

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/

March 8, 2010

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

Re: Selby on the Bay Subdivision, Block A, Lots 25, 26, & 27
S 1993-013, P 2008-0140-00NP

Dear Mr. Gerczak:

Thank you for forwarding revised plans for the above-referenced project. The applicant proposes to subdivide an existing 0.76 acre property consisting of three previously merged lots, into two lots, with construction of a new dwelling and driveway on each of the two new lots. The property is currently developed with a dwelling, driveway, pier and shed. With the exception of the pier, all of the existing development will be removed and replaced with the two proposed new dwellings. The entire property is within the Critical Area, it is designated as a Limited Development Area (LDA), and it is mapped as a Buffer Management Area (BMA).

The applicant has addressed this office's comments from my December 10, 2009 letter and I have no further comments on the proposed subdivision at this time.

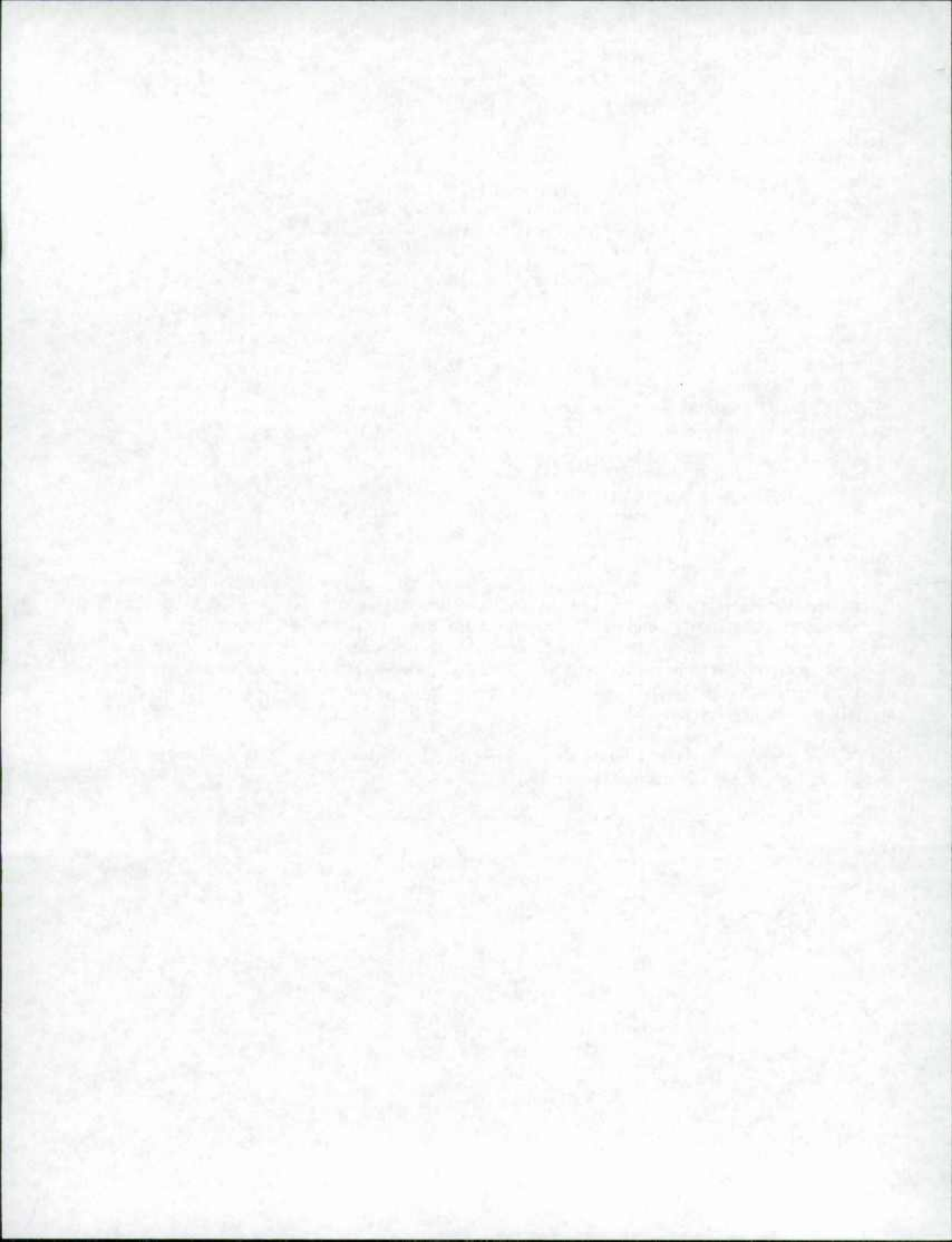
Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3481.

Sincerely,

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

Amber Widmayer
Natural Resources Planner

cc: AA 582-08



Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

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

December 10, 2009

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

Re: Selby on the Bay Subdivision, Block A, Lots 25, 26, & 27
S 1993-013, P 2008-0140-00NP

Dear Mr. Gerczak:

Thank you for forwarding revised plans for the above-referenced project. The applicant proposes to subdivide an existing 0.76 acre property consisting of three previously merged lots, into two lots, with construction of a new dwelling and driveway on each of the two new lots. The property is currently developed with a dwelling, driveway, pier and shed. With the exception of the pier, all of the existing development will be removed and replaced with the two proposed new dwellings. The entire property is within the Critical Area, it is designated as a Limited Development Area (LDA), and it is mapped as a Buffer Management Area (BMA).

As this office has previously noted, the County's Critical Area program does not contain provisions for subdividing property within the BMA. However, because the applicant proposes to record an agreement for shared use of the existing pier by the two proposed properties, and because the new development will be located outside of the 100-foot Buffer, subdivision within the BMA is not objectionable in this case.

The site plan and plat shows a 10-foot public right-of-way as part of both proposed lots whose land area has been included in the property totals for the purpose of calculating lot coverage. So that Commission staff can be clear on the issue for future subdivisions, please clarify in writing whether the County routinely permits these ROW areas to be included as part of a property for lot coverage calculations on the adjoining lots. In this case, the subdivision would be over the 15% permitted lot coverage limit if the ROW area was excluded from the property totals. Alternatively, if the ROW areas are included in the property totals, future paving would result in a nonconforming situation on a non-grandfathered subdivision and may require variances. We question whether the overall lot coverage should be reduced upfront on the individual lots so that future paving of the dedicated widening ROWs can be reasonably accomplished without the need for variances. We would appreciate any clarification the County can provide on the issue.

Mr. Gerczak
December 10, 2009
Page Two

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

Sincerely,



Amber Widmayer
Natural Resources Planner

cc: AA 582-08

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

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

August 10, 2009

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

Re: Selby on the Bay Subdivision, Block A, Lots 25, 26, & 27
S 1993-013, P 2008-0140-00NP

Dear Ms. Krinetz:

Thank you for forwarding revised plans for the above-referenced project. The applicant proposes to subdivide an existing 0.76 acre property consisting of three previously merged lots, into two lots, with construction of a new dwelling and driveway on each of the two new lots. The property is currently developed with a dwelling, driveway, pier and shed. With the exception of the pier, all of the existing development will be removed. The entire property is within the Critical Area, it is designated as a Limited Development Area (LDA), and it is mapped as a Buffer Management Area (BMA). The applicant has addressed most of this office's comments from my April 16, 2009 letter. I have outlined my remaining comments on the project below:

- 1) The County's Critical Area program does not contain provisions for subdividing property within the BMA. However, because the applicant proposes to record an agreement for shared use of the existing pier by the two proposed properties, and because the new development will be located outside of the 100-foot Buffer, subdivision within the BMA is not objectionable in this case.
- 2) The applicant's plans show that part of the Buffer will be established with plantings. However, because the proposed application is a new subdivision, full establishment of the 100-foot Buffer with native trees and shrubs in the Buffer is required at this time. Please have the applicant provide a revised planting plan showing that this requirement has been met. A list of suitable native species can be found in the U.S. Fish and Wildlife Service's Native Plants for Wildlife Habitat and Conservation Landscaping: Chesapeake Bay Watershed document which is available at <http://www.nps.gov/plants/pubs/chesapeake/>. It appears that by meeting this Buffer establishment requirement, the applicant will also address the minimum 15% afforestation requirement for properties within the LDA.

Ms. Krinetz
August 10, 2009
Page Two

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

Sincerely,



Amber Widmayer
Natural Resources Planner

cc: AA 582-08

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

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

April 16, 2009

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

Re: Selby on the Bay Subdivision, Block A, Lots 25, 26, & 27
S 1993-013, P 2008-0140-00NP

Dear Ms. Krinetz:

Thank you for forwarding revised plans for the above-referenced project. The applicant proposes to subdivide an existing 0.76 acre property consisting of three previously merged lots, into two lots, with construction of a new dwelling and driveway on each of the two new lots. The property is currently developed with a dwelling, driveway, pier and shed. With the exception of the pier, all of the existing development will be removed. The entire property is within the Critical Area, it is designated as a Limited Development Area (LDA), and it is mapped as a Buffer Management Area (BMA). The applicant has addressed some of this office's comments from my November 14, 2008 letter. I have outlined my remaining comments on the project below:

- 1) The County's Critical Area program does not contain provisions for subdividing property within the BMA. However, because the applicant proposes to record an agreement for shared use of the existing pier by the two proposed properties, and because the new development will be located outside of the 100-foot Buffer, subdivision within the BMA is not objectionable in this case.
- 2) The applicant must provide a planting plan showing that the Buffer will be established on both proposed lots. This Buffer must be planted with native species of trees and shrubs. A list of suitable native species can be found in the U.S. Fish and Wildlife Service's Native Plants for Wildlife Habitat and Conservation Landscaping: Chesapeake Bay Watershed document which is available at <http://www.nps.gov/plants/pubs/chesapeake/>. It appears that by meeting this Buffer establishment requirement, the applicant will also address the minimum 15% afforestation requirement for properties within the LDA.
- 3) The applicant's proposed lot coverage calculations slightly exceed the 15% limit for properties within the LDA. The area of the subdivision once the right of way widening area is conveyed will be 31,393 square feet, and 15% of this area is 4,709 square feet. Please have the applicant



Ms. Krinetz
April 16, 2009
Page Two

reduce the proposed 4,934 square feet of lot coverage by 225 square feet so as to stay under the 15% LDA lot coverage limit.

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

Sincerely,



Amber Widmayer
Natural Resources Planner

cc: AA 582-08

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401

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

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

November 14, 2008

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

Re: Selby on the Bay Subdivision, Block A, Lots 25, 26, & 27
Modification 10100, S 1993-013, P 2008-0140-00NP

Dear Ms. Krinetz:

Thank you for forwarding the plans for the above-referenced project and the requested modifications. The applicant proposes to subdivide an existing 0.76 acre property consisting of three previously merged lots, into two lots, with construction of a new dwelling and driveway on each of the two new lots. The property is currently developed with a dwelling, driveway, pier and shed. With the exception of the pier, all of the existing development will be removed. The entire property is within the Critical Area, it is designated as a Limited Development Area (LDA), and it is mapped as a Buffer Management Area (BMA). I have outlined my comments on the project below:

- 1) The County's Critical Area program does not contain provisions for subdividing property within the BMA. However, because the applicant proposes to record an agreement for shared use of the existing pier by the two proposed properties, and because the new development will be located outside of the 100-foot Buffer, subdivision within the BMA is not objectionable in this case.
- 2) The applicant must provide a planting plan showing that a 25-foot Bufferyard will be established on both proposed lots. This Bufferyard must be densely planted with native species of trees and shrubs such that no additional plantings can be located in this 25-foot buffer to the shoreline. A list of suitable native species can be found in the U.S. Fish and Wildlife Service's Native Plants for Wildlife Habitat and Conservation Landscaping: Chesapeake Bay Watershed document which is available at <http://www.nps.gov/plants/pubs/chesapeake/>.
- 3) It is unclear why the plan indicates that 0.38 acres of clearing is "proposed/allocated" to each proposed lot, since this amount of clearing is not allowed, this amount of forested area is not present on the proposed lots, and it does not appear from the development plans that clearing of the existing tree or shrubs is proposed. Accordingly, please have the applicant remove or correct these figures on the plans.

TTY for the Deaf

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



Ms. Krinetz
November 14, 2008
Page Two

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

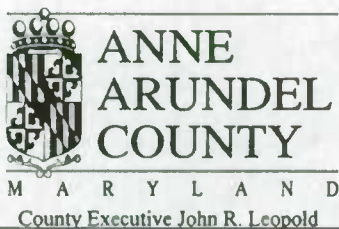
Sincerely,

A handwritten signature in dark ink, appearing to read 'Amber Widmayer', written in a cursive style.

Amber Widmayer
Natural Resources Planner

cc: AA 582-08

582-08



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

March 25, 2010

Mr. Bob Lee
Wilkerson & Associates, Inc.
P.O. Box 17
Dunkirk, MD 20754

Re: Name: Selby on the Bay, Block A, Lots 25-27 Revised
Subdivision # 1993-013, Project # 2008-0140-00NF

Dear Mr. Lee:

This Department is in receipt of the above mentioned subdivision application. The application has been reviewed by the agencies listed below and a copy of their comments are attached.

