)
Total Site Area (Outside Critical Area) 5.83 Ac.
Conservation Threshold (80%) 4.66 Ac.
Existing Woodlands 5.46 Ac.
Proposed Woodlands Clearing 2.51 Ac.
Required Replacement Above Threshold (0.80 x 2.05) 0.20 Ac.
Required Replacement Below Threshold (1.29 x 2.0) 3.42 Ac.
Total Woods Disturbed 2.51 Ac.
Conservation Easement Provided 2.95 Ac.
Reforestation Required 3.62 Ac.

* The Forest Conservation Easement is recorded in Liber Folio

DEVELOPMENT PLAN STATEMENT

Development of this subdivision shall be undertaken only in accordance with the approved Final Development Plan on file in the Office of Planning and Zoning.

CRITICAL AREA ANALYSIS

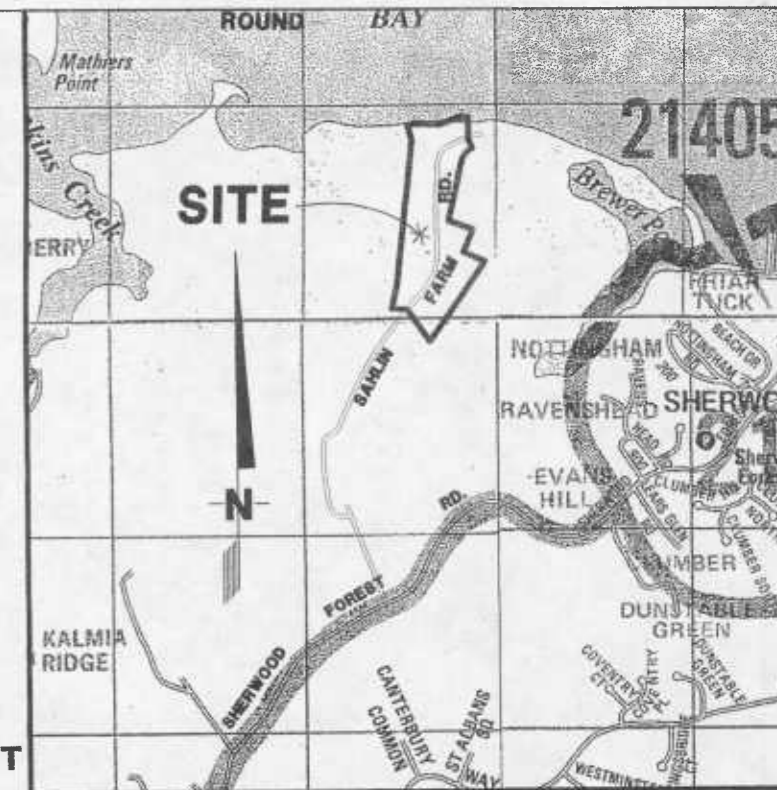
RCAL: RESOURCE CONSERVATION AREA
1. TOTAL SITE AREA WITHIN CRITICAL AREA: 22.73 AC.
2. TOTAL WOODLANDS IN CRITICAL AREA: 22.09 AC.
3. TOTAL IMPERVIOUS IN CRITICAL AREA: 0.70 AC.
4. AREA TO BE CLEARED (NO CANOPY TO BE REMOVED) 3.77 AC.
5. 20% OF WOODLANDS ALLOWED TO BE CLEARED: 4.42 AC.
6. REMAINING CLEARING ALLOWED UNDER 20% THRESHOLD: 0.26 AC.
7. PROPOSED CONSERVATION EASEMENT: 18.17 AC.
8. MAXIMUM IMPERVIOUS ALLOWED 15% OR 3.41 AC.

IMPERVIOUS AREA CHART (INSIDE CRITICAL AREA)

LOT #	TOTAL AREA	ALLOWABLE IMPERVIOUS	PROPOSED IMPERVIOUS
LOT 1	182,874 S.F.	27,431 S.F.	6,045 S.F.
LOT 2 (P/O)	100,574 S.F.	15,086 S.F.	5,620 S.F.
LOT 3 (P/O)	51,845 S.F.	7,777 S.F.	4,136 S.F.
LOT 4 (P/O)	7,159 S.F.	1,074 S.F.	0 S.F.
LOT 5 (P/O)	69,996 S.F.	10,499 S.F.	0 S.F.
ROAD	24,373 S.F.	3,656 S.F.	14,737 S.F.
OPEN SPACE	513,434 S.F.	77,015 S.F.	0 S.F.
REC. AREA	39,864 S.F.	5,980 S.F.	0 S.F.
TOTALS	990,119 S.F.	148,518 S.F.	30,538 S.F. (3.0%)

CRITICAL AREA DISTURBANCE AREA CHART (INSIDE CRITICAL AREA)

LOT #	TOTAL AREA	LIMITS OF DISTURBANCE
LOT 1	182,874 S.F., 4.20 Ac.	35,906 S.F.
LOT 2 (P/O)	100,574 S.F., 2.31 Ac.	44,002 S.F.
LOT 3 (P/O)	51,845 S.F., 1.19 Ac.	30,202 S.F.
LOT 4 (P/O)	7,159 S.F., 0.16 Ac.	0 S.F.
LOT 5 (P/O)	69,996 S.F., 1.61 Ac.	8,252 S.F.
ROAD	24,373 S.F., 0.56 Ac.	34,351 S.F.
OPEN SPACE	513,434 S.F., 11.79 Ac.	2,071 S.F.
REC. AREA	39,864 S.F., 0.92 Ac.	9,437 S.F.
TOTALS	990,119 S.F. (22.73 AC.)	164,221 S.F. (3.77 AC.)(16.6%)

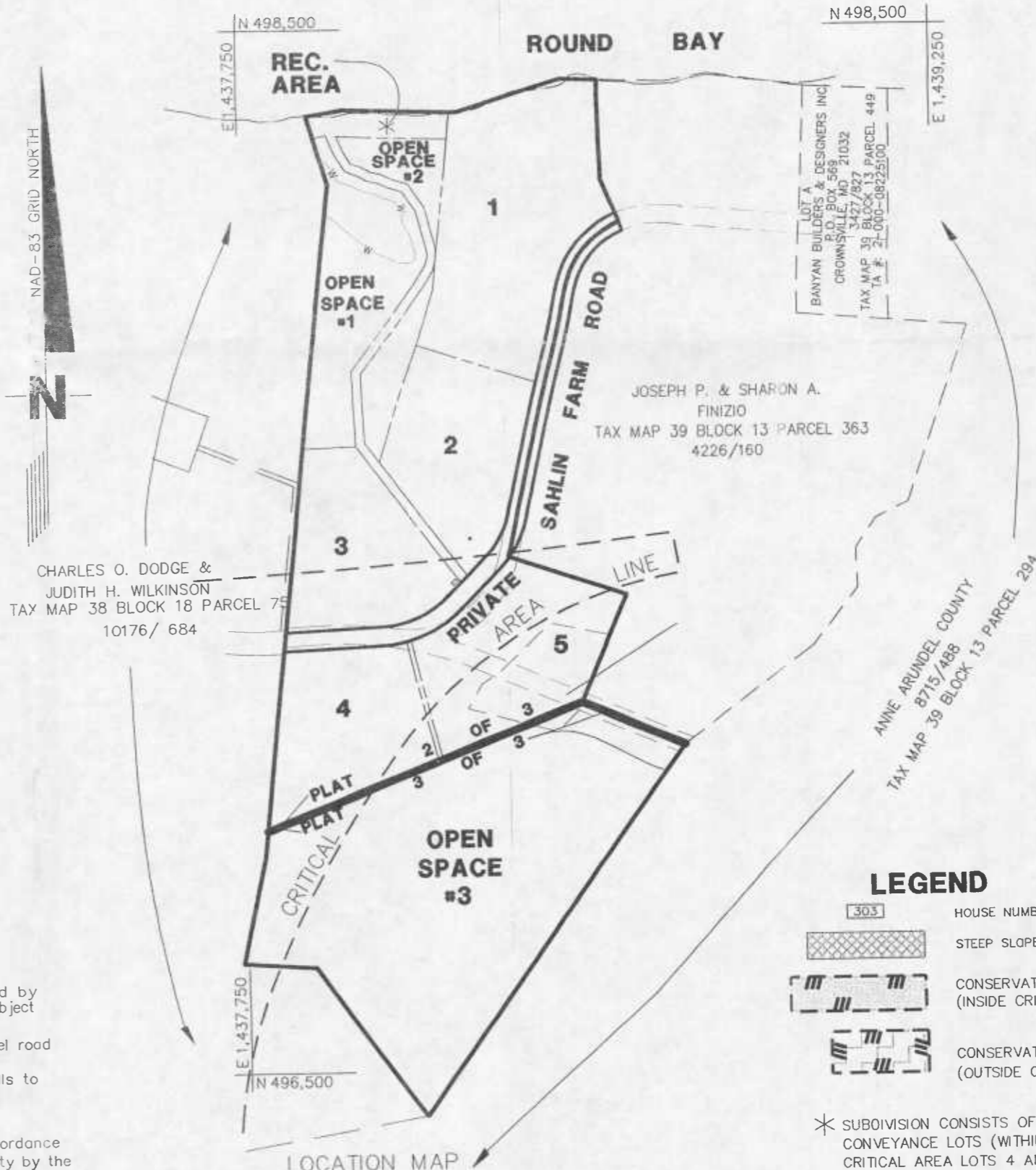


VICINITY MAP

SCALE: 1" = 2,000'
Copyright ADC The Map People
Permitted Use Number 20403131

GENERAL NOTES

- The Recreation fee in the amount of \$500.00 was paid on June 2, 2006, receipt #7397911.
- The buffer in the critical area is 100' except areas, shown with expanded buffers.
- Clearing shall be consistent with and undertaken only for those areas delineated on the Final Development Plan on file in the Office of Planning and Zoning.
- No disturbance clearing, cutting trimming, storage or structures will be allowed in the Conservation Property areas except in accordance with a plan approved by the Office of Planning and Zoning.
- The Conservation Property shown hereon is intended to preserve trees and is subject to the conditions of an agreement recorded among the land records of Anne Arundel County, Maryland in Liber Folio
- Approved for individual private well and septic systems and obtain Anne Arundel County Health Department Officers signatures of approval.
- Lots in the critical area can only be conveyed to a father, mother, son, daughter, grandson, or granddaughter, and that the lots may not be conveyed to persons other than immediate family members except if there were a change in circumstances as described in the county code.
- This site has no further subdivision potential.
- Disturbance to 25% or greater slopes and their buffers will require a variance.
- Disturbance to slopes 15% or greater within the critical area will require a variance.
- No further development activities associated with lots 4 and 5 on the Critical Area portion of these lots.
- Protection of F.I.D. habitat, the houses & associated structures are being placed adjacent to the existing, already cleared driveway and are within 300' of an opening or edge of woodland.
- A Buffer Management Plan will be required prior to any clearing within the buffer, this would include the pathway to the water and the Recreation Area.
- Clearing will require mitigation that creates new FID habitat.
- No construction or disturb forest habitat during April-August, the breeding season for most FIDS.
- Offsite Drainage fee for Lots 2-5 was paid on August 31,2005 receipt # 6517851 Amount paid \$300.00.
- This site is located within the 1/4 mile radius of a bald eagle's nest. No construction or timber harvesting activities can occur within the 1/4 protection zone during the eagle nesting season, which is from December 15, through June 15.
- 3.77 Acres of FID mitigation will be provided by the applicant according to the provisions of Anne Arundel County code section 17-8-502. FID mitigation requirements to be approved prior to the issuance of any parcels.
- FID habitat will not be removed or disturbed during FID breeding season which is April through August of each year.
- The 20' wide access right of way to Recreation Area is to allow only 6' wide clearing for mulch path, and no tree canopy shall be disturbed for clearing of path.
- Critical Area and Forest Conservation mitigation will be handled with grading/building permit for each lot. Mitigation for the infrastructure clearing will be required with the first permit and must be addressed prior to issuance of any permit on the site.



