

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

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

January 29, 2010

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

Re: Carrollton Manor, Lots 49-51, Seerey Property

Dear Mr. Burke:

Thank you for forwarding a resubmittal for the above-referenced subdivision application. The applicant proposes to re-subdivide two existing lots and to develop a new dwelling on each of the new lots. One of the existing lots is a 12,075 square foot lot consisting of three lots that have been merged, and the other is a 4,175 square foot grandfathered lot. The 15,209 square foot property is currently developed with a dwelling, driveway, two sheds, walkway, waterside deck, and pier. The property is designated as an Intensely Developed Area (IDA) and it is mapped as a Buffer Modification Area (BMA). The applicant has addressed this office's previous comments and I have provided my remaining comment below:

- 1) As of August 10, 2009, State regulations concerning lot consolidation and reconfiguration (COMAR 27.01.02.08) became effective. Since this subdivision proposes the reconfiguration of existing parcels, it is covered by the new State regulations and the County must provide findings that address the requirements found in COMAR 27.01.02.08 in order to approve this request. We note that the County may in the future adopt alternative procedures and requirements for the consolidation or reconfiguration of legal parcels of land or recorded, legally buildable lots if:
 - The alternative procedures and requirements are at least as effective as the regulations found in COMAR 27.01.02.08 and any additional requirements of the County program; and
 - The Critical Area Commission has approved those alternative procedures and requirements as an amendment to the County's Critical Area Program.



Mr. Burke
January 10, 2010
Page 2 of 2

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

Sincerely,

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

Amber Widmayer
Natural Resources Planner
cc: AA 626-08

Martin O'Malley
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November 13, 2009

Mr. Tom Burke

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

Re: Carrollton Manor, Lots 49-51, Seerey Property

Dear Mr. Burke:

Thank you for forwarding the final plans for the above referenced subdivision application. The applicant proposes to resubdivide two existing lots and to develop a new dwelling on each of the new lots. One of the existing lots is a 12,075 square foot lot consisting of three lots that have been merged, and the other is a 4,175 square foot grandfathered lot. The 15,209 square foot property is currently developed with a dwelling, driveway, two sheds, walkway, waterside deck, and pier. The property is designated as an Intensely Developed Area (IDA) and it is mapped as a Buffer Modification Area (BMA). I have provided my comments on the proposed project below.

1. As required for development within the IDA, the applicant has included 10% pollutant removal calculations on the plans. The Stormwater Management Report provided by the applicant indicates that stormwater on the property will be treated using underground cisterns and a bioretention area. The applicant proposes to meet the 10% requirements by deducting the area of impervious surface draining directly to the cistern. Based on this design I have the following concerns and request revisions:
 - The 10% manual allows deduction of impervious surface in Step 1 of the calculations for cisterns on a case-by-case basis. Typically, the water collected by cisterns is reused both within a dwelling (as gray water) and on-site irrigation. The stormwater report indicates the water will only be used for external irrigation. At best this reuse will on be available for a limited portion of the year. The plan does not indicate how irrigation will

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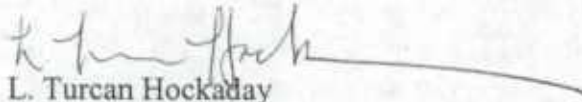


occur, such as through a spreader device. Lastly, the schematic indicates overflow from the bioretention will be directed to the cistern, which will be introducing more organic material than would otherwise occur. In order to claim full deduction credit please make the following revisions:

- (1) Use 1 appropriately sized cistern versus multiple units.
 - (2) Include a spreader device to ensure equal irrigation across the site.
 - (3) Disconnect the bioretention from the cistern.
2. It is clear from the plans provided that the grass channels located along the property lines of each lot will be treating offsite runoff as well as onsite runoff. These channels should be sized appropriately to accommodate the runoff occurring both onsite and offsite.
 3. We recommend that the applicant record a shared use agreement for the existing pier on the property so that further disturbance in the Buffer from activities associated with construction of and access to a second pier will be avoided. We note that it appears that such shared use of the pier by both proposed lots is feasible.

Thank you for the opportunity to provide comments. Please feel free to call me if you have any questions at (410) 260-3479.

Sincerely,



L. Turcan Hockaday
Natural Resource Planner
cc: AA 626-08

Martin O'Malley
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July 27, 2009

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

Re: Carrollton Manor, Lots 49-51, Seerey Property

Dear Mr. Burke:

Thank you for forwarding a resubmittal for the above-referenced subdivision application. The applicant proposes to re-subdivide two existing lots and to develop a new dwelling on each of the new lots. One of the existing lots is a 12,075 square foot lot consisting of three lots that have been merged, and the other is a 4,175 square foot grandfathered lot. The 15,209 square foot property is currently developed with a dwelling, driveway, two sheds, walkway, waterside deck, and pier. The property is designated as an Intensely Developed Area (IDA) and it is mapped as a Buffer Modification Area (BMA). I have provided my comments on the proposed project below.

- 1) As required for development within the IDA, the applicant has included 10% pollutant removal calculations on the plans. It is unclear how the applicant calculated the proposed impervious surface area figure as less than the existing impervious surface area figure since the applicant proposes to increase the area of impervious surface on the property. Also, the applicant has proposed to install Best Management Practices (BMPs) on the property including a bioretention facility and an underground cistern that could address part of the 10% pollutant removal requirement, yet these BMPs are not identified in the 10% calculations. Also, the applicant proposes to construct grass channels at the edge of both lots. We note that impervious surface credits using grass channels are intended for use where linear impervious surfaces drain to the grass channels, such as roadways, unlike on this property. Therefore, taking the grass channel impervious surface credit for this project is not appropriate. Please have the applicant revise and resubmit the 10% calculations accordingly.
- 2) The applicant must revise the proposed planting plan as described below:



Mr. Burke
July 27, 2009
Page 2 of 2

- The applicant's plans show that 2,400 square feet of reforestation plantings will be provided. While this office does not object to additional plantings being provided by the applicant, it is unclear why a reforestation requirement is referenced on the plans as typically no reforestation is required within the IDA.
 - The Critical Area Residential Buffer Exemption Area policy requires that the applicant provide mitigation plantings at a ratio of 2:1 for the area of the development activity within the 100-foot Buffer, which includes the area within the limits of disturbance in the Buffer. The plans indicate that this area is 4,886 square feet, therefore 9,772 square feet of mitigation is required.
 - The applicant proposes to place 4,080 square feet of the Buffer in an easement and it appears that much of this area is currently unplanted according to aerial photographs. Currently, the applicant proposes to plant 2,400 square feet of trees and shrubs in the Buffer, and it appears that more mitigation plantings can be accommodated on-site. Please have the applicant revise the planting plan showing that the 4,080 square feet within the 50-foot Buffer setback and proposed easement area will be planted such that no additional plantings can be located in that area.
 - It is unclear why the applicant has calculated 1,680 square feet of Buffer mitigation credit on the plans, in addition to the 2,400 square feet of plantings that are shown within the 4,080 square foot easement area, since credit is not awarded simply for placing an area in an easement. Plantings must be provided in order to address mitigation requirements. The permanent protection of planting areas with easements or other similar instruments is a requirement in addition to providing mitigation plantings.
- 3) We recommend that the applicant record a shared use agreement for the existing pier on the property so that further disturbance in the Buffer from the activities associated with construction of and access to a second pier will be avoided. We note that it appears that such shared use of the pier by both proposed lots is feasible, given that a temporary pier access easement is currently noted on the plans.

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

Sincerely,



Amber Widmayer
Natural Resources Planner
cc: AA 626-08

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April 9, 2009

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

Re: Carrollton Manor, Lots 49-51, Seerey Property

Dear Mr. Burke:

Thank you for forwarding a resubmittal for the above-referenced subdivision application. The applicant proposes to re-subdivide two existing lots and to develop a new dwelling on each of the new lots. One of the existing lots is a 12,075 square foot lot consisting of three lots that have been merged, and the other is a 4,175 square foot grandfathered lot. The property is currently developed with a dwelling, driveway, two sheds, walkway, waterside deck, and pier. The property is designated as an Intensely Developed Area (IDA) and it is mapped as a Buffer Modification Area (BMA). The applicant has acknowledged this office's objections to the proposed subdivision as described in my November 26, 2008 letter, but the subdivision application remains active. Therefore, I have reiterated this office's objections to the proposed subdivision below.

The County's Code Does Not Contain Provisions for Subdivision within the BMA

In the absence of provisions in the County's Code that specify standards for creation of new lots within the BMA, it does not appear that subdivisions within the BMA can be approved. In the past, this office has not objected to proposed subdivisions within the BMA on a case-by-case basis where an applicant proposes to re-subdivide an existing property with two waterfront development rights, which creates no greater than two waterfront development rights, and where the proposed subdivision creates no development or disturbance within the 100-foot Buffer. However, the current project is distinguishable from those instances because it proposes new disturbance within the 100-foot Buffer from the proposed construction of two new dwellings. In the absence of provisions in the County's Code for minimizing newly proposed disturbances to resources such as the 100-foot Buffer in the context of a subdivision in the BMA, this office can not support a proposal for a new subdivision in the BMA, which intensifies the use of the land at the shoreline.

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VariANCES Should not be Required for Subdivision Approval

This office can not support the approval of the proposed subdivision because its approval is dependent upon the receipt of two variances. The proposed lots are non-conforming with the County's current subdivision and Critical Area regulations in that they do not meet the minimum lot width requirement of 60 feet. Also, it does not appear that the proposed lots can be developed without a Critical Area variance to the County's BMA provisions.

Lot Width Variance Required for New Subdivision

The applicant has already applied for and received a variance to the minimum 60-foot lot width requirement. Had this office received this variance application for review and comment, we would not have supported the granting of this variance. While many setback and lot width variances do not create Critical Area issues, this lot width variance raises a Critical Area concern in that it was required for the approval of a new subdivision in order to create two new lots in the Critical Area. This office does not support variances that are required for the creation or development of newly proposed subdivisions.

BMA Variance Required for New Subdivision

Additionally, it appears that the proposed subdivision can not be developed without another variance which is a Critical Area variance to the County's BMA provision § 17-8-702(c)(1). This provision only allows redevelopment of existing structures within the BMA as follows: "Redevelopment of existing impervious surface is allowed when reconstruction occurs on the same foundation or within the same footprint as previously existing development." The applicant proposes to remove the existing dwelling and to construct a new dwelling on each of the two proposed lots. It does not appear that this can be done within the footprint of the existing dwelling. Because the majority of the applicant's property is within the 100-foot Buffer, it does not appear that the proposed lots can be developed in the absence of a Critical Area variance to this BMA provision. As described above, this office would not support such a variance.

The Proposed Subdivision Will Create Non-grandfathered Lots

This office typically does not oppose variance requests for development or redevelopment of grandfathered lots, provided the request is the minimum necessary for reasonable development of the property. While it may appear that the proposed lots will be grandfathered lots because the dividing lot line is the same as the original lot line which divided lots 50 and 51, they are in fact newly proposed lots which will lose their grandfathered status by the creation of the proposed new subdivision. Lots 50, 51, and 52 were merged by Anne Arundel County Code § 18-4-203(b) which provides that "contiguous lots under the same ownership that are separated by a boundary line upon or across which a principal use is located on or after September 25, 2003, merge by operation of law on that date." According to State property tax records, the existing dwelling which currently straddles the boundary lines between the three merged lots was constructed in 1959. Therefore, the dwelling was located on the boundary lines on September 25, 2003 and the lots merged on that date.

Mr. Burke
April 9, 2009
Page 3 of 3

The only way that the existing lot line between lots 50 and 51 could be retained as a grandfathered lot line would be if lots 50 and 51 were unmerged. However, the lots can not be unmerged because they do not meet the County's requirements for unmerger. The lots are ineligible for unmerger under the County Code §§ 18-4-203(d)(2) & (3) because the lots do not "comply with the minimum area and dimensional requirements of the zoning district in which the lots are located in effect at the time of the unmerger," due to the fact that they do not meet the minimum 60-foot lot width requirement, and they were not "part of a subdivision approved on or after August 22, 1988." Anne Arundel County Code § 18-4-203(d)(2) & (3).

Anne Arundel County Code § 18-4-201(3) does specify that the merger and unmerger provisions "[do] not restrict the right of an owner of contiguous lots to subdivide the lots under Article 17." However, in this case, the lots are not able to be created in conformance with the subdivision provisions of Article 17 of the County's Code because they do not meet the minimum area and dimensional requirements of the zoning district. Therefore, the proposed lots can not maintain their grandfathered status as they are ineligible for unmerger, and instead, they would be newly created non-grandfathered proposed lots created through the subdivision process, with the granted lot width variance.

Variance Condition Prohibits Other Variances for Development of Proposed Lots

As described above, this office can not support the required variance to the County's BMA provisions to redevelop the proposed non-grandfathered lots. Further, Anne Arundel County's Hearing Officer placed a condition on the granted lot width variance that prohibits the issuance of any additional variances for development of the proposed lots, as follows: "No other variances are allowed in development of lots 49R and 51R [the proposed lots]." Therefore, the proposed subdivision should not be approved, because it can not be developed in the absence of an additional variance.

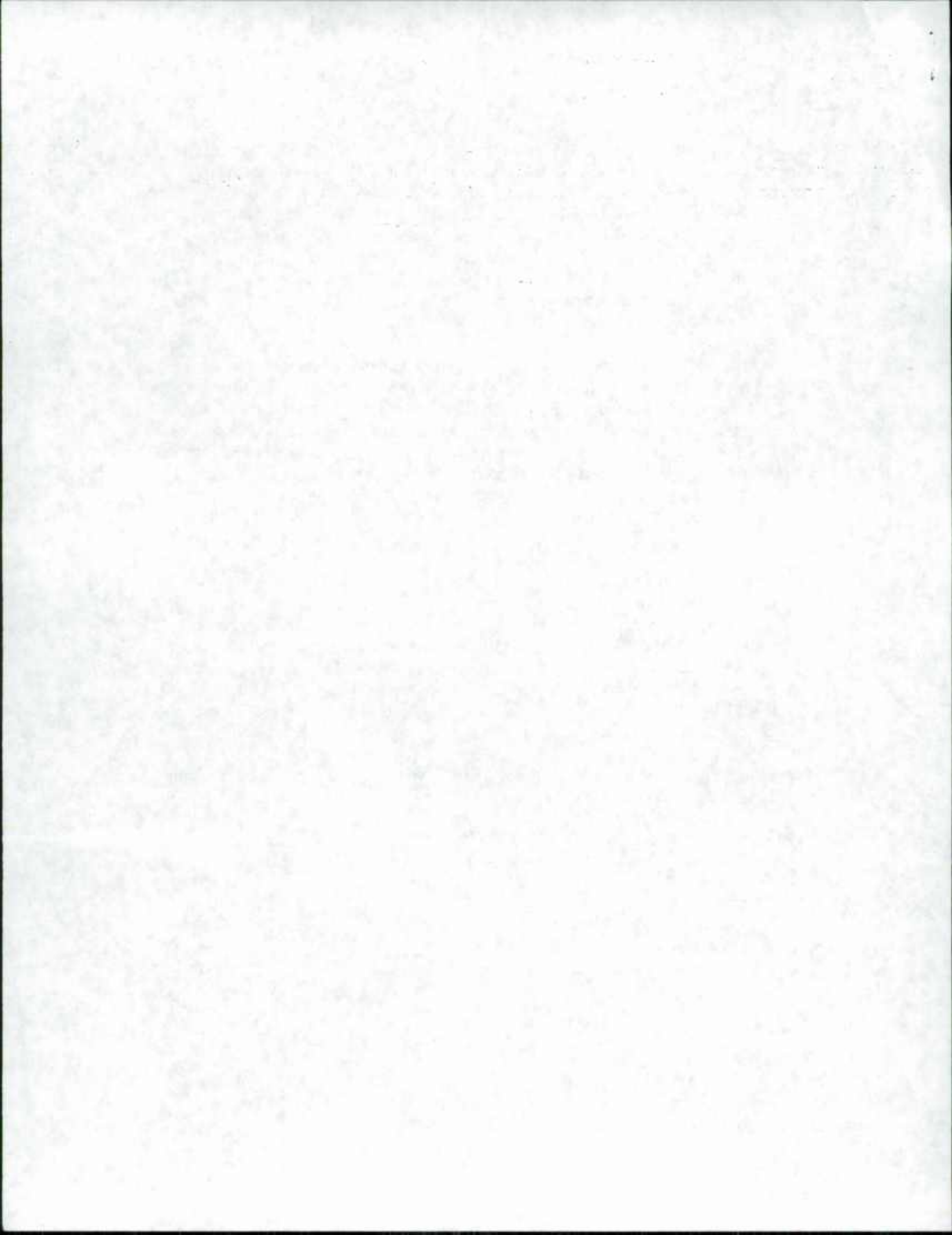
Thank you for the opportunity to provide comments. Please feel free to call me if you have any questions at (410) 260-3481.