- A. OPZ/Planning Approval withheld March 17, 2010
- B. OPZ/Engineering Approval withheld March 16, 2010
- C. OPZ/Utilities Approved w/comments March 16, 2010
- D. OPZ/Environmental Approved w/comment March 17, 2010
- E. Critical Area Commission Approved March 8, 2010

I. Before approval of the subdivision, the following agency comments must be resolved:

- A. OPZ/Planning Comments dated March 17, 2010
- B. OPZ/Engineering Comments dated March 16, 2010
- C. OPZ/Utilities Comments dated March 16, 2010
- D. OPZ/Environmental Comments dated March 17, 2010

II. Adequacies of Facilities issues for item E has been reviewed and must be resolved with resubmittal. Items C and D have been reviewed and are subject to the noted conditions. Items A and B are acceptable and will be approved with the final subdivision plan subject to any noted condition.

- A. Fire Suppression: The Adequacy of Facilities for Fire Suppression has been addressed. The Fire Marshal approved the subdivision on August 12, 2009.
- B. Roads: The Adequacy of Facilities for Roads has been addressed. The subdivision passes the APF test as per Article 17, section 5-401(a) based on the proposed traffic generation of less than 50 daily vehicle trips.
- C. Schools: The Adequacy of Facilities for Schools has not been addressed. Central Elementary is closed as per the adopted APFO School Utilization Chart. After all other agency approvals are obtained, this project will be placed on the school waiting list for a period of six years or until such time as the schools serving the area have additional capacity for new students. Central Middle and South River High Schools are currently open.

RECEIVED

APR 05 2010

CRITICAL AREA COMMISSION

Mr. Bob Lee
March 25, 2010
Page 2

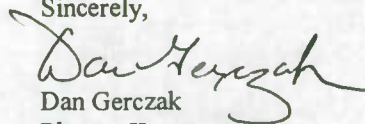
- D. Utilities: The Adequacy of Facilities for Utilities has not been addressed. The property is served by private well and public sewer systems. A moratorium is in effect in the Mayo-Glebe Heights Sewer Service Area. The Health Department must approve the proposed well.
- E. Storm Drains: The Adequacy of Facilities for Storm Drains has not been addressed. The engineering comments from John Bassford dated March 16, 2010 must be resolved before adequacy of storm drains can be determined.

III. Decision:

- A. This office must withhold approval of the Subdivision Plan until the items set forth in Sections I and II (as applicable) have been resolved.
- B. In accordance with article 17-3-303, the resubmittal must be made within forty-five (45) days of the date of this letter and must include separate packages labeled with the name of the required review agency. Each package is to include a point-by-point response letter addressing the items in Section I and II above and any other supplemental information necessary for review. Resubmittal in accordance with the attached Resubmittal Cover Sheet must be sent directly to the Permit Application Center by May 15, 2010.

If you have any questions regarding this project, please call Dan Gerczak of this office at 410-222-7458 or pzgerc05@aacounty.org.

Sincerely,


Dan Gerczak
Planner II

cc: Kelly Krinetz, Critical Area Team Administrator
Review Team: JFB, DWG
Judy Motta, PAC
Peter Puzak, Health Department
Lt. Francis X. Fennell, Fire Marshal Division
Amber Widemeyer, Critical Area Commission
Site Plan File/Diary
J:\Shared\subdiv\Dan Gerczak\1993-013/P 2008-0140



**Office of Planning and Zoning
Development Division**

INTER-OFFICE CORRESPONDENCE

DATE: March 17, 2010

TO: File

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

SUBJECT: S 1993-013, P 2008-0140, Selby on the Bay, Block A, Lots 25-27

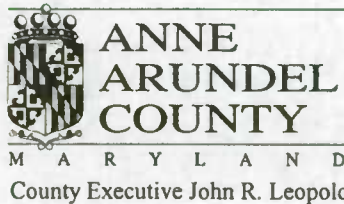
Environmental: Approved with comment

- 1) A reforestation agreement, bond, and inspection fee must be processed prior to plat signature. The conservation easement has been signed and approved by the county but not recorded yet.

Planning: Approval withheld

- 1) The joint-use pier agreement must be executed and recordation noted on the plat prior to plat approval.
- 2) The owners must sign the Owners Dedication.
- 3) The Health Department must sign the plat.
- 4) Certificate of Title and current taxes paid receipts will required prior to plat approval.
- 5) The right-of-way widening strip has been signed and approved by the county but not recorded yet.
- 6) The Recreation/OS fee per M 10100 must be paid and noted on the plat prior to approval.
- 7) The Allocation letter will be forthcoming under a separate cover with project approval. The applicant must coordinate the project with the Mayo waiting list.

It is recommended that minor subdivision approval be withheld.

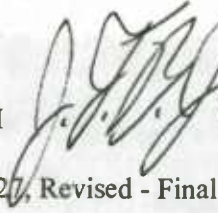


Office of Planning and Zoning
Development Division

INTER-OFFICE CORRESPONDENCE

DATE: March 16, 2010

TO: Dan Gerczak, Planner II

FROM: John F. Bassford Jr., PE, Engineer III 

SUBJECT: Selby-on-the-Bay, Block A, Lots 25-27, Revised - Final
Subdivision #S-1993-013
Project #P-2008-0140-00 NF

Engineering and Utility Review #7

The above-referenced project has been reviewed for Public Works and Utility issues, based on the package dated 2/5/10, and the following comments apply:

Adequacy of Public Facilities is being addressed as follows:

Fire Suppression:

The site will be served by private wells. A fire suppression tank may be required by the Fire Marshal's Office. The final decision regarding Adequacy of Facilities for Fire Suppression is being deferred to the Office of the Fire Marshal.

Utilities:

The site will be served by private wells. Adequacy of Facilities for Water will be deferred to the Anne Arundel County Department of Health. The number of EDU's was determined to be less than five, therefore, a SWAMP Analysis of public sewer services was not required. However, the developer is to apply to be on the waiting list for capacity for sewer. The consultant/developer is being advised that the availability of capacity is not guaranteed until an allocation request has been processed and approved by the Department of Public Works.

Storm Drainage:

Adequacy of Facilities for Storm Drainage has not been addressed. It has not been demonstrated that the proposed storm drainage system adequately conveys storm water runoff in a non-erosive manner to the Site and Tributary Outfalls, and to the Point-of-Investigation.

The following are comments regarding the plans as submitted; only the comments indicated in the closing paragraph require a point-by-point response:

A. Roads

The site has frontage along First Avenue, which is a County public road. Right-of-way dedication is being

required per Modification #10100. Frontage improvements are not being required per Modification #10100. Off-site road improvements are not being required.

1. A Traffic Control Plan will be required as part of the Mayo tank plans at time of permit. See item #D.1 below.

B. Storm Drainage

1. In regards to previous comment #B.1 the submitted outfall computations and mitigation proposal has been reviewed and forwarded to Administration for consideration. The consultant will be advised under separate cover regarding the mitigation proposal assessment and adequacy determination.

C. Stormwater Management

The proposed SWM design for this "New Development" site consists of the use of credits to address water quality. The Rooftop Disconnection Credit and Non-Rooftop Disconnection Credit are proposed to provide the Water Quality Volume (WQ_v) and the Groundwater Recharge Volume (Re_v). Management of the Channel Protection Volume (Cp_v) is not required, as the developed site discharges less than 2-cfs. Management of the 10-yr (Q_p) and 100-yr (Q_f) storms are not required, as direct tidal outfall is being indicated.

1. Based on a reduction of impervious area from pre-development to post-development conditions, under current regulations, no stormwater management is required.

D. Utilities

This development will be served by:

- i) Public sewer in Sewer Service Area #07 – Mayo-Glebe Heights (Existing)
 - ii) Private water in Water Service Area #07 - Rural
1. The Department of Public Works has supplied comments in a memo dated April 6, 2009. The memo states that a 2-lot subdivision is proposed with an existing home that is to be demolished and a new home constructed. Since the existing home has a sewer connection this connect is authorized to proceed. A second home is proposed on a newly created lot. This connection is not currently authorized to proceed due to the current building moratorium in the Mayo Service Area. Please contact DPW Financial Services at 410-222-7511 to obtain information regarding connection authorization procedure.
 2. Mayo tank plans and cost estimates, in accordance with all County requirements, must be provided at time of permit for review and approval.

E. Final Development/Grading Plan

1. No comment.

F. Plat

1. Public Works Agreement(s) are required for installation of the Mayo tanks at time of permit.

G. Flood Plain

1. A flood plain study is not required.

We are unable to grant Final approval of these plans until comment B.1 has been adequately addressed. The remaining comments are to be addressed prior to approval of the permit(s) for this project.

Cc: Sub-comments
File

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/

March 8, 2010

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

Re: Selby on the Bay Subdivision, Block A, Lots 25, 26, & 27
S 1993-013, P 2008-0140-00NP

Dear Mr. Gerczak:

Thank you for forwarding revised plans for the above-referenced project. The applicant proposes to subdivide an existing 0.76 acre property consisting of three previously merged lots, into two lots, with construction of a new dwelling and driveway on each of the two new lots. The property is currently developed with a dwelling, driveway, pier and shed. With the exception of the pier, all of the existing development will be removed and replaced with the two proposed new dwellings. The entire property is within the Critical Area, it is designated as a Limited Development Area (LDA), and it is mapped as a Buffer Management Area (BMA).

The applicant has addressed this office's comments from my December 10, 2009 letter and I have no further comments on the proposed subdivision at this time.

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

Sincerely,

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

Amber Widmayer
Natural Resources Planner

cc: AA 582-08

ANNE ARUNDEL COUNTY

Annapolis, Maryland

RESUBMITTAL COVER SHEET

TO: Office of Planning and Zoning/Development Division

FROM: _____

RE: Subdivision Name -Selby on the Bay, Block A, Lots 25-27 Revised
Subdivision No. # 1993-013 Project No. # 2008-0140-00NF

PLEASE FIND ATTACHED RESPONSE LETTER/REVISED PLAN (AND ANY AGENCY-MARKED PRINTS) PACKAGES FOR:

X	OPZ/Subdivision Review Planner	Health Department
X	OPZ/Engineering Review	Board of Education
	OPZ/Traffic Review	OPZ/Archaeological/Historical
	OPZ/Utilities Review	Recreation and Parks
	OPZ/House Numbers/Street Names	Fire Marshal Division
	OPZ/Environmental	Md. State Aviation Admin.
	OPZ/Landscape	Office of Law
	Soil Conservation District	X Critical Area Commission
	State Highway Administration	I&P/PAC

The engineer/developer certify that all of the above-mentioned agencies are being responded to with their own completed package. Each package shall contain the necessary response letter/plans/plats/studies, computations (if applicable) and agency marked-up plans (if provided) addressing all of the items required to be addressed in the prior review comments from each agency. All correspondence, plans, plats, studies, comps, etc. must list both the correct subdivision and project numbers.

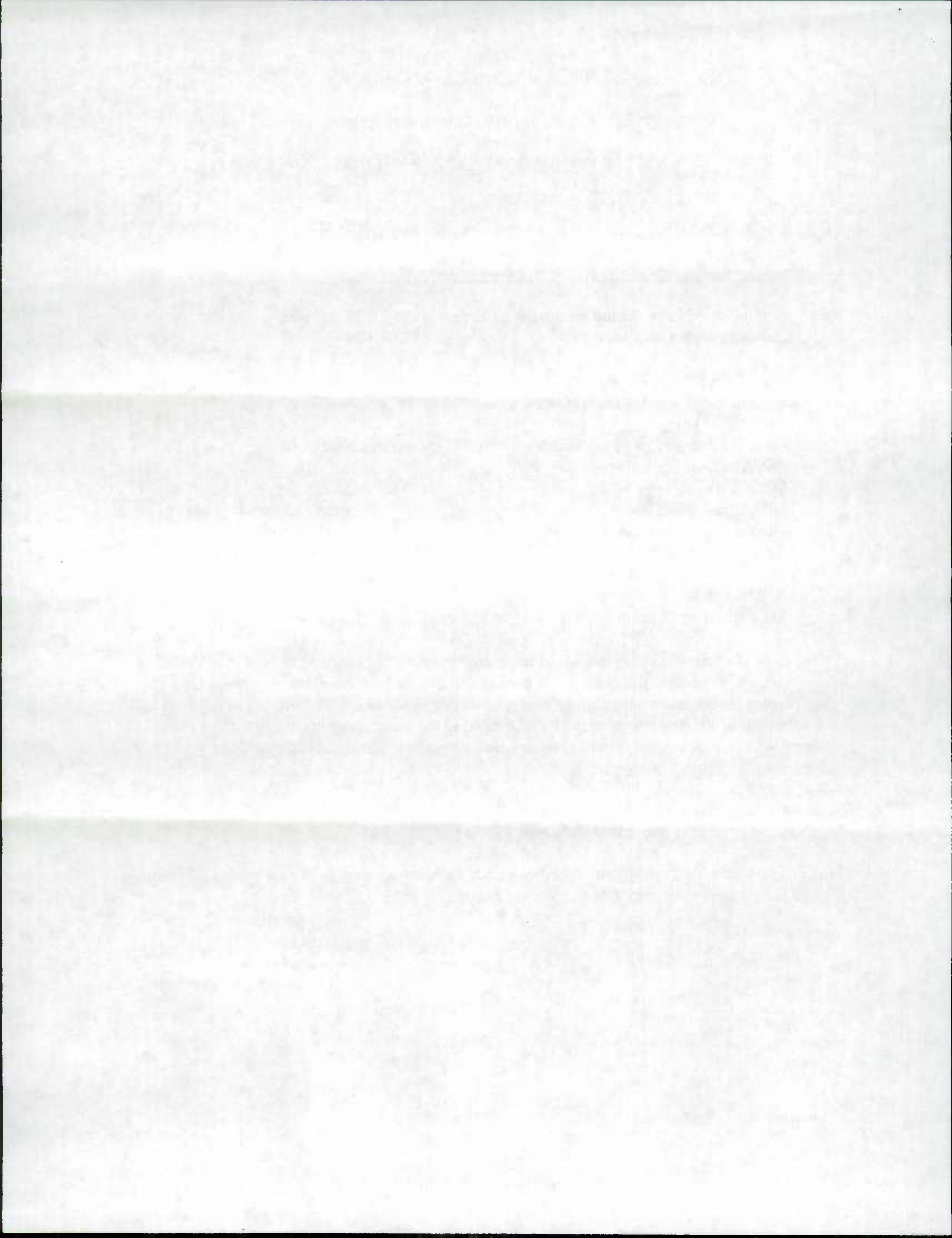
Submit the completed resubmittal package to Judy Motta on the 1st floor of PAC prior to acceptance by OPZ/Development Division.