SCALE: 1"=300'

AREA TABULATIONS

TOTAL LOT AREA	-----x Ac.
PRIVATE RIGHT OF WAY	-----x Ac.
OPEN SPACE #1	-----2.180 Ac.
OPEN SPACE #2	-----1.079 Ac.
OPEN SPACE #3	-----9.498 Ac.
TOTAL OPEN SPACE AREA	-----12.757 Ac.
TOTAL RECREATION AREA	-----0.944 Ac.
TOTAL	-----28.557 Ac.

Approved by: *[Signature]* Date *[]*
Director, Environmental Health
Anne Arundel County Department of Health

OCT 21 2008

Larry R. Tom, Date *[]*
Planning and Zoning Officer of the Office of Planning and Zoning
and for the Health Officer Anne Arundel County Department of Health

RECORDED IN PLAT BOOK _____ PAGE _____ PLAT NO. _____

FINIZIO FAMILY SUBDIVISION

*5 SINGLE FAMILY LOTS
SUBDIVISION NO.: 2004-132 PROJECT NO. 2004-242
TAX MAP 38 BLOCK 18 PARCEL 196
SECOND DISTRICT ANNE ARUNDEL COUNTY, MD. 21032
SCALE: 1" = 300' ZIP CODE: 21405 JUNE, 2008



COORDINATE TABLE

POINT	NORTHING	EASTING
43	498383.318	1438531.352
44	498385.966	1438451.106
45	498317.521	1438225.803
46	498325.206	1437979.643
47	498312.503	1437900.010
62	497641.413	1438479.810
63	497271.350	1438577.939
64	497355.698	1438325.551
70	498162.052	1437944.354
71	498164.108	1438535.479
127	498072.173	1438574.510
178	497379.678	1438332.257
179	497932.214	1438457.489
238	498090.552	1438566.665
239	497927.793	1438476.994
242	497936.635	1438437.984
268	498053.726	1438622.279
245	496770.872	1437795.414
290	497273.859	1438194.465
291	497245.757	1438222.930
292	497359.961	1438279.470
293	497331.858	1438307.935
294	497446.633	1438326.925
295	497437.791	1438365.936
298	497354.955	1438327.776
583	497209.597	1438049.714
584	497169.636	1438051.466
585	497160.238	1437837.101
586	497200.465	1437841.408
796	498072.139	1438574.472

SEPTIC AREA NOTE

The 10,000 square foot septic area shall remain unencumbered by buildings, easements, rights-of-way, and other permanent or physical objects.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 14°54'20" E	17.72'
L2	S 06°27'53" W	17.16'
L3	S 01°27'38" W	14.49'
L4	N 30°26'19" E	39.19'
L5	S 16°18'24" E	93.28'
L6	S 34°08'41" E	59.66'
L7	S 72°56'18" E	37.68'
L8	S 65°04'02" E	24.17'
L9	S 30°26'19" W	39.19'
L10	N 61°44'37" W	22.78'
L11	N 69°54'05" W	21.22'
L12	S 29°35'33" E	34.84'
L13	S 24°06'10" E	41.67'
L14	S 72°56'18" E	32.02'
L15	S 65°04'02" E	23.43'
L16	S 77°10'03" E	25.63'
L17	S 61°44'37" E	24.06'
L18	S 69°54'05" E	27.14'
L19	S 29°35'33" E	43.14'
L20	S 24°06'10" E	46.99'
L21	N 78°09'56" E	28.89'

AREA TABULATIONS FOR PLAT TWO ONLY

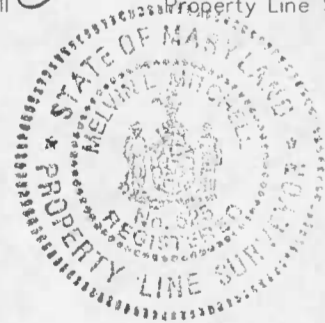
TOTAL LOT AREA-----13.992 Ac.
 *PRIVATE RIGHT OF WAY (ON-SITE)-----0.864 Ac.
 OPEN SPACE #1-----1.500 Ac.
 OPEN SPACE #2-----1.778 Ac.
 P/O OPEN SPACE #3-----0.06 Ac.
 TOTAL OPEN SPACE-----3.338 Ac.
 TOTAL RECREATION AREA-----0.925 Ac.
 TOTAL-----19.119 Ac.
 * DOES NOT INCLUDE OFFSITE
 RIGHT OF WAY AREA=0.342 Ac.
 OVERALL RIGHT OF WAY AREA=1.205 Ac.

WE ASSENT TO THE PLAN OF SUBDIVISION

Tobin A. Finizio
 TOBIN A. FINIZIO Date

Janice M. Finizio
 JANICE M. FINIZIO Date

Mevin L. Mitchell 10-20-08
 Mevin L. Mitchell Property Line Surveyor #525 Date

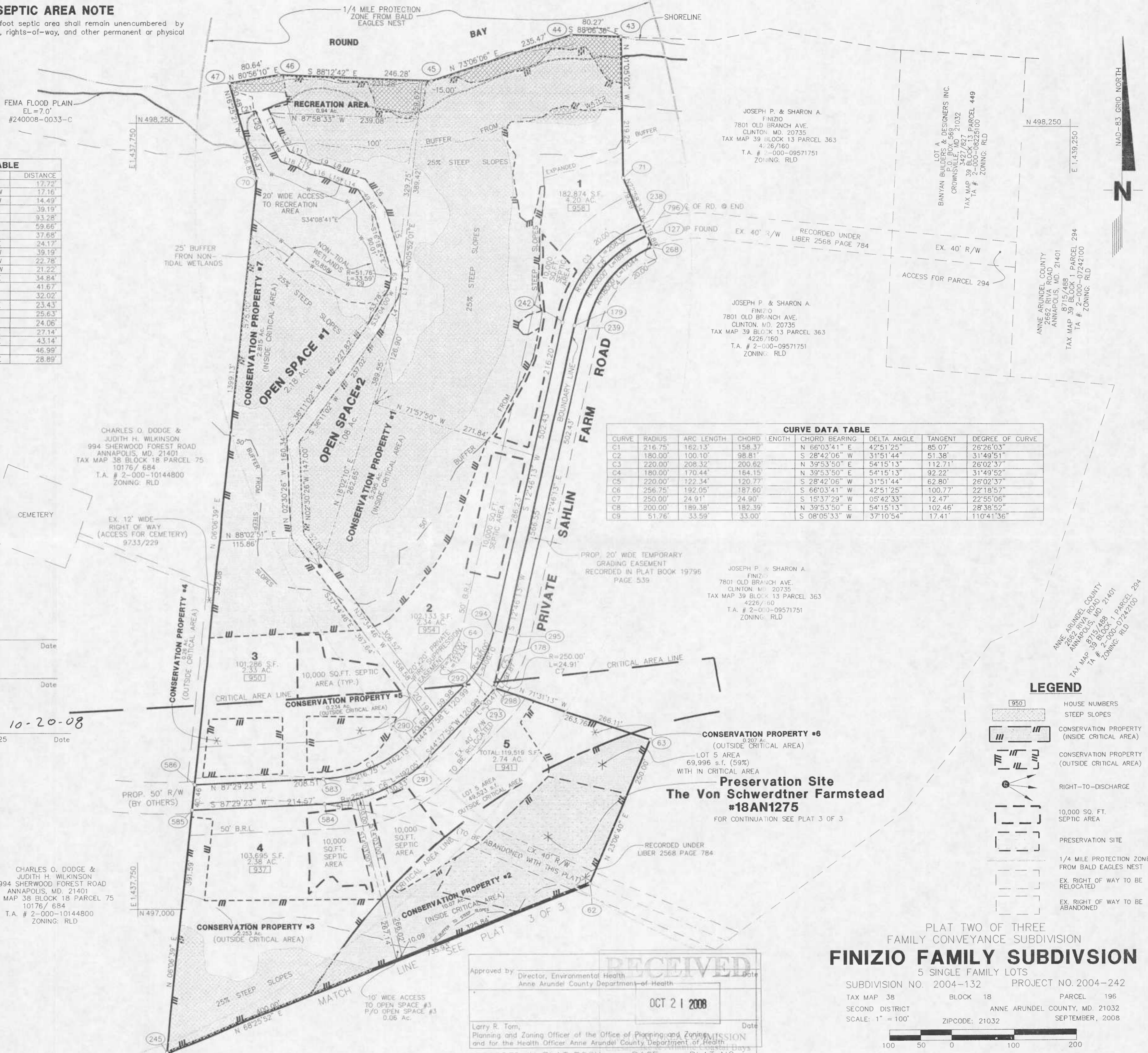


SEE PLAT ONE OF THREE FOR NOTICE TO TITLE EXAMINERS, OWNER'S DEDICATION, SURVEYOR'S CERTIFICATE AND OTHER NOTATIONS.

CHARLES O. DODGE & JUDITH H. WILKINSON
 994 SHERWOOD FOREST ROAD
 ANNAPOLIS, MD. 21401
 TAX MAP 38 BLOCK 18 PARCEL 75
 10176/684
 T.A. # 2-000-10144800
 ZONING: RLD

ANAREX, INC
 CIVIL ENGINEERING SERVICES
 LAND SURVEYING

303 Najoles Road - Suite 114
 Millersville, MD 21108-2512
 Phone: 410-987-6901



CURVE DATA TABLE

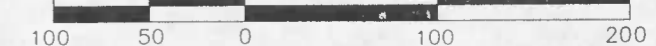
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT	DEGREE OF CURVE
C1	216.75'	162.13'	158.37'	N 66°03'41" E	42°51'25"	85.07'	26°26'03"
C2	180.00'	100.10'	98.81'	S 28°42'06" W	31°51'44"	51.38'	31°49'51"
C3	220.00'	208.32'	200.62'	N 39°53'50" E	54°15'13"	112.71'	26°02'37"
C4	180.00'	170.44'	164.15'	N 39°53'50" E	54°15'13"	92.22'	31°49'52"
C5	220.00'	122.34'	120.77'	S 28°42'06" W	31°51'44"	62.80'	26°02'37"
C6	256.75'	192.05'	187.60'	S 66°03'41" W	42°51'25"	100.77'	22°18'57"
C7	250.00'	24.91'	24.90'	S 15°37'29" E	05°42'33"	12.47'	22°55'06"
C8	200.00'	189.38'	182.39'	N 39°53'50" E	54°15'13"	102.46'	28°38'52"
C9	51.76'	33.59'	33.00'	S 08°05'33" W	37°10'54"	17.41'	110°41'36"

LEGEND

- HOUSE NUMBERS
- STEEP SLOPES
- CONSERVATION PROPERTY (INSIDE CRITICAL AREA)
- CONSERVATION PROPERTY (OUTSIDE CRITICAL AREA)
- RIGHT-TO-DISCHARGE
- 10,000 SQ. FT. SEPTIC AREA
- PRESERVATION SITE
- 1/4 MILE PROTECTION ZONE FROM BALD EAGLES NEST
- EX. RIGHT OF WAY TO BE RELOCATED
- EX. RIGHT OF WAY TO BE ABANDONED

PLAT TWO OF THREE
 FAMILY CONVEYANCE SUBDIVISION
FINIZIO FAMILY SUBDIVISION
 5 SINGLE FAMILY LOTS
 SUBDIVISION NO. 2004-132 PROJECT NO. 2004-242
 TAX MAP 38 BLOCK 18 PARCEL 196
 SECOND DISTRICT ANNE ARUNDEL COUNTY, MD. 21032
 SCALE: 1" = 100' ZIP CODE: 21032 SEPTEMBER, 2008

Approved by: Director, Environmental Health
 Anne Arundel County Department of Health
OCT 21 2008
 Larry R. Tom, Planning and Zoning Officer of the Office of Planning and Zoning and for the Health Officer Anne Arundel County Department of Health
 RECORDED IN PLAT BOOK PAGE PLAT NO.



