

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 11, 2010

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

Re: Ventnor/8160 Ventnor Rd Modification # 10817
G02013453, B02256997, B02256999

Dear Ms. Krinetz:

Thank you for forwarding the above-referenced modification request. The applicant has requested a modification to the County's prohibition on disturbance within nontidal wetlands and nontidal wetland buffers in order to construct a road to access an existing undeveloped lot which the applicant proposes to develop with a single family dwelling, detached garage, driveway, well and septic system. The 14.12 acre property is mostly within the Critical Area with 12.87 acres designated as a Resource Conservation Area (RCA) and 1.16 acres designated as a Limited Development Area (LDA). I have provided comments on the requested modification below:

1. Based on the Maryland Department of Natural Resources' GIS map, the existing forest on the property is considered Forest Interior Dwelling Bird (FIDS) habitat. Because the applicant proposes clearing on the property, the applicant must complete and submit the FIDS worksheet from this office's publication, "A Guide to the Conservation of Forest Interior Dwelling Birds in the Chesapeake Bay Critical Area," in order to quantify the proposed FIDS impacts and the resulting FIDS mitigation requirement. The FIDS publication and worksheet are available on this office's website at http://www.dnr.state.md.us/criticalarea/tweetyjune_2000.pdf. We note that the FIDS mitigation requirement must be provided as plantings either on-site in an area adjacent to existing FIDS habitat, or off-site in an area that is adjacent to at least 50 acres of permanently protected FIDS habitat. We recommend that the applicant provide a planting plan showing how the FIDS mitigation requirement

TTY for the Deaf

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



and the expanded Buffer mitigation requirement mentioned in the following comment will be addressed with the next submittal.

2. The applicant must provide mitigation for the variance that was obtained to disturb the Critical Area expanded Buffer to upgrade the existing road on the adjacent property for the applicant's use as a driveway. The total area of disturbance in the Buffer from grading, clearing or the footprint of the driveway must be mitigated with plantings at a 3:1 ratio. As mentioned above, please have the applicant submit a planting plan showing how this requirement will be addressed. The plan should include information about the size, number, species and location of the proposed plantings, as well as information about how the plantings will be permanently protected.
3. Please have the applicant submit soils information for the property in order to confirm that the Buffer has been properly expanded to include any hydric or highly erodible soils, or slopes 15% or greater. Also, we note that the Maryland Department of Natural Resources' GIS wetland maps show a significantly larger area of nontidal wetlands on the property and in the location of the proposed house than what is shown the applicant's plans. Please have the applicant confirm that the expanded Buffer, the nontidal wetlands and the nontidal wetlands buffers were mapped by a professional wetland delineator in the field.
4. Please have the applicant quantify the existing and proposed lot coverage and the existing and proposed forest cover within the RCA portion of the property. Also, please have the applicant quantify the existing and proposed lot coverage and the existing and proposed forest cover within the LDA portion of the property.

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3467.

Sincerely,



Amber Widmayer
Natural Resources Planner

cc: AA 627-08

ED BROWN & ASSOCIATES, INC.

EDWARD A. BROWN L.S.
President

DOUGLAS D. BOURQUIN
Vice President

Land Surveyors - Planners

PLAZA ONE BUILDING
1511 Ritchie Hwy
Suite 301
Arnold, MD 21012

Phone 410-757-2002

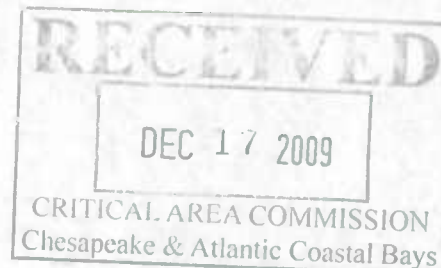
Fax 410-757-2011

November 30, 2009

Anne Arundel County
Office of Planning and Zoning
Development Review
2664 Riva Road, 4TH Floor
Annapolis, MD 21401

Attention: Larry R. Tom
Planning and Zoning Officer

RE: **BRIAN M. DECKELMAN PROPERTY**
8160 Ventnor Road, Pasadena, MD 21122
Tax Map 18, Block 22, Parcel 80
Tax Acct. 3-887-90098109
Variance 2008-0338-V
Perc #T02039160
Permit #G02013453
Building Permits #B02256997 (House), #B02256999 (Garage)
Wetlands Permit #08-NT-0252/200863218
Modification Application Explanation Letter
Our Job: #07-210



Dear Mr. Tom:

The purpose of this letter is to request modification to the Buffer/Habitat Protection requirements of Article 17, Subtitle 5, Section 8-502 and Article 17, Subtitle 3, Section 9-301. The wetland permit to disturb these wetlands has been issued by State of Maryland, Dept. of the Environment- Water Management Administration dated November 11, 2009. This modification request was required by Dan Gerzak- Environmental/Planning Review- Office of Planning and Zoning in Permit Application letter of comments dated August 18, 2009- "As a formality, a modification to disturb the non-tidal wetlands will also be required."

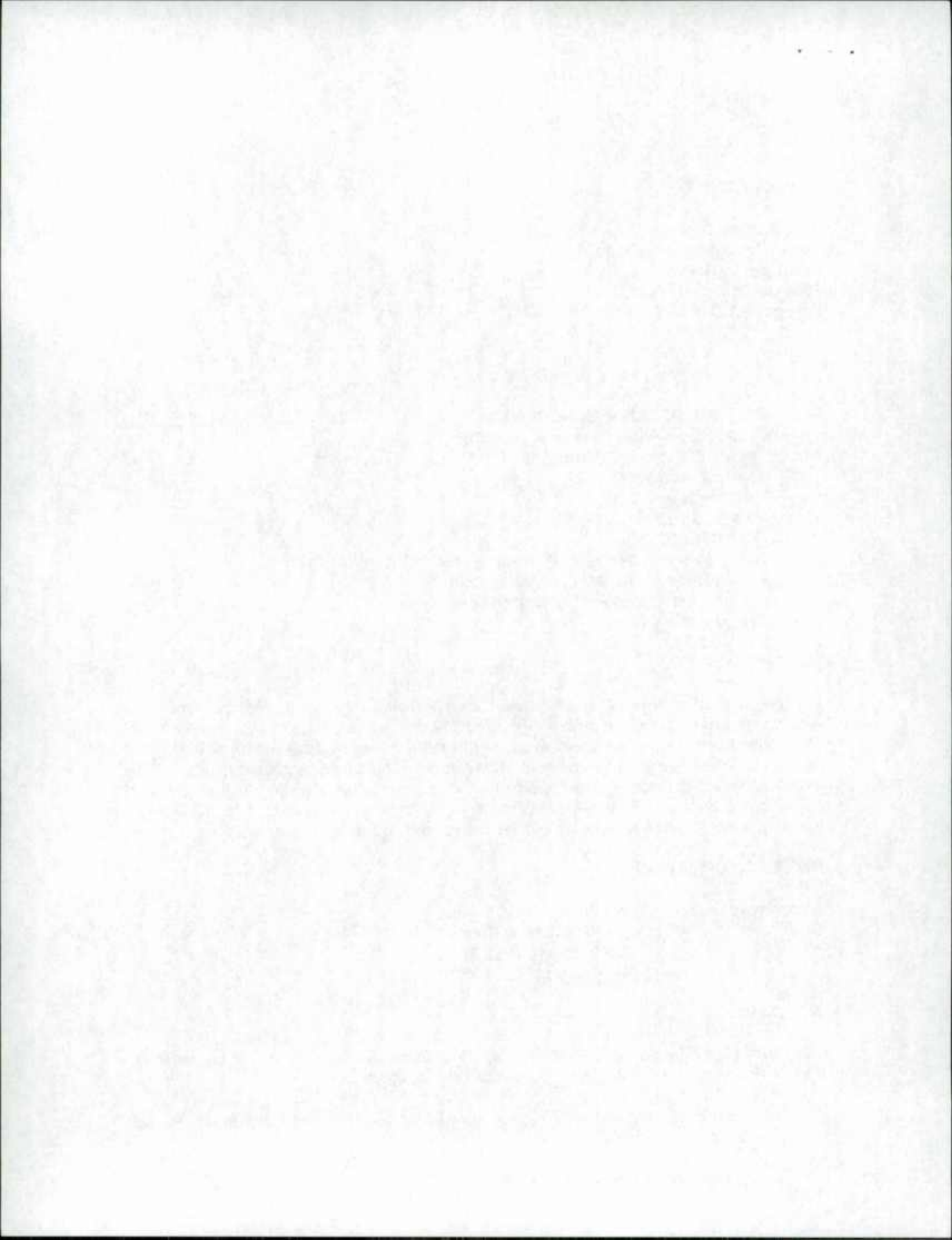
OWNER INFORMATION

The owner/developer is- Brian M. Deckelman
7828 Mallow Court
Pasadena, MD. 21122
Tel. (443) 597-6951

SITE DATA

This project is located at 8160 Ventnor Road, Pasadena, MD 21122 in the third assessment district. Following are the site characteristics for this development-

- This lot was created with Ventnor subdivision (plat recorded in P.B. 10, Pg. 22) dated June 30, 1937.
- The total lot area is 14.12 acres in size.