Sincerely,



Amber Widmayer
Natural Resources Planner

cc: AA 626-08



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November 26, 2008

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

Re: Carrollton Manor, Lots 49-51, Seerey Property

Dear Ms. Krinetz:

Thank you for forwarding the above-referenced subdivision application. The applicant proposes to reconfigure two existing lots and to develop a new dwelling on each of the new lots. One of the existing lots is a 12,075 square foot lot consisting of three lots that have been merged, and the other is a 4,175 square foot grandfathered lot. The property is currently developed with a dwelling, driveway, two sheds, walkway, waterside deck, and pier. The property is designated as an Intensely Developed Area (IDA) and it is mapped as a Buffer Modification Area (BMA).

The Proposed Subdivision Should Not be Approved

This office can not support the approval of the proposed subdivision because its approval is dependent upon the receipt of two variances. The proposed lots are non-conforming with the County's current subdivision and Critical Area regulations in that they do not meet the minimum lot width requirement of 60 feet, and it does not appear that the proposed lots can be developed without a Critical Area variance to the County's Buffer Modification Area provisions.

Variances Should Not be Required for Creation or Development of New Lots

The applicant has already applied for and received a variance to the minimum 60-foot lot width requirement. Had this office received this variance application for review and comment, we would not have supported the granting of this variance. While many setback and lot width variances do not create Critical Area issues, this lot width variance raises a Critical Area concern in that it was required for the approval of a new subdivision in order to create two new lots in the Critical Area. The second lot, permitted by variance, creates an intensification of use at the shoreline within the Buffer, and within steep slopes, which would not otherwise be permitted. This office does not support variances that are required for the creation or development of newly proposed subdivisions.

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Additionally, it appears that the proposed subdivision can not be developed without another variance which is a Critical Area variance to the County's Buffer Modification Area provision § 17-8-702(c)(1). This provision only allows redevelopment of existing impervious surface in the Buffer when reconstruction occurs on the same foundation or within the same footprint as previously existing development. The applicant proposes to remove the existing dwelling and to construct a new dwelling on each of the two proposed lots. It does not appear that this can be done within the footprint of the existing dwelling. Because the majority of the applicant's property is within the 100-foot Buffer, it does not appear that the proposed lots can be developed in the absence of a Critical Area variance to this BMA provision. As described above, this office would not support such a variance for development of newly created non-grandfathered lots.

The Proposed Subdivision Will Create Non-grandfathered Lots

This office typically does not oppose variance requests for development or redevelopment of grandfathered lots, provided the request is the minimum necessary for reasonable development of the property. While it may appear that the proposed lots will be grandfathered lots because the dividing lot line is the same as the original lot line which divided lots 50 and 51, they are in fact newly proposed lots which will lose their grandfathered status by the creation of the proposed new subdivision. Lots 50, 51, and 52 were merged by Anne Arundel County Code § 18-4-203(b) which provides that "contiguous lots under the same ownership that are separated by a boundary line upon or across which a principal use is located on or after September 25, 2003, merge by operation of law on that date." According to State property tax records, the existing dwelling which currently straddles the boundary lines between the three merged lots was constructed in 1959. Therefore, the dwelling was located on the boundary lines on September 25, 2003 and the lots merged on that date.

The only way that the existing lot line between lots 50 and 51 could be retained as a grandfathered lot line would be if lots 50 and 51 were unmerged. However, the lots can not be unmerged because they do not meet the County's requirements for unmerger. The lots are ineligible for unmerger under the County Code §§ 18-4-203(d)(2) & (3) because the lots do not "comply with the minimum area and dimensional requirements of the zoning district in which the lots are located in effect at the time of the unmerger," due to the fact that they do not meet the minimum 60-foot lot width requirement, and they were not "part of a subdivision approved on or after August 22, 1988." Anne Arundel County Code § 18-4-203(d)(2) & (3).

Anne Arundel County Code § 18-4-201(3) does specify that the merger and unmerger provisions "[do] not restrict the right of an owner of contiguous lots to subdivide the lots under Article 17." However, in this case, the lots are not able to be created in conformance with the subdivision provisions of Article 17 of the County's Code because they do not meet the minimum area and dimensional requirements of the zoning district. Therefore, the proposed lots can not maintain their grandfathered status as they are ineligible for unmerger, and instead, they would be newly created non-grandfathered

Ms. Krinetz
November 26, 2008
Page 3 of 3

proposed lots created through the subdivision process, with the granted lot width variance.

Variance Condition Prohibits Other Variances for Development of Proposed Lots
As described above, this office can not support the required variance to the County's BMA provisions to redevelop the proposed non-grandfathered lots. Further, Anne Arundel County's Hearing Officer placed a condition on the granted lot width variance that prohibits the issuance of any additional variances for development of the proposed lots, as follows: "No other variances are allowed in development of lots 49R and 51R [the proposed lots]. Therefore, the proposed subdivision should not be approved, because it can not be developed in the absence of an additional variance.

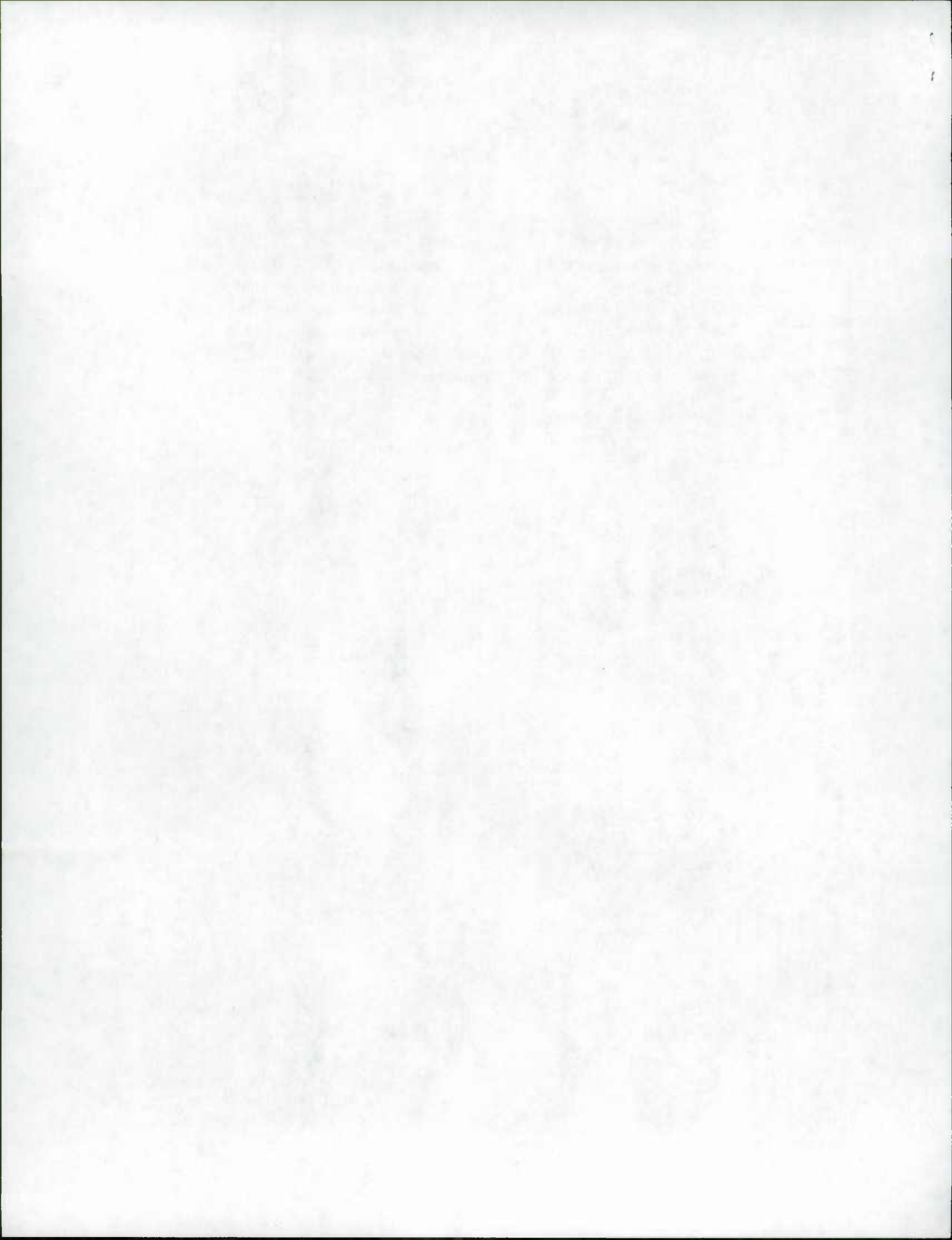
Thank you for the opportunity to provide comments.

Sincerely,



Amber Widmayer
Natural Resources Planner

cc: AA 626-08



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JUN 16 2009

PLANNING AND ZONING
DEVELOPMENT

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

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6/2/09

00-25

CASE NUMBER 2008-0090-V

SEAN AND JENNIFER SEEREY

P07-0034 00 NF

THIRD ASSESSMENT DISTRICT

DATE HEARD: MAY 6, 2008

ORDERED BY: STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OFFICER

PLANNER: WILLIAM ETHRIDGE

DATE FILED: MAY 30^{ch}, 2008

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JUN 18 2008

CRITICAL AREA PERMIT APPLICATION
Chesapeake & Atlantic Coastal Bays

PROJECT 4270
10-1-80

PLEADINGS

Sean and Jennifer Seerey, the applicants, seek a variance (2008-0090-V) to allow two lots with less width than required on property located along the south side of Shore Road, east of Arleigh Road, Severna Park.

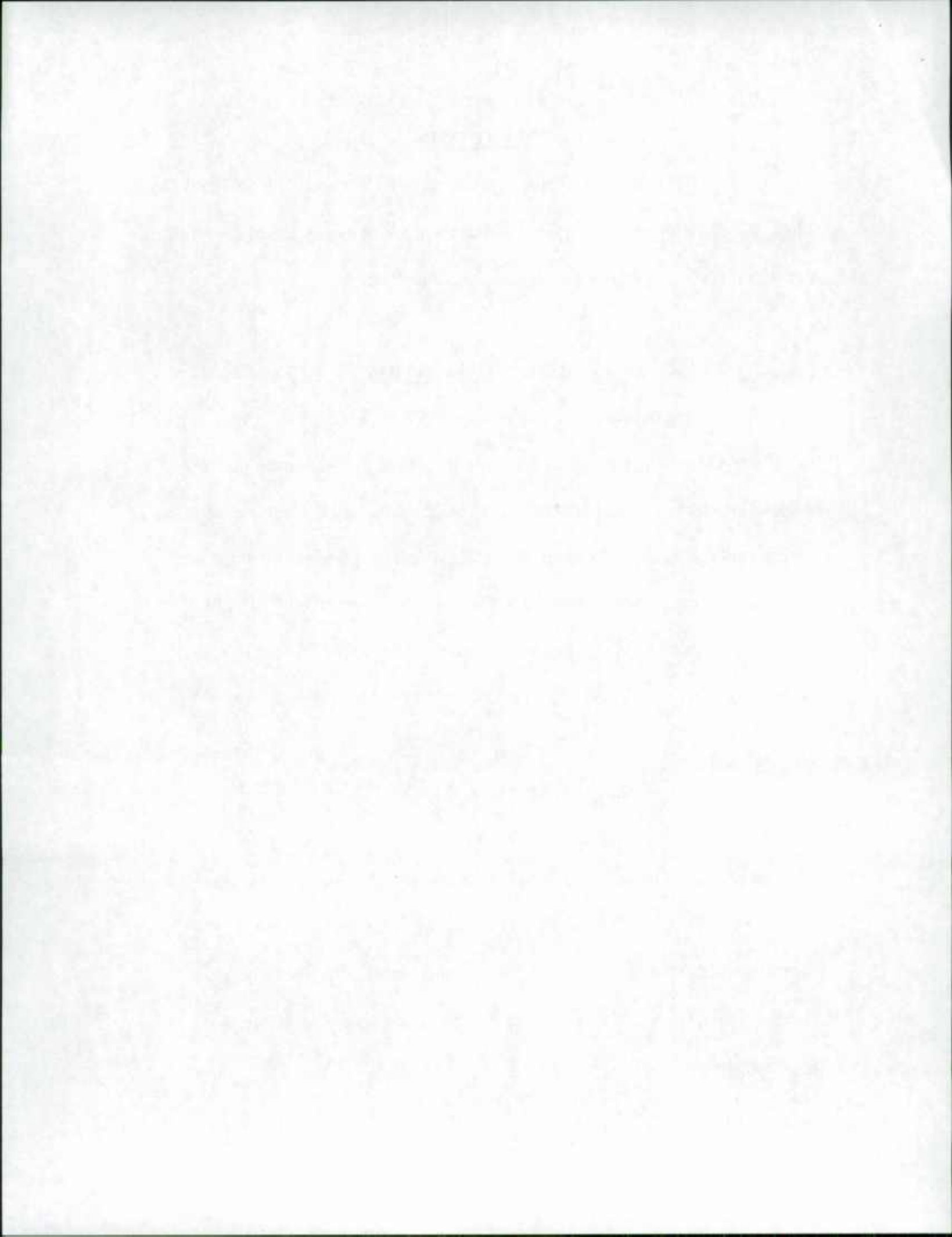
PUBLIC NOTIFICATION

The hearing notice was posted on the County's web site in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 175 feet of the property was notified by mail, sent to the address furnished with the application. Mr. Seerey testified that the property was posted for more than 14 days prior to the hearing. I find and conclude that there has been compliance with the notice requirements.

FINDINGS AND CONCLUSIONS

This case concerns property with a street address of 689 Shore Road, also known as Block 1, Lots 49 through 52¹ of the Carrollton Manor subdivision, Severna Park. The property comprises 15,843 square feet and is zoned R5 residential with a Chesapeake Bay Critical Area designation as Intensely Developed Area (IDA). The property is located on the Severn River and is mapped as a buffer modification area. A dwelling constructed in 1959 is angled

¹ Each lot is 25 feet wide.



across Lots 50 and 51 and just into Lot 52. Lot 49 is vacant. The applicants seek to demolish the dwelling, and then to resubdivide the four lots into two new lots (49R and 51R), each with a width of 50 feet. The site plan depicts two new dwellings with a shared driveway.