This marked form highlighting the specific agency must accompany your resubmittal otherwise it can not be accepted by P&Z/Development Division.

Developer/Engineer (SEAL)

Attachments

J:\subdiv\FORMS\Resubmittal Cover Sheet.doc





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 19, 2008

Mr. Bob Lee
Wilkerson & Associates, Inc.
P. O. Box 17
Dunkirk, MD 20754

Re: Modification # 10100 – Selby on the Bay, Lots 25, 26 & 27, Block A
Subdivision No. 1993-013, Project No. 2008-0140

Dear Mr. Lee:

This letter is in response to your request for a modification to Articles 17-3-201 (Sketch Plan Process), 17-3-506 (Open Space and Recreation Area requirements) and Article 17-3-503 "Road Frontage" improvements and "Right-of Way" dedication for the above-mentioned project. The subject application proposes to demolish and unmerge a residential dwelling on three lots and create two new buildable lots with new lot configurations resulting in the creation of one additional new lot. The Anne Arundel County Code does not allow an Unmerger Agreement to be utilized when the lots are part of a subdivision recorded before August 22, 1988 and located in the critical area.

The 0.76 acre property is zoned R5 and abuts existing public roadways while being served by public sewer and private well. The Critical Area designation of the property is Limited Development Area (LDA). A presubmittal meeting was held on July 8, 2008 and no opposition was encountered. Your request letter concludes that, due to the simplicity of the project, the sketch review process would not be beneficial and the creation of one additional lot does not warrant recreation area, open space, road frontage improvements or widening of the existing 20 foot right-of-way.

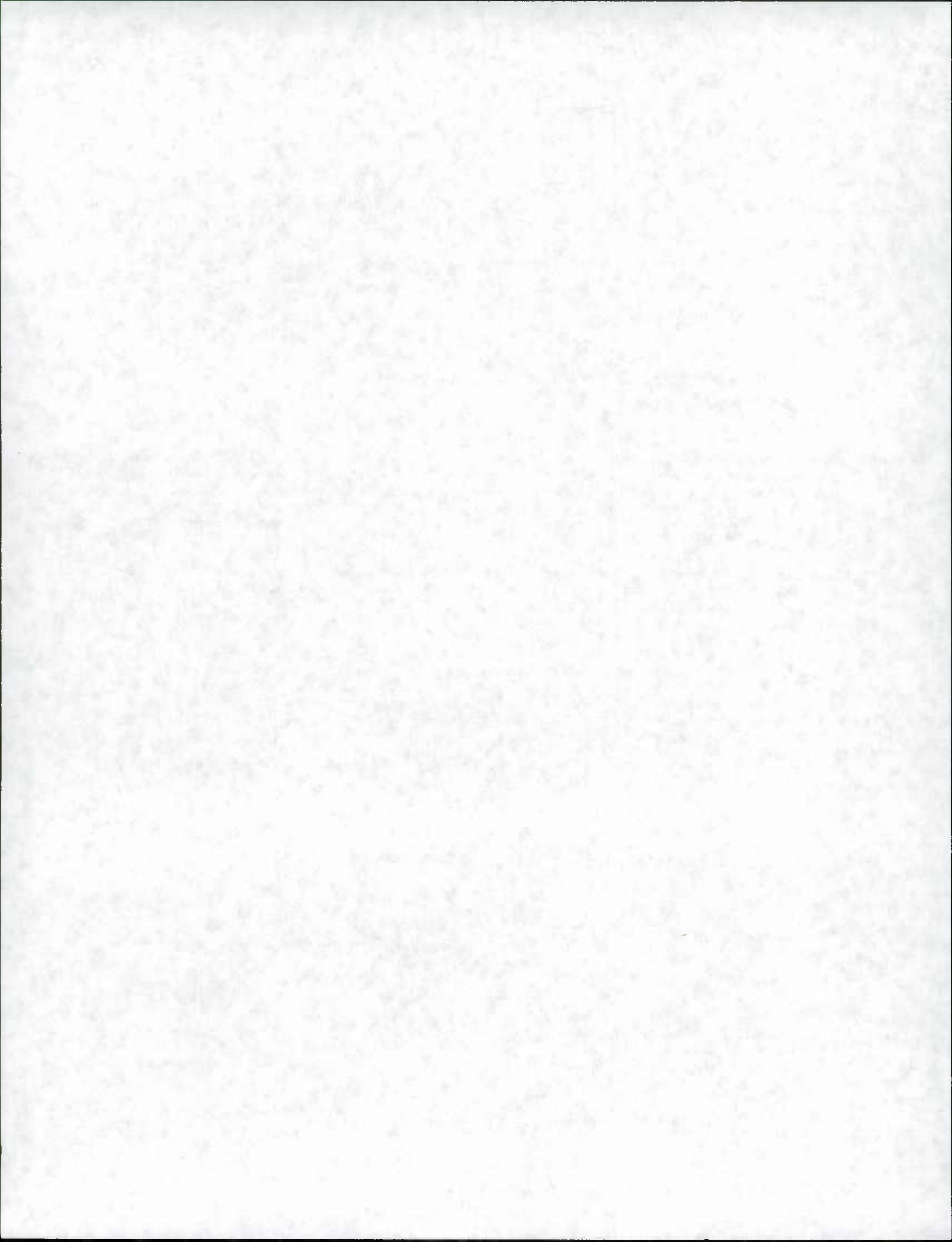
The modification requests have been reviewed by the appropriate agencies. The designated middle and high schools (Central Middle and South River High) are currently open but Central Elementary school is currently closed and sketch approval cannot be vested until it is reopened or the project obtains exemption status. The lot areas, road improvements and overall density are in character with the community, however, a 10 foot right-of-way dedication is standard procedure and no exceptional development constraint is present. Therefore, this office will conditionally grant your request to skip the sketch review process and open space and recreation area requirements subject to the payment of a \$1,000 fee-in-lieu and the processing and approval of a School Exemption Agreement. This office grants your modification request to road improvements but denies the request to forgo right-of-way dedication.

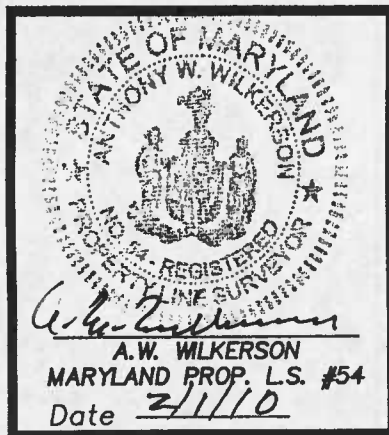
This decision is in compliance with the requirements of Article 17-2-108 of the subdivision code. The modification number, decision date and a brief description of the modification must be noted on the plans and plat. If you have any questions regarding this decision, please contact this Dan Gerczak at 410-222-7960.

Sincerely,


Larry R. Tom
Planning and Zoning Office

cc: Chris Soldano, Asst. Planning and Zoning Officer
Kelly Krinetz, Critical Area Team Administrator
Richard Campbell, Patti Turner, OPZ Administration
Dawn Thomas, Recreation and Parks
File/Diary/Tickler





POST OFFICE BOX 17
DUNKIRK, MD. 20754

DEDICATION BY OWNERS

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

TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS RECORD PLAT OTHER THAN AS SHOWN AND: A MORTGAGE DATED DECEMBER 13, 2006 TO GENEVIEVE D. HORAN AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MD. (HEREINAFTER: LAND RECORDS) IN BOOK 19794, PAGE 279; AND, A DEED OF EASEMENT AND AGREEMENT DATED MAY 15, 1998 TO ANNE ARUNDEL COUNTY, MD. AND RECORDED AMONG THE SAID LAND RECORDS IN BOOK 4648, PAGE 590, AND ALL OWNERS OF THE PROPERTY HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT.

IN LIEU OF SETTING ASIDE OPEN SPACE, THE OWNERS HAVE PAID A FEE TO ANNE ARUNDEL COUNTY, MD. FOR THE COUNTY'S ACQUISITION, CREATION, MAINTENANCE, AND ADMINISTRATION OF OFF-SITE OPEN SPACE.

WITNESS _____ DATE _____ DEBRA SHOLL
OWNER, LOTS 25, 26, & 27

WITNESS _____ DATE _____ KATHLEEN RHODES
OWNER, LOTS 25, 26, & 27

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT I WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED ON IT IS IN COMPLIANCE WITH COMAR REGULATION 09.13.06.12; THAT IT IS A SUBDIVISION OF ALL THE LANDS CONVEYED BY GENEVIEVE D. HORAN TO DEBRA SHOLL AND KATHLEEN RHODES BY DEED DATED DECEMBER 13, 2006 AND RECORDED AMONG THE SAID LAND RECORDS IN BOOK 18724 PAGE 757 AND THAT THE REQUIREMENTS OF SECTION 3-108 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED.

A.W. Wilkerson 2/1/10
A. W. WILKERSON (PROP. L.S. #54) DATE

A. W. WILKERSON
P.O. BOX 17
DUNKIRK, MD. 20754



STORM WATER MANAGEMENT PRACTICE NOTE

STORMWATER PRACTICES WILL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH THE ANNE ARUNDEL COUNTY CODE, ARTICLE 16, TITLE 3 AND IN KEEPING WITH THE PLAN ON FILE AT THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING. THE ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDITS, AS FOUND IN THE MARYLAND STORMWATER DESIGN MANUAL WERE UTILIZED IN THE PREPARATION OF THE PLAN.

ALLOCATION NOTE

THIS SUBDIVISION PLAT IS SUBJECT TO THE REQUIREMENTS OF ARTICLE 13, TITLE 5 OF THE ANNE ARUNDEL COUNTY CODE AS IT RELATES TO THE ALLOCATION OF WASTEWATER CAPACITY. FAILURE TO COMPLY WITH THE PROVISIONS OF THIS LAW MAY CAUSE THIS SUBDIVISION PLAT TO BECOME VOID OR CAUSE THE PROPERTIES SHOWN HEREON TO BE SUBJECT TO A LIEN FOR UNPAID CHARGES.

FLOODPLAIN NOTE

LOTS 25R & 26R ARE AFFECTED BY A COASTAL FLOODPLAIN AND/OR A COASTAL HIGH HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP 240008 0048C. THE ELEVATION IS 7 FEET. THE FIRST FLOOR ELEVATIONS OF ALL STRUCTURES LOCATED WITHIN THESE AREAS OR LOTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 16, TITLE 1 OF THE ANNE ARUNDEL COUNTY CODE. NO BASEMENTS OR HABITABLE SPACE BELOW THE FLOODPLAIN ELEVATION ARE PERMITTED.

PREVIOUSLY RECORDED PLAT NOTE

THE PROPERTY SHOWN HEREON WAS PREVIOUSLY RECORDED ON A PLAT ENTITLED: SELBY ON THE BAY PLAT 1, THE PART OF WHICH IS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MD., IN PLAT BOOK 7, PLAT PAGE 42, PLAT # 403. EXCEPT AS SPECIFICALLY REVISED HEREBY, THIS SUBDIVISION IS SUBJECT TO ALL NOTES AND CONDITIONS APPEARING ON THE SAID PREVIOUSLY RECORDED PLAT.

SURVEY CONTROL NOTE

THE COORDINATES, AND BEARINGS SHOWN HEREON ARE BASED ON THE MARYLAND STATE SYSTEM OF PLANE COORDINATES NAD 83 AS ESTABLISHED FROM THE ANNE ARUNDEL COUNTY DEPARTMENT OF PLANNING AND ZONING.

- A) STATION MON. - 346-A: N 451165.338, E 1448674.206. BEING A 5/8 INCH IRON BAR SET 19.50' NORTH OF MD. R. E. 214 THE CENTERLINE, 800' EAST OF HOLLY HILLS RD.
- B) STATION MON. - 346-B: N 450618.498, E 1449500.005. BEING A 5/8 INCH IRON BAR SET 17.8' SOUTH OF MD. RTE. 214 CENTERLINE, 0.34 MILES ± EAST OF HOLLY HILLS RD.