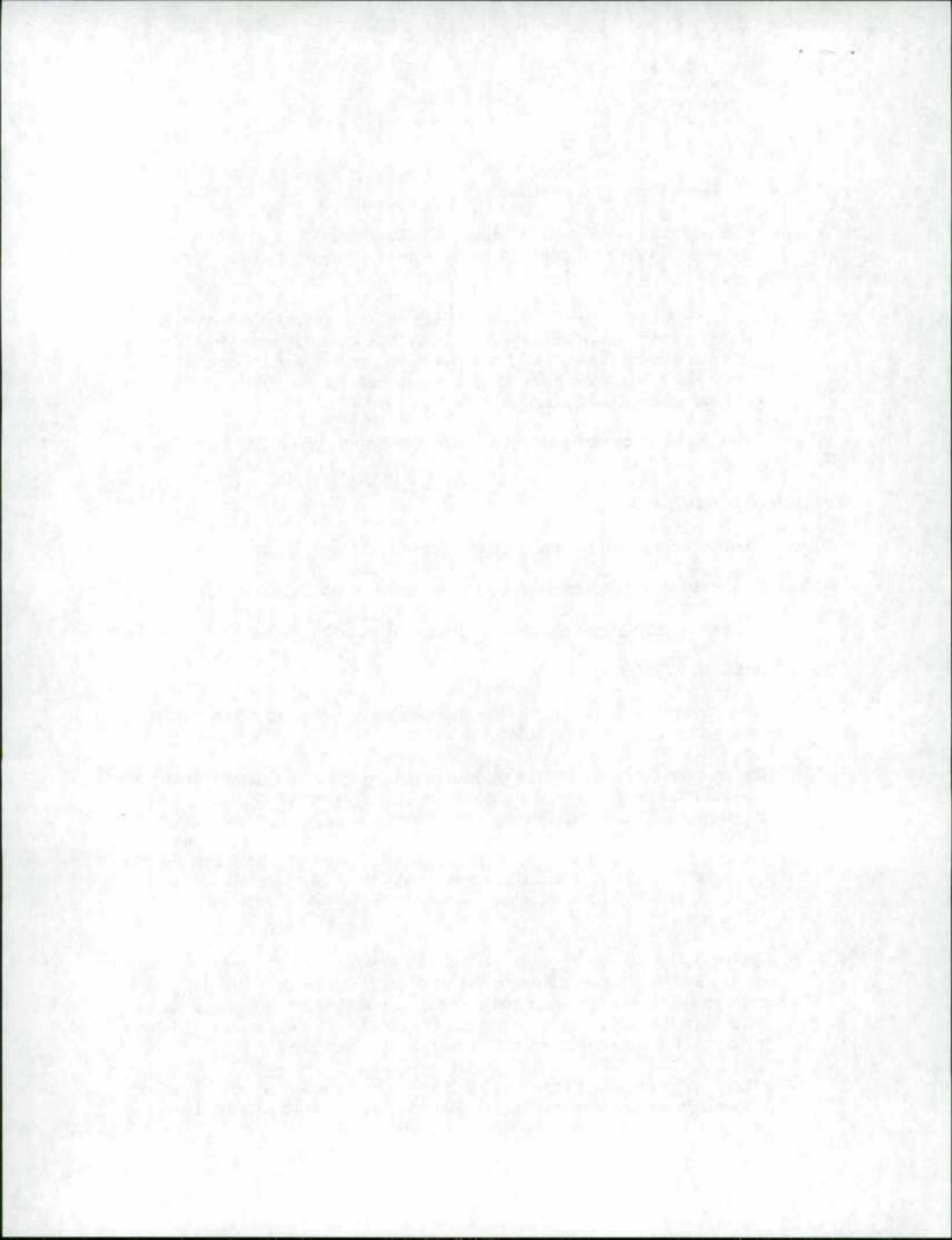
- *The zoning is R1 Residential District.*
- *This project is within the RCA (Resource Conservation Area) and LDA (Limited Development Area) of Critical Area designation as shown on Critical Area Map #13.*
- *Access to the property is from Ventnor Road, via a private access easement across the adjacent Lot 25- Wharf Creek (William Bolding Black- Trustee of William Bolding Black Revocable Trust and Iris Nocar Black, Trustee of Iris Nocar Black Revocable Trust. The deed of easement and agreement is recorded among the Land Records of Anne Arundel County, Maryland at Liber 21386, folio 207.*
- *The proposed development is served by public water and public sewer located within Fort Smallwood Road.*

EXISTING CONDITIONS-

- *The lot currently is vacant and is entirely forested.*
- *There are tidal wetlands located on the parcel at the mouth of Goose Creek.*
- *There are 15-25% slopes and 25% and greater slopes on the parcel.*

DEVELOPED CONDITIONS-

- *A single family detached house, detached garage, driveway and driveway culverts, water well and septic system is proposed.*
- *Disconnection of 1) rooftop impervious areas are provided by proposed disconnect drywells and non-structural disconnections and, 2) non-structural disconnections of driveway areas (no curbs). Channel Protection Volume (Cpv) is not required as this parcel has direct discharge to tidal waters of Goose Cove. The Overbank Flood Protection Volume (Qp10) is adequately conveyed to the Site Outfall and Point of Investigation. Although this parcel contains tidal flood plain (FEMA) the Extreme Flood Volume (Qf) is adequately conveyed to the Site Outfall and Point of Investigation.*
- *The proposed driveway crosses two areas of existing wetlands within the private access easement obtained from the owners of Lot 25- Wharf Creek. The disturbance to these two areas of wetlands and their related buffers to improve the existing dirt driveway and installed required storm drain culverts to convey upgrade runoff under the access driveway is the subject of this modification requested.*
- *Offsite mitigation was obtained by the owner- Brian Deckelman for 1) wetlands disturbance and 2) re-forestation of cleared areas for the development of the parcel (see enclosed data).*



VARIANCE 2008-0338-V

Variance 2008-0338-V was granted on February 4, 2009 by the Administrative Hearing Officer- Douglas Clark Hollman to Section 17-8-502 to allow the proposed improvements to the existing dirt driveway within Lot 25- Wharf Creek and the Brian M. Deckelman property to occur in a habitat protection area.

MODIFICATIONS REQUESTED

On behalf of the owner- Brian M. Deckelman, we are requesting the following modifications-

**DEVELOPMENT IN HABITAT PROTECTION AREAS-
(Article 17, Subtitle 5, Section 17-8-502)**

- 1) Modification to disturb a habitat protection area to improve the existing dirt access driveway.

This disturbance has been permitted by State of Maryland, Department of the Environment-Water Management Administration by Letter of Authorization/Permit #08-NT-0252/200863218, dated 11-11-09. This disturbance was approved by Variance 2008-0338-V decision letter dated 2-4-09. The proposed disturbance is shown on grading plans (G02013453) enclosed with this modification request.

**FOREST, WOODLAND AND HABITAT PROTECTION-
(Article 17, Subtitle 3, Section 17-9-301)**

- 2) Modification to disturb forest, woodland and habitat protection area to improve the existing dirt access driveway.

This disturbance has been permitted by State of Maryland, Department of the Environment-Water Management Administration by Letter of Authorization/Permit #08-NT-0252/200863218, dated 11-11-09. This disturbance was approved by Variance 2008-0338-V decision letter dated 2-4-09. The proposed disturbance is shown on grading plans (G02013453) enclosed with this modification request.

Should you have any questions or require any additional information to process this modification request, please contact this office. Thank you,

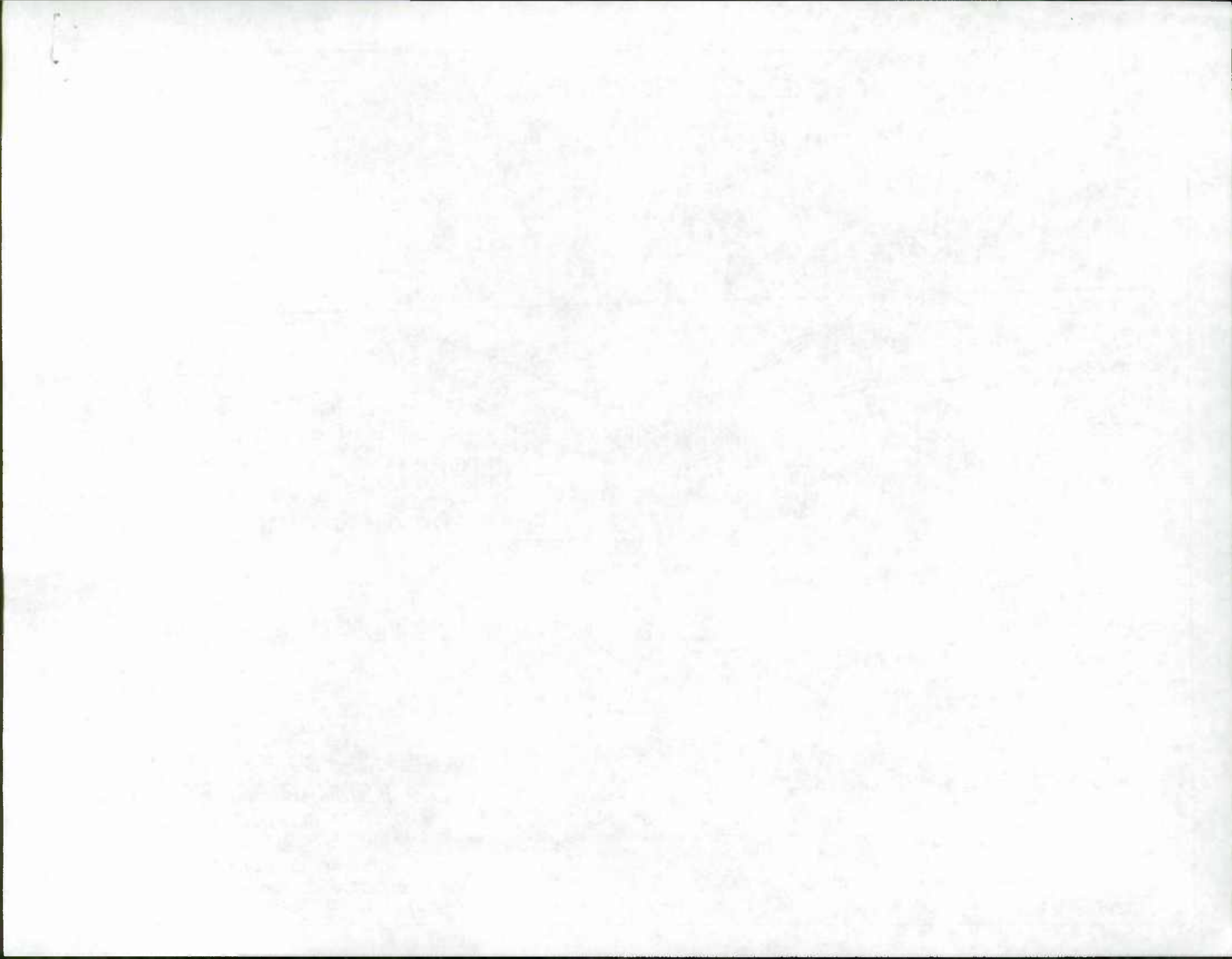
ED BROWN & ASSOCIATES, Inc.