COORDINATE TABLE		
POINT	NORTHING	EASTING
245	496770.872	1437795.414
3	496487.686	1437738.648
4	496477.130	1437895.062
5	496154.097	1438130.961
61	496947.210	1438700.549
62	497041.413	1438479.810

**Preservation Site
The Von Schwerdtner Farmstead
#18AN1275**
FOR CONTINUATION SEE PLAT 2 OF 3

JOSEPH P. & SHARON A.
FINIZIO
7801 OLD BRANCH AVE.
CLINTON, MD. 20735
TAX MAP 39 BLOCK 13 PARCEL 363
4226/160
T.A. # 2-000-09571751
ZONING: RLD

CHARLES O. DODGE &
JUDITH H. WILKINSON
994 SHERWOOD FOREST ROAD
ANNAPOLIS, MD. 21401
TAX MAP 38 BLOCK 18 PARCEL 75
10176/684
T.A. # 2-000-10144800
ZONING: RLD

CHARLES O. DODGE &
JUDITH H. WILKINSON
994 SHERWOOD FOREST ROAD
ANNAPOLIS, MD. 21401
TAX MAP 38 BLOCK 18 PARCEL 75
10176/684
T.A. # 2-000-10144800
ZONING: RLD

OSCAR SAHLIN
C/O CAROLYN ROBBINS PR.
4037 GRANDE VIEW DRIVE
PYLESVILLE, MD. 21132
TAX MAP 38 BLOCK 18 PARCEL 78
210/245
T.A. # 2-000-10145800
ZONING: RLD

**AREA TABULATIONS
FOR PLAT THREE ONLY**

TOTAL OPEN SPACE AREA	9.438 Ac.
TOTAL	9.438 Ac.

LEGEND

- HOUSE NUMBERS
- STEEP SLOPES
- CONSERVATION PROPERTY (INSIDE CRITICAL AREA)
- CONSERVATION PROPERTY (OUTSIDE CRITICAL AREA)
- PRESERVATION AREA
- EX. RIGHT OF WAY TO BE ABANDONED

SEE PLAT ONE OF THREE FOR:
NOTICE TO TITLE EXAMINERS,
OWNER'S DEDICATION,
SURVEYOR'S CERTIFICATE, AND
OTHER NOTATIONS.

WE ASSENT TO THE PLAN OF SUBDIVISION



303 Najoles Road - Suite 114
Millersville, MD 21108-2512
Phone: 410-987-6901

Tobin A. Finizio
TOBIN A. FINIZIO Date _____

Janice M. Finizio
JANICE M. FINIZIO Date _____

Melvin L. Mitchell
Melvin L. Mitchell Property Line Surveyor #525 Date 10-20-08



Approved by: _____ Date _____
Director, Environmental Health
Anne Arundel County Department of Health

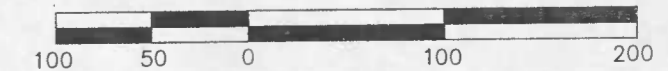
RECEIVED
OCT 21 2008

Larry R. Tam, _____ Date _____
Planning and Zoning Officer of the Office of Planning and Zoning
and for the Health Officer Anne Arundel County Department of Health Coastal Bays

RECORDED IN PLAT BOOK ___ PAGE ___ PLAT NO. ___

PLAT THREE OF THREE
FAMILY CONVEYANCE SUBDIVISION
FINIZIO FAMILY SUBDIVISION

5 SINGLE FAMILY LOTS
SUBDIVISION NO. 2004-132 PROJECT NO. 2004-242
TAX MAP 38 BLOCK 18 PARCEL 196
SECOND DISTRICT ANNE ARUNDEL COUNTY, MD. 21032
SCALE: 1" = 100' ZIP CODE: 21032 SEPTEMBER, 2008



DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

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

- Permanent Seeding
 - a. Soil Tests: Lime and fertilizer will be applied per soil test 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.
 - 1. 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 sulfides.
 - The minimum soil conditions required for permanent vegetative establishment are:
 - 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 (3/60s and plus size) to provide the capacity to hold a moderate amount of moisture. An exception is in loesslike or arenic loesslike soils 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 Specifications for Topsoil or amendments made as recommended by a certified agronomist.

- Seeding Preparation: Area to be seeded shall be loose and friable to a depth of at least 3 inches. The top layer shall be loosened by raking, disking or other acceptable means before seeding occurs. For sites less than 5 acres, apply 100 pounds of dolomitic limestone and 21 pounds of 10-10-10 fertilizer per 1,000 square feet. Harvest or disk time and fertilizer into to a depth of at least 3 inches on slopes flatter than 3:1.
- 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, cutspreader seeder or hydroseeder (starry mulch) before seeding occurs. For sites less than 5 acres, apply 100 pounds of dolomitic limestone and 21 pounds of 10-10-10 fertilizer per 1,000 square feet. Harvest or disk time and fertilizer into to a depth of at least 3 inches on slopes flatter than 3:1.
- 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 shall be untreated, 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.

- Securing a Straw Mulch: Straw mulch shall be secured immediately following mulch application to minimize movement by wind and 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 gallons 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 Sediment Control 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 manufacturers recommendations.

- 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).
 - Mulch: Same as 1.D and E above.

- 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-1557-68T (Modified Proctor). Any fill within the building area is to be compacted to a minimum of 95% as determined by methods previously mentioned. Fill 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.

- Permanent Sod:
 - Installation of sod should follow permanent seeding dates. Seeded preparation for sod shall be as noted in section (D) above. Permanent sod is to fall 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 ensure positive root contact with the soil. All slopes steeper than 3:1 on stone, are to be permanently seeded 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.

- Mining Operations:
 - Sediment control plans for mining operations should 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 sericeo lespedeza at the minimum rate of 0.5 pounds per 1,000 square feet.

- 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.
 - NOTE: Use of this information does not preclude meeting all of the requirements of the current Maryland Standards and Specifications for Soil Erosion and Sediment Control.
 - NOTE: Projects within 4 miles of the BWI Airport will need to adhere to Maryland Aviation Administration's seeding specifications restrictions.

CONSULTANT'S CERTIFICATION

"The Developer's plan to control soil erosion is adequate to contain the soil 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 Anne Arundel County Conservation District Plan Submission Guidelines and the current Maryland Standards and Specifications for Sediment and Erosion Control. I have reviewed this erosion and sediment control plan with the owner/developer."

Signature: _____ MD P.E. License #23380 Date: _____
 Name: Michael J. Werner
 Firm Name: ANAREX, Inc.
 Address: 303 Najoles Road
 Suite 114
 Millersville, MD 21108-2506

ANAREX, INC.
 CIVIL ENGINEERING SERVICES
 LAND SURVEYING

303 Najoles Road - Suite 114
 Millersville, MD 21108-2512
 Phone: 410-987-6901

"PROFESSIONAL CERTIFICATION"
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 23380, EXPIRATION DATE 8-19-10.

STANDARD RESPONSIBILITY NOTES

I (We) certify that:

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

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION:
 Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

PURPOSE:
 To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and / or unacceptable soil gradation.

CONDITIONS WHERE PRACTICE APPLIES:
 This practice is recommended for sites of 2:1 or flatter slopes where:
 a. The texture of the exposed subsoil / parent material is not adequate to produce vegetative growth.
 b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies 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.

Construction and Materials Specifications

- 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 Experiment Station.
- Topsoil Specifications--Soil to be used as topsoil must meet the following:
 - 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 subsols and shall contain less the 3% by volume of cinders, stones, sags, coarse fragments, gravel, sticks, roots, or other materials larger than 1/2" in diameter.
 - Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
 - Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, thistle, or others as specified.
- 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:
 - 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:
 - 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 26.04.05.
 - 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.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
 - 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.

Reference: Guideline Specifications, Soil Preparation and Sodding, MD-VA, Pub. #1 Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, Revised 1973.

SCOPE OF WORK

This plan is intended to provide sediment control during the grading of the lot(s) and the construction of the house(s). Measures have been taken to prevent sediment from leaving the site.

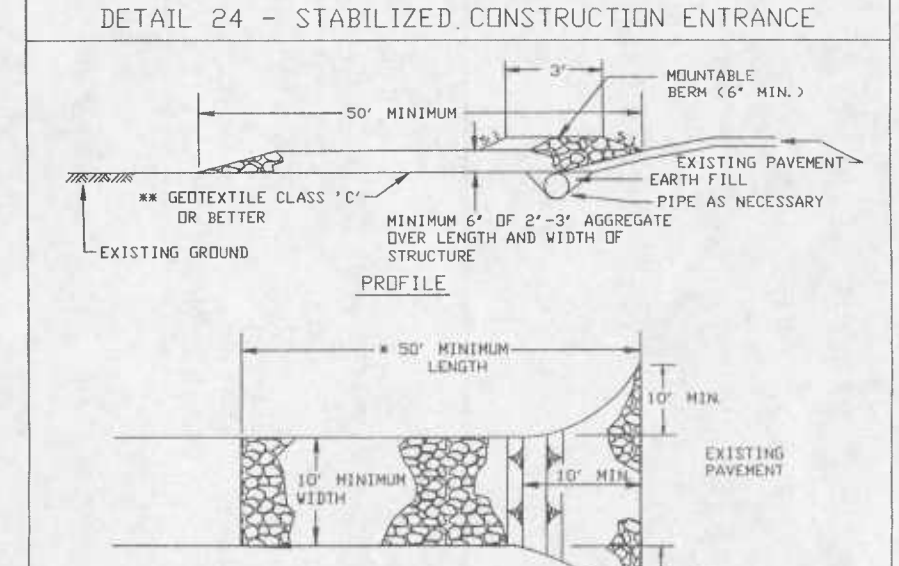
BOUNDARY LINE SURVEY NOTE

The Boundary of the lot, right of way and the topographic information shown hereon is based on surveys performed by Anarex, Inc. using Anne Arundel County coordinate control.

Vertical and Horizontal Control based on Anne Arundel County Monuments:
 a. Mon. 251 - Being a concrete monument set west of Sherwood Forest Rd., 0.70 miles +/- east of MD. Rte. 178, 6.5' off edge of paving. N 49,628,166 E 1,437,404,976 Elev. 124.04
 b. Mon. 251-AZ - Being a concrete monument set west of Sherwood Forest Rd., 0.55 miles +/- east of MD. Rte. N 49,328,247 E 1,436,875,666 Elev. 162.58

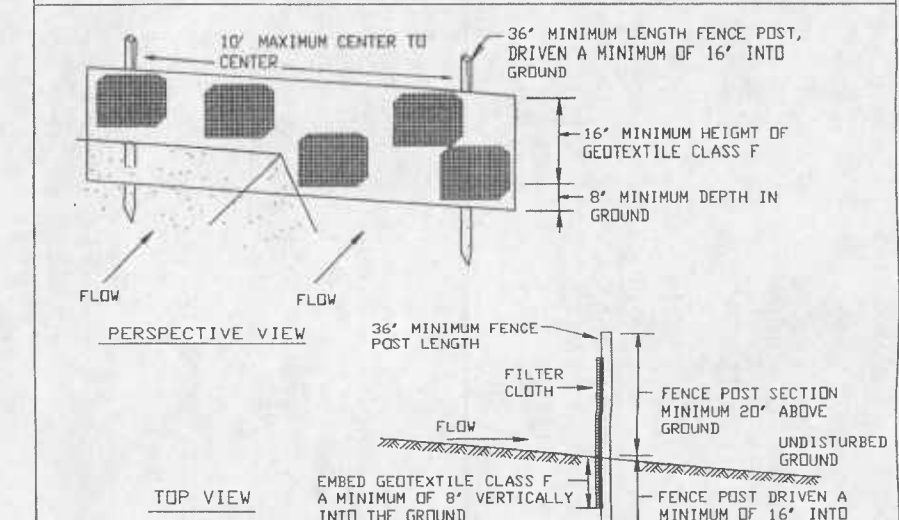
FINIZIO FAMILY SUBDIVISION FINAL PLANS

SITE ANALYSIS



- Length - minimum of 30' (40' for single lot).
- Width - 10' minimum, should be fixed at the existing road to provide a turning radius.
- Geotextile Fabric (Filter cloth) shall be placed over the existing ground prior to placing stone. The plan approval authority may not require single family residence to use geotextile.
- Stone - crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
- Surface Water - all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a 4" minimum diameter pipe and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SEE is located at a high spot and has to cross a slope, a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
- Location - A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

DETAIL 25 - SILT FENCE



- Fence posts shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be 1 1/2" x 1 1/2" square (minimum) cut, or 1 3/4" diameter minimum round and shall be of sound quality hardwood. Steel posts will be standard T or U section weighting not less than 1.00 pound per linear foot.
- Geotextile shall be fastened securely to each fence post with wire ties or staples as to end and section and shall meet the following requirements for Geotextile Class F:
 - Tensile Strength 30 lb/in (min.) Test: HST 509
 - Tensile Modulus 80 lb/in (min.) Test: HST 509
 - Flow Rate 0.9 gpl /FV minute (max.) Test: HST 302
 - Filtering Efficiency 75% (min.) Test: HST 302
- Where ends of geotextile fabric come together, they shall be overlapped, folded and stapled to prevent sediment bypass.
- Silt fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.