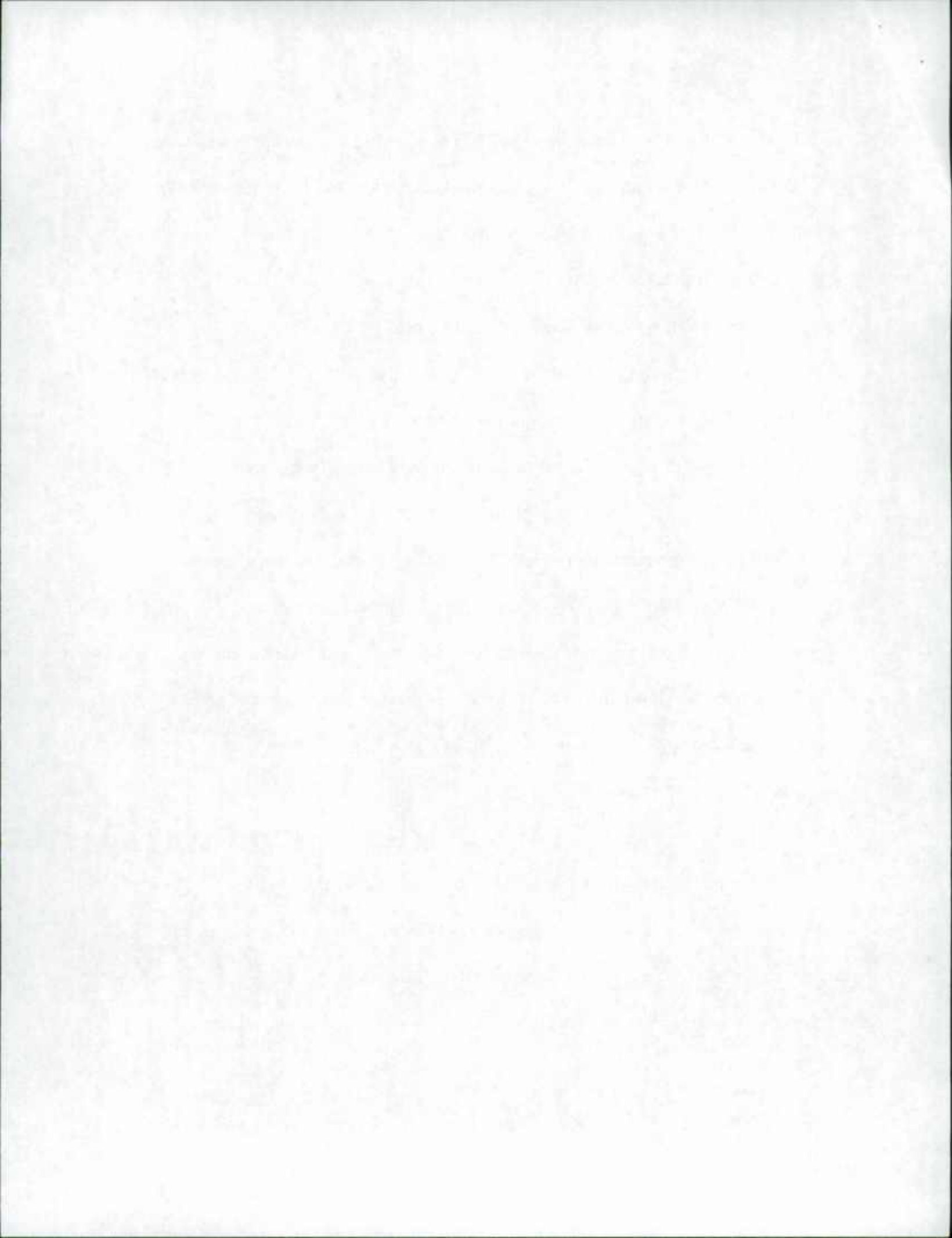
Anne Arundel County Code, Article 18, Section 18-4-701 requires lots in the R5 district to have a minimum width of 60 feet. Accordingly, the applicants request variances of 10 feet to the minimum width for Lots 49R and 51R.

William Ethridge, a planner with the Office of Planning and Zoning, testified that Carrollton Manor was platted in 1933. The existing dwelling is located 57 feet from mean high water. Based on the site plan, both new dwellings would be further from water. The redevelopment proposal also includes stormwater management. The request is considered consistent with the character of the neighborhood, which includes other developed lots 50 feet wide. There were no adverse agency comments. By way of conclusion, Mr. Ethridge supported the application.

Timothy Martin, the applicants' engineering consultant, submitted a series of exhibits: record plat, current deed dated August 4, 2004², Lot Merger Agreement dated September 15, 2006³, exhibit depicting lot widths in the general area, representative elevation of the proposed dwellings, County utility plan and stormwater management concept plan. The witness testified that approximately

² The deed describes Lot 49 separately from Lots 50 through 52.

³ The Agreement merged Lots 50 through Lot 52 into a single lot.



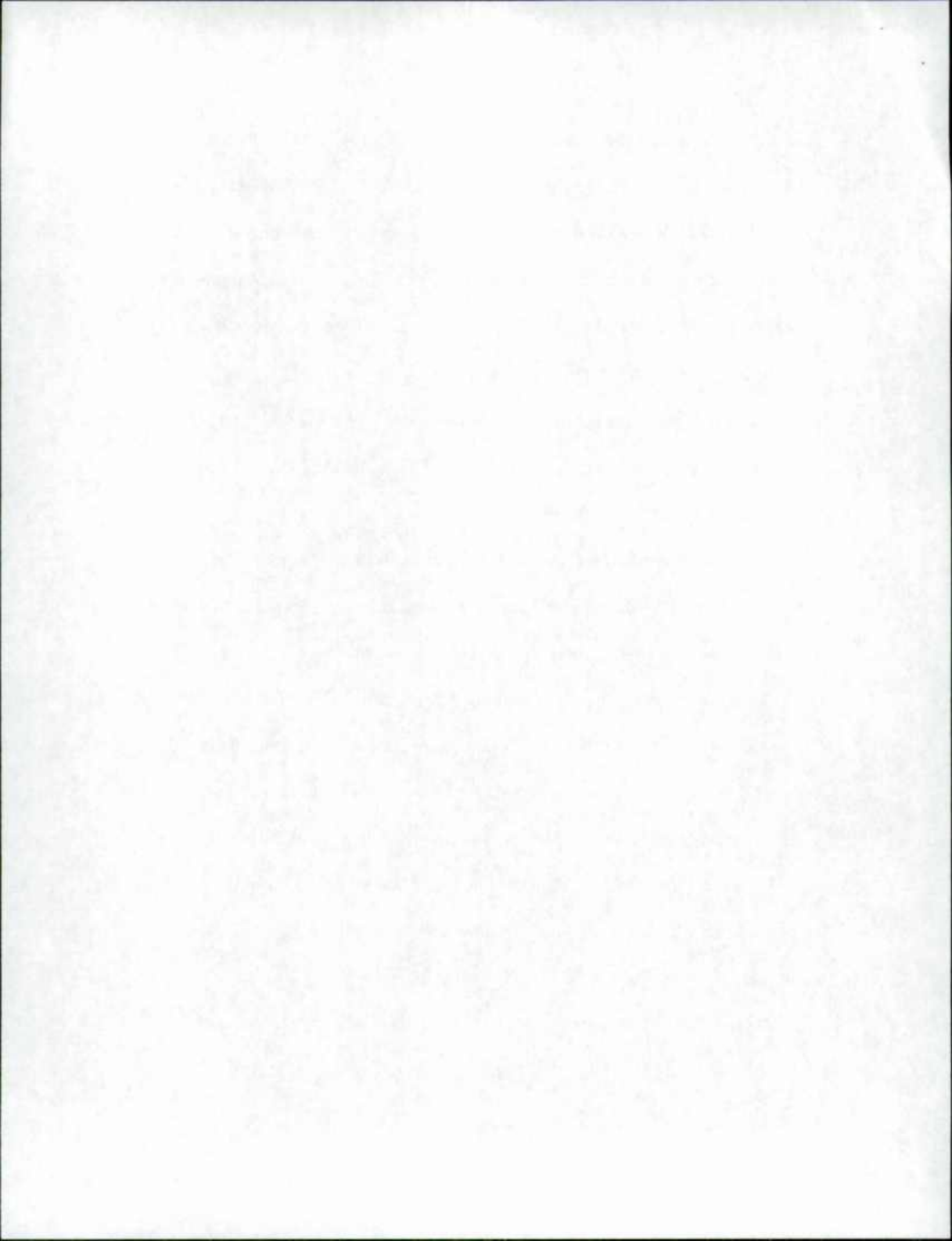
half of the lots in the general area are 50 feet wide or less with the balance 75 feet wide or more; conversely, there are no 60-foot wide lots. The redevelopment proposal satisfies the stormwater management requirement, consisting of a 10 percent reduction in pollutants. There are no Critical Area variances required for the redevelopment of the property. Mr. Martin opined that the variance standards are satisfied. In this regard, the applicants could develop Lot 49 on its own. Alternatively, the site plan could be redrawn with one lot 60 feet wide and the other 40 feet wide. However, the present proposal is considered more in keeping with the character of the neighborhood.

Mr. Seerey testified that the existing dwelling is in need of extensive repairs and there is no stormwater management. He believes that the alternative of a narrow house on a 25-foot lot is undesirable.

Live testimony in support of the request was received from Gary Biedenkapp, Jim Seerey and Suzanne Jones.⁴ Lisa Bender testified that there are developed lots 25 feet wide at the end of Shore Road. She also expressed concern that the request could serve as a precedent for the resubdivision of other lots, say a lot that is 50 feet wide into two 25-foot wide lots. Finally, Pat Nicholson opposed the application, which will result in increased density as well as congestion along Shore Road.

The standards for granting variances are contained in Section 18-16-305. Under subsection (a), a zoning variance may be granted only after determining

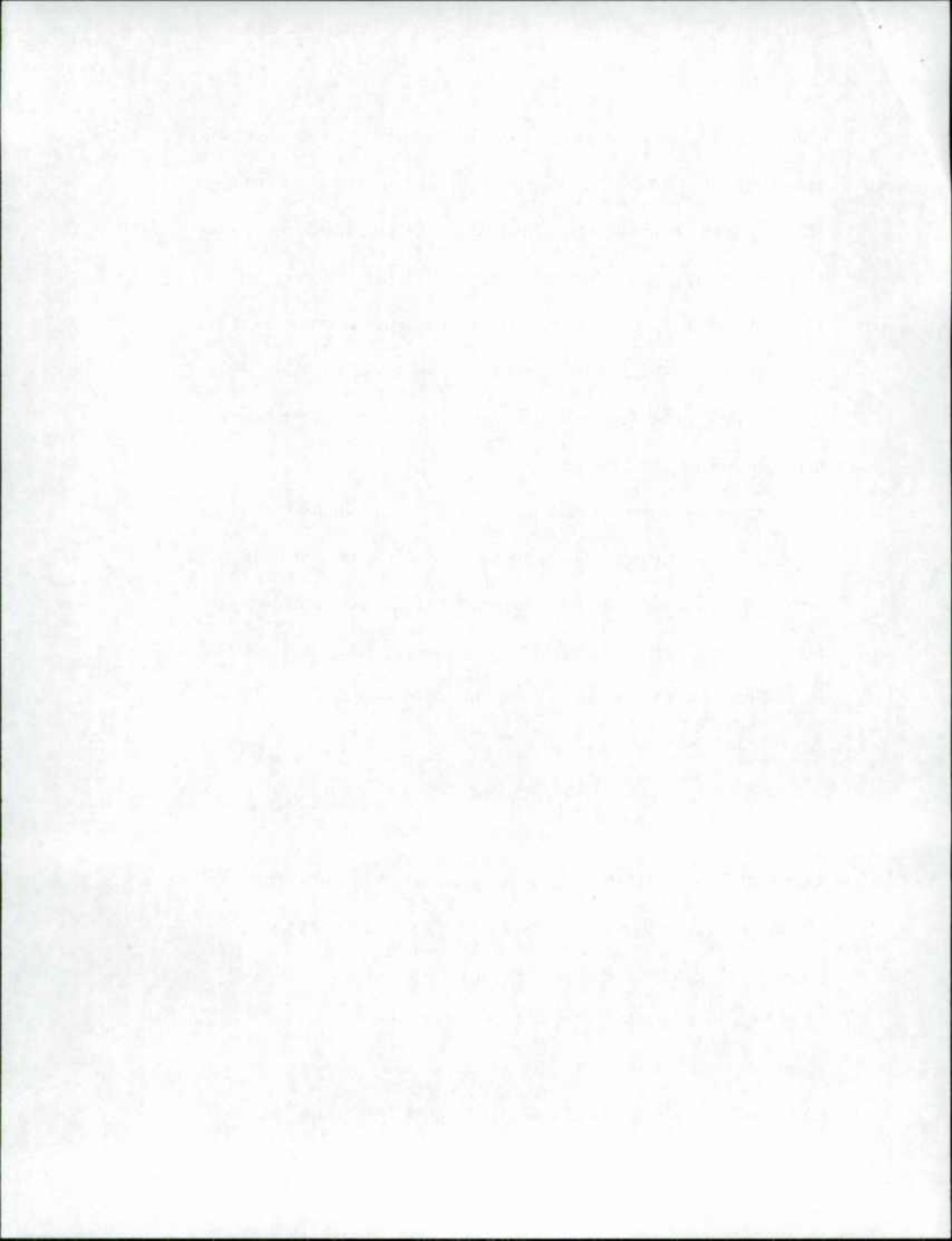
⁴ Several other area residents attended the hearing in support of the application.



either (1) unique physical conditions, peculiar to the lot, such that there is no reasonable possibility of developing the lot in strict conformance with the code; or (2) exceptional circumstances such that the grant of a variance is necessary to avoid an unnecessary hardship, and to enable the applicants to develop the lot. Under subsection (c), any variance must be the minimum necessary to afford relief; and its grant may not alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, or be detrimental to the public welfare.

A few preliminary comments are in order. First, nothing in the law prevents the construction of a dwelling on a narrow lot. See, Section 18-4-202. Second, the law specifically allows merged lots - in this case, Lots 50 through 52 - to be unmerged. See, Section 18-4-203(d). Accordingly, the issue in this case is not whether a second dwelling is allowed, but rather whether to reconfigure a property that is already two legal lots.