Edward A Brown

Edward A. Brown, L.S.
President



CC: Brian M. Deckelman, Robert F. Myers, file



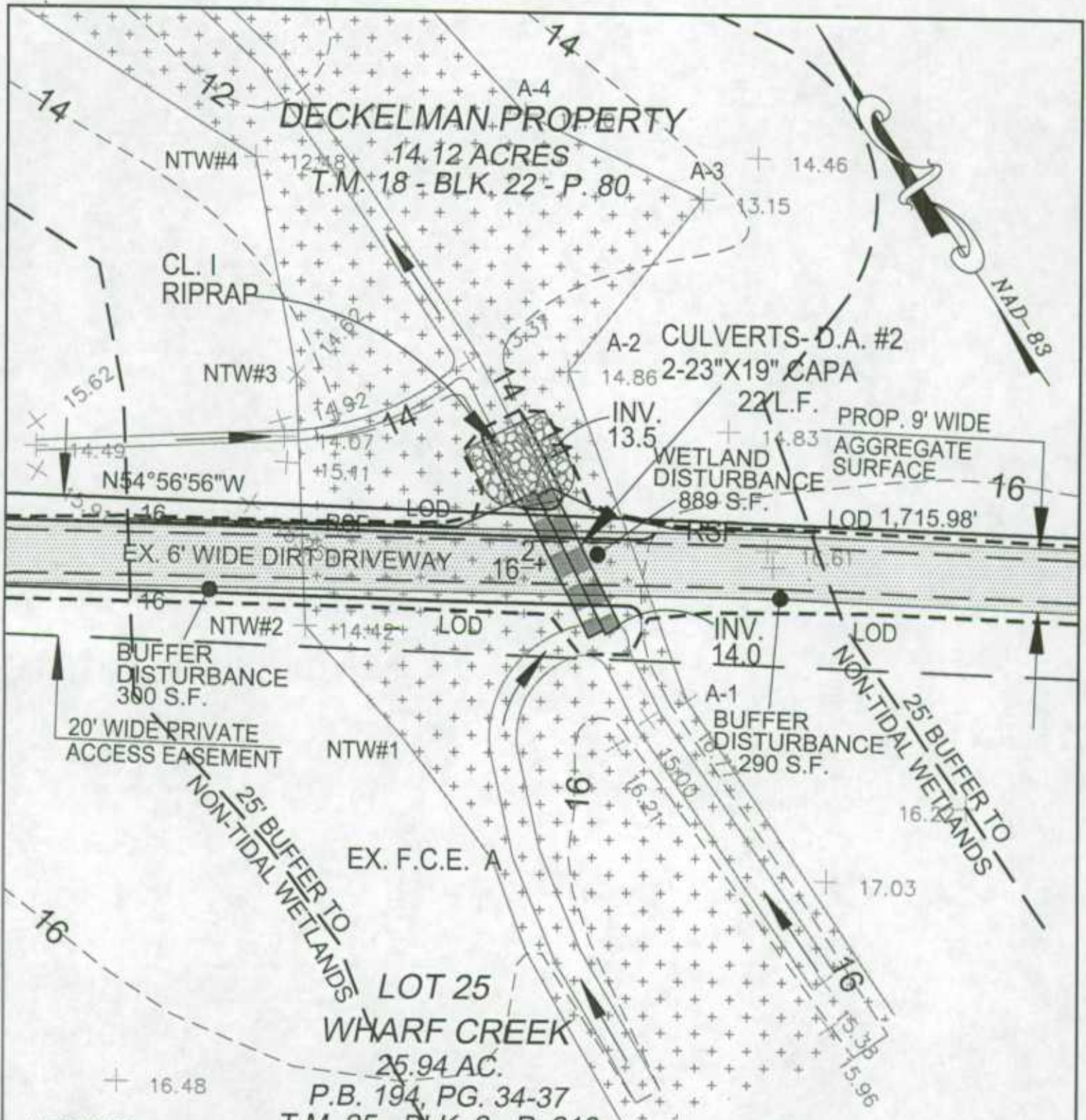
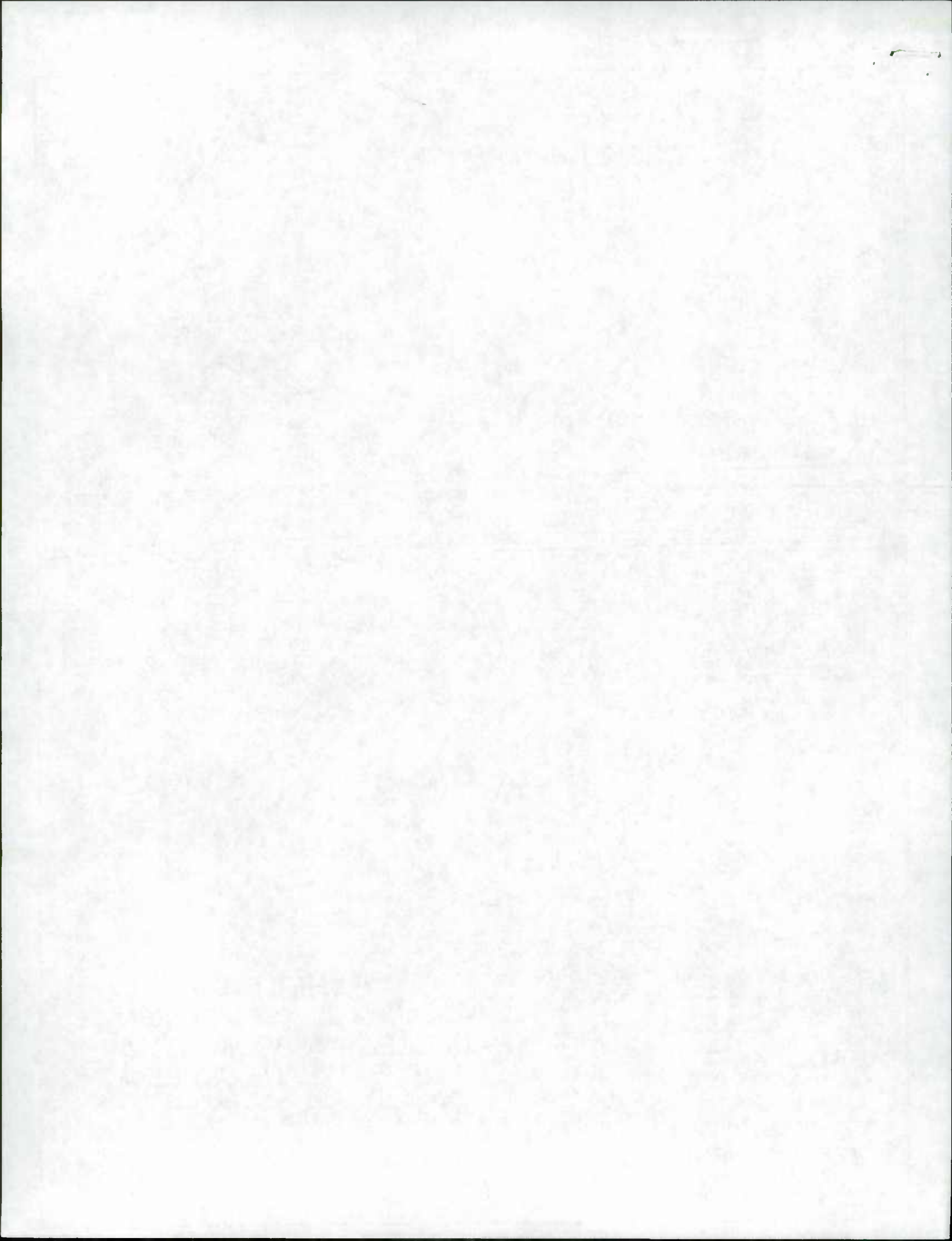


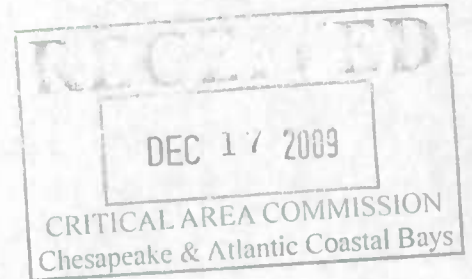
EXHIBIT #2
WETLAND & BUFFER DISTURBANCE
DECKELMAN PROPERTY &
LOT 25 - WHARF CREEK
 TAX MAP 18, BLOCK 22, PARCEL 80
 TAX MAP 25, BLOCK 2, PARCEL 218
 VENTNOR ROAD, PASADENA, MD
 ZONING R-1 RESIDENTIAL DISTRICT, ZIP CODE 21122
 THIRD DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
 SCALE: 1" = 20' DATE: OCTOBER 2008 JOB: #07-210





September 28, 2009

George Beston
Maryland Department of the Environment
Mitigation Section
Hickman Building
120 Broadway
Centerville, MD 21617



RE: South County Wetland Preserve
Deale, MD

George,

William S. Magenau (property owner), by executing the attached Developer/Landowner Agreement, has accepted responsibility for creating and maintaining 2,524 square feet of forested wetland area on the subject property identified as the South County Wetland Preserve (SCWP). The mitigation will be accomplished on behalf of Brian Deckelman, (applicant) under the provisions set forth by the Maryland Department of the Environment Permit number 200863218 and Corps of Engineers permit number 08-NT-025.

According to our tracking information, the amount of wetland mitigation remaining in SCWP is now 112,192 square feet. Please update your tally sheet and forward a copy to me via email. Feel free to call with any questions.

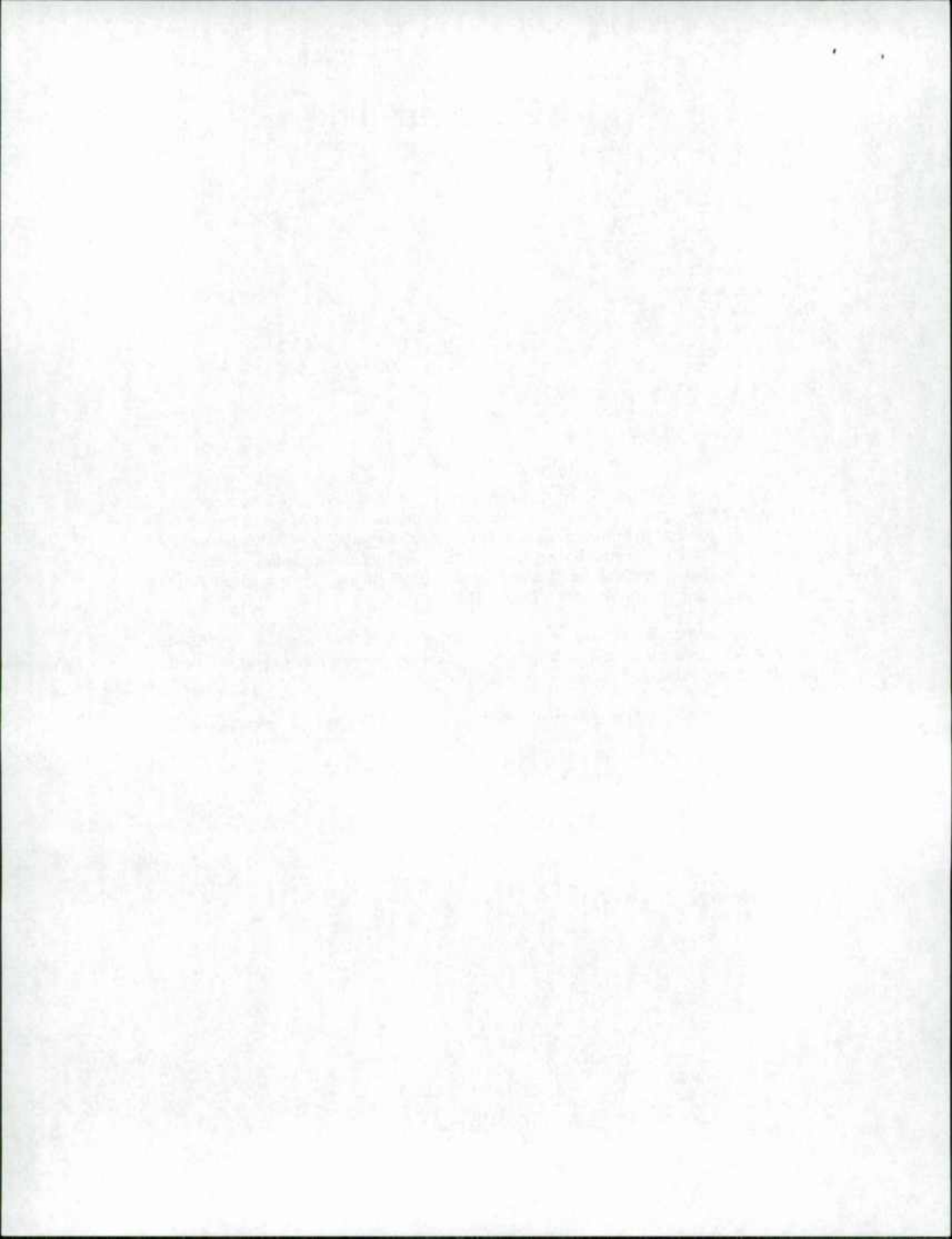
Please feel free to contact me or Tom with any questions regarding this wetland mitigation agreement.