SILT FENCE

Slope Steepness	(Maximum) Slope Length	(Maximum) Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil Class A maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

US. DEPARTMENT OF AGRICULTURE, SOIL CONSERVATION SERVICE PAGE C-12-38 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

CRITICAL AREA ANALYSIS

- TOTAL SITE AREA WITHIN CRITICAL AREA: 22.73 AC.
- TOTAL WOODLANDS IN CRITICAL AREA: 22.09 AC.
- TOTAL IMPERVIOUS IN CRITICAL AREA: 0.70 AC.
- AREA TO BE CLEARED (NO CHANGE TO BE REMOVED): 3.77 AC.
- 20% OF WOODLANDS ALLOWED TO BE CLEARED: 4.42 AC.
- REMAINING CLEARING ALLOWED UNDER 20% THRESHOLD: 0.26 AC.
- PROPOSED CONSERVATION EASEMENT: 18.17 AC.
- MAXIMUM IMPERVIOUS ALLOWED 15% OR 3.41 AC.

CRITICAL AREA IMPERVIOUS CHART (INSIDE CRITICAL AREA)

LOT #	TOTAL AREA	ALLOWABLE IMPERVIOUS	PROPOSED IMPERVIOUS
LOT 1	182,874 S.F.	27,431 S.F.	6,045 S.F.
LOT 2 (P/O)	100,574 S.F.	15,086 S.F.	5,820 S.F.
LOT 3 (P/O)	51,845 S.F.	7,777 S.F.	4,136 S.F.
LOT 4 (P/O)	7,159 S.F.	1,074 S.F.	0 S.F.
LOT 5 (P/O)	69,996 S.F.	10,499 S.F.	0 S.F.
ROAD	24,373 S.F.	3,656 S.F.	14,737 S.F.
OPEN SPACE	513,434 S.F.	77,015 S.F.	0 S.F.
REC. AREA	39,864 S.F.	5,980 S.F.	0 S.F.
TOTALS	990,119 S.F.	148,518 S.F.	30,538 S.F. (3.0%)

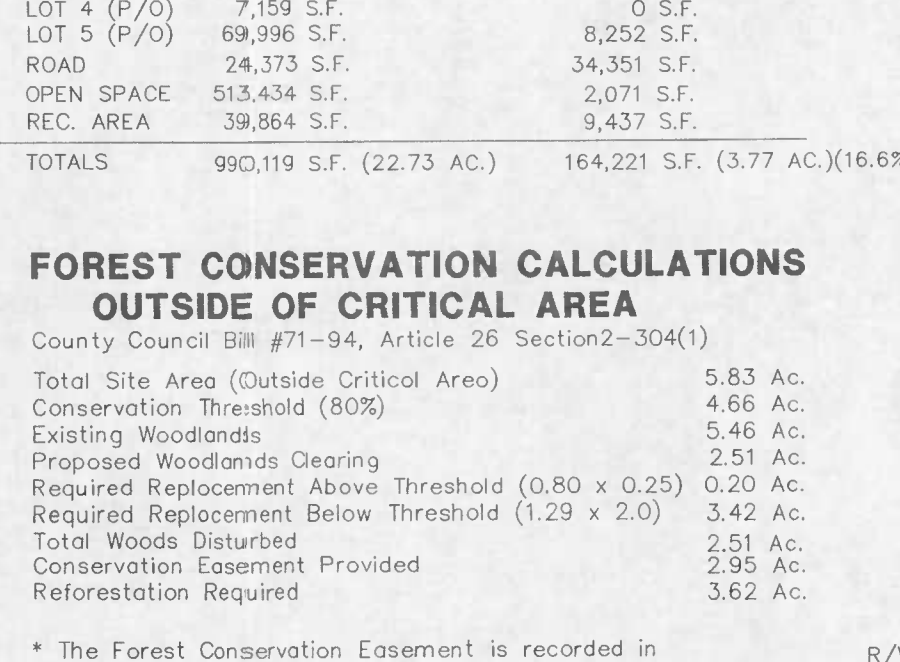
CRITICAL AREA DISTURBANCE CHART (INSIDE CRITICAL AREA)

LOT #	TOTAL AREA	LIMITS OF DISTURBANCE
LOT 1	182,874 S.F.	35,906 S.F.
LOT 2 (P/O)	100,574 S.F.	44,002 S.F.
LOT 3 (P/O)	51,845 S.F.	30,202 S.F.
LOT 4 (P/O)	7,159 S.F.	0 S.F.
LOT 5 (P/O)	69,996 S.F.	8,252 S.F.
ROAD	24,373 S.F.	34,351 S.F.
OPEN SPACE	513,434 S.F.	2,071 S.F.
REC. AREA	39,864 S.F.	9,437 S.F.
TOTALS	990,119 S.F. (22.73 AC.)	164,221 S.F. (3.77 AC.) (16.6%)

FOREST CONSERVATION CALCULATIONS OUTSIDE OF CRITICAL AREA

County Council Bill #71-94, Article 26 Section 2-304(1)
 Total Site Area (Outside Critical Area) 5.83 AC.
 Conservation Threshold (80%) 4.66 AC.
 Existing Woodlands 5.46 AC.
 Proposed Woodlands Clearing 2.51 AC.
 Required Replantation Above Threshold (0.80 x 0.25) 0.20 AC.
 Required Replantation Below Threshold (1.29 x 0.20) 3.42 AC.
 Total Woods Disturbed 2.51 AC.
 Conservation Easement Provided 2.95 AC.
 Reforestation Required 3.62 AC.

* The Forest Conservation Easement is recorded in Liber Folio



PROPOSED SAHLIN FARM ROAD
 (Not to scale)

GENERAL NOTES

- AGENCY NOTIFICATION: Anne Arundel County Department of Inspection and Permits (410-222-7700) 48 hours before starting work.
- MAINTENANCE OF SOIL EROSION CONTROL PROCEDURES:
 - All damage to the soil and erosion methods shown on this plan shall be repaired at the end of each day work.
 - The contractor is to maintain these Sediment and Erosion Control Structures as specified on each detail.
- GENERAL EROSION CONTROL PROCEDURES:
 - Sod is to be placed on all areas shown and on graded areas with slopes greater than 3:1.
 - All downspouts are to be carried to the toe of fill slopes.
 - Splash blocks are to be provided at all downspouts not discharging on a paved surface.
 - All excess material (if any) shall be removed to a site approved by the Anne Arundel Soil Conservation District (410-222-7852).
 - Cut and Fill quantities provided under site analysis do not represent bid quantities. These quantities do not distinguish between topsoil, structural fill or embankment material, nor do they reflect consideration of underdraining or removal of unsuitable material. The contractor shall furnish himself with site conditions which may affect the work.

CRITICAL AREA ANALYSIS

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LOT 4 (P/O)	7,159 S.F.	1,074 S.F.	0 S.F.
LOT 5 (P/O)	69,996 S.F.	10,499 S.F.	0 S.F.
ROAD	24,373 S.F.	3,656 S.F.	14,737 S.F.
OPEN SPACE	513,434 S.F.	77,015 S.F.	0 S.F.
REC. AREA	39,864 S.F.	5,980 S.F.	0 S.F.
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VICINITY MAP



INDEX OF SHEETS

- SHEET 1 OF 8 - DRAINAGE AREA, LOCATION & VICINITY MAPS, DETAILS
- SHEET 2 OF 8 - DRAINAGE AREA MAPS (EXISTING CONDITIONS)
- SHEET 3 OF 8 - DRAINAGE AREA MAPS (PROPOSED CONDITIONS)
- SHEET 4 OF 8 - PLAN VIEW
- SHEET 5 OF 8 - PLAN VIEW
- SHEET 6 OF 8 - STORMWATER MANAGEMENT DETAILS & COMPS
- SHEET 7 OF 8 - STORMWATER MANAGEMENT DETAILS & COMPS
- SHEET 8 OF 8 - PRIVATE ROAD PROFILE

LEGEND

- Tree Protection Fence
- Existing Contours
- Proposed Contours
- Existing Tree Line
- Limit of Disturbance
- Silt Fence
- Stabilized Construction Entrance (S.C.E.)
- 15-25% SLOPES
- +25% SLOPES
- CONSERVATION EASEMENT
- Proposed Well
- Temporary Stockpile Area
- 10,000 Sq. Ft. Septic Area
- Perc. Test
- Proposed Boring

OUTFALL STATION

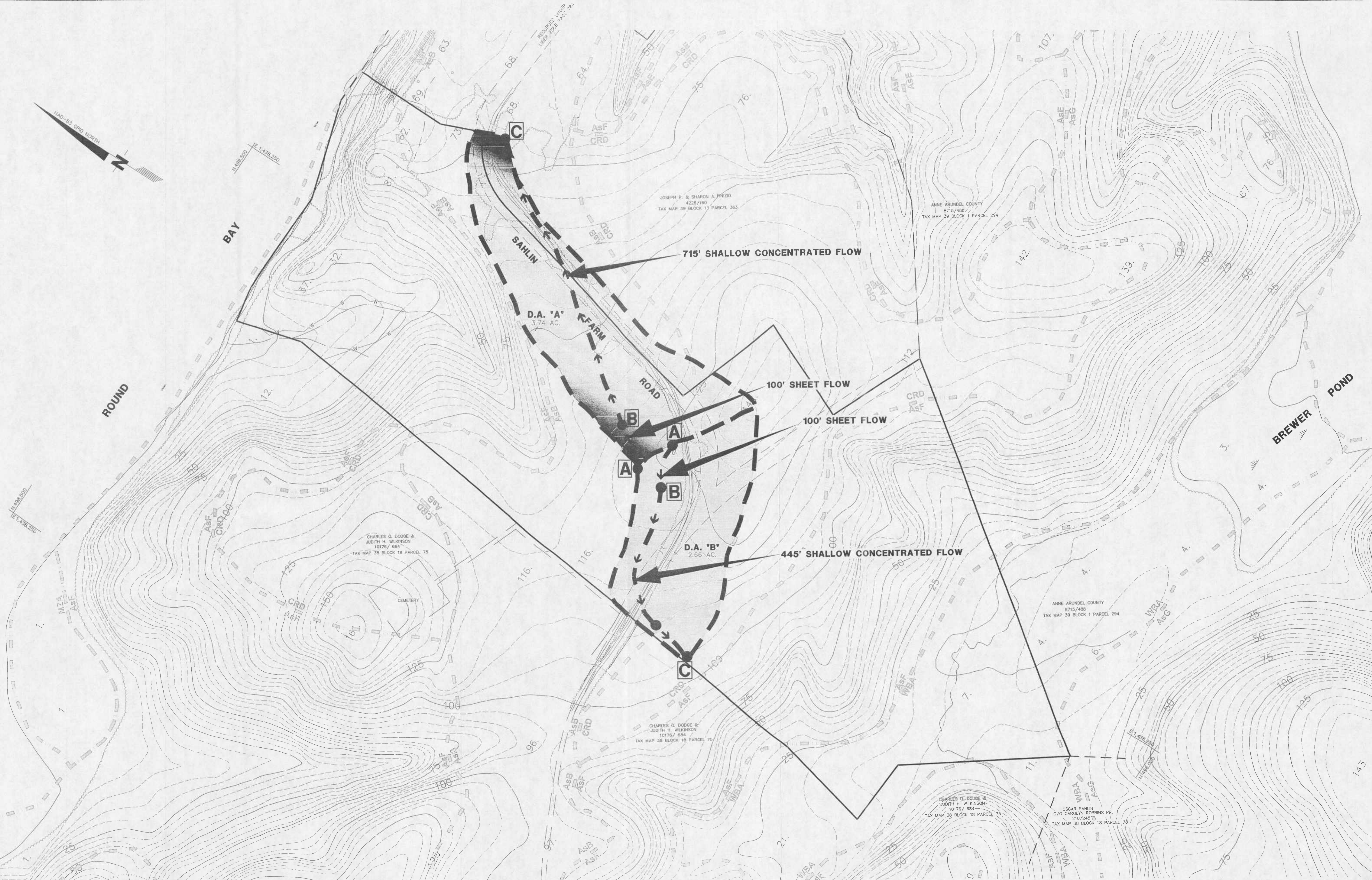
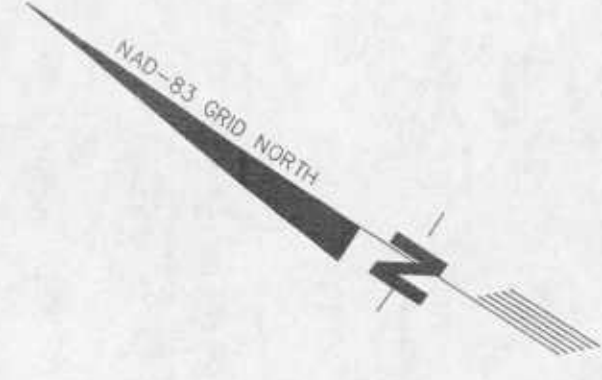
The outfall for Drainage Areas drains to Brewer Pond. The method of outfall is to use non-structural methods for stormwater management to simulate the need for structural outfall. The only method of structural devices were rooftop disconnects for all house impervious runoff. Drainage Area "A" drains from high point, middle of side of property which will remain undeveloped, drains from the southwest part of property to the north side through a defined roadway in a southwestern direction ultimately to Brewer Pond. Their northern side of property which will remain undeveloped, drains from the southwest part of property to the north side through a defined roadway in a non-erosive matter. Based on the field investigation of proposed site, the outfalls and receiving areas will be no erosion as a result of the development of the proposed site, as the runoff from the 10 year storm event are controlled within 10% of existing levels.