After considering the facts and circumstances, I find and conclude that the applicants have met their burden of proof, such that the variances shall be conditionally approved. Considering the subsection (a) criteria, the narrow width of the property constitutes unique physical conditions, such that there is no reasonable possibility of development in strict conformance with the code. Considering the subsection (c) criteria, the resubdivision into two lots with the same width represents the minimum relief. I further find that the granting of conditional relief will not alter the essential character of the neighborhood.



substantially impair the appropriate use or development of adjacent property or constitute a detriment to the public welfare. These findings consider that there are many other developed lots that are 50 feet wide in the immediate neighborhood. The approval is subject to conditions in the Order.⁵

ORDER


PURSUANT to the application of Sean and Jennifer Seerey, petitioning for a variance to allow two lots with less width than required, and

PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this 30th day of May, 2008,

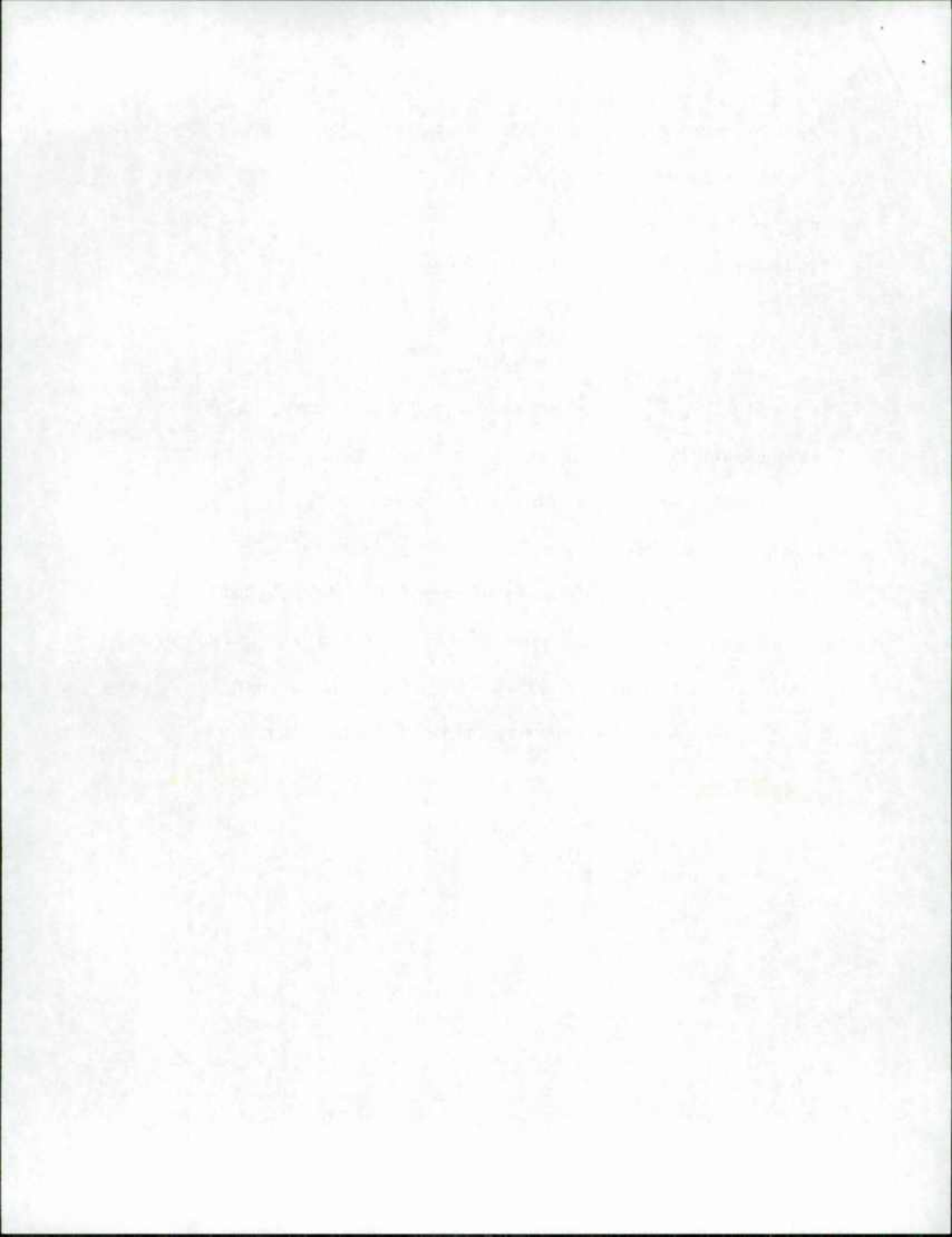
ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicants are **granted** variances of 10 feet to the 60-foot lot width requirement for Lots 49R and 51R in accordance with the site plan.

The foregoing variances are subject to the following conditions:

1. No other variances are allowed in the development of Lots 49R and 51R.
2. The applicants shall provide stormwater management satisfactory to the Permit Application Center.


Stephen M. LeGendre
Administrative Hearing Officer

⁵ So that the record is clear, this case is restricted to its facts and should not be considered as a precedent for other cases requesting variances to allow the resubdivision of other lots in Carrollton Manor or elsewhere.

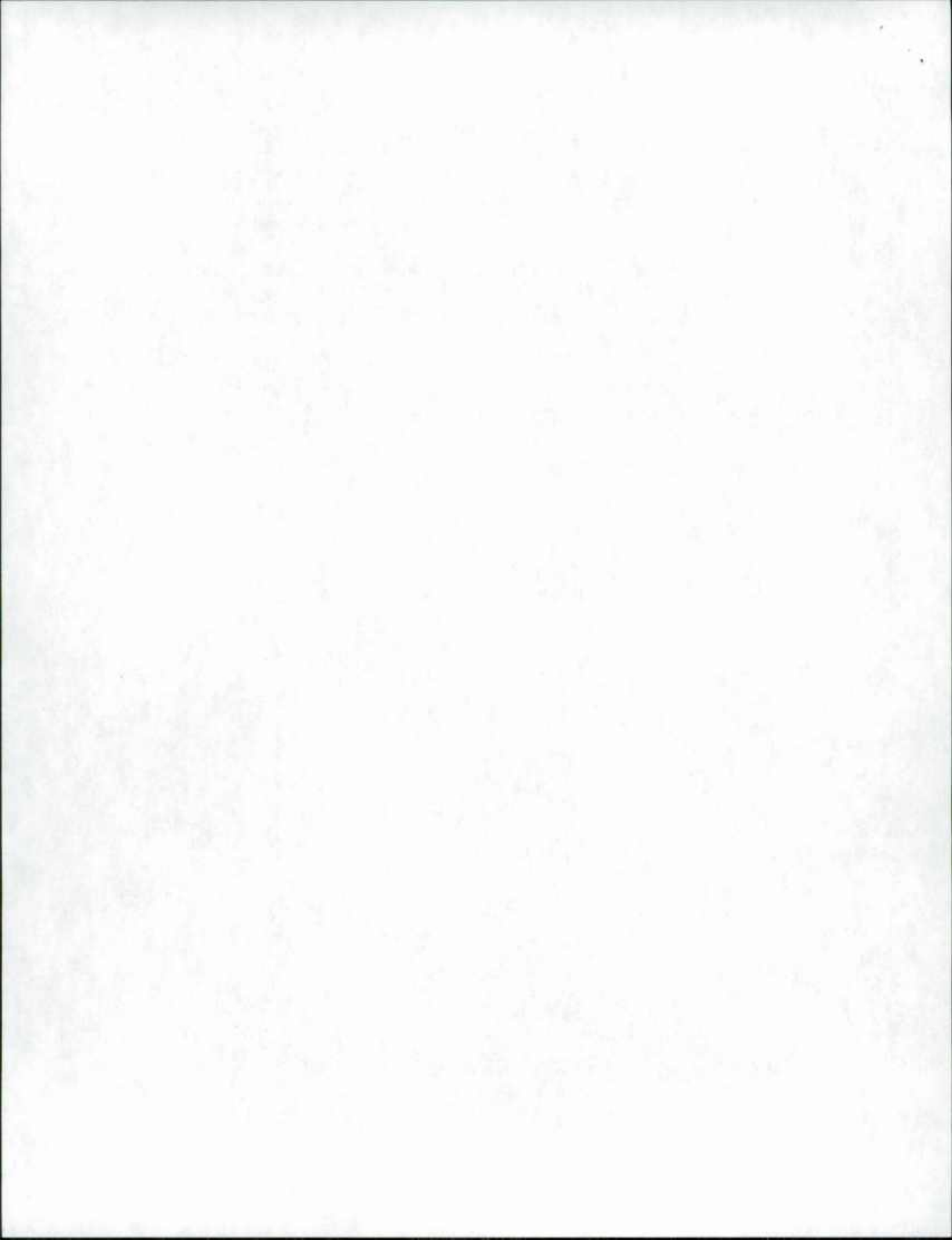


NOTICE TO APPLICANT

Within thirty days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.

Further Section 18-16-405(a) provides that a variance expires by operation of law unless the applicant obtains a building permit within eighteen months. Thereafter, the variance shall not expire so long as construction proceeds in accordance with the permit.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this Order, otherwise they will be discarded.



TIMOTHY J. MARTIN, L.S.
BAY ENGINEERING INC.
190 ADMIRAL COCHRANE DRIVE
SUITE 175
ANNAPOLIS, MD 21401



DEDICATION BY OWNERS

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

TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEF, THE REQUIREMENTS OF §3-108 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS RECORD PLAT OTHER THAN THE FOLLOWING:

ALL OWNERS OF THE PROPERTY HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORD PLAT. I (WE) ASSENT TO AND DO HEREBY JOIN IN THIS RECORD PLAT.

WITNESS AND DATE: OWNER AND DATE:

WITNESS DATE SEAN SEEREY DATE
WITNESS DATE JENNIFER J. SEEREY DATE

COMMON ACCESS, UTILITY, STORM DRAIN, AND STORMWATER MANAGEMENT EASEMENT BEARING TABLE

LINE	BEARING	DISTANCE
L1	S45°22'05"E	34.00'
L2	S44°37'55"W	44.00'
L3	N45°22'05"W	10.00'
L4	S44°37'55"W	56.49'
L5	N46°32'18"W	7.14'
L6	S06°51'28"E	7.47'
L7	S39°05'26"W	46.33'
L8	N49°13'35"W	5.00'
L9	N39°05'26"E	44.06'
L10	N06°51'29"W	11.39'
L11	N44°35'49"W	40.38'
L12	N43°23'01"E	18.22'
L13	S45°02'45"E	41.74'
L14	N44°37'55"E	38.26'
L15	N45°22'05"W	10.00'
L16	N44°37'55"E	44.00'

SURVEYOR'S CERTIFICATE

I CERTIFY THAT THIS RECORD PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY SEAN SEEREY TO SEAN SEEREY AND JENNIFER J. SEEREY BY A DEED DATED AUGUST 4, 2004 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 15474, FOLIO 174; AND THAT THE REQUIREMENTS OF §3-108 OF THE REAL PROPERTY ARTICLE OF THE STATE CODE, CONCERNING THE MAKING OF PLATS AND SETTING OF MARKERS, HAVE BEEN SATISFIED.

BAY ENGINEERING INC.

TIMOTHY J. MARTIN
PROFESSIONAL LAND SURVEYOR



TIMOTHY JOHN MARTIN, L.S.
BAY ENGINEERING INC.
190 ADMIRAL COCHRANE DRIVE, SUITE 175
ANNAPOLIS, MARYLAND 21401
(410) 897-9290

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

COMMON ACCESS, UTILITY, STORM DRAIN, AND STORMWATER MANAGEMENT EASEMENT

THE 2,000 SQUARE FOOT COMMON ACCESS, UTILITY, STORM DRAIN AND STORMWATER MANAGEMENT EASEMENT SHOWN HEREON IS INTENDED TO PROVIDE PEDESTRIAN ACCESS TO AND FROM LOTS 49R & 51R. IT IS ALSO INTENDED TO PROVIDE AN AREA FOR A COMMON STORMWATER MANAGEMENT AND STORMDRAIN FACILITY, AS WELL AS ANY UTILITY CONNECTIONS FOR THESE LOTS. THE OWNERS OF THESE LOTS ARE RESPONSIBLE FOR MAINTENANCE OF THE ACCESS EASEMENT AND ARE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ABUTTING COUNTY ROADS. SEE PRIVATE MAINTENANCE AGREEMENT RECORDED IN LIBER _____ FOLIO _____.

STORMWATER MANAGEMENT NOTE

STORMWATER MANAGEMENT HAS BEEN PROVIDED IN ACCORDANCE WITH ARTICLE 16, TITLE 3 OF THE COUNTY CODE. SEE THE APPROVED DEVELOPMENT PLAN ON FILE WITH ANNE ARUNDEL COUNTY.

Forest Conservation Note

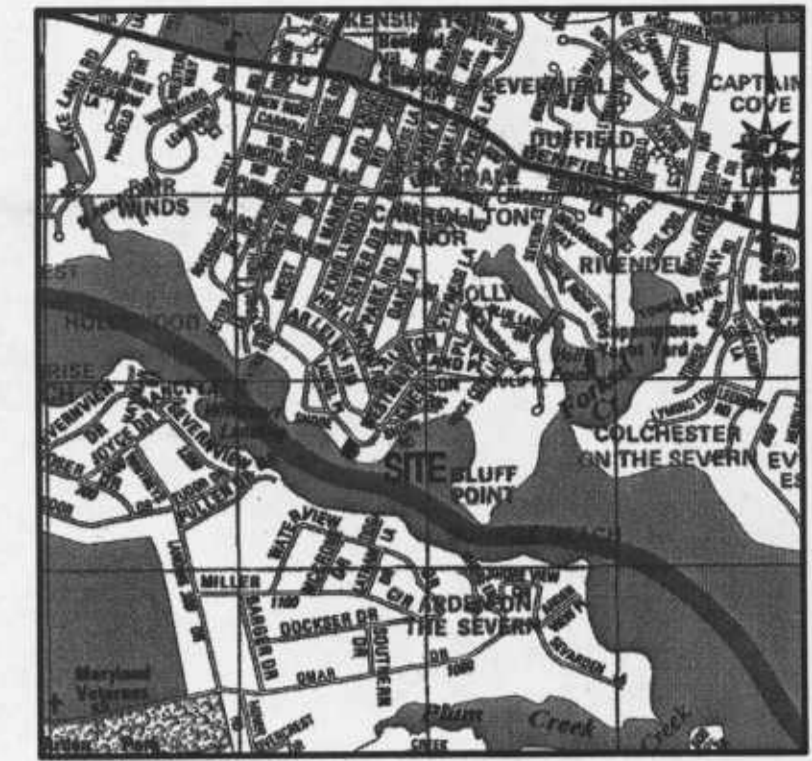
THERE SHALL BE NO CLEARING, TRIMMING, DUMPING, STORAGE, OR STRUCTURES WITHIN THE FOREST CONSERVATION PROPERTY EASEMENTS AS SHOWN ON THIS PLAT AND AS RECORDED WITHIN THE DECLARATION OF COVENANTS AND CONDITIONS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER _____ FOLIO _____. ALL FOREST CLEARING /PROTECTION/RETENTION SHALL BE COMPLETED IN ACCORDANCE WITH THE APPROVED FOREST CONSERVATION PLAN ON FILE WITH THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING.

Standard Right to Discharge

We, Sean Seerey and Jennifer J. Seerey, property owners, for selves, legal representatives, personal representatives, successors and assigns hereby grant 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 symbols, → and ↘ respectively as shown graphically on this plat.