Sincerely,

Kevin E. Hedge, PWS #1559
President, KEH Consulting, LLC

Cc: Tom Magenau
Eric See
Brian Deckelman

kevin@keh-enviro.com
4309 English Morning Lane, Ellicott City, Maryland 21043
Phone: 410-203-2270 Mobile: 410-608-5086



**SOUTH COUNTY WETLAND PRESERVE
CONSOLIDATED OFF-SITE WETLAND MITIGATION AREA**

AGREEMENT OF SALE

Agreement of sale for Wetland Mitigation Credits (Agreement) between Brian Deckelman (Developer) and William S. Magenau (Landowner) to satisfy all wetland mitigation requirements for:

US Army Corps of Engineers Permit No. 200863218
MDE Wetlands & Waterways Authorization No. 08-NT-025

I, Brian Deckelman (Developer), located at 7828 Mallow Ct, Pasadena, MD 21122, hereby enter into an agreement with William S. Magenau (Landowner), who is the owner of property located on Deale Beach Road in Deale, Maryland 20751 and is further described in a deed recorded at book 7340 page 317 as:

BEING KNOWN AND DESIGNATED as all that parcel of ground referred to as "Reserved Parcel" containing 37.3580 acres as shown on a plat entitled "Minor Subdivision Family Conveyance Parcels 1 & 2 of the ROBERT C MILLIGAN PROPERTY". Said plat being recorded in the land records of Anne Arundel County, Maryland in Plat Book 135 at Page 34.

BEING the same parcel of ground, which by deed dated June 12, 1989 and recorded among the land records of Anne Arundel County, Maryland in Liber 4874, Folio 53 was granted and conveyed to Robert C. Milligan, Thomas S. Milligan and Michael R. Milligan unto Robert C. Milligan, the Grantors herein"

It is understood by both parties to this agreement that all Federal and State of Maryland wetlands mitigation requirements pertaining to Maryland Department of the Environment Non-tidal Wetlands and Waterways Authorization No. 08-NT-025 and US Army Corps of Engineers Permit No. 200863218; further described as Parcel 80 on Tax Map 18, located on Orchard Point Road in the Ventnor Subdivision of Pasadena, MD, will be provided for at the above property owned by William S. Magenau.

It is understood by both parties that this Agreement calls for the creation of 2,524 square feet of replacement forested wetland area (mitigation for impacts of 1,262 square feet of PFO, provided at a ratio of 2:1), to be accomplished at the South County Wetland Preserve Site. William S. Magenau shall assume full responsibility for construction, planting, monitoring and remediation as may be required to meet Federal and State mitigation standards.

Brian Deckelman agrees to pay \$2,953.00 (Two Thousand, Nine Hundred, Fifty-three dollars) to William S. Magenau for the said creation of 2,524 square feet of forested non-tidal wetland area, on the land described above to satisfy the conditions of the above referenced Federal and State authorizations.

The original (signed copy) of this agreement shall be forwarded, along with a check made out to William S. Magenau to:

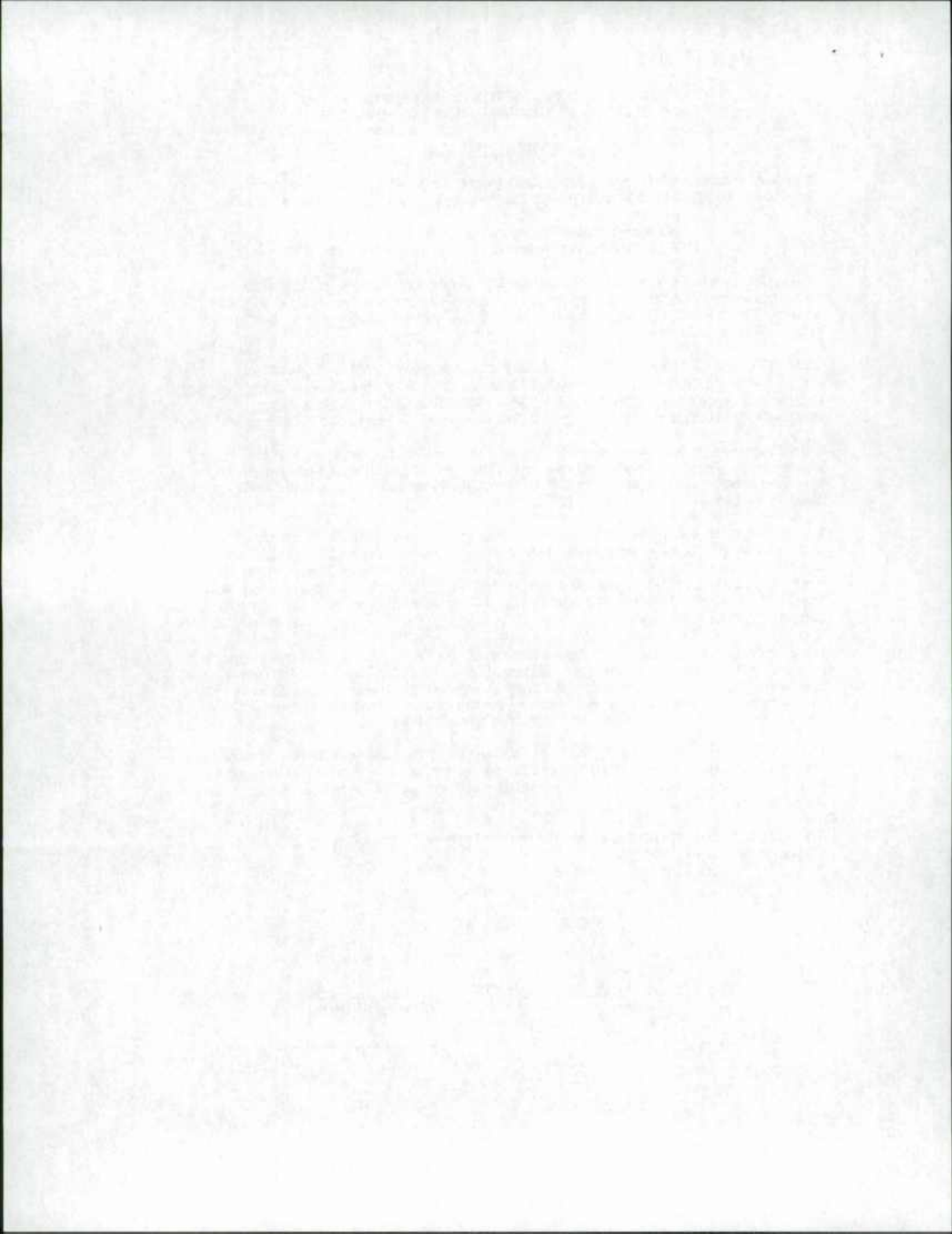
Kevin E. Hedge, PWS #1559
KEH Consulting LLC
4309 English Morning Lane
Ellicott City, Maryland 21043

A copy of the agreement signed by both parties will be returned for your records

DEVELOPER: Brian Deckelman LANDOWNER: William S. Magenau
Brian Deckelman William S. Magenau

DATE: 9-11-09

DATE: 9.24.09





September 28, 2009

Jim Johnson
Anne Arundel County
Department of Inspections & Permits
2664 Riva Road, 2nd Floor
Annapolis, MD 21401

RE: South County Wetland Preserve
Deale, MD

Dear Mr. Johnson

William S. Magenau (property owner), by executing the enclosed Developer/Landowner Reforestation Credit Agreement, has accepted responsibility for planting and maintaining 24,080 square feet of forested critical area on the subject property identified as the South County Wetland Preserve. The planting will be accomplished on behalf of Brian Deckelman (applicant) under the provisions set forth by Anne Arundel County Grading Permit G02013453. This requirement will be met in the South County Wetland Preserve (SCWP) as noted below.

SWCP Stage 3 area (protected under easement)	4.89 acres or 213,008 s.f.
SCWP Stage 3 area used (prior)	1.83 acres or 79,733 s.f.
SCWP Stage 3 area used (herein)	0.55 acres or 24,080 s.f.
SCWP Stage 3 area used (total)	2.38 acres or 103,813 s.f.

Note: of the 4.89 acre Stage 3 area, 3.03 acres are currently planted or will be planted and 1.86 acres are in woodland preservation.

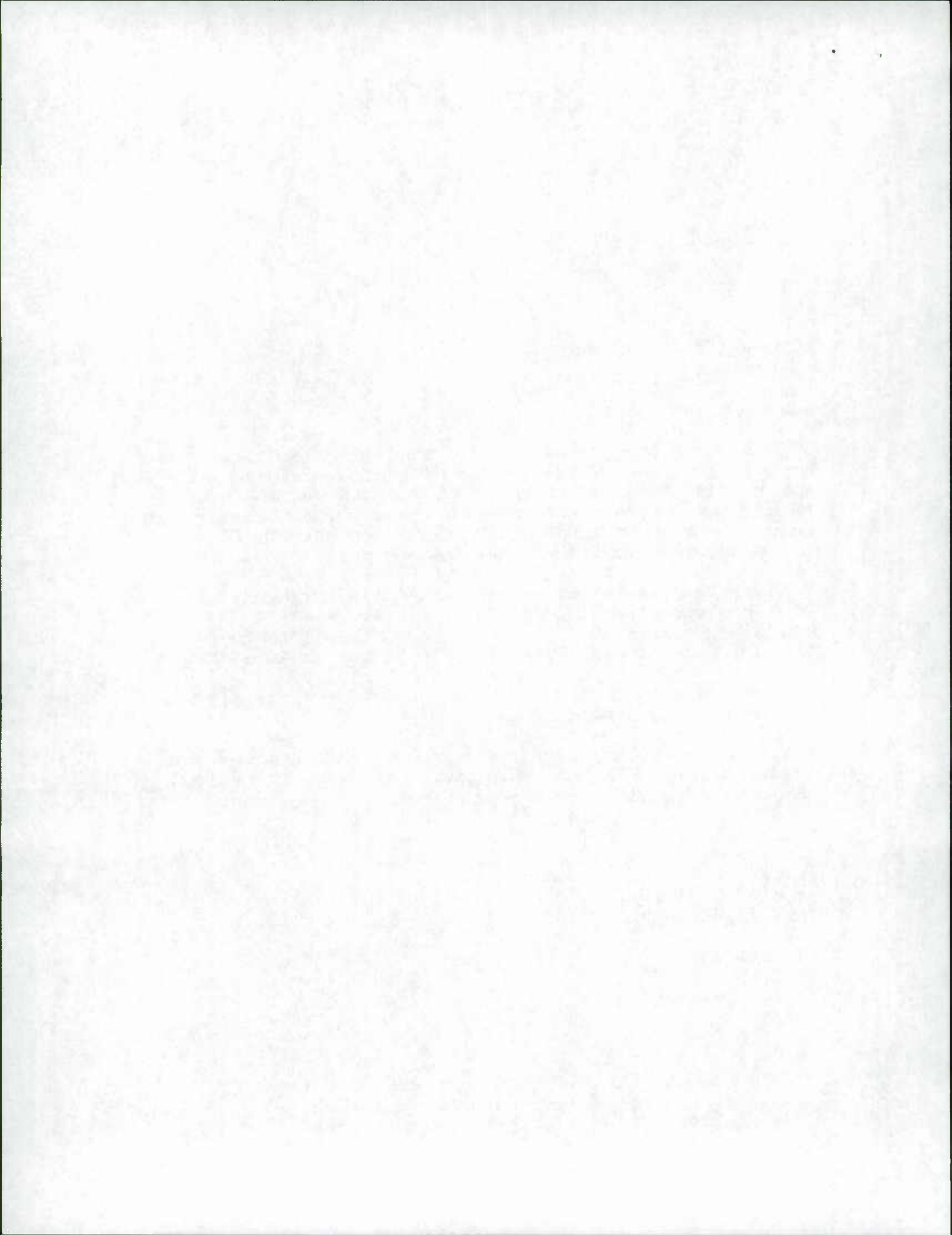
Please update your tally sheet with the information contained in this document and forward a copy to me via email. Feel free to call with any questions regarding this letter or other bank management issues.