MODIFICATION NOTE (# 10100)

MODIFICATION # 10100 WAS GRANTED ON NOVEMBER 19, 2008 TO:
1. PERMIT THE SUBDIVISION TO BE SUBMITTED IN THE FINAL PROCESS;
2. PERMIT THE PAYMENT OF A FEE-IN-LIEU OF PROVISION OF OPEN SPACE/ RECREATIONAL LAND AREA; AND,
3. PERMIT THE SUBDIVISION TO PROCEED WITHOUT PHYSICAL ROAD IMPROVEMENTS.

RIGHT-OF-WAY WIDENING NOTE

THE 10' RIGHT-OF-WAY WIDENING OF FIRST AVENUE SHOWN HEREON WAS CONVEYED TO ANNE ARUNDEL COUNTY, MD. BY DEED RECORDED IN BOOK _____, PAGE _____

GRAPHIC SCALE

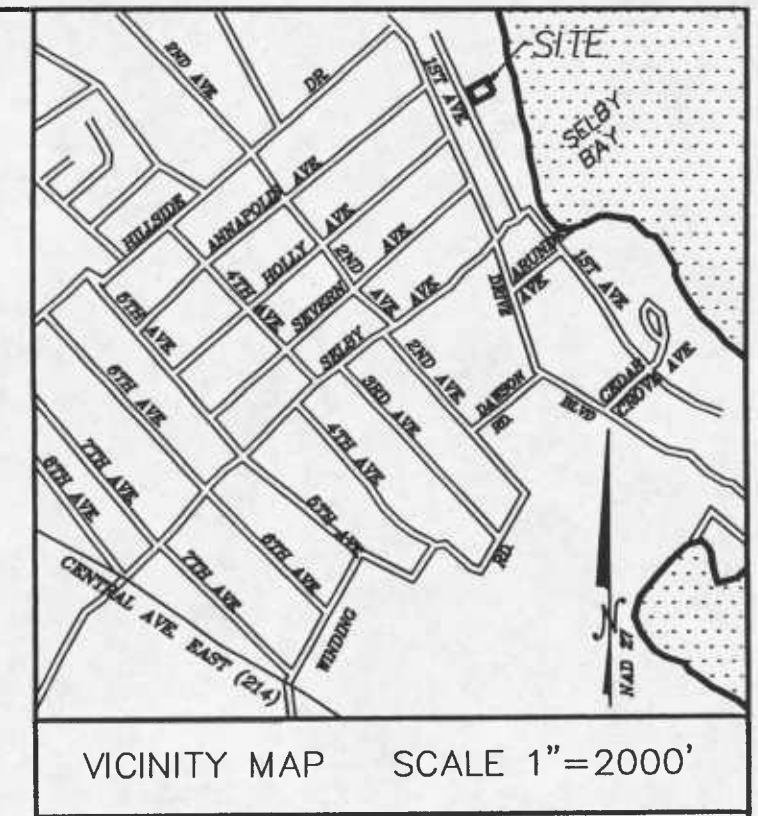


THE REQUIREMENTS OF THE ANNE ARUNDEL COUNTY HEALTH DEPARTMENT HAVE BEEN MET IN PREPARING THIS PLAT FOR INDIVIDUAL WELLS AND PUBLIC SEWER.

APPROVED BY: _____ DATE _____
DIRECTOR, ENVIRONMENTAL HEALTH
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

APPROVED: ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING

DATE _____ LARRY R. TOM, PLANNING AND ZONING OFFICER



VICINITY MAP SCALE 1" = 2000'

LEGEND

- DENOTES FOREST CONSERVATION EASEMENT
- DENOTES SEWER EASEMENT

GENERAL NOTES

1. PURPOSE OF THIS APPLICATION IS TO SECURE SUBDIVISION REVIEW AND APPROVAL OF THE REVISED LOTS. LOTS 25-27 WILL BE RE-CONFIGURED INTO TWO LOTS, LOT 25R AND LOT 26R.
2. FEES-IN-LIEU OF OPEN SPACE/RECREATION AREA OF \$1000.00 WERE PAID ON _____, 2009. CR# _____
3. LOTS 25R AND 26R ARE LOCATED ENTIRELY IN THE LIMITED DEVELOPMENT AREA OF THE CHESAPEAKE BAY CRITICAL AREA (LDA).
4. THIS PROPERTY DOES CONTAIN FEMA 100 YEAR FLOODPLAIN PER FEMA MAP 240008 0048 C, ZONE A8, ELEVATION 7'. (SEE NOTE, THIS PLAT).
5. LOTS 25R AND 26R WILL BE SERVED WITH PUBLIC SEWER AND PRIVATE WATER WELLS.
6. THE PIER SHALL BE USED-IN-COMMON BY THE OWNERS OF LOT 25R AND 26R AND IS SUBJECT TO A SHARED PIER DECLARATION TO THAT EFFECT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN BOOK _____, PAGE _____
7. DEED OF EASEMENT AND AGREEMENT (FOREST CONSERVATION EASEMENT) IS RECORDED IN BOOK _____, PAGE _____
8. A REFORESTATION AGREEMENT, BOND AND INSPECTION FEE ARE ON FILE WITH THE OFFICE OF PLANNING AND ZONING.

AREA TABULATION

TOTAL NUMBER OF LOTS:	2 SINGLE FAMILY LOTS	
CURRENT ZONING:	R5	
DENSITY (R5):	3 LOTS	
GROSS AREA:	32,893.89 S.F.	0.76 AC.
TOTAL LOT AREA:	31,393.89 S.F.	0.72 AC.
LOT 25R:	15,632.02 S.F.	0.36 AC.
LOT 26R:	15,761.87 S.F.	0.36 AC.
10' PUBLIC RW WIDENING (FIRST AVE):	1500 S.F.	0.03 AC.
OPEN SPACE:		
REQUIRED:	9,868.17 S.F.	0.23 AC.
PROVIDED:	0.00 S.F.	0.00 AC.*
RECREATION AREA:		
REQUIRED:	1,000 S.F.	0.02 AC.
PROVIDED:	0.00 S.F.	0.00 AC.*

*SEE MODIFICATION NOTE, THIS SHEET

CRITICAL AREA COMPUTATIONS-LDA

TOTAL SITE AREA	32,894 S.F., (0.76 AC)
PROP. PRIVATE RIGHT OF WAY WIDENING (FIRST AVE.)	1,500 S.F., (0.03 AC)
NET SITE AREA	31,394 S.F., (0.72 AC)
EXISTING WOODLANDS	0 S.F., (0.00 AC)
CLEARING PERMITTED (30% OF WOODLANDS)	0 S.F., (0.00 AC)
CLEARING PROPOSED	0 S.F., (0.00 AC)
AFFORESTATION	
REQUIRED (15%)	4,934 S.F., (0.11 AC)
PROVIDED (21%)	6,924 S.F., (0.16 AC)
LOT COVERAGE	
PERMITTED (15%) LDA	4,709 S.F., (0.11 AC)
ALLOCATED	
LOT 25R	2,354 S.F., (0.05 AC)
LOT 26R	2,354 S.F., (0.05 AC)

THE \$1,000.00 FEE-IN-LIEU OF PROVISION OF OPEN SPACE AND RECREATIONAL LAND AREAS WAS PAID ON _____, 2010. CR# _____

RECORD PLAT		DATE: JAN., 2010
SELBY ON THE BAY, BLOCK A, LOTS 25, 26, & 27 REVISED		SCALE: 1" = 40'
(PREVIOUSLY RECORDED IN PLAT BOOK 7, PLAT PAGE 42)		DRAWN BY: JMW
TWO SINGLE FAMILY LOTS		DRAWING #: AA519PLT
TAX MAP 60, BLOCK 10, PARCEL 32		FILE #: AA519
SUBDIVISION NUMBER: 1993-013 PROJECT NUMBER: 2008-0140-00-NF		JOB #: 07-17067
ZONING: R5 SCALE: 1" = 40' (NAD 83) ZIP CODE: 21037		
FIRST ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND		

WILKERSON & ASSOCIATES INC.
ENGINEERS & SURVEYORS
Box 17 Dunkirk, Maryland
(410)257-3332, (301)855-8272
FAX: (301) 855-8380
EMAIL: r.journ@wilkersonnassociates.com

RECORDED IN:
PLAT BOOK:
PLAT PAGE:
PLAT NO.:

RECEIVED
FEB 05 2010
PLANNING AND ZONING
DEVELOPMENT
P08-0140-00-NF

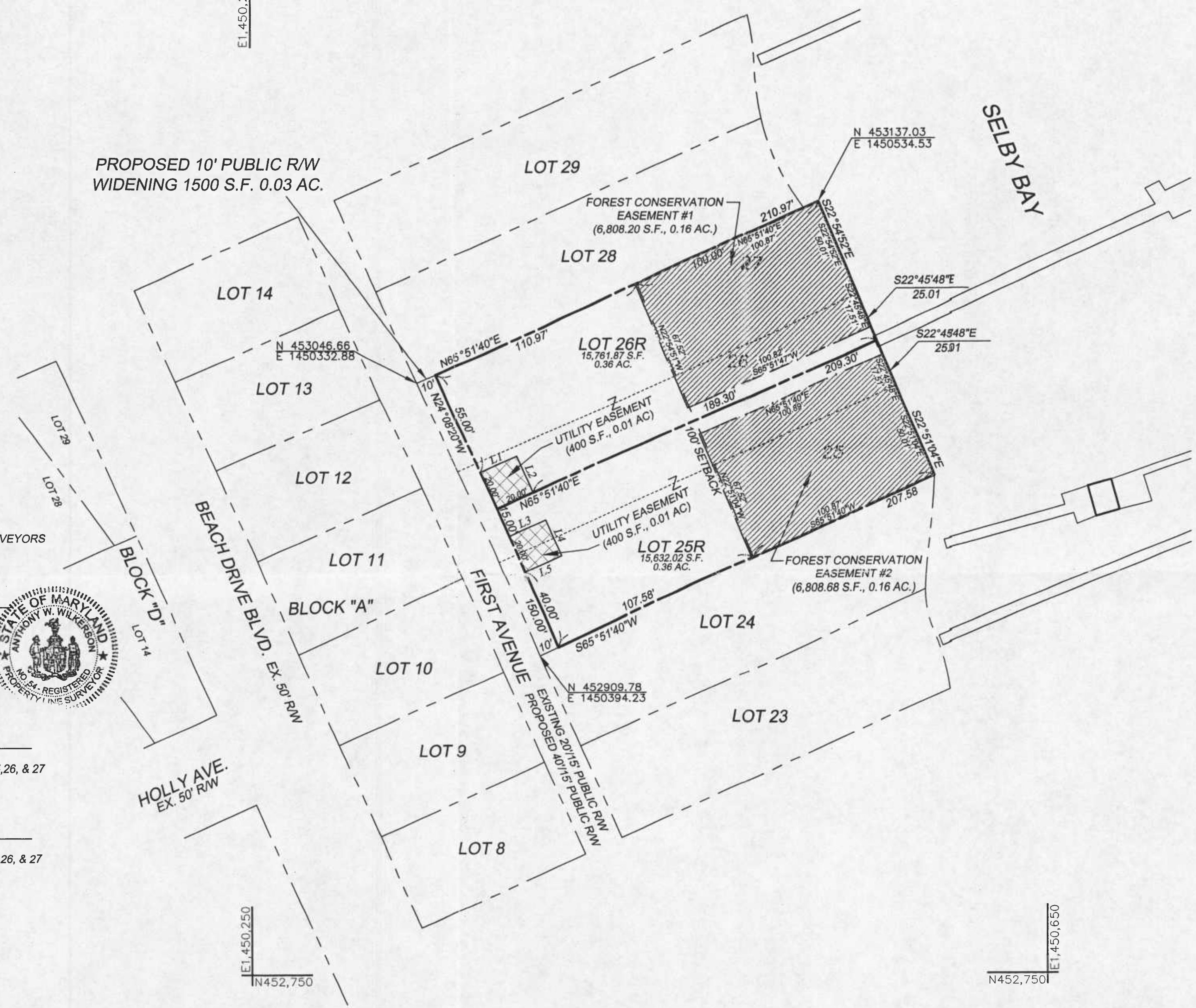
RECEIVED
FEB 16 2010
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

LINE TABLE		
LINE	BEARING	LENGTH
L1	S65°51'40"W	20.00
L2	N24°08'20"W	20.00
L3	S65°51'40"W	20.00
L4	N24°08'20"W	20.00
L5	N65°51'40"E	20.00

N453,250
E1,450,250



PROPOSED 10' PUBLIC R/W
WIDENING 1500 S.F. 0.03 AC.



FOR OWNERS DEDICATION OWNER/DEVELOPER CERTIFICATION, SURVEYORS CERTIFICATE AND OTHER NOTES SEE PLAT ONE OF TWO.