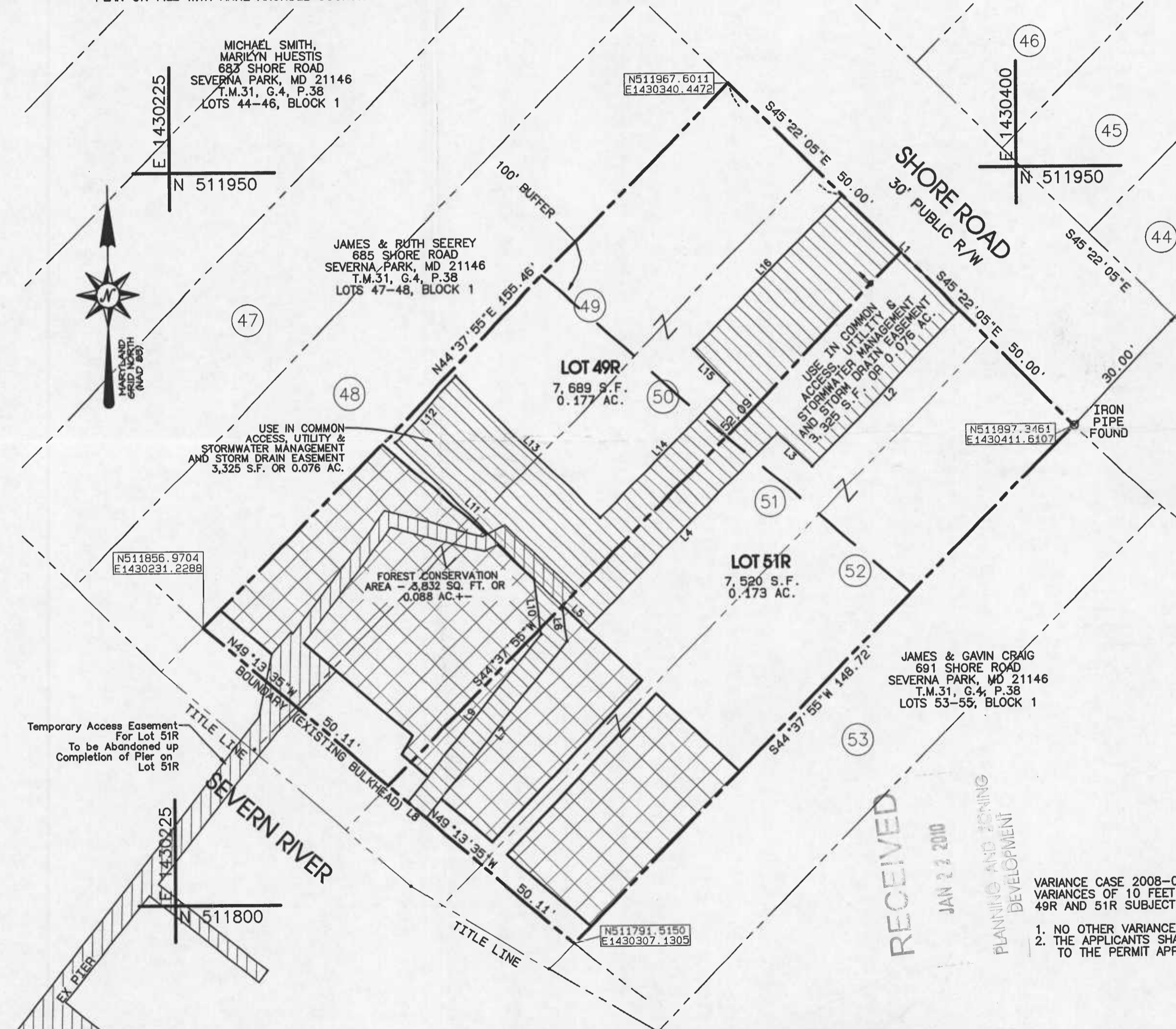
Sean Seerey, Owner Date _____

Jennifer J. Seerey, Owner Date _____



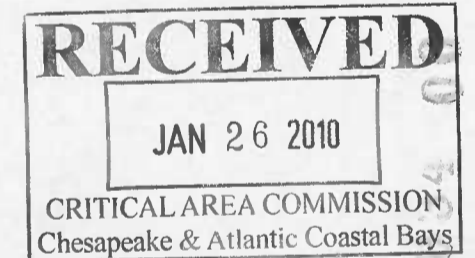
COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 21049504

Vicinity Map
1" = 2000'



GENERAL NOTES

1. THE PURPOSE OF THIS PLAT IS TO COMBINE LOTS 49-52 INTO 2 SINGLE FAMILY LOTS.
2. THE COORDINATES AND BEARINGS SHOWN HEREON ARE REFERRED TO THE MARYLAND STATE PLANE COORDINATE SYSTEM (NAD 83).
3. THE PROPERTY IS SHOWN ON TAX MAP 31, BLOCK 4, PARCEL 38.
4. THE PROPERTIES SHOWN HEREON ARE LOCATED WITHIN FLOOD ZONES A6 & C AS SHOWN ON FLOOD INSURANCE RATE MAP PANEL NO. 240008 0027 C, DATED MAY 2, 1983 FOR SAID COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
5. THE SITE IS LOCATED WITHIN THE IDA INTENSELY DEVELOPED AREA DESIGNATION OF THE CHESAPEAKE BAY CRITICAL AREA, AND IS SHOWN AS BEING IN A BUFFER MODIFICATION AREA PER MAP #31.
6. ALL CRITICAL AREA REQUIREMENTS IN EFFECT AT THE TIME OF BUILDING AND/OR GRADING PERMITS SHALL BE APPLIED.



ZONING

THE PROPERTY IS ZONED R5 - RESIDENTIAL DISTRICT

VARIANCES

VARIANCE CASE 2008-0090-V WAS GRANTED ON MAY 30, 2008 WHICH GRANTED VARIANCES OF 10 FEET TO THE 60 FOOT LOT WIDTH REQUIREMENTS FOR LOTS 49R AND 51R SUBJECT TO THE FOLLOWING CONDITIONS:

1. NO OTHER VARIANCES ARE ALLOWED IN DEVELOPMENT OF LOTS 49R AND 51R.
2. THE APPLICANTS SHALL PROVIDE STORMWATER MANAGEMENT SATISFACTORY TO THE PERMIT APPLICATION CENTER.

PREVIOUSLY RECORDED PLAT NOTE

THIS PROPERTY WAS PREVIOUSLY RECORDED AS LOTS 49-52 ON A PLAT ENTITLED "CARROLLTON MANOR" DATED APRIL, 1933 AND RECORDED AMONG THE PLAT RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN PLAT BOOK 9, PAGE 23, AND IS SUBJECT TO ALL PREVIOUS PLAT NOTES.

MODIFICATIONS

MODIFICATION #9563 WAS APPROVED BY THE OFFICE OF PLANNING AND ZONING ON 5-30-08 TO ALLOW THE PAYMENT OF \$ (FEE-IN-LIEU) OF OPEN SPACE AND RECREATION AREA REQUIREMENTS.

MODIFICATION #10496 WAS APPROVED BY THE OFFICE OF PLANNING AND ZONING ON 8-12-09 TO WAIVE ROAD WIDENING REQUIREMENTS.

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

LARRY R. TOM, OFFICER DATE _____
PLANNING AND ZONING, AND ALSO FOR
THE HEALTH OFFICER, DEPARTMENT OF HEALTH
(PUBLIC SYSTEMS AVAILABLE)

PLAT BOOK _____ PAGE _____ PLAT NUMBER _____

RESUBDIVISION OF CARROLLTON MANOR SEEREY PROPERTY

SUB. #1996-069 - PROJECT #2008-0034
TAX MAP 31 ~ BLOCK 4 ~ PARCEL 38

JUNE, 2009
ZIP CODE: 21146 - NAD83
DRAWN BY: D. MILLER
THIRD DISTRICT ~ A.A. CO. MARYLAND

SEQUENCE OF CONSTRUCTION

- CALL 410.222.7780 TO SET A PRE-CONSTRUCTION MEETING; NOTIFY THE DEPARTMENT OF INSPECTIONS AND PERMITS AT LEAST 48 HOURS BEFORE COMMENCING WORK. WORK MAY NOT COMMENCE UNTIL THE PERMITTEE OR THE RESPONSIBLE PERSONNEL HAVE MET ON SITE WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR TO REVIEW THE APPROVED PLANS. (1 DAY)
- INSTALL STABILIZED CONSTRUCTION ENTRANCE (S.C.E.) AND REINFORCED SILT FENCE AS SHOWN ON THE PLAN AND DRIVEWAY BASE COURSE. (3 DAYS)
- CLEAR AND GRUB FOR EXCAVATIONS AND PREPARE SITE FOR NEW HOUSE. (2 WEEKS)
- INSTALL UNDERGROUND CISTERN SYSTEMS. (2 WEEKS)
- BEGIN HOUSE CONSTRUCTION AND EARTHWORK. (2 MONTHS)
- BUILDING CONSTRUCTION MAY NOT PROCEED PAST THE GROUND FLOOR UNTIL ALL REMAINING AREAS HAVE BEEN PERMANENTLY OR TEMPORARILY STABILIZED, DURING BUILDING CONSTRUCTION BEYOND THE GROUND FLOOR, ALL DISTURBED AREAS MUST BE STABILIZED AT THE END OF EACH BUSINESS DAY. (3 WEEKS)
- INSTALL ALL UTILITIES. (1 MONTH)
- FINISH CONSTRUCTION OF HOUSE. (3 MONTHS)
- INSTALL BIORETENTION DEVICES. (1 WEEK)
- FINE GRADE, FINAL PAVE WALKS AND DRIVE. (9 DAYS)
- STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH AS INDICATED. WITH THE INSPECTORS APPROVAL REMOVE ANY REMAINING SEDIMENT CONTROL DEVICES. (2 DAYS)
- FINAL CLEAN UP BY DEVELOPER AND ONGOING MAINTENANCE BY PURCHASER.

STANDARD RESPONSIBILITY NOTES

- I (WE) CERTIFY THAT:
- ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THIS SEDIMENT AND EROSION CONTROL PLAN, AND FURTHER, AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT BOARD OF SUPERVISORS OR THEIR AUTHORIZED AGENTS.
 - 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. RESPONSIBLE PERSON ON-SITE TO BE DETERMINED.
 - IF APPLICABLE, THE APPROPRIATE ENCLOSURE WILL BE CONSTRUCTED AND MAINTAINED ON SEDIMENT BASIN(S) INCLUDED IN THIS PLAN. SUCH STRUCTURE(S) WILL BE IN COMPLIANCE WITH THE ANNE ARUNDEL COUNTY CODE.
 - THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHT, AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THE PLAN.
 - INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT STABILIZATION SHALL BE COMPLETED WITHIN SEVEN CALENDAR DAYS FOR THE SURFACE OF ALL CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND 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 APPROVALS ON THIS PLAN EXTEND ONLY TO AREAS AND PRACTICES IDENTIFIED AS PROPOSED WORK.
 - THE APPROVAL OF THIS PLAN FOR SEDIMENT AND EROSION CONTROL PLAN DOES NOT RELIEVE THE DEVELOPER FROM COMPLYING WITH ANY FEDERAL, STATE OR COUNTY REQUIREMENTS APPERTAINING TO ENVIRONMENTAL ISSUES.
 - THE DEVELOPER MUST REQUEST THAT THE SEDIMENT CONTROL INSPECTOR APPROVE WORK COMPLETED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE GRADING OR BUILDING PERMIT, AND THE ORDINANCE.
 - 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 INSTALLATION OF PERIMETER EROSION AND SEDIMENT CONTROLS, BUT BEFORE PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THE INITIAL APPROVAL BY THE SEDIMENT AND EROSION CONTROL INSPECTOR IS GIVEN.
 - APPROVAL SHALL BE REQUESTED 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.

SIGNATURE OF OWNER _____ DATE _____

PRINT: NAME: SEAN OR JENNIFER SEEREY
OWNER
ADDRESS: 689 SHORE ROAD
SEVERNA PARK, MD 21146

CONSULTANT'S CERTIFICATION

"THE DEVELOPER'S PLANS TO CONTROL SILT AND EROSION IS ADEQUATE TO CONTAIN THE SILT AND EROSION ON THE PROPERTY COVERED BY THE PLAN. I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THIS SITE, AND WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT PLAN SUBMITTAL 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 _____ FIRM NAME: BAY ENGINEERING INC.
MARYLAND L.S. LICENSE # 10989 190 ADMIRAL COCHRANE DR
SUITE 175
ANNAPOLIS, MARYLAND
21401 410.897.9290
C/O TIMOTHY J. MARTIN, L.S.

POST DEVELOPMENT OWNER / DEVELOPER'S STABILIZATION CERTIFICATION

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

OWNER / DEVELOPER _____ DATE _____

PROJECT SUMMARY

- TOTAL AREA OF SITE IS 0.349 ACRES OR 15,209 S.F.
TOTAL AREA DISTURBED IS 0.234 ACRES OR 10,209 S.F. ±
TOTAL AREA VEGETATIVELY STABILIZED IS 0.099 ACRES OR 4,328 S.F. ±
TOTAL AREA STRUCTURALLY STABILIZED IS 0.135 ACRES OR 5,881 S.F. ±
- TOTAL CUT ON SITE IS 300 CUBIC YARDS ±
TOTAL FILL ON SITE IS 150 CUBIC YARDS ±
TOTAL SPOIL TO BE REMOVED FROM THE SITE IS 150 CUBIC YARDS ±
TOTAL BORROW TO BE BROUGHT TO THE SITE IS 0 CUBIC YARDS ±
- REQUIRED OPEN SPACE (30% OF GROSS AREA) - 4,707 S.F.
REQUIRED RECREATION AREA (1,000 S.F. PER LOT) - 2,000 S.F.
RECREATION AREA PROVIDED - MODIFICATION # 9563
- OPEN SPACE PROVIDED - MODIFICATION # 9563
RECREATION AREA PROVIDED - MODIFICATION # 9563

LOT #	AREA (S.F.)	AREA (Ac.)
48R	7,889	0.177
51R	7,320	0.172

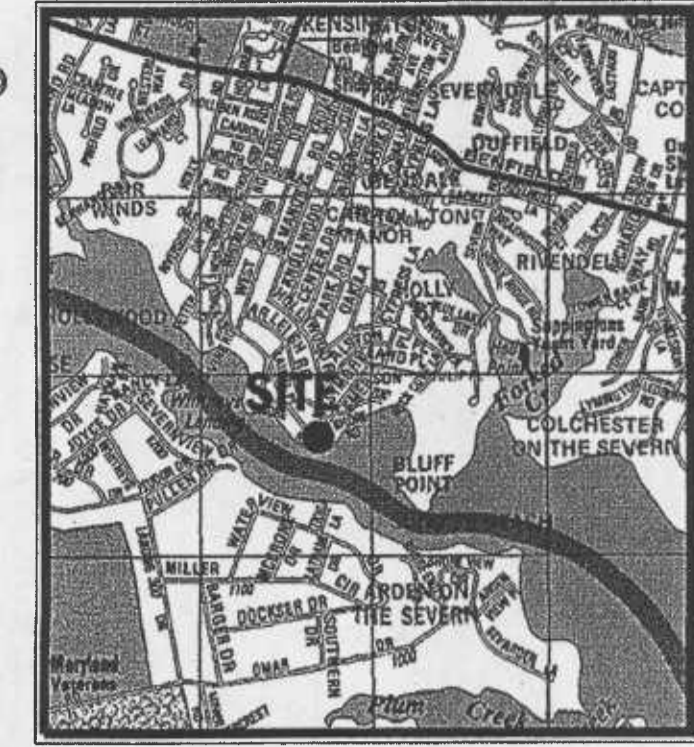
OUTFALL STATEMENT

THIS IS TO CERTIFY THAT A FIELD INVESTIGATION HAS BEEN PERFORMED IN OCTOBER 2007 BY BAY ENGINEERING, INC. AT THE OUTFALL POINT FOR THIS PROJECT. A REPRESENTATIVE HAS VISITED THE SITE AND HAS FOUND THAT RUNOFF FROM THE SITE DRAINS DIRECTLY TO THE SEVERN RIVER. NO ADVERSE EROSION SHOULD OCCUR AS A RESULT OF THE PROPOSED DEVELOPMENT.