Sincerely,

Kevin E. Hedge, PWS #1559
President, KEH Consulting, LLC

Cc: Tom Magenau
Eric See
Brian Deckelman

kevin@keh-enviro.com
4309 English Morning Lane, Ellicott City, Maryland 21043
Phone: 410-203-2270 Mobile: 410-608-5086



**SOUTH COUNTY WETLAND PRESERVE AND
CONSOLIDATED REFORESTATION AREA**

DEVELOPER/LANDOWNER REFORESTATION CREDIT AGREEMENT

Brian Deckelman, party of the first part, hereinafter called DEVELOPER, located at 7828 Mallow Ct., Pasadena, Maryland 21122 hereby enters into an agreement with William S. Magenau, party of the second part, hereinafter called LANDOWNER, who is the owner of property located on Deale Beach Road in Deale, Maryland 20751 and is further described in a deed recorded at book 7340 page 317 as:

BEING KNOWN AND DESIGNATED as all that parcel of ground referred to as "Reserved Parcel" containing 37.3580 acres as shown on a plat entitled "Minor Subdivision Family Conveyance Parcels 1 & 2 of the ROBERT C MILLIGAN PROPERTY". Said plat being recorded in the land records of Anne Arundel County, Maryland in Plat Book 135 at Page 34.

BEING the same parcel of ground, which by deed dated June 12, 1989 and recorded among the land records of Anne Arundel County, Maryland in Liber 4874, Folio 53 was granted and conveyed to Robert C. Milligan, Thomas S. Milligan and Michael R. Milligan unto Robert C. Milligan, the Grantors herein"

For the purpose of satisfying, at the above property, all County required Chesapeake Bay Critical Area Forest mitigation requirements pertaining to Anne Arundel County Grading Permit G02013453 for the site located on Orchard Point Road, Pasadena, Maryland 21122, also identified on Tax Map 18 as Parcel 80 in the Ventnor Subdivision, will be provided for at the above property owned by William S. Magenau.

It is understood by both parties that this Agreement calls for the creation of 24,080 square feet of replacement forested area, as dedicated by easement and shown on the Reforestation Areas Map for the "South County Wetland Preserve and Consolidated Off-Site Reforestation Area" on file at Anne Arundel County.

The DEVELOPER agrees to pay \$25,284.00 (Twenty Five Thousand, Two Hundred and Eighty-four Dollars) to William S. Magenau for the said creation of 24,080 square feet of forested area, on the land described above and approved by Anne Arundel County as per the Reforestation Agreement of file at Anne Arundel County.

The original (signed copy) of this agreement shall be forwarded, along with a check made out to William S. Magenau to:

Kevin E. Hedge, PWS #1559
KEH Consulting LLC
4309 English Morning Lane
Ellicott City, Maryland 21043

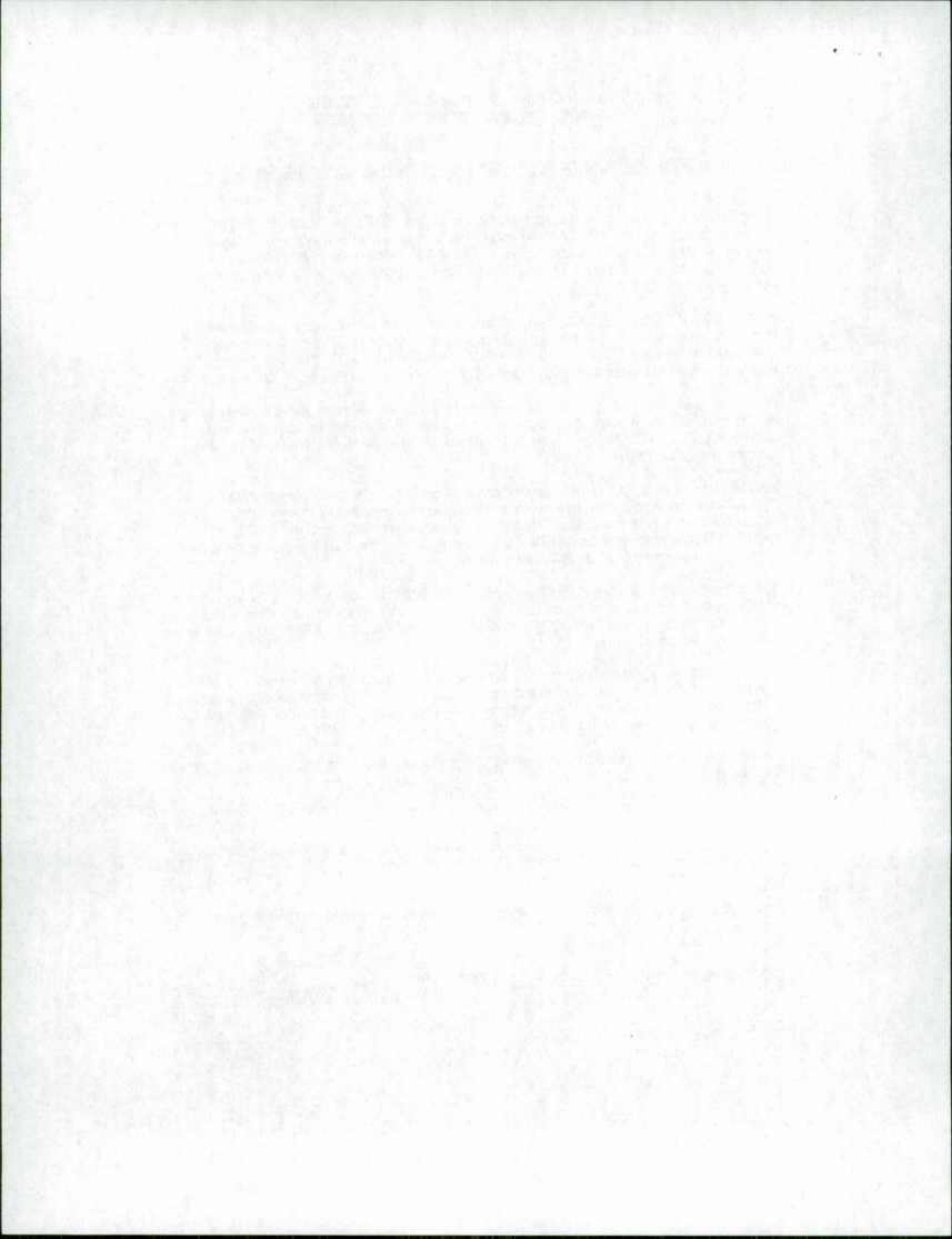
Once executed, a copy of the agreement signed by both parties will be returned for your records.

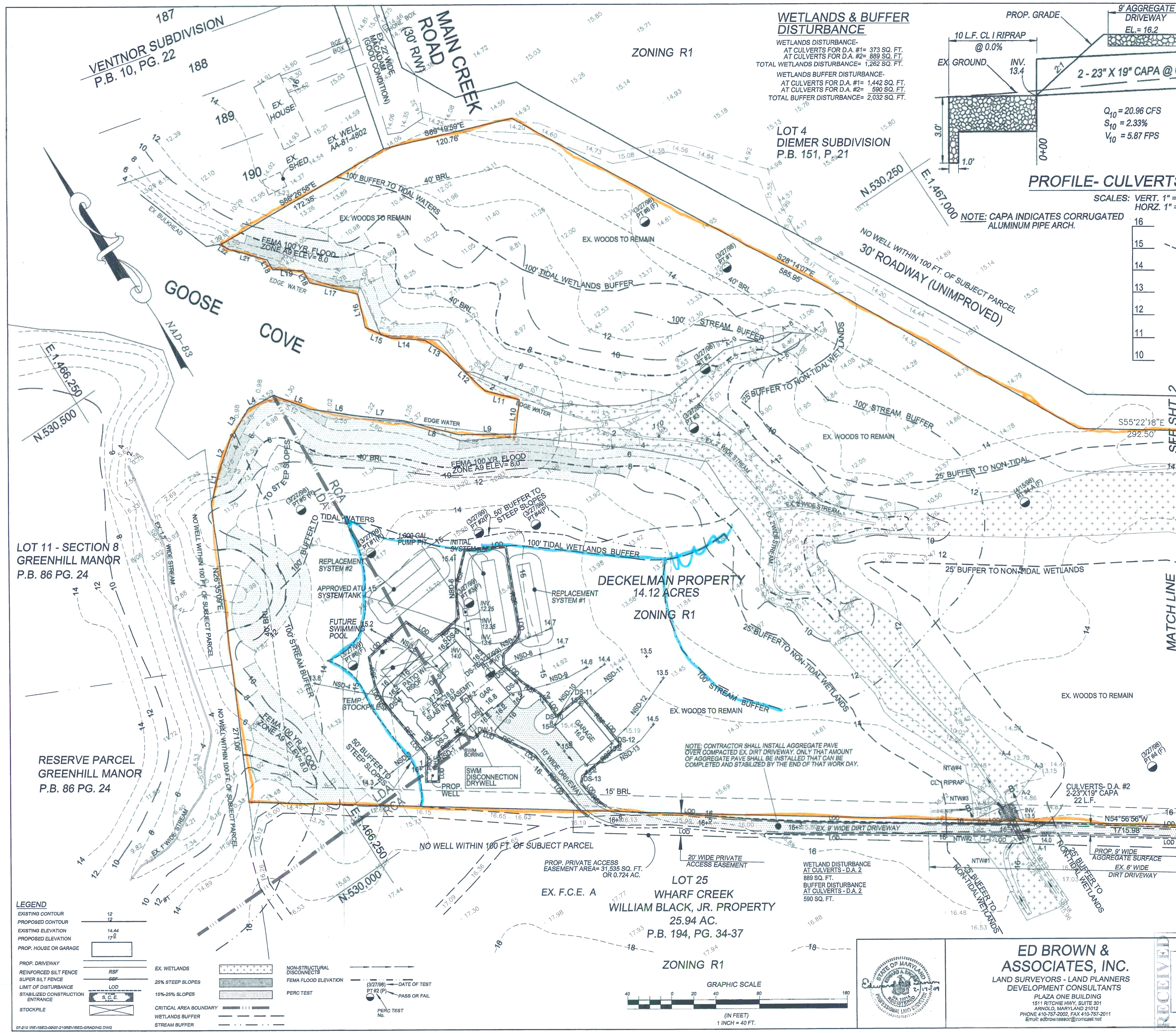
DEVELOPER: Brian Deckelman
Brian Deckelman