A.W. Wilkerson
A.W. WILKERSON, PROP. L.S. #54

2/1/10
DATE



WE ASSENT TO AND DO HEREBY JOIN IN THIS PLAT OF SUBDIVISION

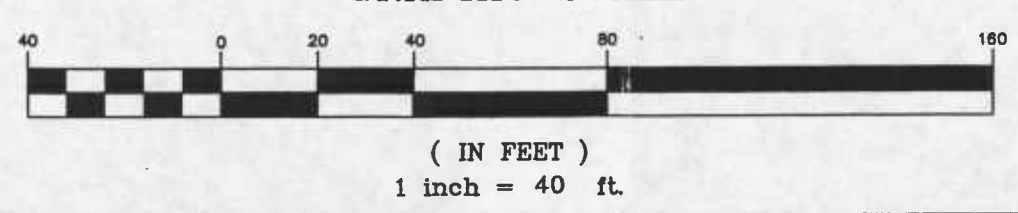
WITNESS _____ DATE _____ DEBRA SHOLL
OWNER, LOTS 25, 26, & 27

WITNESS _____ DATE _____ KATHLEEN RHODES
OWNER, LOTS 25, 26, & 27

E1,450,250
N452,750

N452,750
E1,450,650

GRAPHIC SCALE



PLAT TWO OF TWO

WILKERSON & ASSOCIATES INC.
ENGINEERS & SURVEYORS
Box 17 Dunkirk, Maryland
(410)257-3332, (301)855-8272
FAX: (301) 855-8380
EMAIL: r.joun@wilkersonassociates.com

RECORDED IN:
PLAT BOOK:
PLAT PAGE:
PLAT NO.:

THE REQUIREMENTS OF THE ANNE ARUNDEL COUNTY HEALTH DEPARTMENT HAVE BEEN MET IN PREPARING THIS PLAT FOR INDIVIDUAL WELLS AND PUBLIC SEWER.
APPROVED BY: _____ DATE _____
DIRECTOR, ENVIRONMENTAL HEALTH
ANNE ARUNDEL COUNTY DEPARTMENT OF HEALTH

APPROVED: ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING
DATE _____ LARRY R. TOM, PLANNING AND ZONING OFFICER

RECORD PLAT		DATE:
SELBY ON THE BAY, BLOCK A, LOTS 25, 26, & 27 REVISED (PREVIOUSLY RECORDED IN PLAT BOOK 7, PLAT PAGE 42)		JAN., 2010
		SCALE: 1" = 40'
TWO SINGLE FAMILY LOTS TAX MAP 60, BLOCK 10, PARCEL 32		DRAWN BY: JMW
		DRAWING #: AA519PLT
SUBDIVISION NUMBER: 1993-013 PROJECT NUMBER: 2008-0140-00-NF ZONING: R5 SCALE: 1" = 30' (NAD 83) ZIP CODE: 21037		FILE #: AA519
		JOB #: 07-17067
FIRST ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND		

PURPOSE NOTE
 LOTS 25-27 ARE MERGED BY OPERATION OF LAW, THE PURPOSE OF THIS APPLICATION IS TO SECURE SUBDIVISION REVIEW AND APPROVAL OF THE REVISED LOTS. LOTS 25-27 WILL BE RE-CONFIGURED INTO TWO LOTS, LOT 25R AND LOT 26R.

CRITICAL AREA COMPUTATIONS-LDA

TOTAL SITE AREA	32,894 S.F. (0.76 AC)
PROP. PRIVATE RIGHT OF WAY WIDENING (FIRST AVE.)	1,500 S.F. (0.03 AC)
NET SITE AREA	31,394 S.F. (0.72 AC)
EXISTING WOODLANDS	0 S.F. (0.00 AC)
CLEARING PERMITTED (30% OF WOODLANDS)	0 S.F. (0.00 AC)
CLEARING PROPOSED	0 S.F. (0.00 AC)
AFFORESTATION REQUIRED (15%)	4,934 S.F. (0.11 AC)
PROVIDED (21%)	6,924 S.F. (0.16 AC)
LOT COVERAGE PERMITTED (15%)(LDA)	4,709 S.F. (0.11 AC)
ALL LOCATED	
LOT 25R	2,354 S.F. (0.05 AC)
LOT 26R	2,354 S.F. (0.05 AC)

GENERAL NOTES

- LOTS 25R AND 26R ARE LOCATED ENTIRELY IN THE LIMITED DEVELOPMENT AREA OF THE CHESAPEAKE BAY CRITICAL AREA (LDA).
- THIS PROPERTY IS ENTIRELY IN THE R5 DISTRICT.
- THIS PROPERTY CONTAINS FEMA 100 YEAR FLOODPLAIN PER FEMA MAP 24000804B C, ZONE AS, ELEVATION 7'.
- THE TOPOGRAPHY SHOWN HEREON IS BASED ON ANNE ARUNDEL COUNTY PHOTOGRAMMETRIC SURVEY TITLE: S-25
- OPZMAP TOPO GRID IS: V-30.
- WITH THE EXCEPTION OF THE PIER, ALL STRUCTURES ON LOTS 25-27 ARE TO BE REMOVED.
- LOTS SHOWN HEREON WILL BE SERVED WITH PUBLIC SEWER AND PRIVATE WATER WELLS.
- THE PIER SHOWN HEREON SHALL BE USED-IN-COMMON BY THE OWNERS OF LOT 25R AND 26R AND IS SUBJECT TO AN AGREEMENT TO THAT EFFECT RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN BOOK _____, PAGE _____.

SURVEY CONTROL NOTE

THE COORDINATES AND BEARINGS SHOWN HEREON ARE BASED ON THE MARYLAND STATE SYSTEM OF PLANE COORDINATES NAD 83 AS ESTABLISHED FROM THE ANNE ARUNDEL COUNTY DEPARTMENT OF PLANNING AND ZONING.

A) STATION MON. - 346-A: N 451165.338, E 1448674.206, BEING A 5/8 INCH IRON BAR SET 19.80' NORTH OF MD. RTE. 214 THE CENTERLINE, 800' EAST OF HOLLY HILLS RD.

B) STATION MON. - 346-B: N 450618.498, E 1449500.005, BEING A 5/8 INCH IRON BAR SET 17.3' SOUTH OF MD. RTE. 214 CENTERLINE, 0.34 MILES S EAST OF HOLLY HILLS RD.

OUTFALL STATEMENT

WILKERSON & ASSOCIATES, INC. PERFORMED A FIELD EXAMINATION OF THIS SITE IN AUGUST, 2008. THE SITE IS A FLAT AREA APPROXIMATELY 3-4 FT IN ELEVATION. THE SITE IS A WATERFRONT SITE THAT DISCHARGES DIRECTLY TO SELBY BAY. THERE ARE NO DISTINCT DITCHES ALONG FIRST AVE. THERE EXISTS AN UNDERGROUND UNDER DRAIN SYSTEM THAT IS CHANNELING THE RUNOFF FROM ADJACENT PROPERTIES TOWARDS THE BAY WITHOUT DIRECTLY INTERFERING WITH OR AFFECTING THE RUNOFF FROM THIS SITE. THE RUNOFF GENERATED FROM THIS SITE WILL NOT AFFECT THE UNDERGROUND UNDER DRAIN SYSTEM BECAUSE THE RUNOFF FROM THE SITE WILL FALL DIRECTLY FROM THE EASTERN SIDE OF THE PROPERTY INTO SELBY BAY.

IT IS OUR BELIEF THAT THE DEVELOPMENT, COUPLED WITH THE IMPROVEMENTS, MANAGED AND MAINTAINED PROPERLY, WILL CAUSE NO DETRIMENTAL EFFECT TO DOWNSTREAM PROPERTIES.

FLOOD PLAIN NOTE:

LOTS 25R & 26R ARE AFFECTED BY A COASTAL FLOODPLAIN AND/OR A COASTAL HIGH HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP 240008-04B-C. THE ELEVATION IS 7 FEET. THE FIRST FLOOR ELEVATIONS OF ALL STRUCTURES LOCATED WITHIN THESE AREAS OR LOTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 16, TITLE 1 OF THE ANNE ARUNDEL COUNTY CODE. NO BASEMENTS OR HABITABLE SPACE BELOW THE FLOODPLAIN ELEVATION ARE PERMITTED.

PREVIOUSLY RECORDED PLAT NOTE

THE PROPERTY SHOWN HEREON WAS PREVIOUSLY RECORDED ON A PLAT ENTITLED: SELBY ON THE BAY, BLOCK A, LOT 25, 26, & 27 REVISED (PREVIOUSLY RECORDED IN PLAT BOOK 7, PLAT PAGE 42, PLAT # 403. EXCEPT AS SPECIFICALLY REVISED HEREBY, THIS SUBDIVISION IS SUBJECT TO ALL NOTES AND CONDITIONS APPEARING ON THE SAID PREVIOUSLY RECORDED PLAT.

MODIFICATION NOTE (# 10100)

MODIFICATION # 10100 WAS GRANTED ON NOV. 19, 2008 TO:

- PERMIT THE SUBDIVISION TO BE SUBMITTED IN THE FINAL PROCESS;
- PERMIT THE PAYMENT OF A FEE-IN-LIEU OF PROVISION OF OPEN SPACE/RECREATIONAL LAND AREA; AND,
- PERMIT THE SUBDIVISION TO PROCEED WITHOUT PHYSICAL ROAD IMPROVEMENTS BUT SUBJECT TO WIDENING DEDICATION.

PRE-DEVELOPED CONDITION

TOTAL LOT AREA.....	32,893.87 S.F. (0.76 AC.)
EX. WOODED AREA.....	0 S.F. (0 AC.)
EX. HOUSE TO BE REMOVED.....	2,234.01 S.F. (0.0513 AC.)
EX. BUILDING TO BE REMOVED.....	390.27 S.F. (0.0090 AC.)
EX. SIDE WALK TO BE REMOVED.....	791.32 S.F. (0.0182 AC.)
EX. DRIVEWAY TO BE REMOVED.....	3,742.33 S.F. (0.0860 AC.)
TOTAL EX. IMPERVIOUS ON SITE.....	7,157.93 S.F. (0.164 AC.)
	21.76% OF SITE AREA

POST-DEVELOPED CONDITION

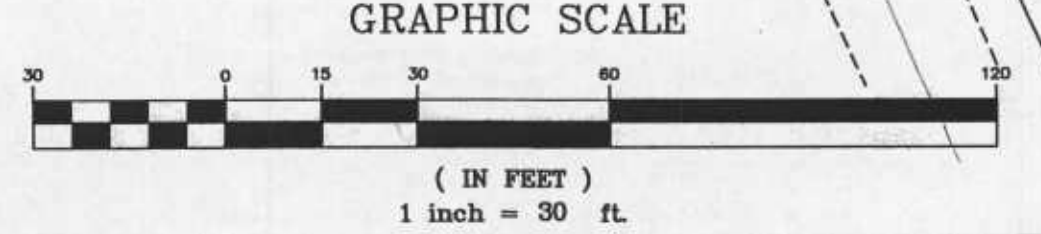
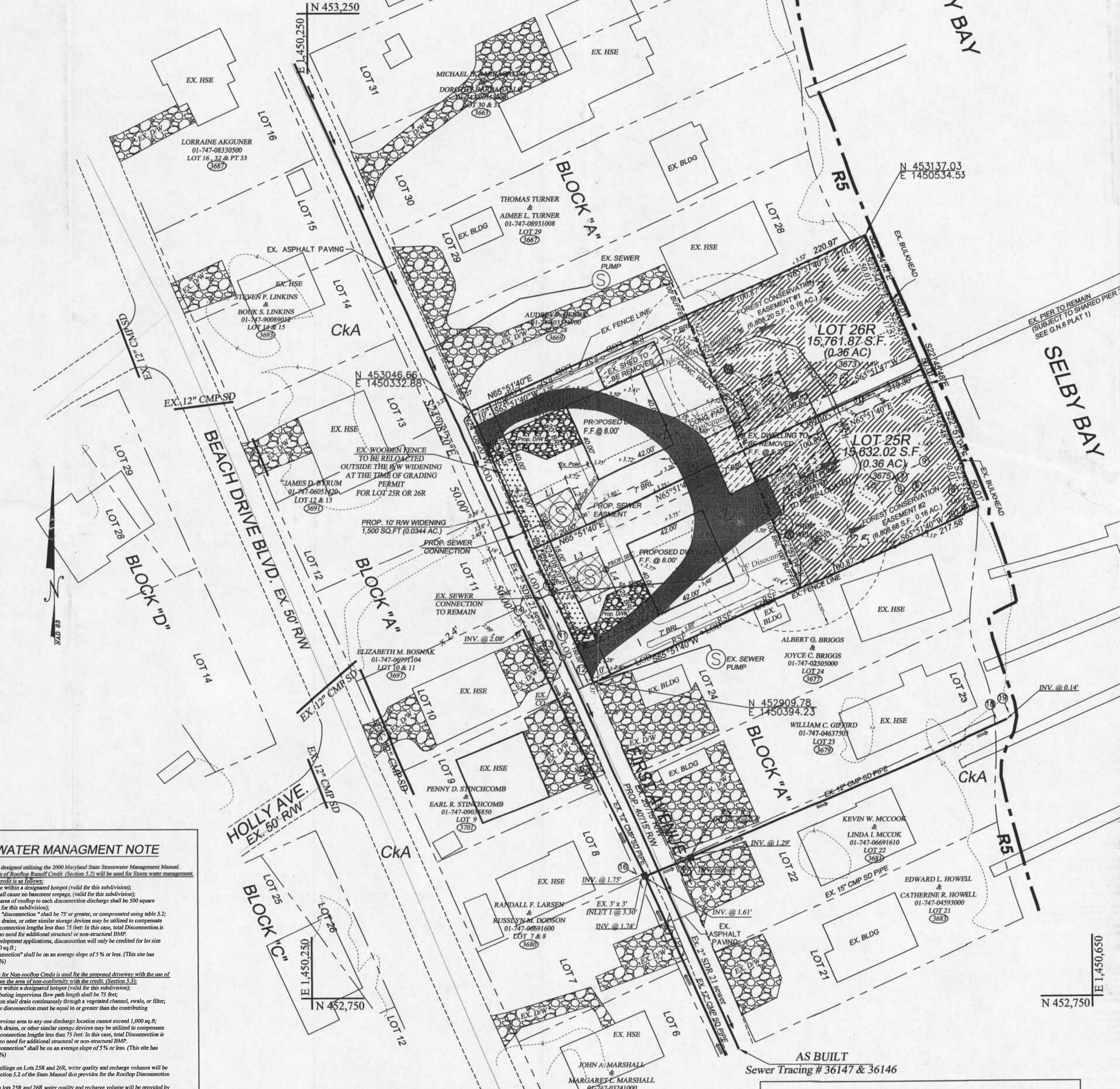
TOTAL LOT AREA.....	31,393.89 S.F. (0.72 AC.)
CREATE TWO LOT EACH OF:	
LOT 25R.....	= 15,632.02 SQ.FT = 0.36 AC.
LOT 26R.....	= 15,761.87 SQ.FT = 0.36 AC.
RIGHT OF WAY WIDENING.....	= 1,500 SQ.FT = 0.03 AC.
LOT 25R:	
PROP. HSE.....	1,686.96 S.F. (0.038 AC.)
PROP. D/W.....	667.04 S.F. (0.0153 AC.)
TOTAL IMPERVIOUS AREA.....	2,354.00 S.F. (0.054 AC.)
PERMITTED IMPERVIOUS AREA.....	2,354.00 S.F. (0.054 AC.)