FINAL DEVELOPMENT PLANS FOR THE

SEEREY PROPERTY SUBDIVISION

TAX MAP 31, BLOCK 4, PARCEL 38, (LOTS 49 - 52)
SEVERNA PARK, MD 21146 ZONED: R-5 (IDA)
SUBDIVISION #S96-069 PROJECT #P07-0034-00NF
THIRD DISTRICT ANNE ARUNDEL COUNTY



VICINITY MAP

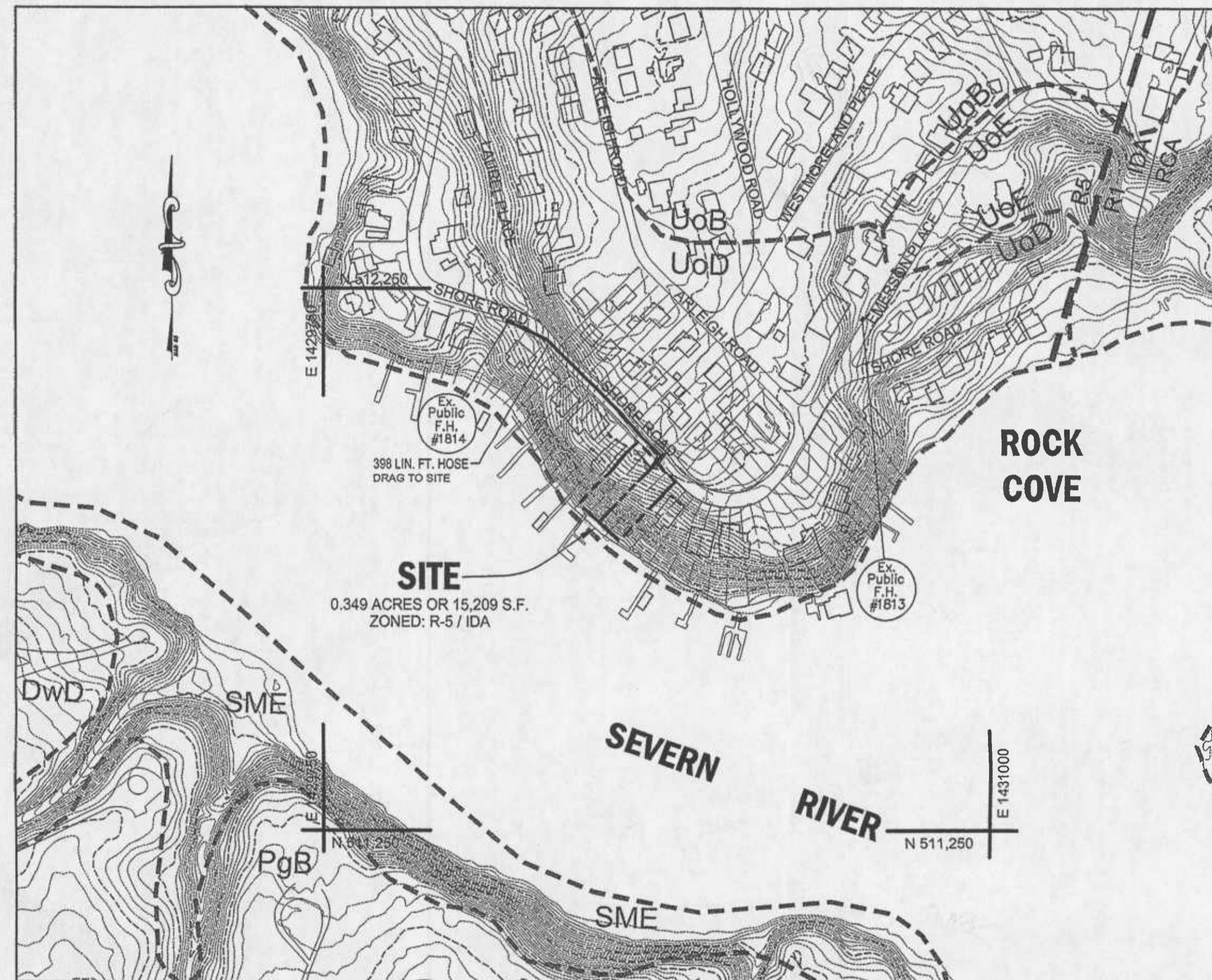
1"= 200'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20040770

OWNER/DEVELOPER: SEAN & JENNIFER SEEREY
889 SHORE ROAD
SEVERNA PARK, MD 21146

CONSULTANT: BAY ENGINEERING INC.
190 ADMIRAL COCHRANE DR, SUITE 175
ANNAPOLIS, MD 21401
410.897.9290
C/O JEFF SMITH

GENERAL NOTES

- PROPERTY IS SHOWN ON TAX MAP 31, GRID 4, PARCEL 38, BLOCK 1 IN SEVERNA PARK, ANNE ARUNDEL COUNTY, MARYLAND. TOTAL SITE AREA IS 0.349 ACRES ± OR 15,209 SQUARE FEET ±.
- EXISTING ZONING OF THE SITE IS R-5 (RESIDENTIAL DISTRICT).
- SITE ADDRESS: 689 SHORE ROAD SEVERNA PARK MD, 21146.
- TAX ACCOUNT NO.:
LOT 49: 03-170-29593430
LOT 50-52: 03-170-29593445
- EXISTING TOPOGRAPHY AND FEATURES SHOWN HEREON WERE TAKEN FROM ANNE ARUNDEL COUNTY DIGITAL TOPOGRAPHY FILE 5C, AND BY A FIELD SURVEY PERFORMED BY BAY ENGINEERING INC.
- THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA "INTENSELY DEVELOPED AREA" (IDA). ALL CRITICAL AREA REQUIREMENTS IN EFFECT AT THE TIME OF BUILDING AND/OR GRADING PERMITS SHALL BE APPLIED.
- SITE UTILITIES ARE AS FOLLOWS:
- WATER - PUBLIC WATER IN WATER SERVICE AREA #14 - GLEN BURNIE LOW (EXISTING)
- SANITARY SEWER - PUBLIC SEWER SERVICE AREA #05 - BROADNECK (EXISTING)
- STORM DRAINAGE - PROPOSED PRIVATE ON-SITE STORM DRAIN SYSTEM 8. THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE HAZARD ZONE "C" (AREAS OF MINIMAL FLOODING) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP # 24009-02270 DATED MAY 2, 1983 FOR SAID COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT FACILITY. SITE IS BUFFER EXEMPT PER BUFFER EXEMPTION MAP # 31
- THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL SURVEY REVIEWED ON FILE WITH ANNE ARUNDEL COUNTY SOIL CONSERVATION DISTRICT INDICATED THAT THE SOLE SOIL CLASSIFICATION IS Ud (UDORTHERNS, LOAMY, 5 TO 15% SLOPES).
- THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR TO HIS OWN SATISFACTION PRIOR TO ANY CONSTRUCTION. ANY UTILITIES DAMAGED DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CALL "MISS UTILITY" (1-800-257-7777) A MINIMUM OF 5 DAYS IN ADVANCE OF ANY EXCAVATION, BORING, PILE DRIVING, AND/OR DIGGING FOR THE LOCATION OF GAS, ELECTRIC, WATER, SEWER, AND TELEPHONE LINES.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY FENCE, DRIVEWAYS, ETC. DAMAGED OR REMOVED BY HIM DURING CONSTRUCTION. ALL DISTURBED AREAS OUTSIDE THE RIGHT OF WAY LINES SHALL BE RETURNED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE INDICATED AND SPECIFIED.
- ALL CONSTRUCTION METHODS AND MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS DETAILS AND SPECIFICATIONS.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK THAT WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE MOST CURRENT VERSION OF OSHA STANDARDS AND/OR REGULATIONS.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION TO THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY CHANGE IN THIS PLAN WITHOUT WRITTEN AUTHORIZATION FOR SAID CHANGE FROM THE ENGINEER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR. SAID CHANGES MAY WARRANT COUNTY REVIEW AND APPROVAL.
- THE CONTRACTOR SHALL NOTE THAT IN THE CASE OF A DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSION SHALL GOVERN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS CONSTRUCTION WITH THE CONSTRUCTION BY OTHER CONTRACTORS.
- ALL UTILITY POLES SHALL BE BRACED WHEN NECESSARY AT THE CONTRACTOR'S EXPENSE. THE UTILITY POLES SHALL BE RELOCATED AT THE OWNER'S EXPENSE UNLESS IN CASES WHERE THEY WILL INTERFERE WITH CONSTRUCTION.
- ROOF DRAIN LEADERS/DOWNSPOUTS TO DISCHARGE ONTO AN APPROVED SPLASH BLOCK.
- THE PERMITTEE (OR HIS REPRESENTATIVE) SHALL NOTIFY ANNE ARUNDEL COUNTY INSPECTIONS AND PERMITS (222-7780) 48 HOURS PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITY.
- THE CONTRACTOR SHALL SAW CUT ALL JOINTS WHERE PROPOSED CONSTRUCTION MEETS THE EXISTING PAVEMENT.
- ALL WATER AND SEWER UTILITIES SHALL BE SEPARATED BY A MINIMUM OF 10 FEET OR AS DIRECTED BY THE ENGINEER.
- ALL UTILITIES (I.E. ELECTRIC, WATER, GAS, AND COMMUNICATIONS) SHALL BE PROVIDED FROM EXISTING ADJACENT FACILITIES AND IN ACCORDANCE WITH THE UTILITY COMPANY REQUIREMENTS.
- FOR BENCHMARK DATA, PLEASE REFER TO ANNE ARUNDEL COUNTY PUBLIC WORKS DEPT., SURVEY CONTROL STATION RECORD OF STATION "161-A2"



LOCATION MAP

SCALE: 1"=200'

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- EXIST. EDGE OF PAVEMENT
- PROPOSED LOT LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE
- BUILDING RESTRICTION LINE
- SOIL DESIGNATION LINE
- EXIST. TREE LINE
- LIMITS OF DISTURBANCE
- REINFORCED SILT FENCE
- ZONING DESIGNATION
- CRITICAL AREA LINE
- EXISTING WATER MAIN
- EXISTING SANITARY SEWER
- PROPOSED SEWER
- 15% TO 25% SLOPES
- SLOPES 25% OR GREATER
- PROPOSED JOINT USE ACCESS EASEMENT
- PROPOSED FOREST CONSERVATION EASEMENT
- AT GRADE INLET PROTECTION (AGIP)
- EXISTING TREE TO BE REMOVED
- MITIGATION/ REFORESTATION TREE
- MITIGATION/ REFORESTATION SHRUB
- PROPOSED STANDARD BITUMINOUS CURB
- PROPOSED DEPRESSED BITUMINOUS CURB

STORMWATER MANAGEMENT NOTES

- THE TOTAL WATER QUALITY VOLUME (WQV) FOR THE NEW IMPERVIOUS COVERAGE ON THIS SITE WILL BE MANAGED VIA BIORETENTION FACILITIES AND AN UNDERGROUND CISTERN SYSTEM. A BIORETENTION FACILITY IS PROPOSED ON EACH LOT AND WILL TREAT IMPERVIOUS RUNOFF FROM THEIR RESPECTIVE GARAGE ROOFTOP, DRIVEWAY AND SIDEWALK. THE CISTERN WILL TREAT THE RUNOFF FROM THE REMAINING ROOFTOOPS OF BOTH PROPOSED HOUSES. IMPERVIOUS AREAS UNDER THE REAR DECKS OF BOTH HOUSES, AS WELL AS IMPERVIOUS AREAS BETWEEN THE HOUSES, A DRAINAGE EASEMENT HAS BEEN PROVIDED IN ORDER TO FACILITATE THE DRAINAGE OF LOT 51R INTO THE CISTERN LOCATED ON LOT 49R AND OUTLINES EACH LOT OWNERS MAINTENANCE RESPONSIBILITIES. WATER STORED IN THE CISTERN WILL BE USED FOR EXTERNAL IRRIGATION OF LANDSCAPING ON BOTH LOTS.
- THE RECHARGE VOLUME (REV) FOR THE NEW IMPERVIOUS COVERAGE ON THIS SITE WILL BE MANAGED VIA PROPOSED STONE DIAPHRAGMS LOCATED ON THE DOWNSTREAM SIDE OF BOTH PROPOSED DRIVEWAYS AS SHOWN ON THE PLANS. TOGETHER THE STONE DIAPHRAGMS ARE SIZED TO HANDLE ALL THE RECHARGE VOLUME REQUIREMENT FOR THE SITE. THE STONE DIAPHRAGMS WILL ALSO SERVE AS A PRE-TREATMENT DEVICE FOR THE BIORETENTION FACILITY. WATER STORED IN THE CISTERN WILL BE USED TO IRRIGATE VEGETATED AREAS ON SITE WHICH WILL PROVIDE ADDITIONAL RECHARGE VOLUME.
- CHANNEL PROTECTION VOLUME (CPV) FOR THE NEW IMPERVIOUS COVERAGE ON THIS SITE IS NOT REQUIRED AS THE 1 YEAR POST DEVELOPMENT PEAK DISCHARGE IS LESS THAN 2 CFS.
- OVERBANK FLOOD PROTECTION (OF) FOR THE NEW IMPERVIOUS COVERAGE ON THIS SITE IS NOT REQUIRED AS THE SITE HAS A DIRECT TIDAL DISCHARGE. HOWEVER, COMPUTATIONS OF THE PROPOSED GRASS CHANNELS HAVE BEEN PROVIDED THAT SHOW A 10-YEAR STORM EVENT THROUGH THE PROPOSED GRASS CHANNELS ON EACH LOT WILL TRAVEL AT NON-EROSIVE RATES. ALSO, THE CISTERN IS DESIGNED WITH AN OVERFLOW PIPE FOR LARGE STORMS, WHICH WILL BE DISCHARGED VIA AN EXISTING 8" FLEX PIPE INTO THE SEVERN RIVER.
- EXTREME FLOOD VOLUME (Q) IS NOT REQUIRED AS THERE IS NO EVIDENCE OF DOWNSTREAM FLOODING AND THE SITE HAS A DIRECT TIDAL DISCHARGE.

NOTE: MICRO-SCALE ENVIRONMENTAL SITE DESIGN PRACTICES (CISTERN AND BIORETENTION AREA) ARE BEING USED. BIORETENTION AREA IS LOCATED BETWEEN THE PROPOSED DRIVEWAYS, CISTERN IS LOCATED BEHIND THE PROPOSED HOUSE ON LOT 49R.

Zoning And Setbacks

PROPERTY ZONED: R-5
CRITICAL OVERLAY ZONE: IDA
BUILDING RESTRICTION LINES:
Front - 25'
Side - 7'
Rear - 20'

SHEET INDEX

- SHEET 1 OF 12
- SHEET 2 OF 12
- SHEET 3 OF 12
- SHEET 4 OF 12
- SHEET 5 OF 12
- SHEET 6 OF 12
- SHEET 7 OF 12
- SHEET 8 OF 12
- SHEET 9 OF 12
- SHEET 10 OF 12
- SHEET 11 OF 12
- SHEET 12 OF 12

STORMWATER MANAGEMENT SUMMARY TABLE

Minimum Sizing Criteria	Volume Required (c.f.)	Volume Provided (c.f.)	SWM Practice	Notes
Water Quality Volume (WQV)	377	377	Bioretention Areas, Cistern	
Recharge (Rev)	71	71	Stone Diaphragms, Cistern	Stone diaphragms located between the proposed driveways, cistern connected to landscape irrigation.
Channel Protection Volume (CPV)	N/A	N/A	N/A	One-year post-development peak discharge rate < 2.0 cfs
Overbank Flood Protection (OF)	N/A	N/A	N/A	Site drains directly to the Severn River.
Extreme Flood Volume (Q)	N/A	N/A	N/A	Site drains directly to the Severn River.

VARIANCE NOTE

VARIANCE #2008-0090-V TO GRANT A VARIANCE OF 10 FEET TO THE 60-FOOT LOT WIDTH REQUIREMENT FOR LOTS 49R AND 51R WAS APPROVED BY THE ADMINISTRATIVE HEARING OFFICER OF ANNE ARUNDEL COUNTY ON MAY 30, 2008.

MODIFICATION NOTE

MODIFICATION #9863 TO PAY FEE-IN-LIEU OF PROVIDING RECREATION AREA AND OPEN SPACE WAS APPROVED BY THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING ON MAY 30, 2008. FEE-IN-LIEU OF RECREATION AREA AS PAID ON _____ BY CASH RECEIPT # _____

MODIFICATION #10496 TO NOT PROVIDE RIGHT-OF-WAY DEDICATION WAS APPROVED BY THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING ON AUGUST 12, 2009.