STORMWATER MANAGEMENT CREDIT NOTE

The environmentally sensitive site credit is being utilized on the site, along with Rooftop Disconnects Credit for all of the lots and sheet flow to a natural buffer for the proposed road and disconnected impervious surfaces. All rooftops meet the requirements for total disconnects of rooftop area with the addition of private trenches where the total disconnection could not be met. Water Quality Volume and Recharge Volume (Rev) for the lots are provided by the rooftop disconnect credit. Water Quality Volume and Recharge Volume (Rev) for the roadway and disconnected impervious surfaces are provided by utilizing the sheet flow to a natural buffer credit. Per the Environmentally Sensitive Site Credit Channel Protection is not required as the 1 year runoff from drainage areas "A" and "B" are less than 2 cfs each. Overbank Flood Protection (Qp) has been provided by calculations shown. The 10 year discharge from both drainage areas "A" and "B" are within 10% of the existing flow rate. Extreme Flood Protection is not required as the site is not in a flood plain and the outfall is free from erosion.

DECLARATION OF CONDITIONS, COVENANTS AND RESTRICTIONS

Declaration of covenants, conditions, and restrictions establishing natural resource/forest conservation property for environmentally sensitive credit is recorded among the land of anne arundel county, maryland in



M. J. Miller
 10/20/08

LEGEND

- PROPOSED DRAINAGE AREA BOUNDARY
- SOILS BOUNDARY
- EXISTING SOILS
- EX. TIME OF CONCENTRATION
- EXISTING CONTOUR
- EXISTING SPOT ELEVATION

EXISTING DRAINAGE AREA MAP
 SCALE 1"=100'

SOIL TYPES

- AsB** ANNAPOLIS LOAMY SAND-"B" SOILS
- AsF** ANNAPOLIS FINE SANDY LOAM-"B" SOILS
- CRD** COLLINGTON-WIST-URBAN LAND COMPLEX-"B" SOILS
- AsE** ANNAPOLIS FINE SANDY LOAM-"B" SOILS
- AsG** ANNAPOLIS FINE SANDY LOAM-"B" SOILS

EXISTING DRAINAGE AREAS

DRAINAGE AREA "A"
 10 YEAR STORM D.A. = 3.74 AC.
 CN = 57
 Tc = 0.24 Hr.
 Q₁₀ = 4.68 cfs

DRAINAGE AREA "B"
 10 YEAR STORM D.A. = 2.66 AC.
 CN = 56
 Tc = 0.30 Hr.
 Q₁₀ = 2.83 cfs

A-B 100' SHEET FLOW @ 9.0%
 B-C 715' SHALLOW CONCENTRATED FLOW @ 6.4%

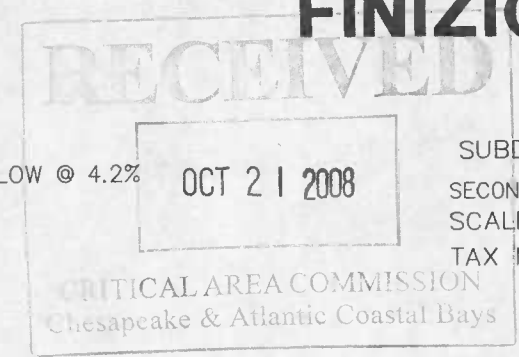
A-B 60' SHEET FLOW @ 4.2%
 B-C 445' SHALLOW CONCENTRATED FLOW @ 4.2%



303 Najoles Road - Suite 114
 Millersville, MD 21108-2512
 Phone: 410-987-6901

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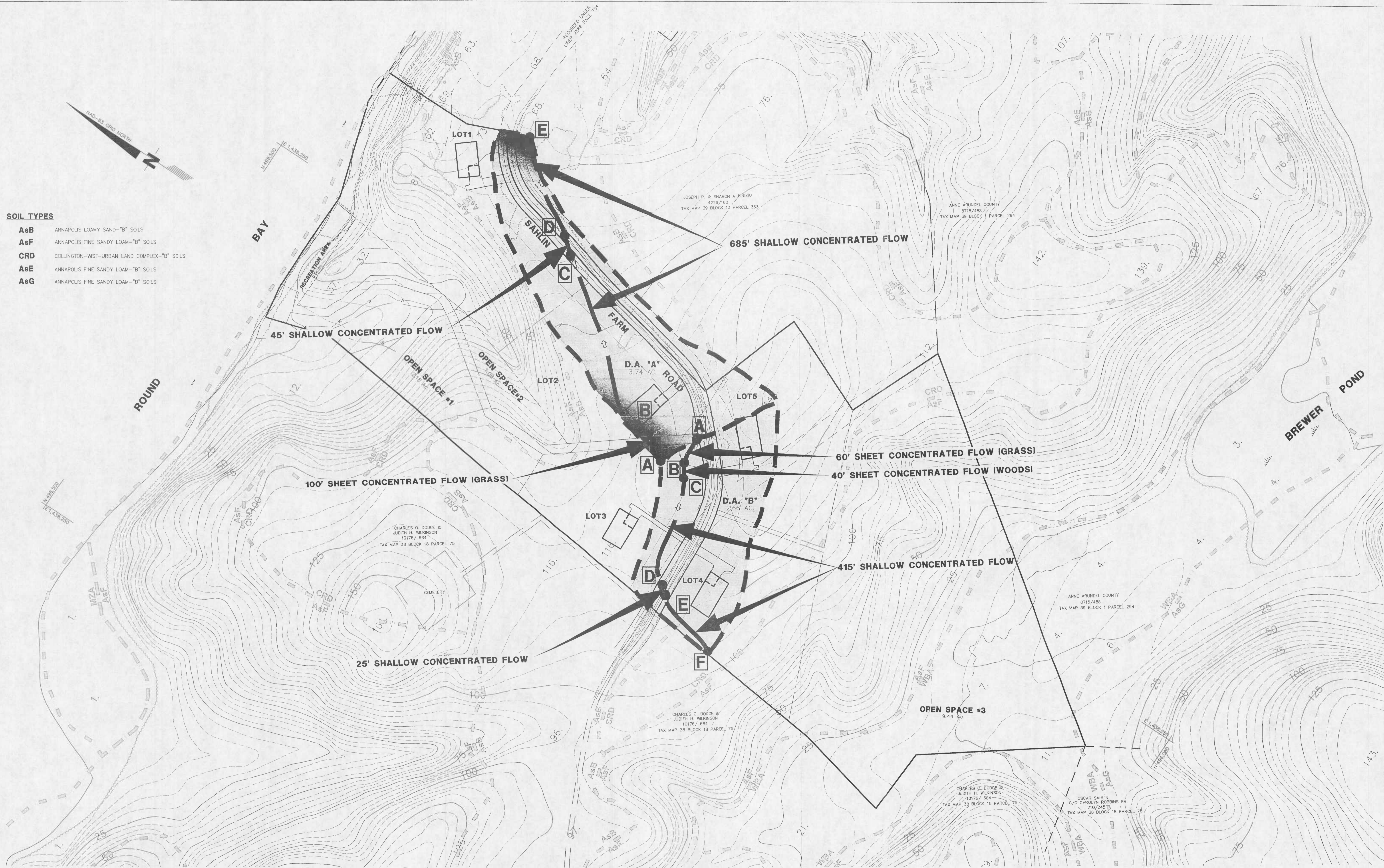
SHEET 2 of 8
FINAL DEVELOPMENT PLAN
FINIZIO FAMILY SUBDIVISION
EXISTING DRAINAGE AREA MAP



5 SINGLE FAMILY CONVEYANCE LOTS
 SUBDIVISION NO.: 2004-132 PROJECT NO.: 2004-242
 SECOND DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 21032
 SCALE: 1"=40' OCTOBER, 2008
 TAX MAP 38 BLOCK 18 PARCEL 196

SOIL TYPES

- AsB** ANNAPOLIS LOAMY SAND-"B" SOILS
- AsF** ANNAPOLIS FINE SANDY LOAM-"B" SOILS
- CRD** COLLINGTON-WST-URBAN LAND COMPLEX-"B" SOILS
- AsE** ANNAPOLIS FINE SANDY LOAM-"B" SOILS
- AsG** ANNAPOLIS FINE SANDY LOAM-"B" SOILS



LEGEND

- PROPOSED DRAINAGE AREA BOUNDARY
- SOILS BOUNDARY
- AsB EXISTING SOILS
- PROP. TIME OF CONCENTRATION
- 62- EXISTING CONTOUR
- 68x71 EXISTING SPOT ELEVATION

C_{pv} CALCULATIONS

DRAINAGE AREA 'A'
 D.A. = 3.74 AC.
 CN = 57
 T_c = 0.18 Hr.
 Q₁ = 0.36 cfs

DRAINAGE AREA 'B'
 D.A. = 2.66 AC.
 CN = 56
 T_c = 0.26 Hr.
 Q₁ = 0.36 cfs

10 YEAR STORM CALCULATIONS

DRAINAGE AREA 'A'
 10 YEAR STORM D.A. = 3.74 AC.
 CN = 57
 T_c = 0.18 Hr.
 Q₁₀ = 5.12 cfs

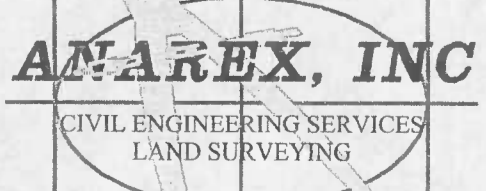
DRAINAGE AREA 'B'
 10 YEAR STORM D.A. = 2.66 AC.
 CN = 56
 T_c = 0.26 Hr.
 Q₁₀ = 2.89 cfs