LOT 26R:

PROP. HSE.....	1,686.96 S.F. (0.038 AC.)
PROP. D/W.....	667.04 S.F. (0.0153 AC.)
TOTAL IMPERVIOUS AREA.....	2,354.00 S.F. (0.054 AC.)
PERMITTED IMPERVIOUS AREA.....	2,354.00 S.F. (0.054 AC.)

LINE TABLE

LINE	BEARING	LENGTH
L1	S65°51'40"W	20.00
L2	N24°08'20"W	20.00
L3	S65°51'40"W	20.00
L4	N24°08'20"W	20.00
L5	N65°51'40"E	20.00

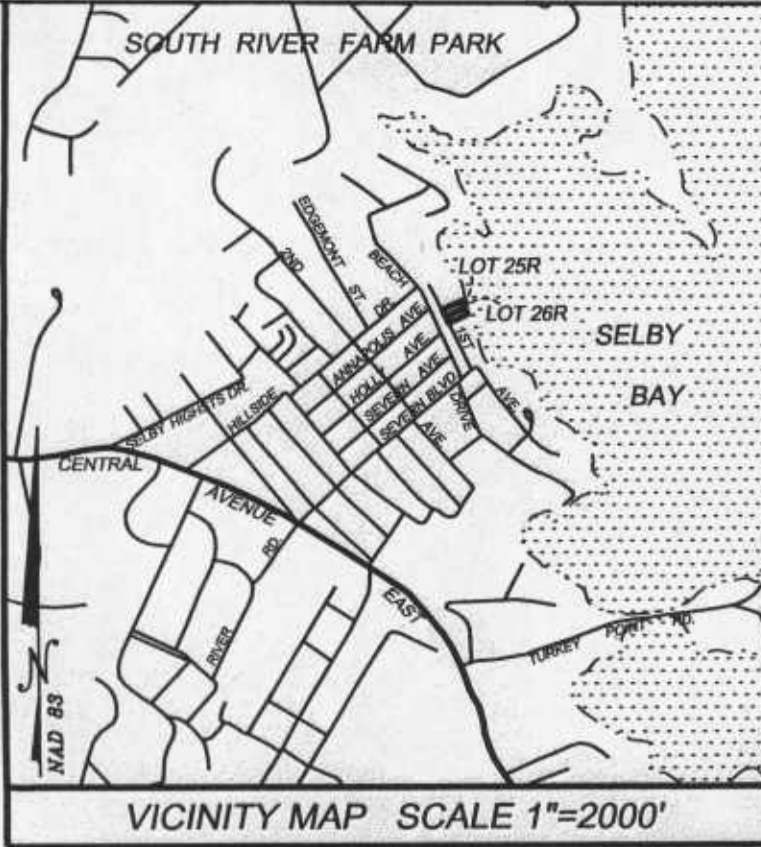


SOILS TABLE

MAP SYMBOL	K-VALUE	MAPPING UNIT	HYDRIC	GROUP
CKA	0.43	COLEMAN TOWN FINE SANDY LOAM, 0-2% SLOPES	N	CD

STORMWATER MANAGEMENT SUMMARY TABLE

Minimum Staging Criteria	Symbol	Volume Required	SWM Practice	Note
Water Quality	(WQ)	571 sq ft	SWMP PRACTICE: DISCONNECTION OF ROOFTOP NON-ROOFTOP	Rev is included within the WQ storage
Recharge Volume	(ReV)	571 sq ft	SWMP PRACTICE: DISCONNECTION OF ROOFTOP NON-ROOFTOP	One-year post development peak discharge rate is < 2.0 cfs
Channel Protection Storage Volume	(CpV)	Not Needed	Not Needed	
Overbank Flood Protection	(OfV)	Not Needed	Not Needed	DIRECT DISCHARGE TO SELBY ON THE BAY
Extreme Flood	(EoV)	Not Needed	Not Needed	DIRECT DISCHARGE TO SELBY ON THE BAY



SHEET INDEX

SHEET 1:	PLAN VIEW NOTES
SHEET 2:	BUFFER PLANTING PLAN
SHEET 3:	DRAINAGE AREA MAP (Existing Conditions)
SHEET 4:	DRAINAGE AREA MAP (Proposed Conditions)

OWNER INFORMATION

LOTS 25, 26, 27
 DEBRA SHOLL & KATHLEEN RHODES
 3673 FIRST AVENUE
 EDGEWATER, MD 21037
 T.A.# 01-747-90004772
 L/F: 18724757
 ZONING: R5

ZONING: R5 SETBACKS:

FRONT: 25'
 REAR: 20'
 CORNER: 20'
 WIDTH AT R/W: 15'
 WIDTH AT BRL: 60'

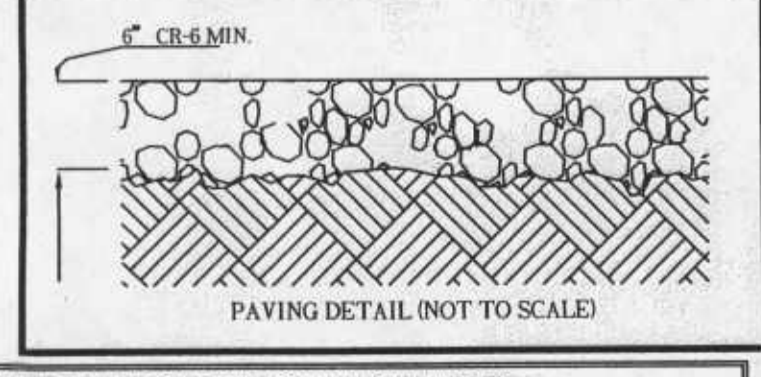
AREA TABULATION

TOTAL NUMBER OF LOTS:	2 SINGLE FAMILY LOTS
CURRENT ZONING:	R5
DENSITY (R5):	3 LOTS
GROSS AREA:	32,893.89 S.F. 0.76 AC.
TOTAL LOT AREA:	31,393.89 S.F. 0.72 AC.
LOT 25R:	15,632.02 S.F. 0.36 AC.
LOT 26R:	15,761.87 S.F. 0.36 AC.
RIGHT OF WAY WIDENING	1,500 S.F. 0.03 AC.
OPEN SPACE:	
REQUIRED:	9,868.17 S.F. 0.23 AC.
PROVIDED:	0.00 S.F. 0.00 AC.*
RECREATION AREA:	
REQUIRED:	1,000 S.F. 0.02 AC.
PROVIDED:	0.00 S.F. 0.00 AC.*

*SEE MODIFICATION NOTE, THIS SHEET

LEGEND

(3679)	DENOTES ASSIGNED HOUSE NUMBER
(S)	DENOTES EX. TREE LINE
(S)	DENOTES 20' x 20' SEWER EASEMENT
---	DENOTES EX. SOILS BOUNDARY
---	DENOTES EX. TIME OF CONCENTRATION
---	DENOTES EX. PROP. DRAINAGE AREAS
---	DENOTES EX. 100' BUFFER SHORE LINE
---	DENOTES PROP. LIMITS OF DISTURBANCE
---	DENOTES PROP. SEDIMENT CONTROL
---	DENOTES PROP. RIGHT-TO-DISCHARGE
(P)	DENOTES PICTURE LOCATION
(W)	DENOTES PROPOSED WATER WELL
---	DENOTES EX. STORM DRAIN FLOW DIRECTION
---	DENOTES EX. SEWER FLOW DIRECTION
(F)	DENOTES PROP. FOREST CONSERVATION EASEMENT
(E)	DENOTES PROP. SEWER EASEMENT



FINAL DEVELOPMENT/ENVIRONMENTAL CONSERVATION PLAN
 SELBY ON THE BAY, BLOCK A, LOTS 25, 26, & 27 REVISED
 (PREVIOUSLY RECORDED IN PLAT BOOK 7, PLAT PAGE 42)

TWO SINGLE FAMILY LOTS
 TAX MAP 60, BLOCK 10, PARCEL 32
 SUBDIVISION NUMBER: 1993-013 PROJECT NUMBER: 2008-0140-00-NF
 ZONING: R5 SCALE: 1" = 30' (NAD 83) ZIP CODE: 21037
 FIRST ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

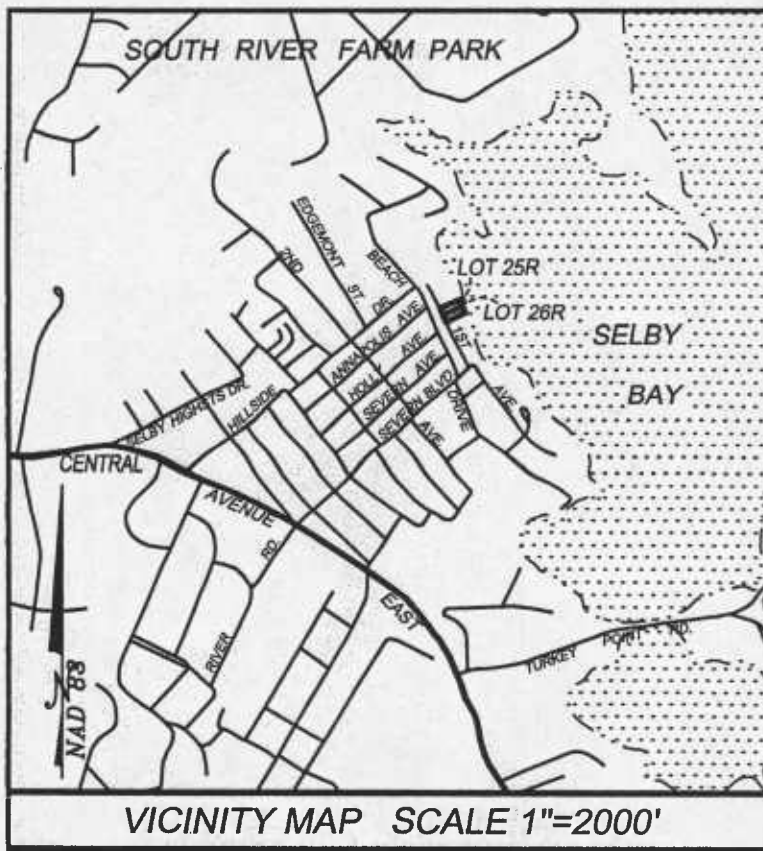
WILKERSON & ASSOCIATES, INC.
 ENGINEERS & SURVEYORS
 Box 17 Dunkirk, Maryland
 (410) 257-3332, (301) 855-8272 FAX: (301) 855-8380
 (jrou@wilkersonsurveyors.com)

RECEIVED
 FEB 16 2010
 CRITICAL SHEET 11 OF 4
 ENVIRONMENTAL CONSERVATION PLAN

PROFESSIONAL ENGINEER
 JAMES W. WILKERSON
 No. 19226
 State of Maryland
 Environmental Engineering

PROFESSIONAL SURVEYOR
 JAMES W. WILKERSON
 No. 19226
 State of Maryland
 Surveying

DATE	REVISION
FEB. 2010	1



SHEET INDEX

SHEET 1:	PLAN VIEW / NOTES
SHEET 2:	BUFFER PLANTING PLAN
SHEET 3:	DRAINAGE AREA MAP

OWNER INFORMATION

LOTS 25, 26, 27
 DEBRA SHOLL &
 KATHLEEN RHODES
 3673 FIRST AVENUE
 EDGEWATER, MD 21037
 T.A # 01-747-90004172
 L.P. 18724757
 ZONING: R5

**ZONING: R5
 SETBACKS:**

FRONT: 25'
 SIDE: 7'
 REAR: 20'
 CORNER: 20'
 WIDTH AT RW: 15'
 WIDTH AT BRL: 60'

AREA TABULATION

TOTAL NUMBER OF LOTS:	2 SINGLE FAMILY LOTS	
CURRENT ZONING:	R5	
DENSITY (R5):	3 LOTS	0.76 AC.
GROSS AREA:	32,893.89 S.F.	0.72 AC.
TOTAL LOT AREA:	15,632.02 S.F.	0.36 AC.
LOT 25R:	15,781.87 S.F.	0.36 AC.
LOT 26R:	15,781.87 S.F.	0.36 AC.
RIGHT OF WAY WIDENING:	9,868.17 S.F.	0.23 AC.
OPEN SPACE:	1,500 S.F.	0.03 AC.
REQUIRED:	1,500 S.F.	0.03 AC.
PROVIDED:	0.00 S.F.	0.00 AC.
RECREATION AREA:	1,000 S.F.	0.02 AC.
REQUIRED:	1,000 S.F.	0.02 AC.
PROVIDED:	0.00 S.F.	0.00 AC.