MODIFICATION #10874 TO ALLOW COMMON PRIVATE STORMWATER MANAGEMENT FACILITIES, TO NOT PROVIDE ROAD AND FRONTAGE IMPROVEMENTS AND TO REDUCE SIGHT DISTANCE REQUIREMENTS WAS APPROVED BY THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING ON _____

SYMBOL	SOIL NAME	CLASSIFICATION	% SLOPE
UdD	UDORTHERNS LOAMY	C	5% - 15%

RECEIVED

JAN 22 2010
PLANNING AND ZONING
DEVELOPMENT

SUB NO. S96-069, PROJ. NO. P07-0034-00NF

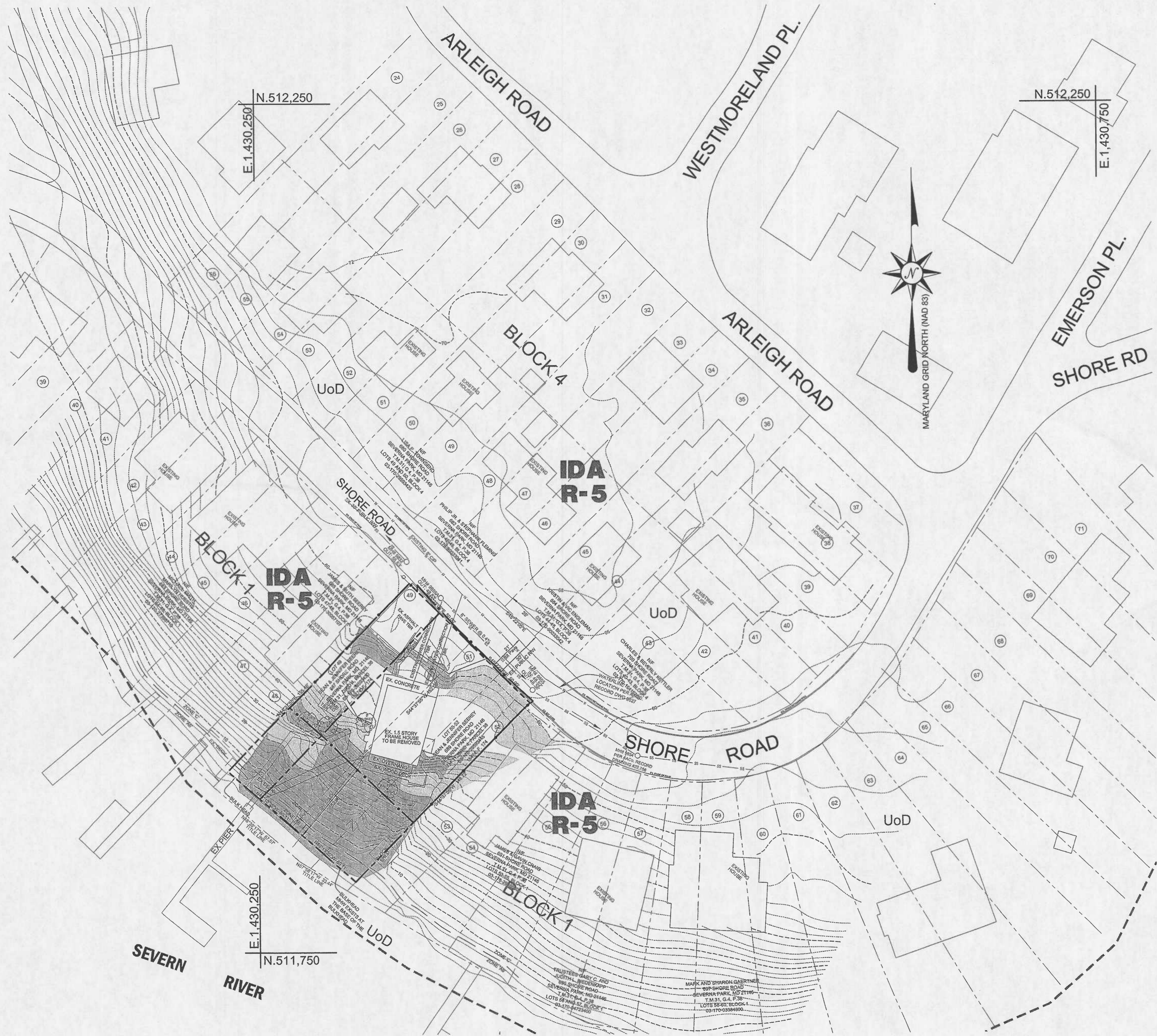
COVER SHEET
FINAL DEVELOPMENT PLANS

SEEREY PROPERTY

BLOCK 1, LOTS 49 - 52 OF THE CARROLLTON MANOR SUBDIVISION
TAX MAP 31, GRID 4, PARCEL 38
SEVERNA PARK, MD 21146
THIRD DISTRICT ANNE ARUNDEL COUNTY

Sheet No. 1 OF 12
File No. 00-25

P07-0034 00 NF



SITE DETAIL
SCALE: 1" = 30'

GENERAL NOTES

- PROPERTY OWNERS AND APPLICANT INFORMATION:

LOTS 50-52	LOT 49
SEAN AND JENNIFER SEEREY 689 SHORE ROAD SEVERNA PARK, MD 21146	SEAN AND JENNIFER SEEREY 689 SHORE ROAD SEVERNA PARK, MD 21146
- SITE ADDRESS:

LOTS 50-52	LOT 49
689 SHORE ROAD SEVERNA PARK, MD 21146	687 SHORE ROAD SEVERNA PARK, MD 21146
- THE PROPERTY IS LOCATED ON TAX MAP 31, GRID 4, PARCEL 38.
- TAX ACCOUNT NUMBERS:

LOT 49	03-170-29593430
LOTS 50-52	03-170-29593445
- THE SITE IS LOCATED ENTIRELY WITHIN THE INTENSLY DEVELOPED AREA (IDA) OF THE CHESAPEAKE BAY CRITICAL AREA.
- TOTAL SITE AREA = 0.360 ACRES.

LOT 49 = 3,982 SQ. FT. OR 0.091 Ac.
LOTS 50-52 = 11,728 SQ. FT. OR 0.269 Ac.
- PROPERTY SHOWN HEREON IS IN FLOOD ZONE A6 AND ZONE C AS PER FIRM FLOOD INSURANCE MAP # 240008-0027C DATED MAY 2, 1983 FOR SAID COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT FACILITY.
- THIS IS NOT A PROPERTY LINE SURVEY.
- BUILDING RESTRICTION LINES SHOWN HEREON ARE MINIMUM.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHTS-OF-WAY, OR MORE STRINGENT BUILDING RESTRICTION LINES NOT SHOWN HEREON.
- ZONING: R-5

FRONT: 25'
SIDE: 7'
REAR: 20'
- STORMWATER MANAGEMENT TO BE ADDRESSED WITH A BIORETENTION AREA AND CISTERN.

IMPERVIOUS COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA	15,209 SQ. FT. ±
EXISTING IMPERVIOUS AREA	3,915 SQ. FT. ±
PROPOSED IMPERVIOUS AREA AFTER DEVELOPMENT	5,881 SQ. FT. ±
PROPOSED IMPERVIOUS AREA AFTER DEVELOPMENT WITHIN 100' BUFFER	2,959 SQ. FT. ±
PROPOSED IMPERVIOUS AREA AFTER DEVELOPMENT OUTSIDE THE 100' BUFFER	2,922 SQ. FT. ±

- NOTE**
- BREAKDOWN OF EXISTING IMPERVIOUS:
 - HOUSE = 1,425.86 SQ. FT. ±
 - DRIVEWAY/PAVEMENT = 1,581.61 SQ. FT. ±
 - FRONT STEPS = 104.96 SQ. FT. ±
 - CONCRETE AROUND HOUSE = 372.43 SQ. FT. ±
 - FRAME SHED = 103.72 SQ. FT. ±
 - WOOD DECK = 19.18 SQ. FT. ±
 - TOTAL = 3,915.08 SQ. FT. ±
 - BREAKDOWN OF EXISTING IMPERVIOUS TO BE REMOVED:
 - HOUSE = 1,425.86 SQ. FT. ±
 - DRIVEWAY/PAVEMENT = 1,581.61 SQ. FT. ±
 - FRONT STEPS = 104.96 SQ. FT. ±
 - CONCRETE AROUND HOUSE = 372.43 SQ. FT. ±
 - FRAME SHED = 103.72 SQ. FT. ±
 - WOOD DECK = 19.18 SQ. FT. ±
 - TOTAL = 3,915.08 SQ. FT. ±
 - BREAKDOWN OF PROPOSED IMPERVIOUS:
 - HOUSES = 3,840.0 SQ. FT. ±
 - DRIVEWAY = 815 SQ. FT. ±
 - STEPS BETWEEN HOUSES = 254 SQ. FT. ±
 - REAR DECKS = 720 SQ. FT. ±
 - SIDEWALKS = 252 SQ. FT. ±
 - TOTAL = 5,881 SQ. FT. ±
 - THE LOT IS LOCATED ENTIRELY WITHIN THE IDA, THEREFORE ALLOWABLE IMPERVIOUS COVERAGE IS UNLIMITED.
 - BREAKDOWN OF PROPOSED IMPERVIOUS COVERAGE WITHIN 100' BUFFER:
 - HOUSES = 2,026 SQ. FT. ±
 - STEPS BETWEEN HOUSES = 213 SQ. FT. ±
 - REAR DECKS = 720 SQ. FT. ±
 - TOTAL = 2,959 SQ. FT. ±
 - BREAKDOWN OF PROPOSED IMPERVIOUS COVERAGE OUTSIDE THE 100' BUFFER:
 - HOUSES = 1,814 SQ. FT. ±
 - STEPS BETWEEN HOUSES = 41 SQ. FT. ±
 - DRIVEWAYS = 815 SQ. FT. ±
 - SIDEWALKS = 252 SQ. FT. ±
 - TOTAL = 2,922 SQ. FT. ±

PROJECT SUMMARY

- TOTAL AREA OF SITE IS 0.349 ACRES OR 15,209 S.F. TOTAL AREA DISTURBED IS 0.234 ACRES ±.
- | LOT # | AREA (S.F.) | AREA (Ac.) |
|-------|-------------|------------|
| 49R | 7,689 | 0.177 |
| 51R | 7,520 | 0.173 |
- EXISTING IMPERVIOUS COVERAGE IS 3,915.08 SQ. FT.
- PROPOSED IMPERVIOUS COVERAGE IS 5,881 SQ. FT.

SUB NO. S96-069; PROJ. NO. P07-0034-00NF

ENVIRONMENTAL CONSERVATION PLAN
FINAL DEVELOPMENT PLANS

SEEREY PROPERTY
BLOCK 1, LOTS 49 - 52 OF THE CARROLLTON MANOR SUBDIVISION
TAX MAP 31, GRID 4, PARCEL 38
SEVERNA PARK, MD 21146
THIRD DISTRICT ANNE ARUNDEL COUNTY

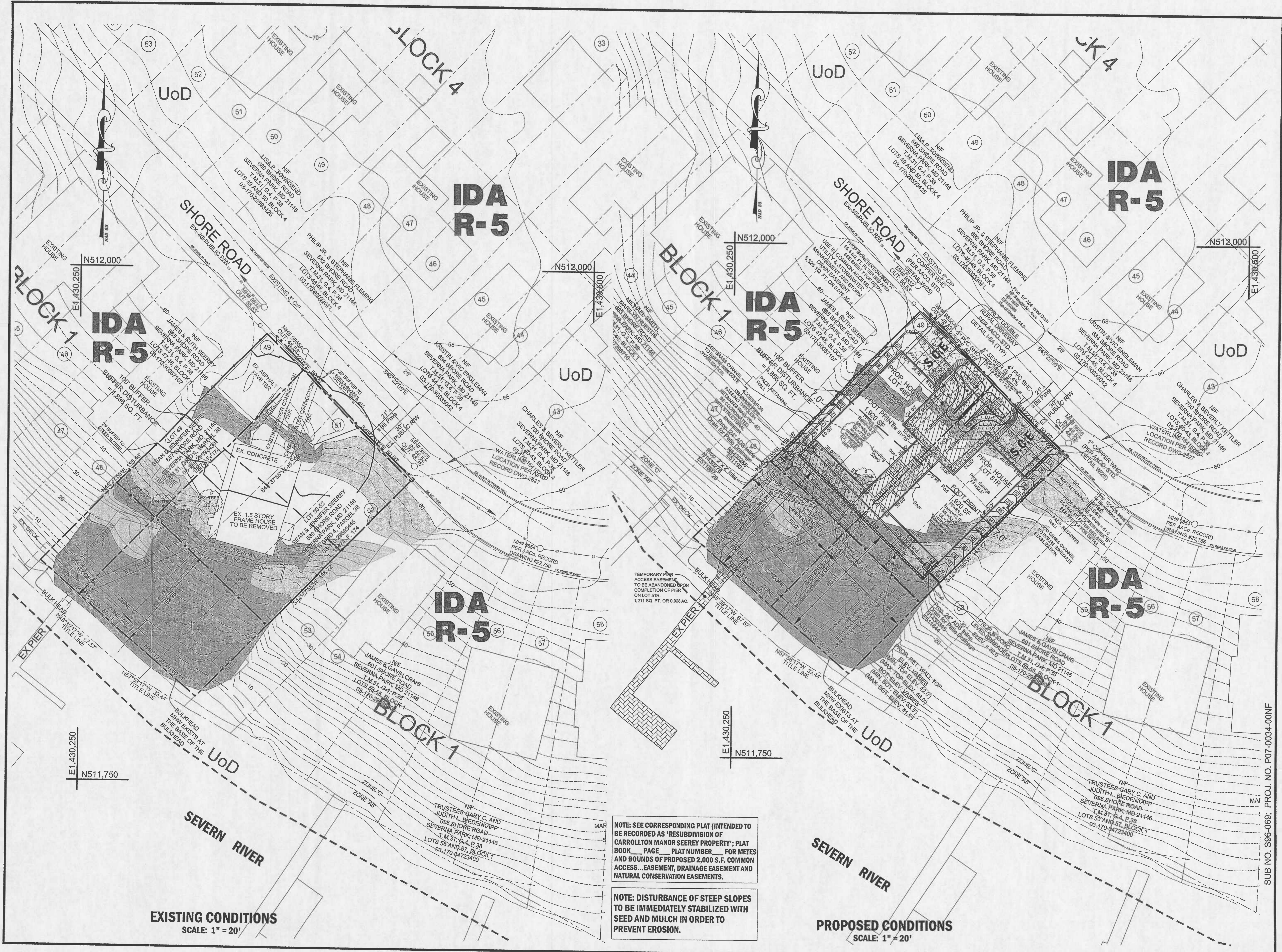
Revisions	Description	Date	By	Rev. #
	RECEIVED	JAN 20 2010		
	CURTIS L. MARTIN, L.S. 10869			
	CHESAPEAKE BAY CRITICAL AREA			



Bay Engineering Inc.
Engineers, Planners and Surveyors
180 Admiral Cochrane Drive, Suite 175
Annapolis, Maryland 21401
410.897.9250
email: info@bayengineering.com
www.bayengineering.com

Date	JANUARY 2010
Job Number	00-25
Scale	1" = 30'
Drawn By	RJW
Designed By	RJW
Approved By	TJM
Folder Reference	SEEREY PROPERTY SUBDIVISION

PLOTTED: Jan 19, 2010 - 9:41am



EXISTING CONDITIONS
SCALE: 1" = 20'

PROPOSED CONDITIONS
SCALE: 1" = 20'

NOTE: SEE CORRESPONDING PLAT (INTENDED TO BE RECORDED AS 'RESUBDIVISION OF CARROLLTON MANOR SEERY PROPERTY'; PLAT BOOK PAGE PLAT NUMBER FOR METES AND BOUNDS OF PROPOSED 2,000 S.F. COMMON ACCESS...EASEMENT, DRAINAGE EASEMENT AND NATURAL CONSERVATION EASEMENTS.