A-B 100' SHEET FLOW @ 3.3%
 B-C/DE 685' SHALLOW CONCENTRATED FLOW @ 6.3%
 C-D 45' SHALLOW CONCENTRATED FLOW @ 9.0%

A-B 60' SHEET FLOW @ 3.3%
 B-C 40' SHEET FLOW @ 3.3%
 C-D/EF 415' SHALLOW CONCENTRATED FLOW @ 4.2%
 D-E 25' SHALLOW CONCENTRATED FLOW @ 4.2%

A-B 100' SHEET FLOW @ 3.3%
 B-C 685' SHALLOW CONCENTRATED FLOW @ 6.3%
 C-D 45' SHALLOW CONCENTRATED FLOW @ 9.0%
 D-E 300' SHALLOW CONCENTRATED FLOW @ 6.3%

A-B 60' SHEET FLOW @ 3.3%
 B-C 40' SHEET FLOW @ 3.3%
 C-D 255' SHALLOW CONCENTRATED FLOW @ 4.2%
 D-E 25' SHALLOW CONCENTRATED FLOW @ 4.2%
 E-F 170' SHALLOW CONCENTRATED FLOW @ 3.3%



Michael J. Finizio
 PROFESSIONAL ENGINEER
 10/2/08

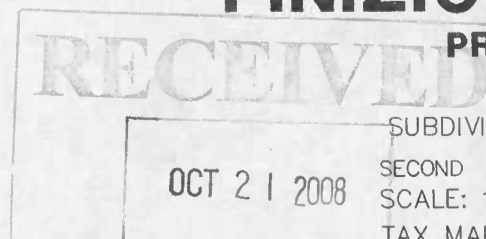
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PROPOSED DRAINAGE AREA MAP

SCALE 1"=100'
PROPOSED DRAINAGE AREAS

SHEET 3 of 8
FINAL DEVELOPMENT PLAN
FINIZIO SUBDIVISION
PROPOSED DRAINAGE AREA MAP

5 SINGLE FAMILY CONVEYANCE LOTS
 SUBDIVISION NO.: 2004-132 PROJECT NO.: 2004-242
 SECOND DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 21032
 SCALE: 1"=40' OCTOBER, 2008
 TAX MAP 38 BLOCK 18 PARCEL 196



CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays

ROUND

BAY

1/4 MILE PROTECTION ZONE FROM BALD EAGLES NEST

1/4 MILE PROTECTION ZONE FROM BALD EAGLES NEST



FEMA FLOOD PLAIN
EL.=7.0'
FEMA MAP #240008-0033C

CHARLES O. DODGE &
JUDITH H. WILKSON
994 SHERWOOD FOREST ROAD
ANNAPOLIS, MD. 21401
TAX MAP 38 BLOCK 18 PARCEL 75
T.A. # 2-000-10144800
ZONING: RLD

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FINIZIO
7801 OLD BRANCH AVE.
CLINTON, MD. 20735
TAX MAP 39 BLOCK 13 PARCEL 363
4226/160
T.A. # 2-000-09571751
ZONING: RLD

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4226/160
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- LEGEND**
- TF— Tree Protection Fence
 - 152— Existing Contours
 - 152— Proposed Contours
 - TL— Existing Tree Line
 - L.O.D.— Limit of Disturbance
 - SF— Silt Fence
 - S.C.E.— Stabilized Construction Entrance (S.C.E.)
 - 15-25% SLOPES
 - +25% SLOPES
 - CONSERVATION EASEMENT
 - Right-to-Discharge
 - Proposed Well
 - Non-Tidal Wetlands
 - Temporary Stockpile Area
 - 10,000 Sq. Ft. Septic Area
 - Perc. Test
 - Soil Boring
 - 1/4 Mile Protection Zone From Bald Eagles Nest

MATCHLINE

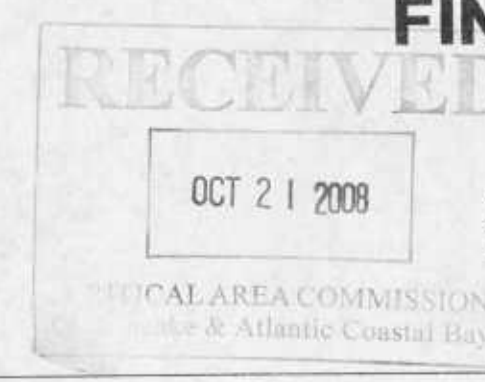
SEE SHEET

5 OF 8

SHEET 4 of 8

**FINAL DEVELOPMENT PLAN
FINIZIO FAMILY SUBDIVISION
PLAN VIEW OF ROAD, OPEN SPACES, & LOTS**

5 SINGLE FAMILY CONVEYANCE LOTS
SUBDIVISION NO.: 2004-132 PROJECT NO.: 2004-242
SECOND DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 21032
SCALE: 1"=40' OCTOBER, 2008
TAX MAP 38 BLOCK 18 PARCEL 196



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23380, EXPIRATION DATE 5-19-10



303 Najoles Road - Suite 114
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Phone: 410-987-6901

LEGEND

- Tree Protection Fence
- Existing Contours
- Proposed Contours
- Existing Tree Line
- L.O.D. Limit of Disturbance
- Silt Fence
- Stabilized Construction Entrance (S.C.E.)
- 15-25% SLOPES
- +25% SLOPES
- CONSERVATION EASEMENT
- CONSERVATION PROPERTY (OUTSIDE CRITICAL AREA)
- Proposed Well
- Temporary Stockpile Area
- 10,000 Sq. Ft. Septic Area
- Perc. Test
- Proposed Boring
- Right-to-Discharge
- PRESERVATION AREA
- 1/4 MILE PROTECTION ZONE FROM BALD EAGLES NEST

OUTFALL STATEMENT #2

A field investigation of the proposed outfall was performed on April 10, 2006 by Anarex, Inc. The outfall across the back of lots 2 & 3 down through an existing define swale. Based on the field investigation, the proposed outfall has no evidence of erosion as a result of the proposed development. Proposed areas do not flow toward Brewer Creek. All flows are managed on site by either infiltration trench (peak management) or grass swales.

LOT	PERC. #	RESULTS	TEST TIME (MIN)	DEPTH (FT.)	SOIL LOG (FT.)	WATER TABLE
1	1	PASS	2		0'-6" SAND; 6'-8" CLAY; STONE 8'-18" SAND	NO @ 18"
	2	PASS	2		0'-5" CLAY; 5'-18" SAND	NO @ 18"
	3	PASS	2	5	0'-17" SAND; 17'-35" CLAY	NO @ 35"
2	16	PASS	2		0'-6" CLAY; 6'-18" SAND	NO @ 18"
	17	PASS	2		0'-6" CLAY; 6'-18" SAND	NO @ 18"
	18	PASS	2		0'-6" CLAY; 6'-18" SAND	NO @ 18"
3	4	PASS	2		0'-6" CLAY; 6'-18" SAND	NO @ 18"
	5	PASS	2		0'-6" CLAY; 6'-18" SAND	NO @ 18"
	6	PASS	2	6	0'-5" CLAY; 5'-36" SAND	NO @ 36"
4	7	PASS	2		0'-6" CLAY; 6'-18" SAND	NO @ 18"
	8	PASS	2		0'-14" CLAY; 14'-43" SAND	NO @ 43"
	9	PASS	2		0'-6" CLAY; 6'-35" SAND; STONE @ 17'	NO @ 35"
5	10	PASS	2		0'-6" CLAY; 6'-35" SAND; STONE @ 17'	NO @ 35"
	11	PASS	2		0'-6" CLAY; 6'-18" SAND	NO @ 18"
	12	PASS	2		0'-6" CLAY; 6'-18" SAND	NO @ 18"
	13	PASS	2		0'-6" CLAY; 6'-41" SAND; STONE @ 20'	NO @ 41"



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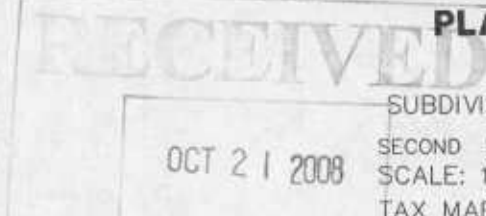
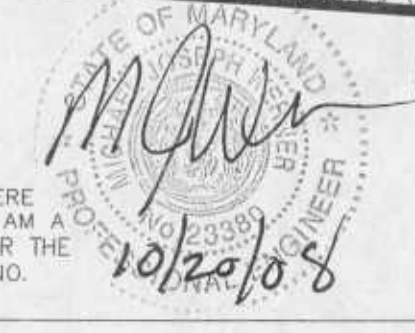
SHEET 5 of 8
FINAL DEVELOPMENT PLAN
FINIZIO FAMILY SUBDIVISION
PLAN VIEW OF ROAD, AND LOTS 2-5

5 SINGLE FAMILY CONVEYANCE LOTS
SUBDIVISION NO.: 2004-132 PROJECT NO.: 2004-242
SECOND DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 21032
SCALE: 1"=40' OCTOBER, 2008
TAX MAP 38 BLOCK 18 PARCEL 196



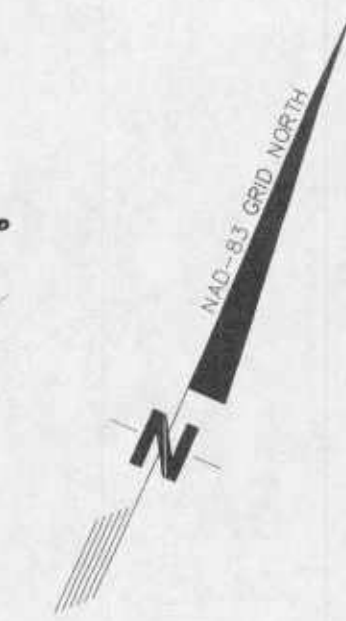
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MATCHLINE SEE SHEET 5 OF 8

PRESERVATION SITE
THE VAN SCHWERDNER FARMSTEAD
#18AN1275



1/4 MILE PROTECTION
ZONE FROM BALD
EAGLES NEST

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ANNAPOLIS, MD. 21401
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4226 / 160
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CONSERVATION PROPERTY #3
12.25 AC.

OPEN SPACE #3
9.50 AC.

CONSERVATION PROPERTY #2
10.07 AC.

CRITICAL AREA

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10176 / 684
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FEMA FLOOD PLAIN
EL. = 7.0'
FEMA MAP #240008-0033C

ANNE ARUNDEL COUNTY
2662 RIVA ROAD
ANNAPOLIS, MD. 21401
TAX MAP 39 BLOCK 13 PARCEL 294
8715 / 488
T.A. # 2-000-07242100
ZONING: RLD

OSCAR SAHLIN
C/O CAROLYN ROBBINS PR.
4037 GRANDE VIEW DRIVE
PYLESVILLE, MD. 21132
TAX MAP 38 BLOCK 18 PARCEL 78
210 / 245
T.A. # 2-000-10145800
ZONING: RLD

LEGEND

- 30 --- Existing Contours
- Existing Tree Line
- 15-25% SLOPES
- +25% SLOPES
- CONSERVATION EASEMENT (INSIDE CRITICAL AREA)
- CONSERVATION PROPERTY (OUTSIDE CRITICAL AREA)
- PRESERVATION AREA
- 1/4 MILE PROTECTION ZONE FROM BALD EAGLES NEST

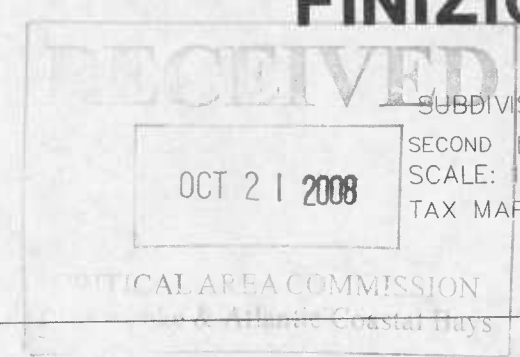


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SHEET 6 of 8
FINAL DEVELOPMENT PLAN
PLAN VIEW OF OPEN SPACE #3
FINIZIO FAMILY SUBDIVISION