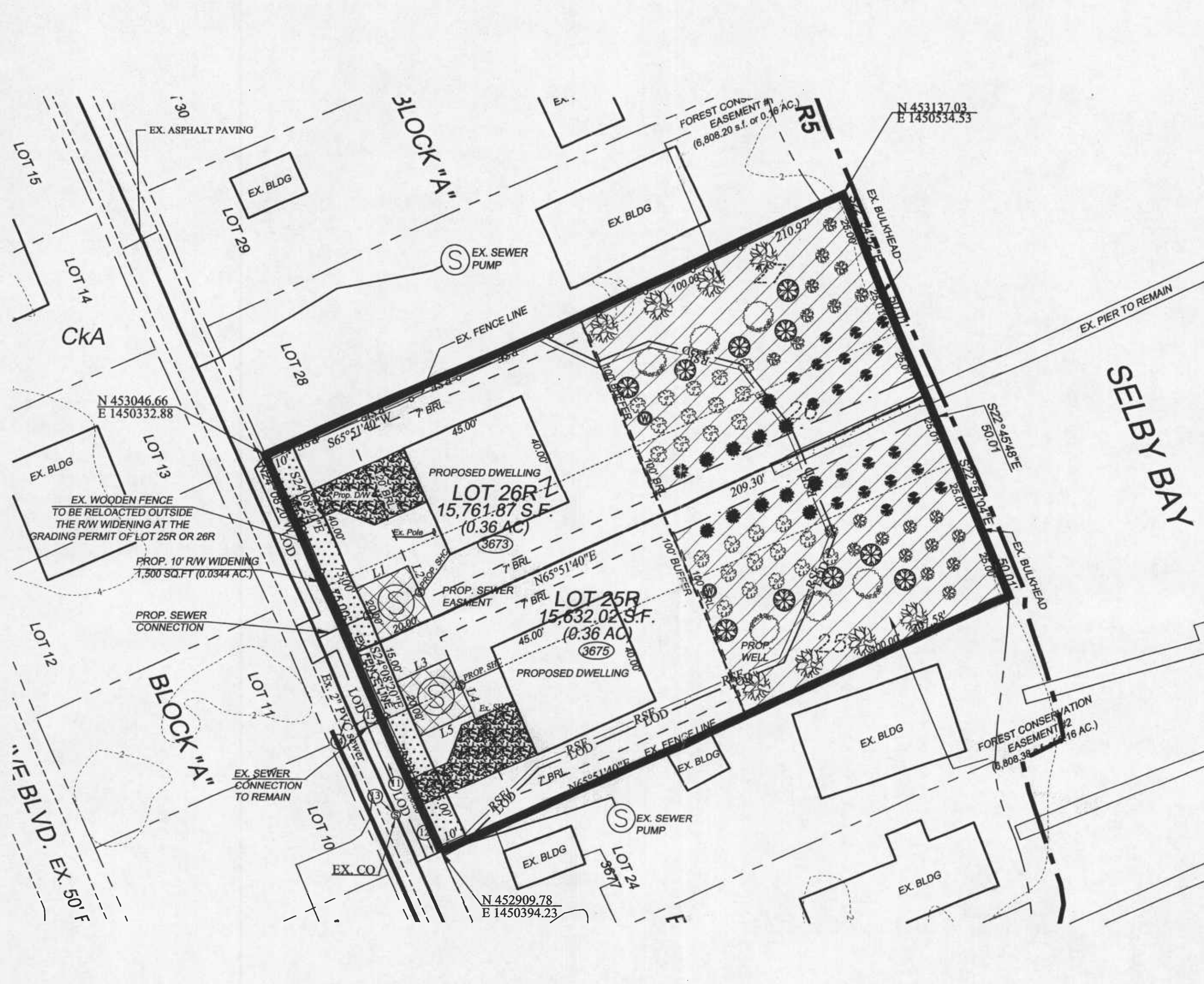
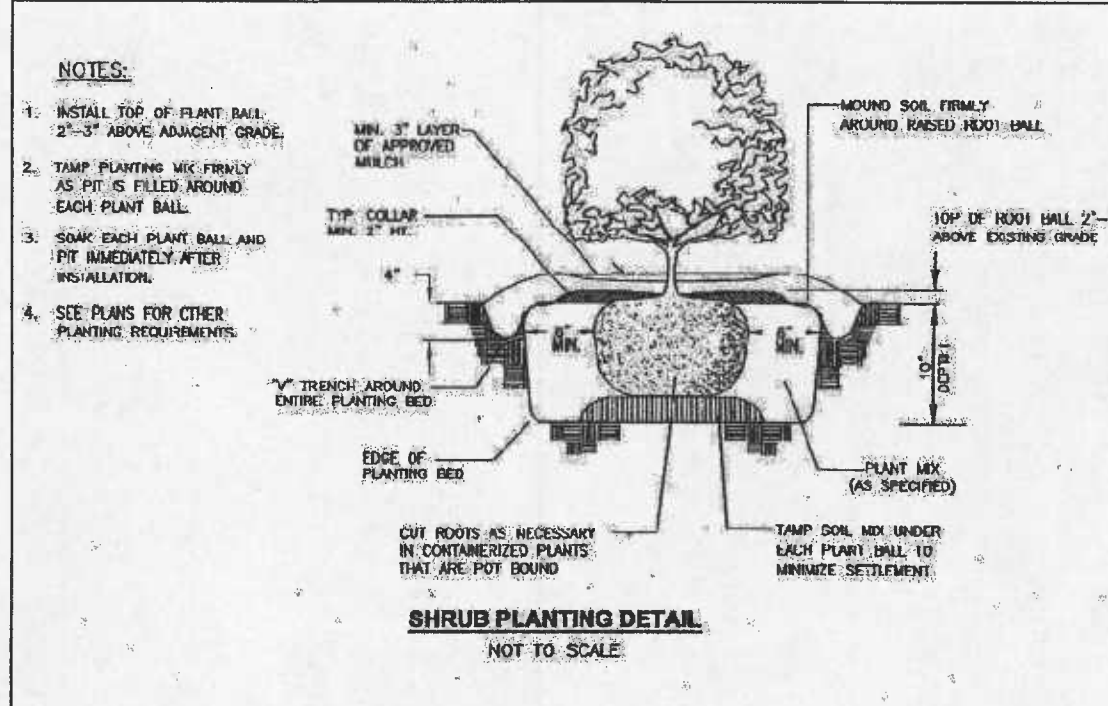
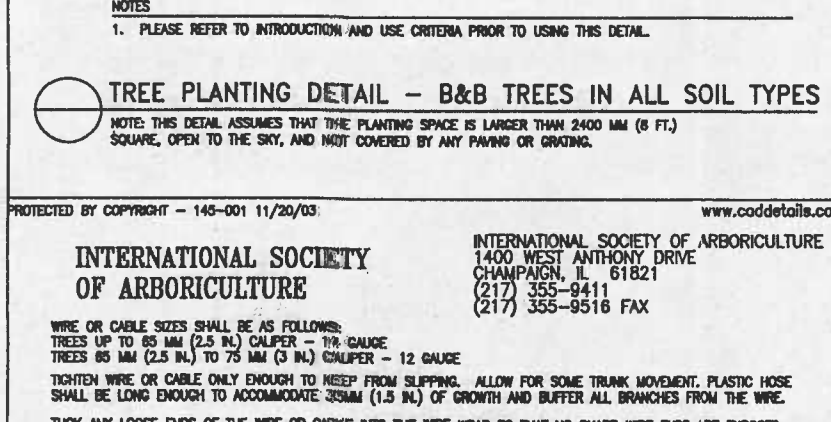
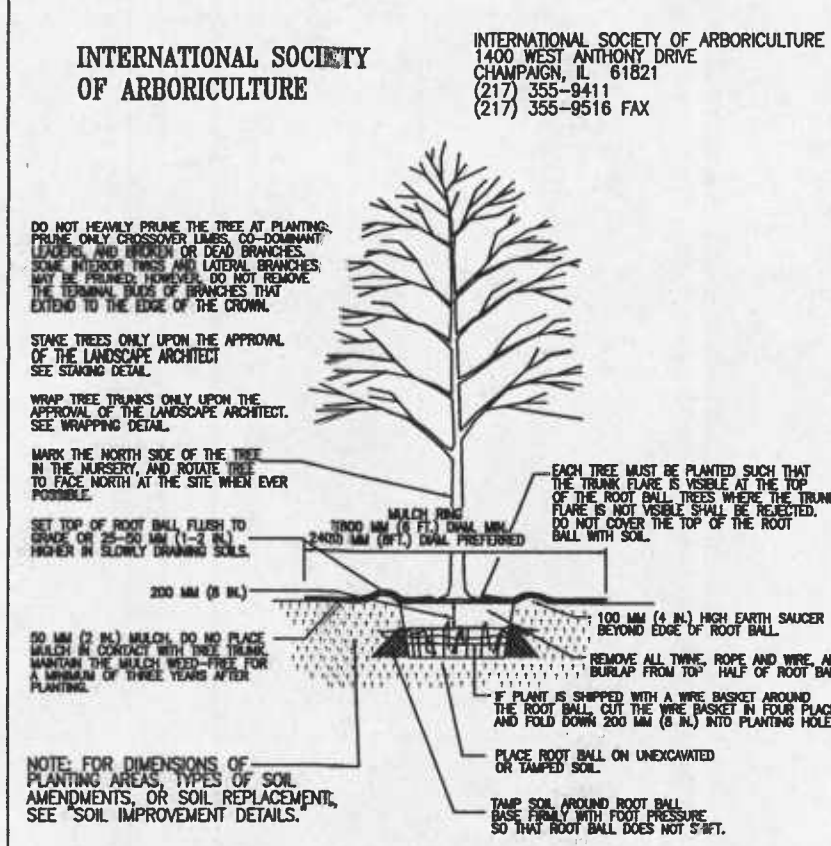
*SEE MODIFICATION NOTE, THIS SHEET

LEGEND

(Circle with number)	DENOTES ASSIGNED HOUSE NUMBER
(Circle with 'S')	DENOTES EX. TREE LINE
(Circle with 'S' and 'E')	DENOTES 20' x 20' SEWER EASEMENT
(Dashed line)	DENOTES EX. SOILS BOUNDARY
(Circle with 'S' and 'C')	DENOTES EX. TIME OF CONCENTRATION
(Dashed line with 'D')	DENOTES EX. PROP. DRAINAGE AREAS
(Dashed line with 'B')	DENOTES EX. 100' BUFFER SHORE LINE
(Dashed line with 'L')	DENOTES PROP. LIMITS OF DISTURBANCE
(Dashed line with 'R')	DENOTES PROP. SEDIMENT CONTROL
(Dashed line with 'W')	DENOTES 10' WIDENING PUBLIC RW
(Circle with 'M')	DENOTES PROPOSED WATER WELL

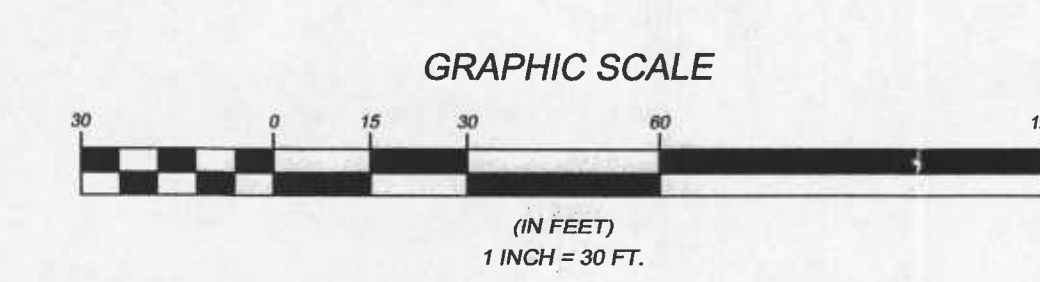
CRITICAL AREA COMPUTATIONS-LDA

TOTAL SITE AREA	= 32,894 SQ.FT = 0.76 AC.
TOTAL WOODLAND AREA ON SITE	= 0.00 SQ.FT = 0.00 AC.
CLEARING PERMITTED (30%)	= 0.00 SQ.FT = 0.00 AC.
CLEARING PROPOSED/ALLOCATED:	
LOT 25R:	= 0.00 SQ.FT = 0.00 AC.
LOT 26R:	= 0.00 SQ.FT = 0.00 AC.
AFFORESTATION REQUIRED (15%)	= 4,934.08 SQ.FT = 0.11 AC.
PROVIDED (21%)	= 6,924.00 SQ.FT = 0.14 AC.
BUFFER ESTABLISHMENT/AFFORESTATION:	
14 CANOPY TREES x 200 SQ. FT./TREE	= 2,800 SQ. FT.
10 UNDERSTORY TREES x 75 SQ. FT./TREE	= 750 SQ. FT.
67 SHRUBS x 50 SQ. FT./SHRUB	= 3,350 SQ. FT.
12 HERB. PERENNIALS x 20 SQ. FT./PLANT	= 240 SQ. FT.
TOTAL PLANTING CREDIT	= 6,924 SQ. FT.
LOT COVERAGE PERMITTED (15%)	= 4,798.08 SQ.FT = 0.108 AC.
LOT COVERAGE PROPOSED/ALLOCATED:	
LOT 25R:	= 2,354.54 SQ.FT = 0.054 AC.
LOT 26R:	= 2,354.54 SQ.FT = 0.054 AC.