LANDOWNER: William S. Magenau
William S. Magenau

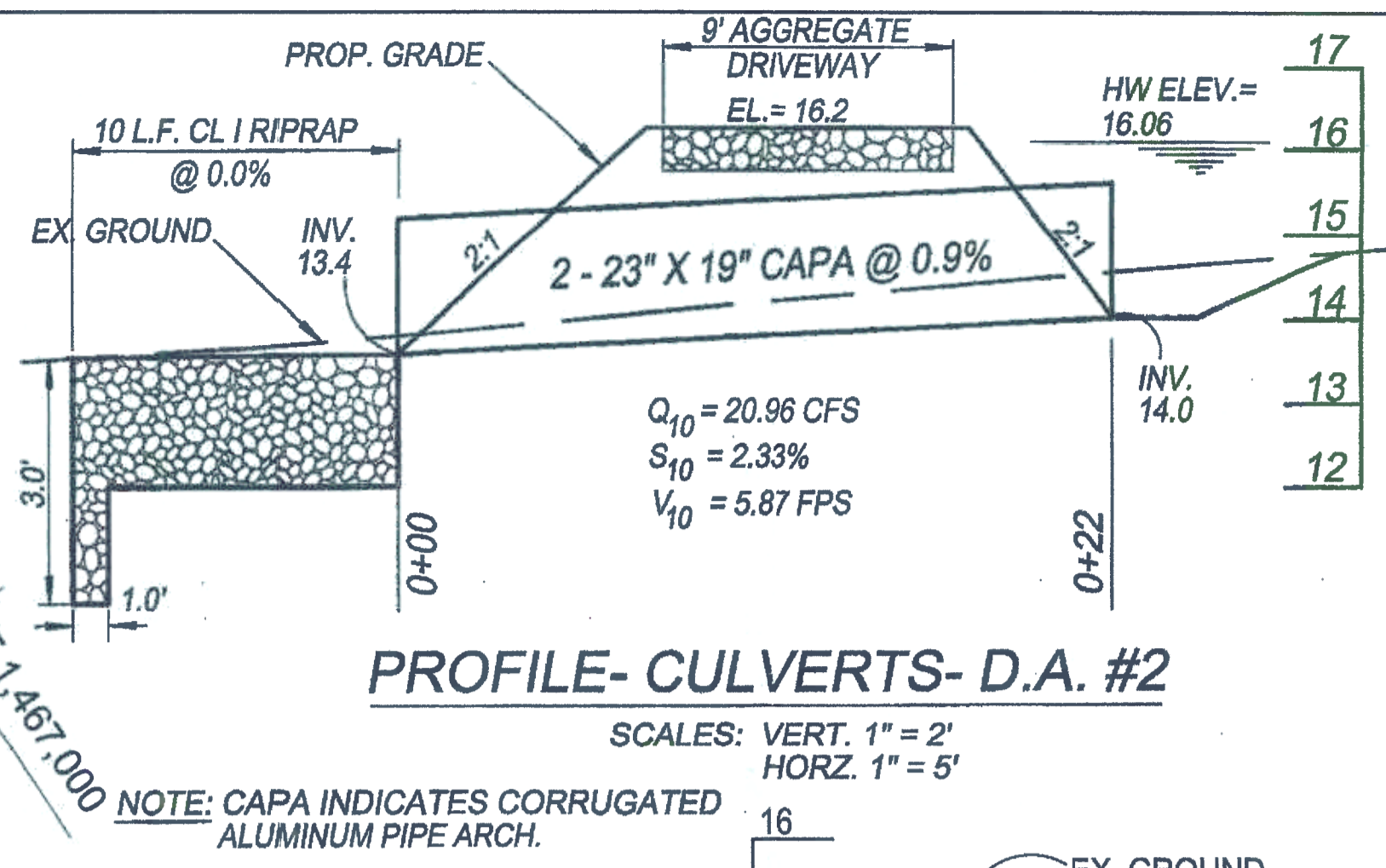
DATE: 9-14-09

DATE: 9.24.09



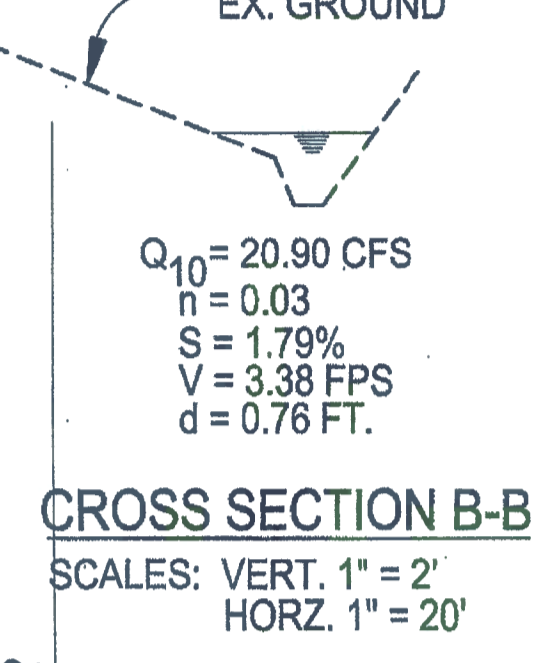


WETLANDS & BUFFER DISTURBANCE
 WETLANDS DISTURBANCE-
 AT CULVERTS FOR D.A. #1= 373 SQ. FT.
 AT CULVERTS FOR D.A. #2= 889 SQ. FT.
 TOTAL WETLANDS DISTURBANCE= 1,262 SQ. FT.
 WETLANDS BUFFER DISTURBANCE-
 AT CULVERTS FOR D.A. #1= 1,442 SQ. FT.
 AT CULVERTS FOR D.A. #2= 590 SQ. FT.
 TOTAL BUFFER DISTURBANCE= 2,032 SQ. FT.



BOUNDARY LINE TABLE

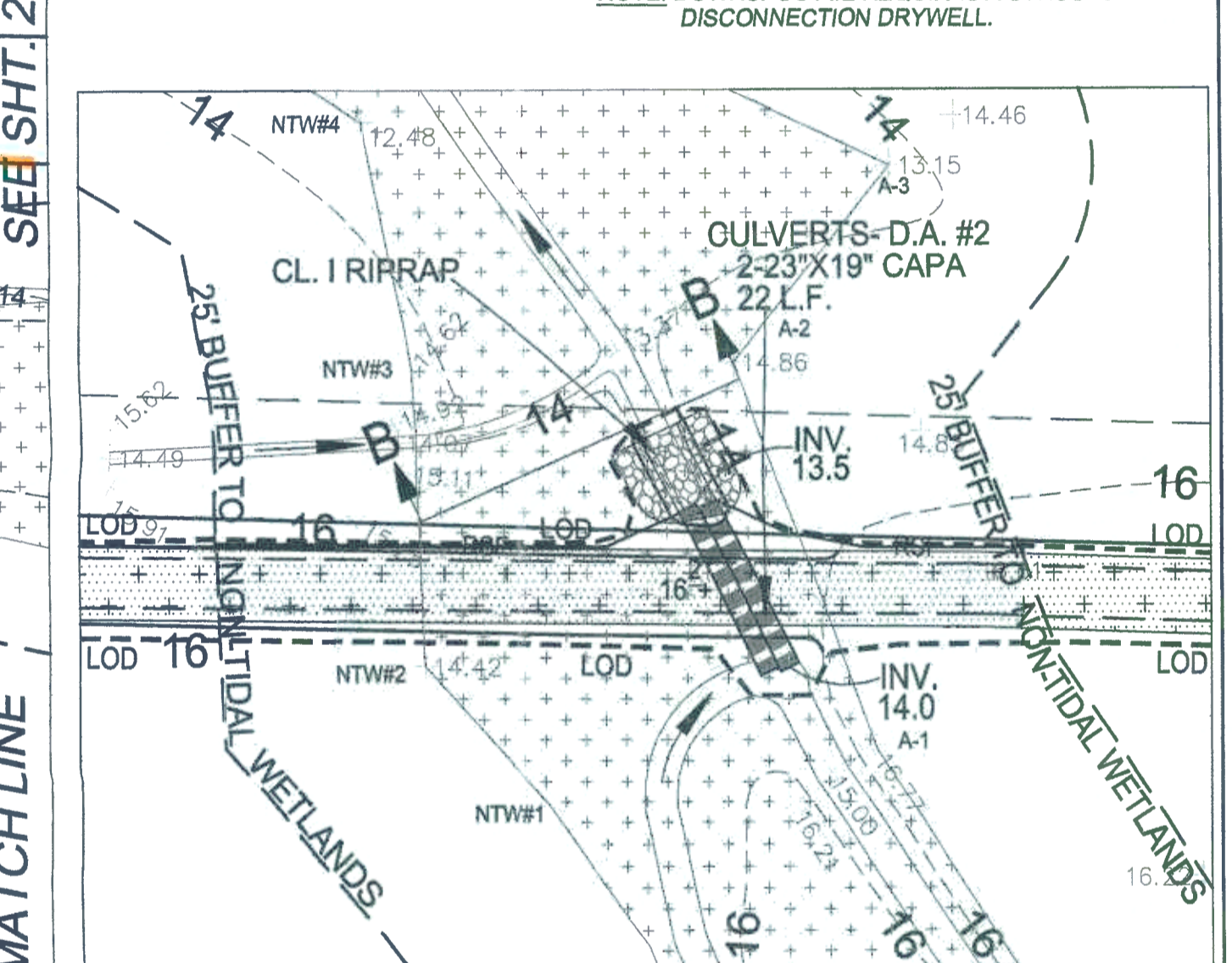
LINE	LENGTH	BEARING
L-1	30.70'	N.46°26'50"E
L-2	31.12'	N.51°19'52"E
L-3	32.00'	N.65°34'45"E
L-4	25.76'	S.82°58'53"E
L-5	35.81'	S.37°13'01"E
L-6	40.73'	S.48°41'29"E
L-7	46.16'	S.50°29'37"E
L-8	51.23'	S.42°21'46"E
L-9	52.37'	S.56°49'33"E
L-10	30.23'	N.40°14'36"E
L-11	32.52'	N.42°41'15"W
L-16	47.41'	N.14°19'59"W
L-16	22.94'	N.24°30'35"W
L-11	32.57'	N.52°15'50"W
L-15	23.98'	N.34°53'00"W
L-16	29.84'	N.20°10'19"E
L-17	45.71'	N.43°15'48"W
L-18	12.57'	N.05°05'13"E
L-19	27.45'	N.54°22'06"W
L-20	10.43'	N.03°40'59"E
L-21	37.14'	N.40°34'55"W
L-22	7.62'	N.21°11'08"W



NON-STRUCTURAL DISCONNECTION (NSD) CHART

DOWN-SPOUT No.	NSD No.	LENGTH (FT.)	SLOPE (%)
1	1	75	0.93%
3	3	75	2.93%
4	4	75	3.60%
5	5	75	1.73%
6	6	75	1.47%
7	7	75	2.40%
8	8	75	2.40%
9	9	75	2.53%
10	10	75	1.87%
11	11	75	2.67%
12	12	75	2.67%
13	13	75	1.73%

NOTE: DOWNSPOUT #2 REQUIRES A STRUCTURAL DISCONNECTION DRYWELL.