5 SINGLE FAMILY CONVEYANCE LOTS
SUBDIVISION NO.: 2004-132 PROJECT NO.: 2004-242
SECOND DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 21032
SCALE: 1"=40' OCTOBER, 2008
TAX MAP 38 BLOCK 18 PARCEL 196

Figure 5.1 Schematic of Dry Well

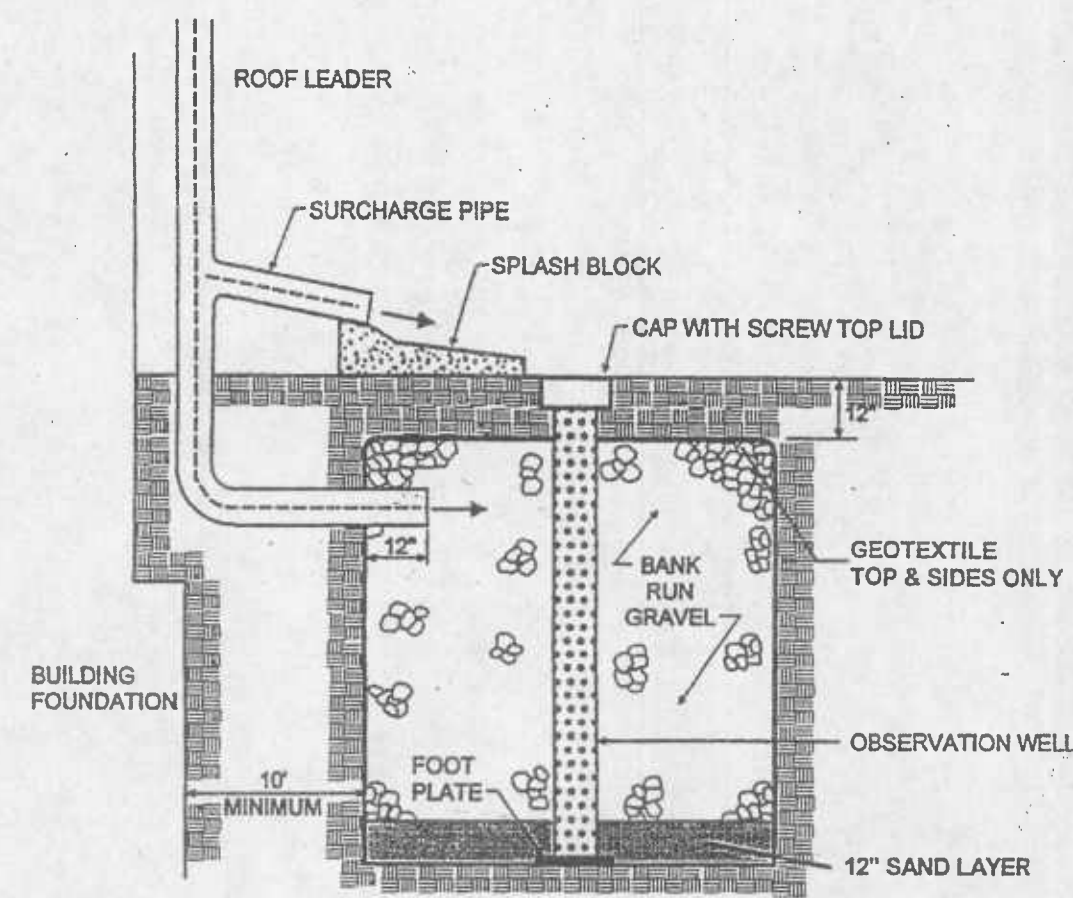


Table 5.2 Rooftop Disconnection Compensation Storage Volume Requirements (Per Disconnection Using Drywells, Raingardens, etc.)

Disconnection Length Provided	0 - 14 ft.	15 - 29 ft.	30 - 44 ft.	45 - 59 ft.	60 - 74 ft.	≥ 75 ft.
% WQ Treated by Disconnect	0%	20%	40%	60%	80%	100%
% WQ Treated by Storage	100%	80%	60%	40%	20%	0%
Max. Storage Volume* (Eastern Rainfall Zone)	40 cu-ft.	32 cu-ft.	24 cu-ft.	16 cu-ft.	8 cu-ft.	0 cu-ft.
Max. Storage Volume* (Western Rainfall Zone)	36 cu-ft.	28.8 cu-ft.	21.6 cu-ft.	14.4 cu-ft.	7.2 cu-ft.	0 cu-ft.

* Assuming 500 square feet roof area to each downspout.

5.7

Rooftop Disconnection Compensation Storage Volume Requirements *

LOTS	Disconnect Length	Percent WQ Treated	Max. WQ Storage Volume (cu-ft.)	Gross Volume Required (Cu. Ft.)	Void Ratio	Volume Wq Provided (Cu. Ft.)	Size	Quantity
1	0-14'	100%	40	100	0.4	40	5'x5'x4' DEEP	8 trenches
2	0-14'	100%	40	100	0.4	40	5'x5'x4' DEEP	9 trenches
3	>75'	100%	0	0	0	0	0	9 areas
4	0-14'	100%	40	100	0.4	40	5'x5'x4' DEEP	9 trenches
5	0-14'	100%	40	100	0.4	40	5'x5'x4' DEEP	9 trenches

* See MDE Stormwater Design Manual Chapter 5 Section 5.2

NOTES

1. Roof Disconnect to be utilized for prop. Houses.
2. Maximum 500 Square foot roof area to each downspout for water quality and recharge volume.



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Water Quality & Recharge Volume

SITE

Site Area 28.56 Acres 1244074 Sq. Ft. 0.045 Sq. Mi.
Impervious Area 1.32 Acres 57499.2 Sq. FT

HSG	Acres	S	S'A	S'A
HSG A		0.42		0.00
HSG B	28.56	0.29		8.28
HSG C	0	0.14		0.00
HSG D		0.08		0.00
Total	28.56		Total	8.2824

Avg HSG 0.29
Precipitation Depth P = 1.00
Percent Impervious I = 4.62
Compute WQv $WQv = \frac{(P)(Rv)(A)}{12}$
 $Rv = 0.05 + (0.009)I = 0.091597$
 $WQv = 0.218 \text{ ac-ft} = 9496 \text{ cu-ft} = 0.218 \text{ ac-ft}$

HSG	Acres	S	S'A	S'A
HSG A		0.42		0.00
HSG B	1.32	0.29		0.38
HSG C	0	0.14		0.00
HSG D		0.08		0.00
Total	1.32		Total	0.38

Avg HSG 0.29
Compute Rev $Rev = \frac{(s)(Rv)(A)}{12}$
 $Rev = 0.063 \text{ ac-ft} = 2754 \text{ cu-ft}$

Rev is included WQv if Rev Provided separately WQv = 0.155 ac-ft = 6742 cu-ft

Water Quality & Recharge Volume

Drainage Area A

Site Area 3.74 Acres 162914.4 Sq. Ft. 0.008 Sq. Mi.
Impervious Area 0.52 Acres 22851.2 Sq. FT

HSG	Acres	S	S'A	S'A
HSG A		0.42		0.00
HSG B	3.74	0.29		1.08
HSG C	0	0.14		0.00
HSG D		0.08		0.00
Total	3.74		Total	1.0846

Avg HSG 0.29
Precipitation Depth P = 1.00
Percent Impervious I = 13.90
Compute WQv $WQv = \frac{(P)(Rv)(A)}{12}$
 $Rv = 0.05 + (0.009)I = 0.175134$
 $WQv = 0.054583 \text{ ac-ft} = 2378 \text{ cu-ft} = 0.054583333 \text{ ac-ft}$

HSG	Acres	S	S'A	S'A
HSG A		0.42		0.00
HSG B	0.52	0.29		0.15
HSG C	0	0.14		0.00
HSG D		0.08		0.00
Total	0.52		Total	0.15

Avg HSG 0.29
Compute Rev $Rev = \frac{(s)(Rv)(A)}{12}$
 $Rev = 0.016 \text{ ac-ft} = 690 \text{ cu-ft}$

Rev is included WQv if Rev Provided separately WQv = 0.039 ac-ft = 1688 cu-ft

Water Quality & Recharge Volume

Drainage Area B

Site Area 2.66 Acres 115869.6 Sq. Ft. 0.004 Sq. Mi.
Impervious Area 0.53 Acres 23086.8 Sq. FT

HSG	Acres	S	S'A	S'A
HSG A		0.42		0.00
HSG B	2.66	0.29		0.77
HSG C	0	0.14		0.00
HSG D		0.08		0.00
Total	2.66		Total	0.7714

Avg HSG 0.29
Precipitation Depth P = 1.00
Percent Impervious I = 19.92
Compute WQv $WQv = \frac{(P)(Rv)(A)}{12}$
 $Rv = 0.05 + (0.009)I = 0.229323$
 $WQv = 0.050833 \text{ ac-ft} = 2214 \text{ cu-ft} = 0.050833333 \text{ ac-ft}$

HSG	Acres	S	S'A	S'A
HSG A		0.42		0.00
HSG B	0.53	0.29		0.15
HSG C	0	0.14		0.00
HSG D		0.08		0.00
Total	0.53		Total	0.15

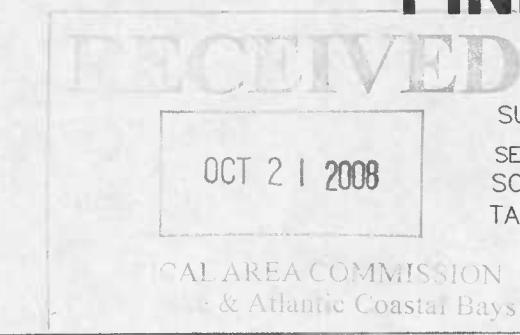
Avg HSG 0.29
Compute Rev $Rev = \frac{(s)(Rv)(A)}{12}$
 $Rev = 0.015 \text{ ac-ft} = 642 \text{ cu-ft}$