PLANTING SCHEDULE

Symbol	Botanical name	Common name	Size/Spacing	Root Prep.	Quantity
(Circle with 'B')	Betula Nigra	River Birch	3-STEM 8' HT / 20' O.C.	B&B	6
(Circle with 'T')	Taxodium distichum	Bald Cypress	2"-cal / 20' O.C.	B&B	8
(Circle with 'A')	Amelanchier canadensis	Servicberry	1"-cal / 10' O.C.	B&B	10
(Circle with 'I')	Ilex glabra	Inkberry	1 gal. container	Cont.	26
(Circle with 'M')	Aronia Melanocarpa	Black Chokeberry	1 gal. container	Cont.	21
(Circle with 'P')	Prunus Maritima	Beach Plum	1 gal. container	Cont.	20
(Circle with 'S')	Schizachyrium scoparium	Little Bluestem	1 QT. container	Cont.	12



PLAN PREPARED BY:
 KEVIN E. SHUBER, CERTIFIED ARBORIST
 IMA-0627
 2/1/10
 DATE

Standard Specifications for Tree Sapling Stock and Installation Procedures

I. GENERAL

A. Description
 This section includes requirements for trees, materials, and planting in accordance with the contract, specific bid conditions, and plant material and project location list.

B. Reference Documents
 Plant measurement size and grading shall be in accordance with the current edition of the American Standard for Nursery Stock as approved by the American Association of Nurserymen.

C. Inspection and Acceptance of Tree Stock
 1. Plants will be subject to inspection and approval by the Department of Planning & Zoning field representative, upon delivery at the planting site. Approval will be granted based on conformity to specification requirements as to quantity, size, form, branching relative to size, health, quality, and species.
 2. Rejected tree stock shall be removed immediately from the site by the Contractor. If planting site has been disturbed due to rejected stock and that stock is not replaced by the contract deadline, all such planting sites must be restored to their original condition (backfilled, smoothed out, and sod applied) by the Contractor at no additional cost to the Department or site owner.
 3. The Contractor shall provide the inspection certificate from the Board or Department of Agriculture or other State Agency of the State within which the nursery, where the plants were grown, is located. Certification must be provided when the plants are delivered to the site for review and approval. Failure to provide valid and complete certification may result in rejection or postponement of work by the Department field representative.
 D. Guarantee
 1. There is a one time replacement warranty policy for all trees installed and accepted per this contract. This warranty provides for replacement of trees that die or whose health is severely impaired. The warranty period extends for one (1) year after the tree was initially accepted. Replacement costs shall be borne by the Contractor at no additional cost to the Department.
 2. The warranty for all replacement plants shall extend for an additional period of one year from the date of their acceptance after replacement.
 3. Trees will be considered needing replacement if they are completely dead, or if more than 40% of the crown is dead, or if the entire terminal leader has died back.
 4. Replacement Schedule: The Planning & Zoning field representative will conduct periodic site reviews to determine quantity and species of all dead trees. A summary list will be developed and provided to the Contractor. The Contractor will have ten (10) business days to review the list and dispute any trees listed dead. After said period, the Contractor's failure to respond will be considered an assent to the list of trees to be replaced. Trees determined to have died during the warranty period may be removed (cut at ground level and discarded) once the review period has ended and agreement, as noted above, has been reached between the Department and the Contractor. All trees determined to be dead during each periodic review must be replaced during the next planting season. Planting seasons include:
 Spring: March 15 - May 1
 Fall: October 1 - November 15
 5. All acceptance, review, and installation requirements for initial installations, as well as "Planting Contract Provisions" of the contract apply to replacement procedures.

E. Tree Stock Replacement
 Replacement trees shall be of the same size, quality, root form, and species as specified in the Plant Materials Listing unless otherwise approved by the Department.

II. MATERIALS

A. Planting Stakes and Appurtenances (if required by the contract)
 1. Vertical stakes shall be rough sawn, straight grain hardwood reasonably free from knot hole, bark, wane, warp and splits. Stakes for trees over ten feet tall shall be of 2 inches x 2 inches x 8 feet. Stakes for smaller trees shall be of 2 inches x 2 inches x 6 feet. Stake sizes are nominal.
 2. Guying wire shall be pliable Number 12 or 14 gauge galvanized.
 3. Rubber hose for stem protection shall be 3/8 or 3/4 inch reinforced coiled garden hose or the equivalent.
 B. Mulch
 1. All mulch shall be free of toxic substances or foreign materials that may harm plant life.
 2. Mulch for tree planting shall be shredded hardwood bark.
 C. Water
 Water provided by the Contractor and used for planting shall be obtained from fresh water sources and shall be free from injurious chemical and other toxic substances harmful to plant life.
 D. Tree Stock
 1. All trees shall conform in all aspects to the AAN Specification for Nursery Stock (ANSI 260.1, or most current edition).
 2. Furthermore, trees shall have straight trunks unless otherwise specified. Branching shall begin at approximately 1/3rd the total height of the tree unless otherwise specified by the Department. c. Plant material must be carefully loaded, secured and covered, and all plants and plant parts (root balls, stems, limbs, leaves) shall, at all times, be adequately covered with a tarp for protection from the sun, drying winds, and frost during the transportation process.

III. EXECUTION

A. Handling and Protection of Delivered Plants
 1. During transportation, plants should be handled, secured, and covered so as to prevent damage. Plants should never be thrown or bounced off a truck when loaded to the ground. All plants shall be handled in a way so as to minimize abrasions, scarring, or breakage. Any abrasions or breakage should be treated immediately as appropriate. Significant scarring should be treated by wound bracing; broken limbs should be removed according to proper standards (ref: ANSI A-300).
 2. During the planting season, all plants and plant parts (root balls, stems, limbs, leaves) shall be adequately protected at all times from the sun, drying winds, or frost.
 3. All trees which cannot be planted immediately upon delivery shall be set on well-drained ground and shall be well-protected with soil, wet straw, peat moss, or other acceptable material. Trees stored on site and above ground must be watered daily by the Contractor until such trees are installed and receive their final post installation watering, also performed by the Contractor.

B. Planting Procedures
 1. Excavation for Planting
 a. The Contractor shall notify the Department's field representative prior to beginning operations. A minimum of three (3) working days in advance is required. Normal working hours are Monday-Friday, 8:30-4:00.
 b. Excavations shall be made at each staked location.
 c. Excavations shall be circular with sloping sides and a horizontal bottom. The sides of the slope shall be scarified, not glazed.
 d. Excavations for trees shall be at least two feet greater in diameter than the ball of earth or spread of roots of the tree and sufficiently deep to comply with planting details or as directed by the Department's field representative.
 e. If excavations are made in advance of planting, the Contractor shall backfill to grade with the excavated soil and re-stake locations.
 f. If adequate soil does not exist upon excavation of the planting site(s), the Contractor shall notify the Department field representative immediately so an alternative location can be determined.
 2. The Contractor shall remove from the site, all excess soil, rocks, and other debris excavated from the site.
 2. Planting
 a. The Contractor shall not plant trees with wire baskets still attached. Baskets must be completely removed.
 b. Trees of the specified species shall be planted at the locations referred to on the attached location list.
 c. The Contractor shall set trees exactly vertical and in the center of excavations at an elevation so that, after settlement (backfilling and watering), the top of the root ball will be one inch higher than the surrounding finished grade.
 d. After setting balled and burlapped trees, the Contractor shall 1) cut and remove burlap around the top half of the balls; 2) remove burlap and tying materials from the root ball and tree pit without damage to the soil ball; 3) backfill up to one-half the depth of the ball; 4) compact the excavated soil around the bases of the balls to fill all voids by tamping and thoroughly watering; 5) cover any remaining burlap, on the lower portion of the root ball, with at least two inches of soil; and 6) fill the remainder of the excavation with soil, tamp, and water again. All the above must be completed within the same day of planting.
 e. When container grown trees are specified, the Contractor shall 1) remove the plant from the container being careful not to damage the root ball; 2) loosen the roots gently around the sides of the ball and cut or spread out any roots that are encircling the root ball; and 3) continue and complete planting steps as outlined above for balled and burlapped trees.
 f. Watering shall mean full and through saturation of backfill in the excavations. Watering must be performed on the day the trees are planted. The Contractor shall apply water by container or by using an open end hose under low pressure only.
 g. When planted, watered and fully settled, the plants shall be vertical and the top of the root ball shall be one inch higher than the surrounding surface.
 h. Tree wrap shall not be used.
 i. The Contractor shall 1) mulch completed plantings with the specified mulching material; 2) spread mulch evenly to a minimum thickness of three inches over the entire area of the filled excavation; and 3) pull the mulch one (1) inch away from stem of tree. Mulching shall be done the same day that the tree is planted.
 j. The Contractor shall prune only dead or broken branches using clean, sharp pruning tools. Cutting leaders of trees is prohibited.
 k. The Contractor shall stake designated trees within 24 hours of the day the trees are planted. Stakes shall be neat, secure, and shall evenly support the tree to a true vertical line, parallel to the tree. Stakes should be placed directly opposite one another with the planted tree directly between the stakes. When installing stakes, the Contractor shall avoid damage to newly planted tree's branches and root ball. The Contractor shall install stakes just outside the root ball and into solid earth below the excavation bottom. Guy wires shall be covered with hose material where the wire is in contact with the trunk and branches. Guy wires shall be wrapped two full turns around the stakes. Wires shall be tightened enough to securely support the tree while allowing a two inch side-to-side movement.
 3. Cleanup After Planting
 The Contractor shall remove all waste materials, including burlap pieces, containers, tree tags, and workers' refuse continuously and promptly.

IV. MONITORING/MAINTENANCE PERIOD

A. The Developer/Owner shall be responsible for maintaining the plantings for a period of at least two years from the date of initial inspection of the plantings.
 1. The Developer/Owner shall ensure that the plantings remain free of pests, disease and competition from weeds.
 2. The Developer/Owner shall be responsible for watering, if necessary, to ensure the survivability of the plantings.
 B. During this time period a surety/bond shall remain in effect.
 C. After the two year period has expired, the Developer/Owner shall arrange for inspection of the planting and upon satisfaction that the standards of the Buffer Establishment have been satisfied, may apply for the return of the surety.

WILKERSON & ASSOCIATES INC.
 ENGINEERS & SURVEYORS
 Box 17, Dunkirk, Maryland
 (410)257-3332, (301)865-8272 FAX: (301) 855-8380
 (jroun@wilkersonnassociates.com)

RECEIVED
 FEB 11 2010
 CRITICAL AREA COMPUTATIONS
 AFFORESTATION/BUFFER MANAGEMENT PLAN

MANAGEMENT PLAN
 AFFORESTATION/BUFFER MANAGEMENT PLAN
 SELBY ON THE BAY, BLOCK A, LOTS 25, 26, & 27 REVISED (PREVIOUSLY RECORDED IN PLAT BOOK 7, PLAT PAGE 42)
 TWO SINGLE FAMILY LOTS
 TAX MAP 60, BLOCK 10, PARCEL 32
 SUBDIVISION NUMBER: 1993-013
 PROJECT NUMBER: 2009-0140-00-NF
 ZONING: R5 SCALE: 1" = 30' (NAD 83) ZIP CODE: 21037
 FIRST ASSESSMENT DISTRICT: ANNE ARUNDEL COUNTY, MARYLAND

DATE	REVISION	Rev. Plant Species
10/26/09	1	
1/11/10	2	
2/11/10	3	
2/11/10	4	