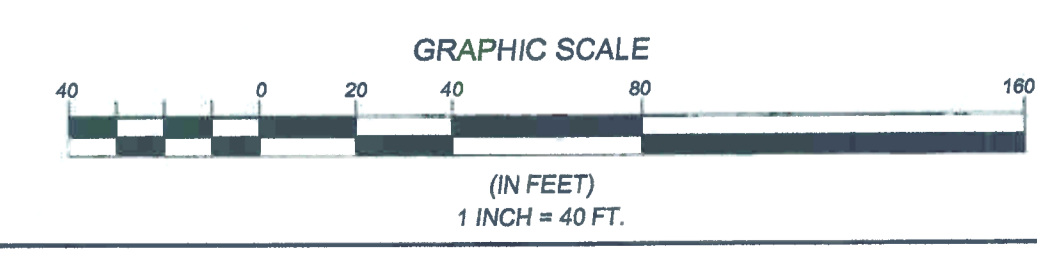


SEPTIC SYSTEM DESIGN
 PROPOSED HOUSE LIVING AREA= 1ST FLOOR 2,531 SQ. FT.
 2ND FLOOR 669 SQ. FT.
 TOTAL 3,200 SQ. FT.
 PROPOSED ATTACHED GARAGE AREA= 666 SQ. FT.

- PERC TEST #T02039160
PERC TESTS WERE CONDUCTED BY HEALTH DEPARTMENT ON 3-27-98, 4-15-98 AND 3-27-99.
- APPROVED ATU SYSTEM/TANK
- PUMP PIT SIZE= 1,000 GALLON (4x6')
- ORIGINAL & REPLACEMENT SYSTEM REQUIREMENTS-
INITIAL MOUND SYSTEM: MIN. SIZE OF GRAVEL BED IN MOUND 750 SQ. FT.
PROPOSED GRAVEL BED IS 12 FT. x 63 FT. = 756 SQ. FT.
REPLACEMENT MOUND SYSTEM: MIN. SIZE OF GRAVEL BED IN MOUND 750 SQ. FT.
PROPOSED GRAVEL BED IS 12 FT. x 63 FT. = 756 SQ. FT. (2 REQUIRED)

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROP. HOUSE OR GARAGE
- PROP. DRIVEWAY
- REINFORCED SILT FENCE
- SUPER SILT FENCE
- LIMIT OF DISTURBANCE
- STABILIZED CONSTRUCTION ENTRANCE
- STOCKPILE
- EX. WETLANDS
- 25% STEEP SLOPES
- 15%-20% SLOPES
- CRITICAL AREA BOUNDARY
- WETLANDS BUFFER
- STREAM BUFFER
- NON-STRUCTURAL DISCONNECTS
- FEMA FLOOD ELEVATION
- PERC TEST
- DATE OF TEST
- PERC TEST No.



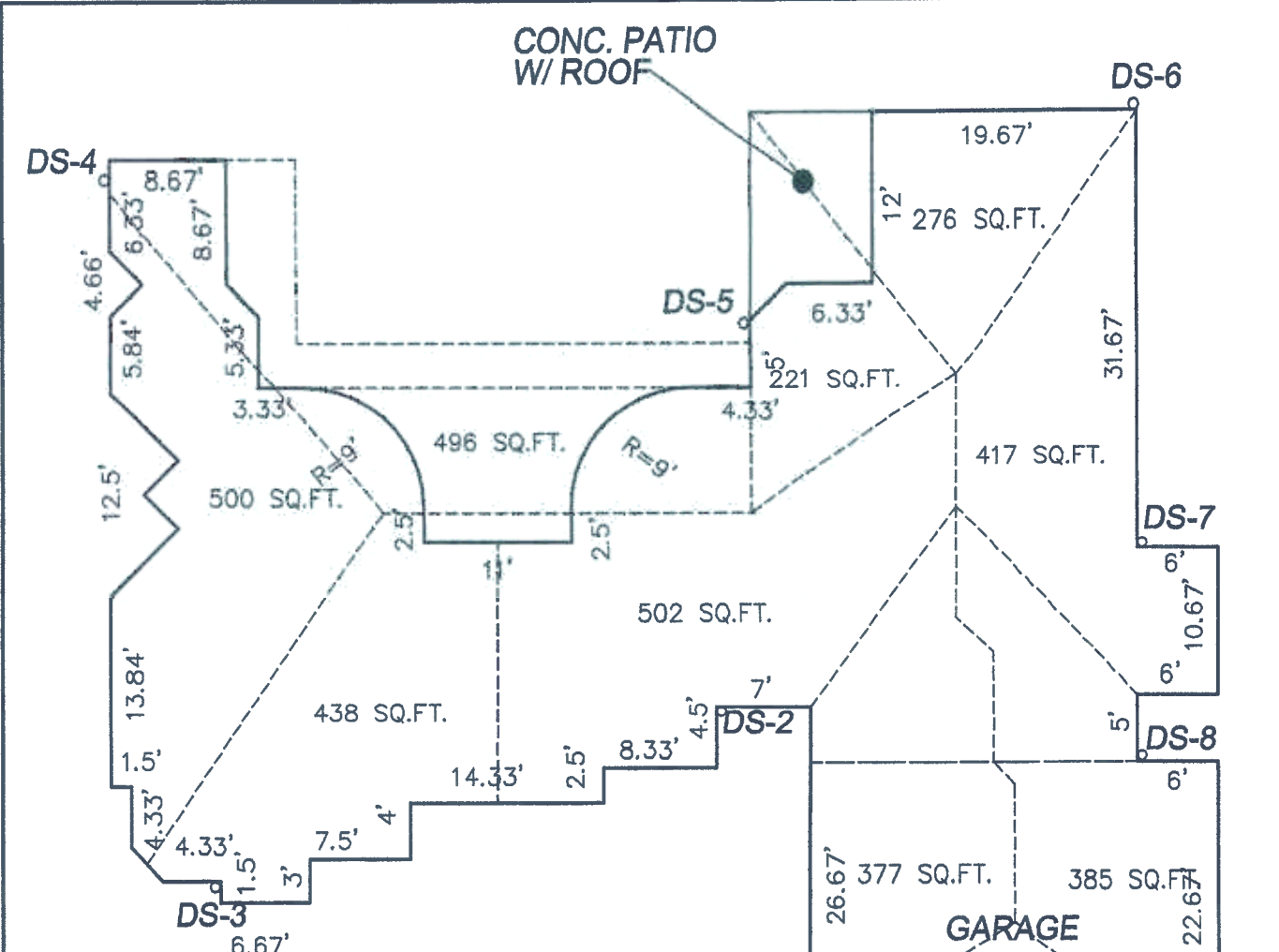
ED BROWN & ASSOCIATES, INC.
 LAND SURVEYORS - LAND PLANNERS
 DEVELOPMENT CONSULTANTS
 PLAZA ONE BUILDING
 1511 RITCHIE HWY., SUITE 301
 ANNAPOLIS, MARYLAND 21402
 PHONE 410-757-2002, FAX 410-757-2011
 Email: edbrown@edbrown.com

RECEIVED
 DEC 17 2009
 CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal District

SCALE: AS NOTED
 DATE: JUNE, 2009
 DRAWN BY: JAY/R.F.M.
 CHECKED BY: R.F.M.
 JOB NO: 07-210
 SHEET NO: 3 OF 4

GRADING & SEDIMENT CONTROL PLAN
DECKELMAN PROPERTY
 TAX MAP 18, BLOCK 22, PARCEL 80
 VENTNOR ROAD, PASADENA, MD
 ZONING R-1 RESIDENTIAL DISTRICT, ZIP CODE 21122
 THIRD DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

67-210-V18ED-0907-210REVISED-GRADING-DWG



DOWN-SPOUT No.	ROOF AREA(S.F.)	SWM PRACTICE
1	377	N.S. DISCONNECT
2	502	DISCONNECT DW-1
3	438	N.S. DISCONNECT
4	500	N.S. DISCONNECT
5	496	N.S. DISCONNECT
6	276	N.S. DISCONNECT
7	417	N.S. DISCONNECT
8	385	N.S. DISCONNECT
9	167	N.S. DISCONNECT
10	225	N.S. DISCONNECT
11	450	N.S. DISCONNECT
12	225	N.S. DISCONNECT
13	450	N.S. DISCONNECT

NOTES: 1. ROOF CONVEYANCE PIPE FROM DOWNSPOUT TO DRYWELL TO BE 4" DIAM. PVC-SCHED. 40 RIGID PIPE.
 2. CONTRACTOR SHALL PROVIDE 4" DIAM. PVC SCHED. 40 RIGID CLEANOUTS AT ALL BENDS.

IMPERVIOUS TABULATION

PRE-DEVELOPMENT-	0 SF
POST-DEVELOPMENT-	
HOUSE	3,427 SF
PATIO	112 SF
GARAGE	1,350 SF
DRIVE	2,849 SF
TOTAL IMPERVIOUS-	7,738 SF

7,738 SF/614,959 SF = 0.0126 OR 1.26% OF TOTAL LOT AREA

WQv COMPUTATIONS

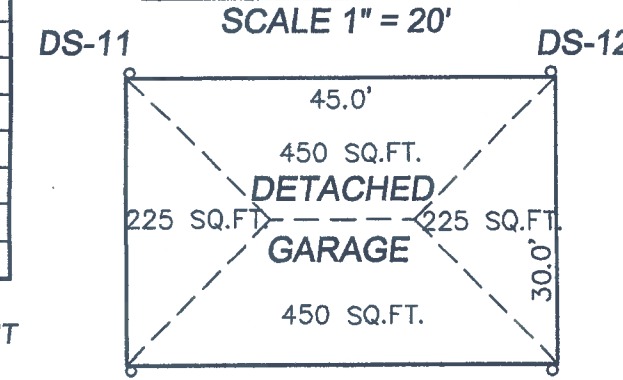
TOTAL LOT AREA (A) = 614,959 S. FT. OR 14.118 AC.
 TOTAL IMPERVIOUS AREA = 7,738 S. FT. OR 0.178 AC.
 IMPERVIOUS COVER % (I) = 7,738 SQ. FT. / 614,959 SQ. FT. = 0.126 OR 1.26%

PRECIPITATION (P) = 1.0 INCH

VOLUMETRIC RUNOFF COEFFICIENT (Rv):
 Rv = 0.05 + (0.009) (I)
 Rv = 0.05 + (0.009) (1.26)
 Rv = 0.061

WATER QUALITY VOLUME (WQv):
 $WQv = [(P) (Rv) (A)] / 12$
 $WQv = [(1.0) (0.061) (14.118)] / 12$
 $WQv = 0.0718$ AC. FT.
 $WQv = 3,054$ CU. FT.