Rev is included WQv if Rev Provided separately WQv = 0.036 ac-ft = 1572 cu-ft

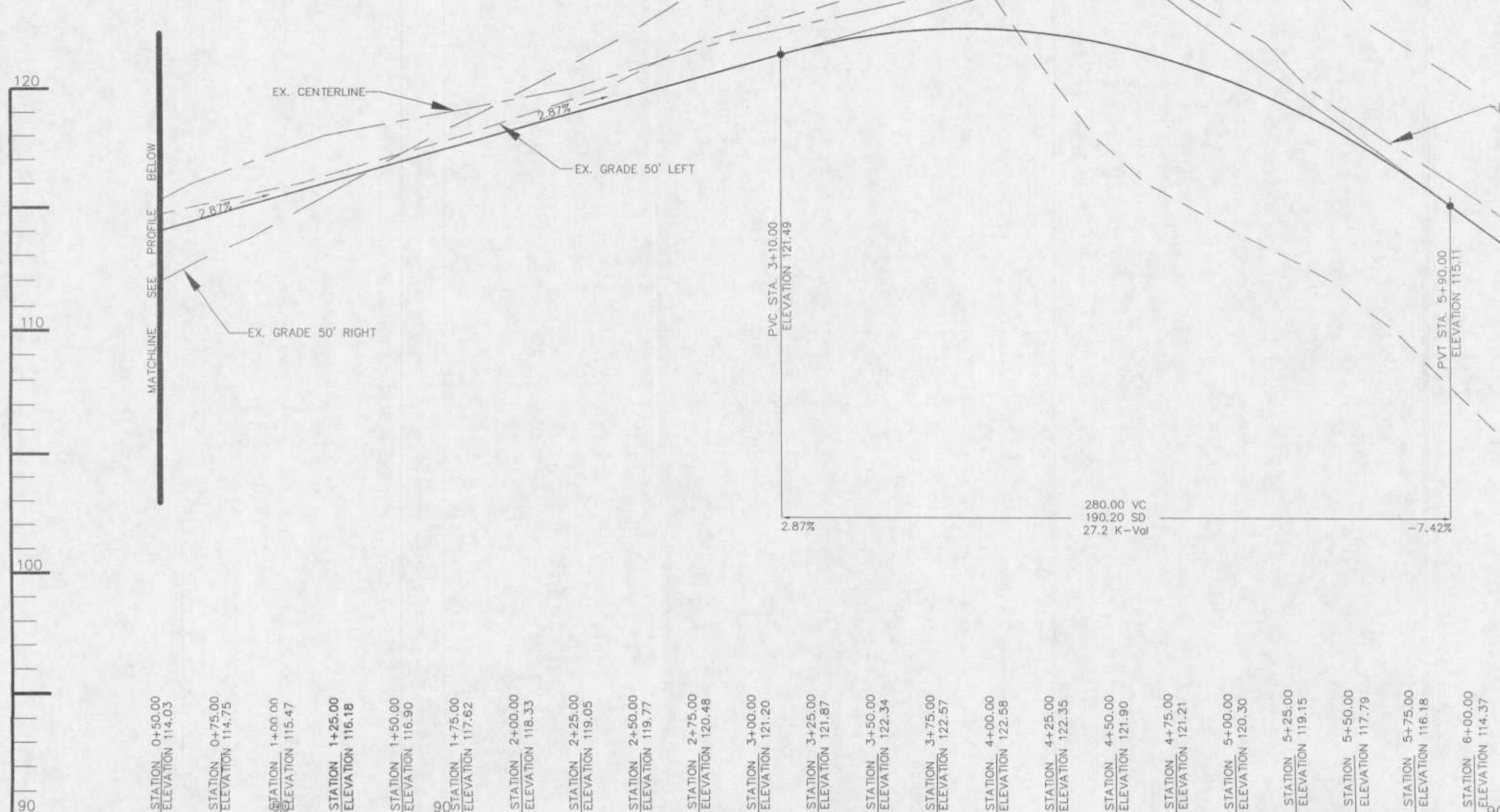
STORMWATER MANAGEMENT SUMMARY TABLE							
Minimum Sizing Criteria	Symbol	Location	Drainage Area (acres)	Volume Required (cubic-feet)	Volume Provided (cubic-feet)	SWM Practice	Notes
Water Quality Volume	(WQv)	Entire Site	28.56	6,742	6,742		
		DA "A"	3.74	1688	1688	Credit	Sheet Flow To Buffer Credit & Rooftop disconnection
		DA "B"	2.66	1572	1572	Credit	Sheet Flow To Buffer Credit & Rooftop disconnection
		Environ. Credit	22.16	3,482	3,482		
Recharge Volume	(Rev)	Entire Site	28.56	2,754	2,754		
		DA "A"	3.74	690	690	Credit	Sheet Flow To Buffer Credit & Rooftop disconnection
		DA "B"	2.66	642	642	Credit	Sheet Flow To Buffer Credit & Rooftop disconnection
		Environ. Credit	22.16	1,422	1,422		

STORMWATER MANAGEMENT SUMMARY TABLE (cont.)							
Minimum Sizing Criteria	Symbol	Location	Drainage Area (acres)	Volume Required (cubic-feet)	Volume Provided (cubic-feet)	SWM Practice	Notes
Channel Protection Volume (CvP)	(CPV)	DA "A"	3.74	0	0		Q1 = 0.70 cfs; less than 2 cfs
		DA "B"	2.66	0	0		Q1 = 0.38 cfs; less than 2 cfs
Overbank Flood Protection (Qp10)	(Qp10)	DA "A"	3.74	0	0		Ex Q10 = 4.68 cfs Pr. Q10 = 5.12 cfs
		DA "B"	2.66	0	0		Ex Q10 = 2.83 cfs Pr. Q10 = 2.99 cfs
Extreme Flood Volume (Qf)		N/a	N/a				N/a

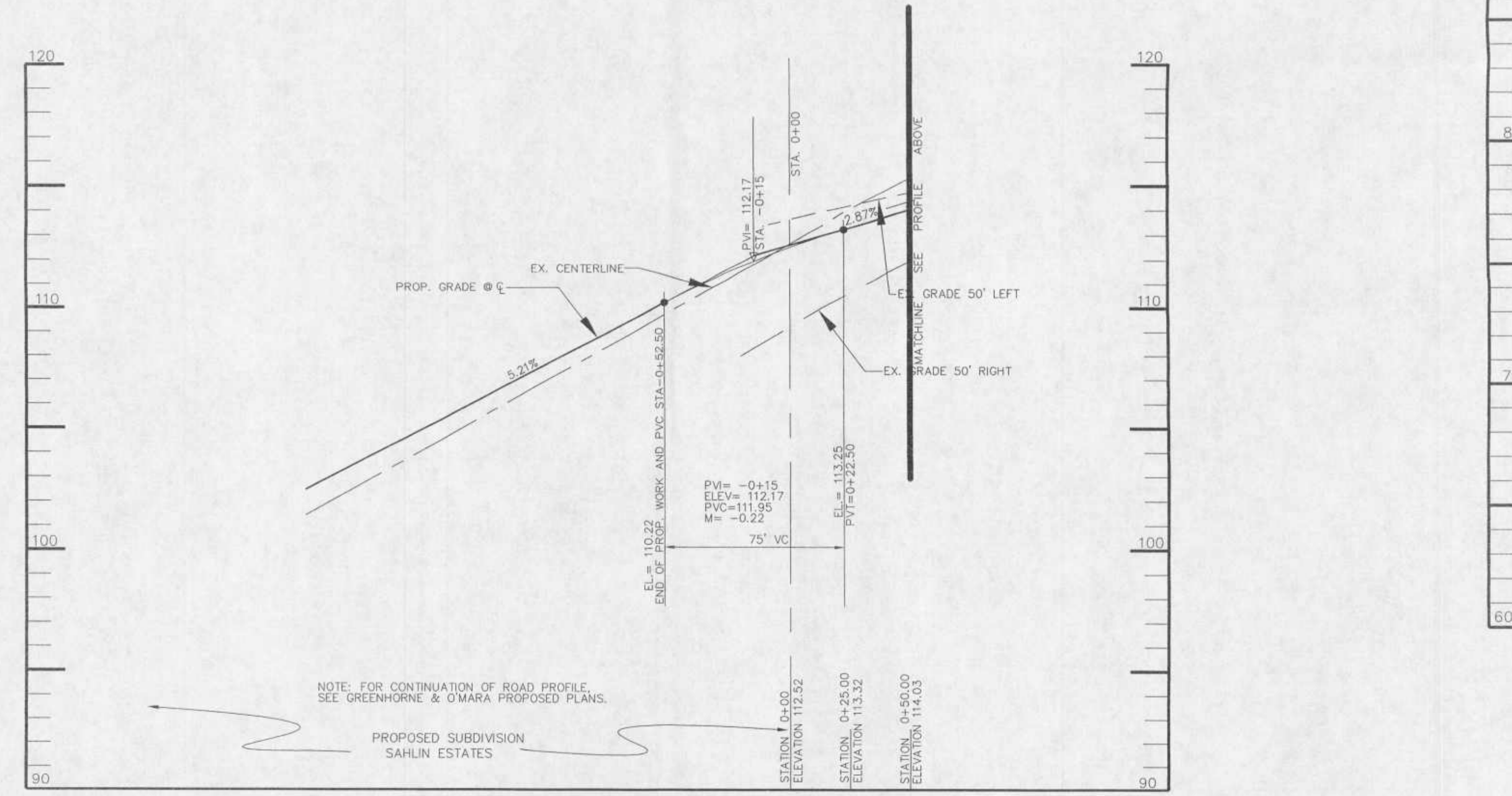
SHEET 7 of 8
FINAL DEVELOPMENT PLAN
FINIZIO FAMILY SUBDIVISION
DETAILS AND SPECIFICATIONS
5 SINGLE FAMILY CONEYANCE LOTS



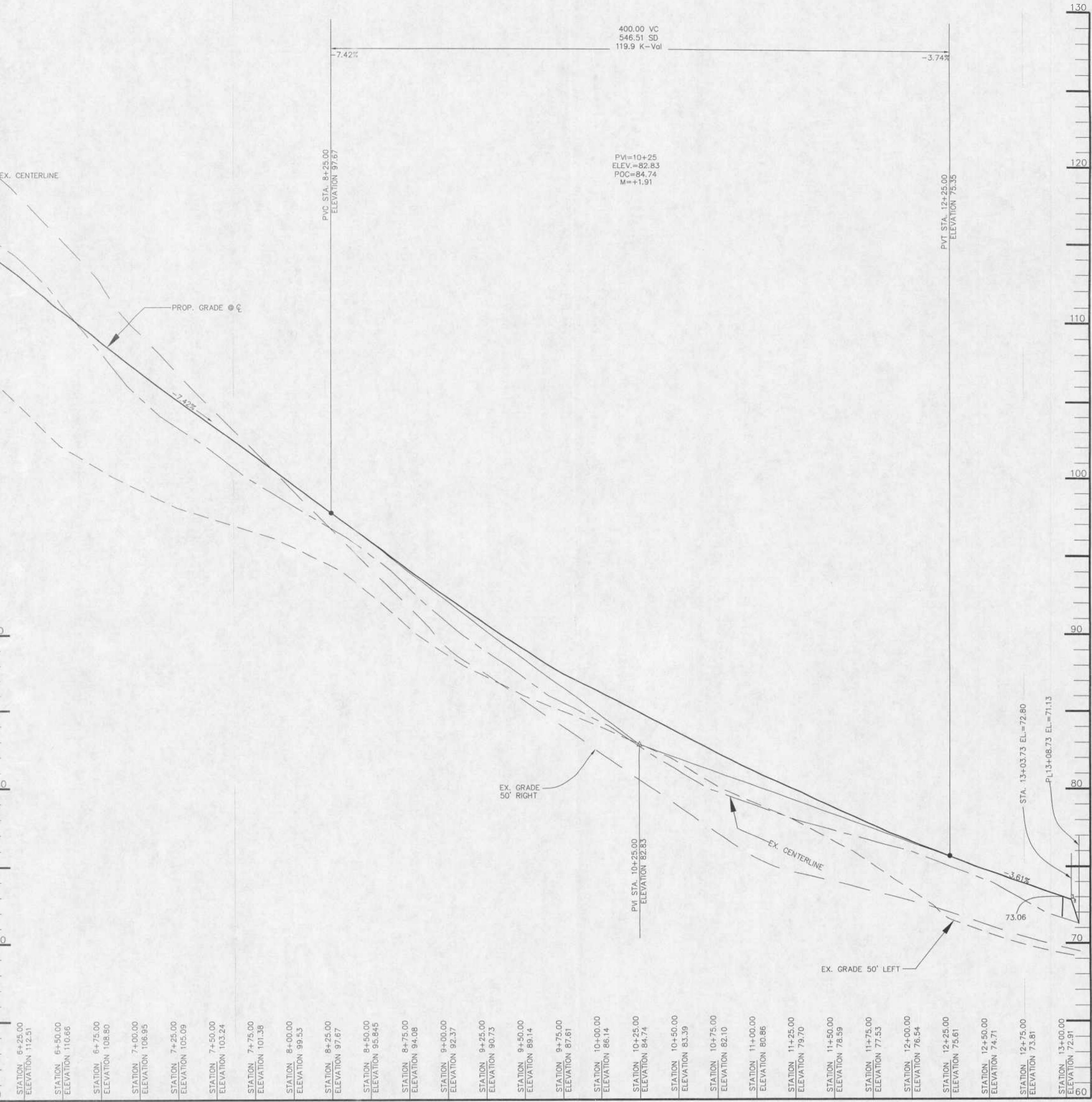
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SAHLIN FARM ROAD PROFILE 40/18
SCALE: HORZ: 1"=40'



SAHLIN FARM ROAD PROFILE 40/18
SCALE: HORZ: 1"=40'



SHEET 8 of 8
FINAL DEVELOPMENT PLAN
FINIZIO FAMILY SUBDIVISION

5 SINGLE FAMILY CONVEYANCE LOTS
SUBDIVISION NO.: 2004-132 PROJECT NO.: 2004-242
SECOND DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 21032
SCALE: 1"=40' TAX MAP 38 BLOCK 18 PARCEL 196
OCT 21 2008
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Corporate & Atlantic Coastal Bays

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LAND SURVEYING
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