NOTE: DISTURBANCE OF STEEP SLOPES TO BE IMMEDIATELY STABILIZED WITH SEED AND MULCH IN ORDER TO PREVENT EROSION.

SUB NO. S96-069; PROJ. NO. P07-0034-00NF

Rev. #	Date	Description
1	JAN 26 2010	RECEIVED CRITICAL AREA COMMISSION Chesapeake & Atlantic Coastal Bays



Bay Engineering Inc.
Engineers, Planners and Surveyors

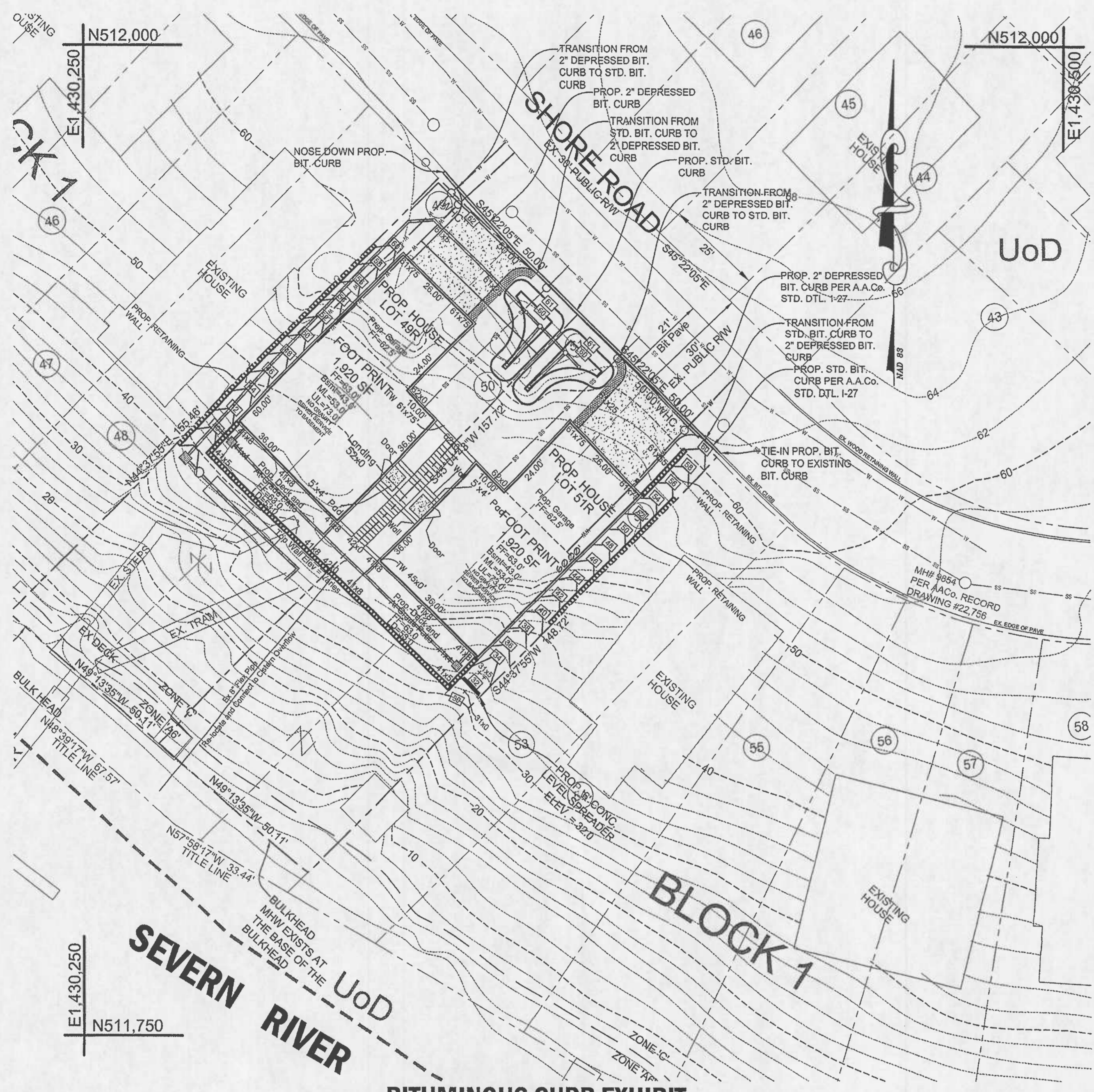
190 Admiral Cochrane Drive, Suite 175
Annapolis, Maryland 21401
410.897.9295 fax
email: info@bayengineering.com
www.bayengineering.com

Date	JANUARY 2010
Job Number	96-25
Scale	1" = 20'
Drawn By	RLW
Designed By	RLW
Approved By	TJM
Folder Reference	SEERY PROPERTY SUBDIVISION

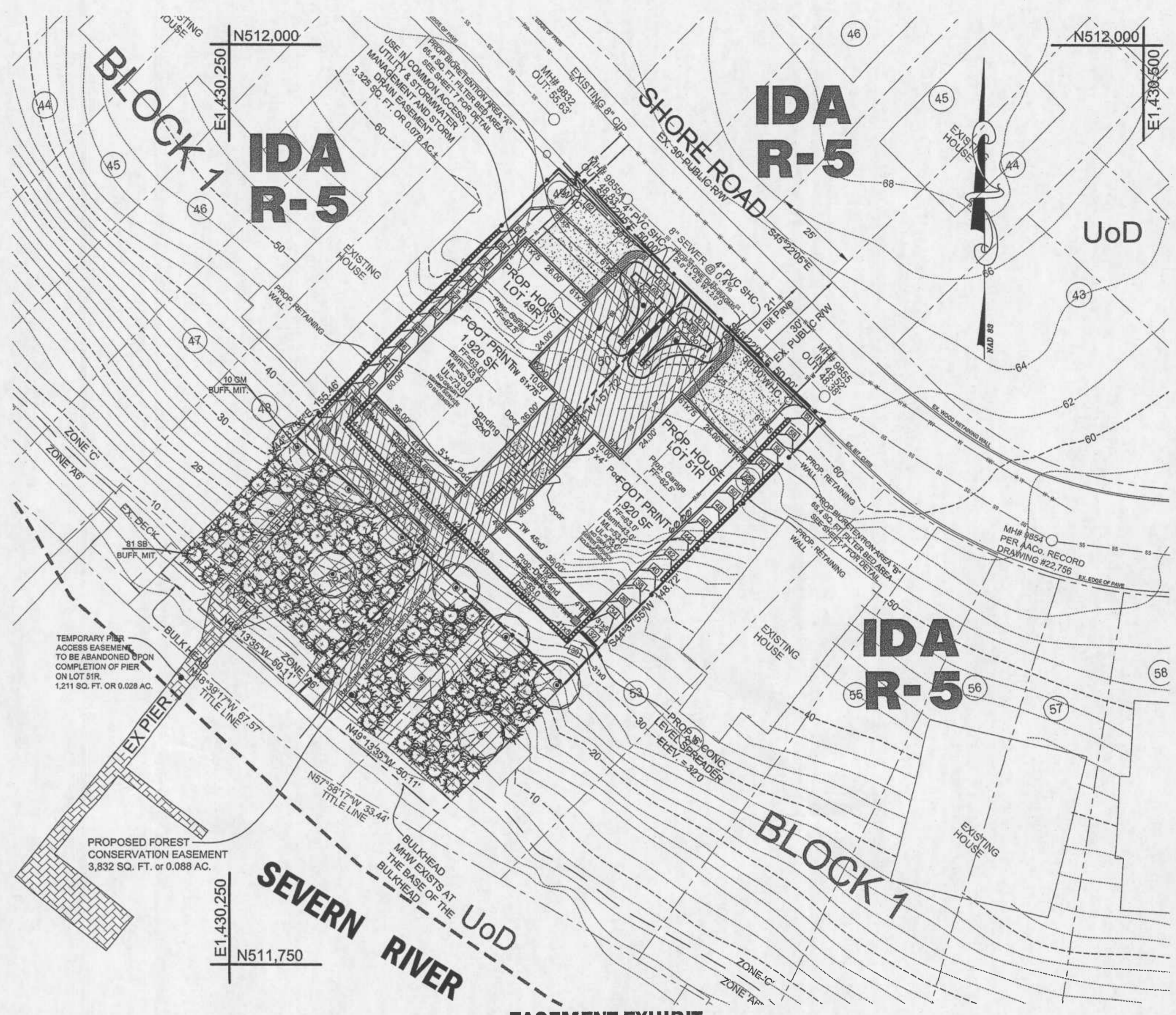
EXISTING AND PROPOSED CONDITIONS SITE PLAN
FINAL DEVELOPMENT PLANS

SEERY PROPERTY
BLOCK 1, LOTS 49 - 52 OF THE CARROLLTON MANOR SUBDIVISION
TAX MAP 31, GRID 4, PARCEL 38
SEVERNA PARK, MD 21146
THIRD DISTRICT ANNE ARUNDEL COUNTY

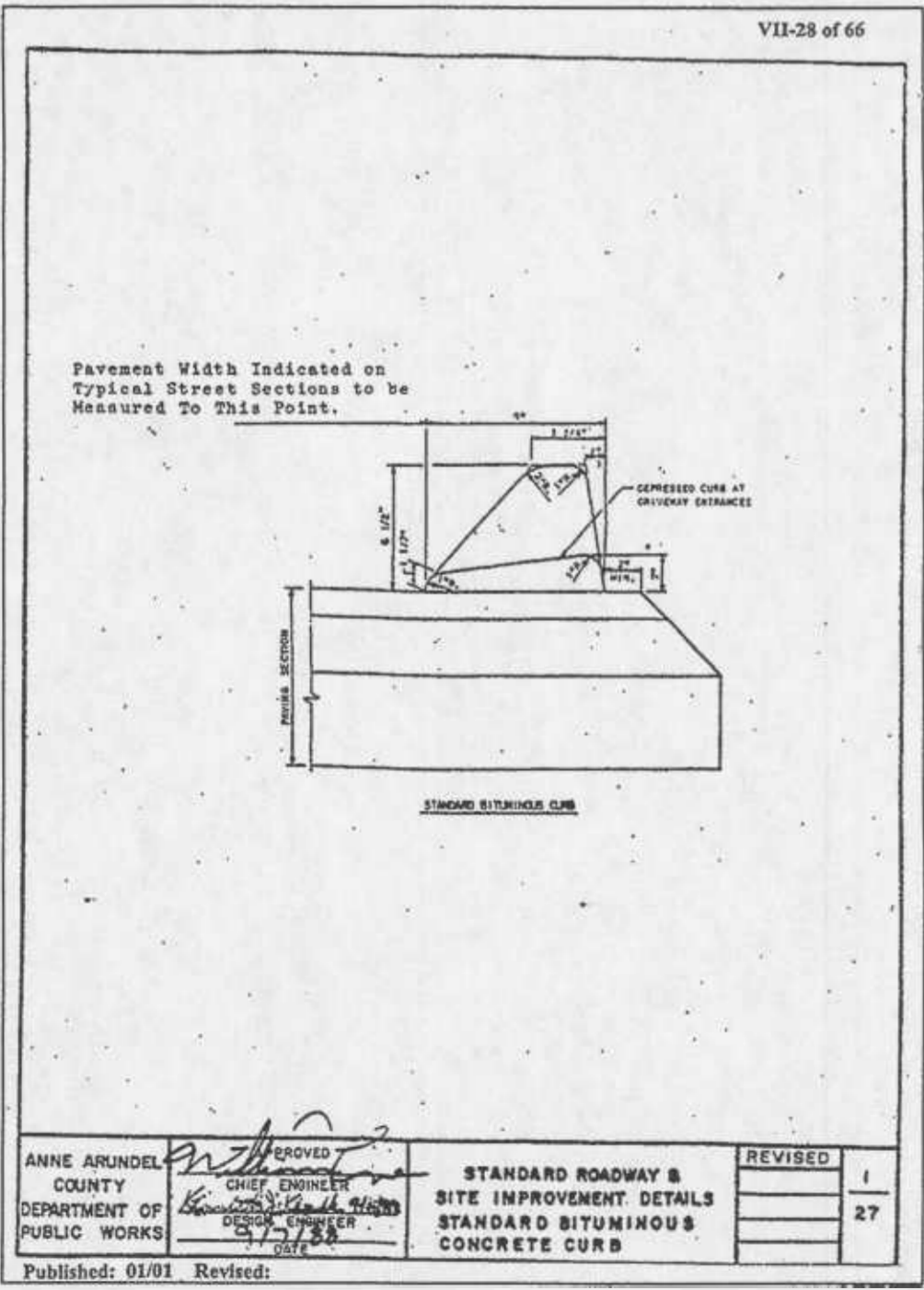
Sheet No. **3 OF 12**
File No. 00-25



BITUMINOUS CURB EXHIBIT
SCALE: 1" = 20'



EASEMENT EXHIBIT
SCALE: 1" = 20'



ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS	STANDARD ROADWAY & SITE IMPROVEMENT DETAILS	REVISED	1
Published: 01/01	STANDARD BITUMINOUS CONCRETE CURB		27

BUFFER MITIGATION REQUIREMENT:

2,959 S.F. OF IMPERVIOUS COVERAGE IS BEING PROPOSED WITHIN THE 100' BUFFER AND MUST BE MITIGATED AT A RATIO OF 2:1. 1 TREE AND TREE SHRUBS PER 400 SQ. FT. OF IMPERVIOUS (SEE BUFFER MITIGATION BREAKDOWN BREAKDOWN THIS SHEET).

BUFFER MITIGATION BREAKDOWN

DESCRIPTION	AREA
REQUIRED BUFFER MITIGATION AREA	2,959 x 2 = 5,918 SQ. FT. ±
BUFFER MITIGATION PROVIDED ON SITE	5,918 / 400 = 14.7 OR 15
(AT TIME OF PLANTING, SPECIES DIVERSITY WILL BE REQUESTED SUCH THAT NO MORE THAN 20% OF THE PLANTINGS ARE A SINGLE SPECIES)	6,318 SQ. FT. ±

NOTE: OVER-PLANTING SHOWN PER C.A.C. COMMENT.

SUB NO. S96-089; PROJ. NO. P07-0034-00NF

FINAL DEVELOPMENT PLANS
BUFFER MITIGATION, PROP. EASEMENTS & BIT. CURB EXHIBIT

SEEREY PROPERTY
BLOCK 1, LOTS 49 - 52 OF THE CARRINGTON MANOR SUBDIVISION
TAX MAP 31, GRID 4, PARCEL 38
SEVERN PARK, MD 21146
THIRD DISTRICT ANNE ARUNDEL COUNTY

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email: info@bayengineering.com
www.bayengineering.com

RECEIVED
JAN 20 2010
CARRINGTON AREA COMMISSION
Chesapeake Bay Atlantic Coastal Bays

DATE: JANUARY 2010
JOB NUMBER: 00-25
SCALE: 1" = 20'
DRAWN BY: RJW
DESIGNED BY: RJW
APPROVED BY: T.J.M.
FOLDER REFERENCE: SEEREY PROPERTY SUBDIVISION