DETACHED GARAGE PLAN VIEW

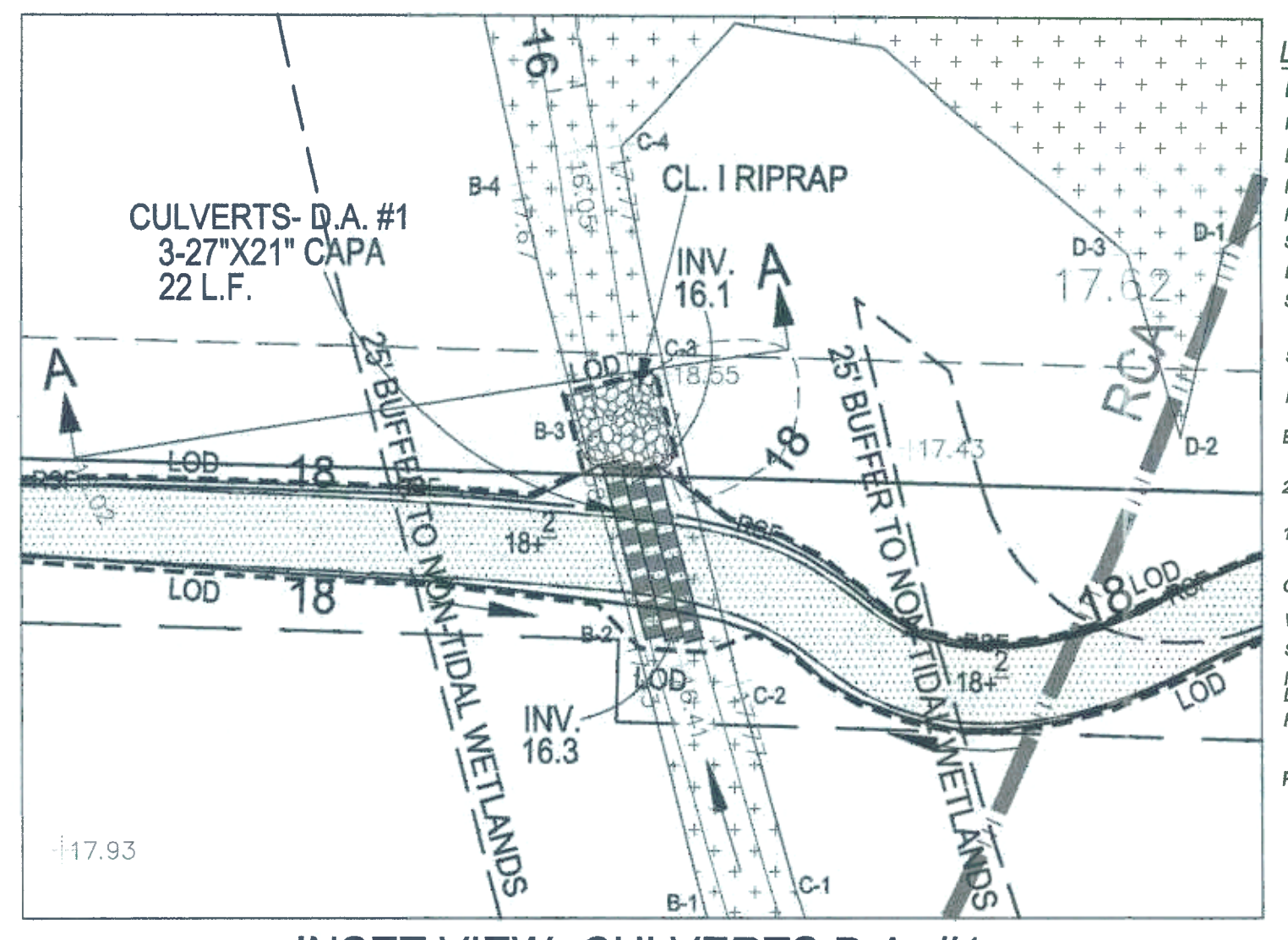
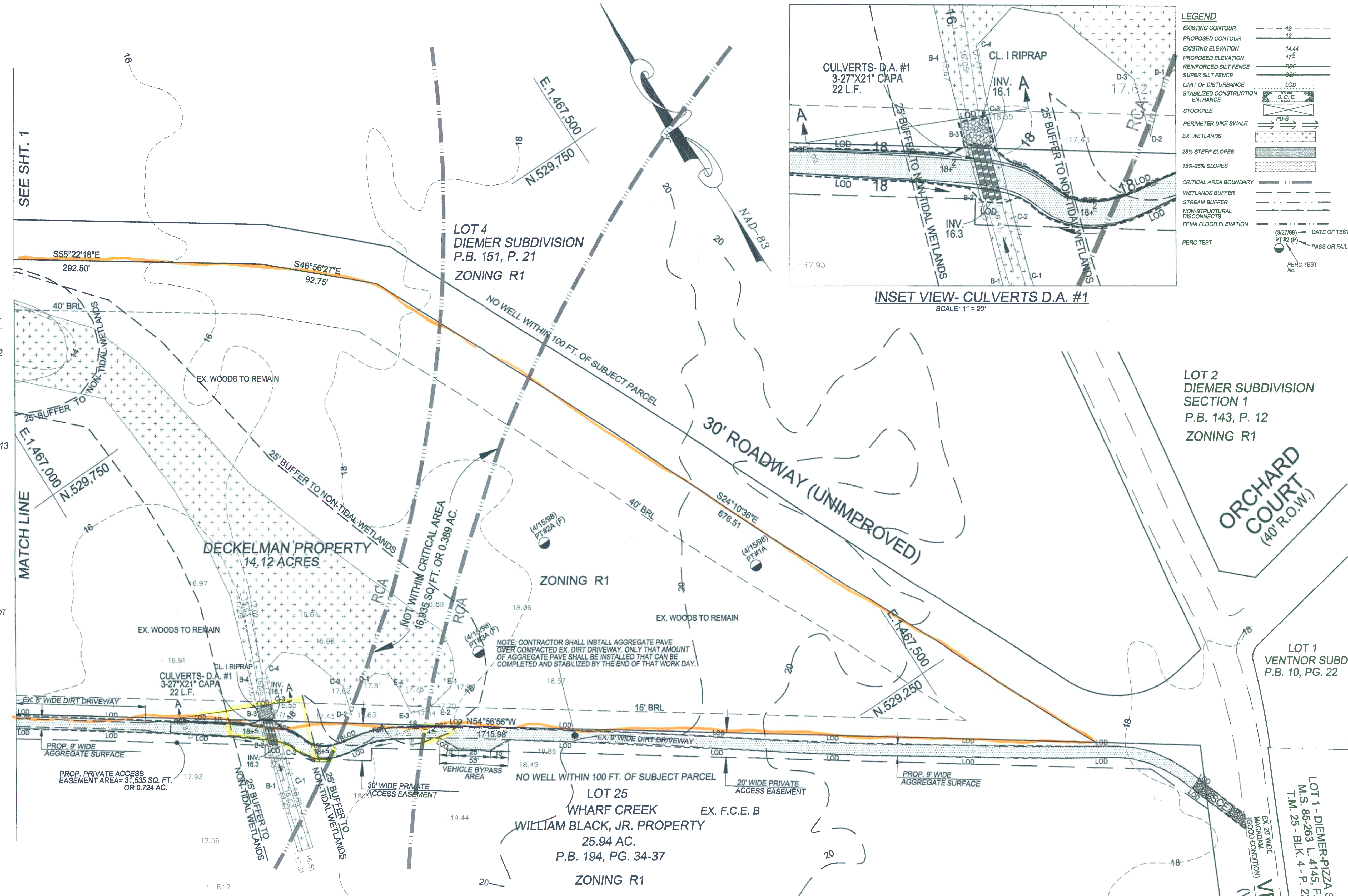


Rev COMPUTATIONS

SOIL SPECIFIC RECHARGE FACTOR (S) FOR TYPE 'B' HYDROLOGIC SOILS IS 0.29
 RECHARGE VOLUME (Rev):
 $Rev = [(S) (Rv) (A)] / 12$
 $Rev = [(0.29) (0.061) (14.118)] / 12$
 $Rev = 0.0208$ AC. FT.
 $Rev = 907$ CU. FT.

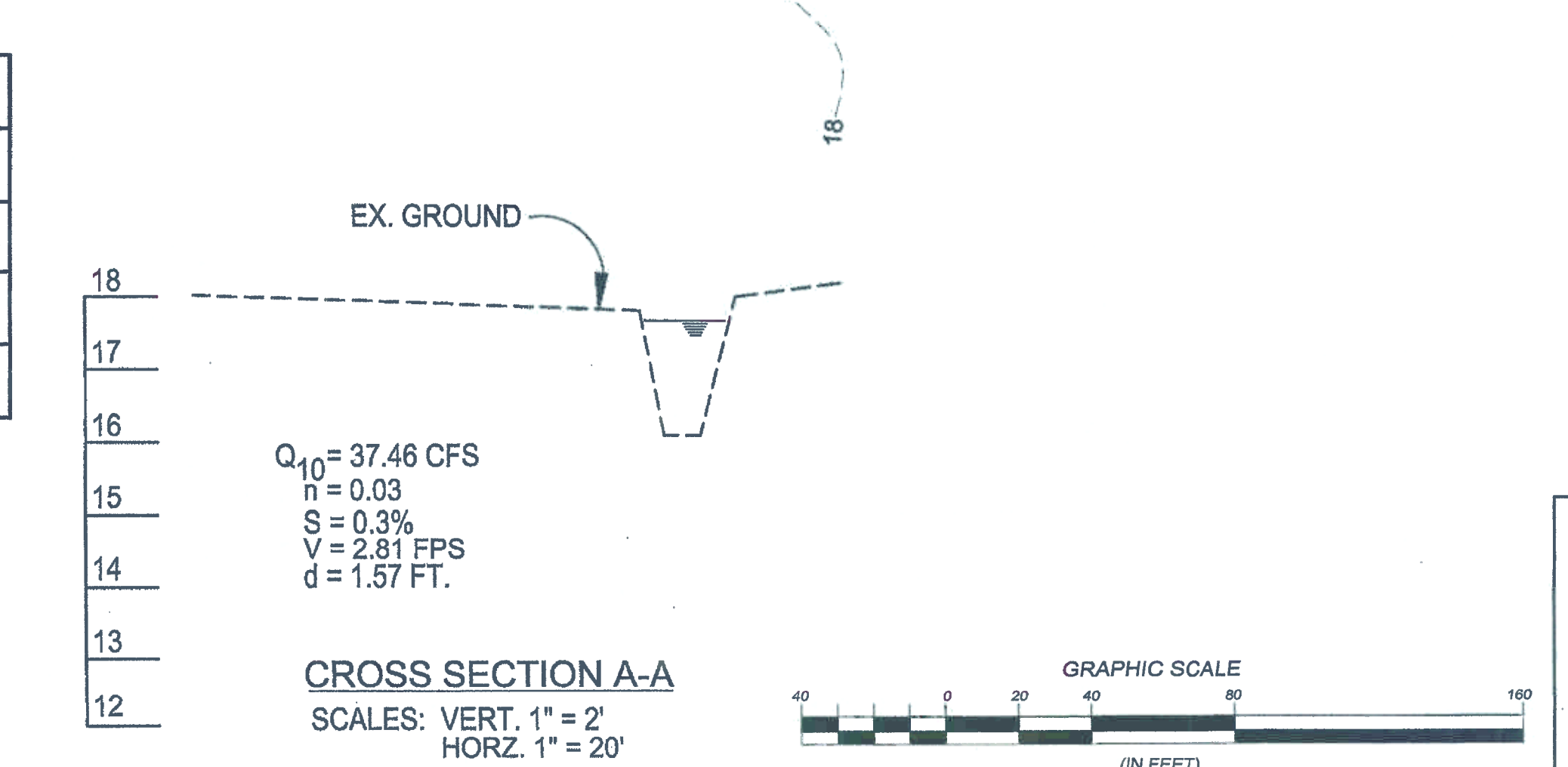
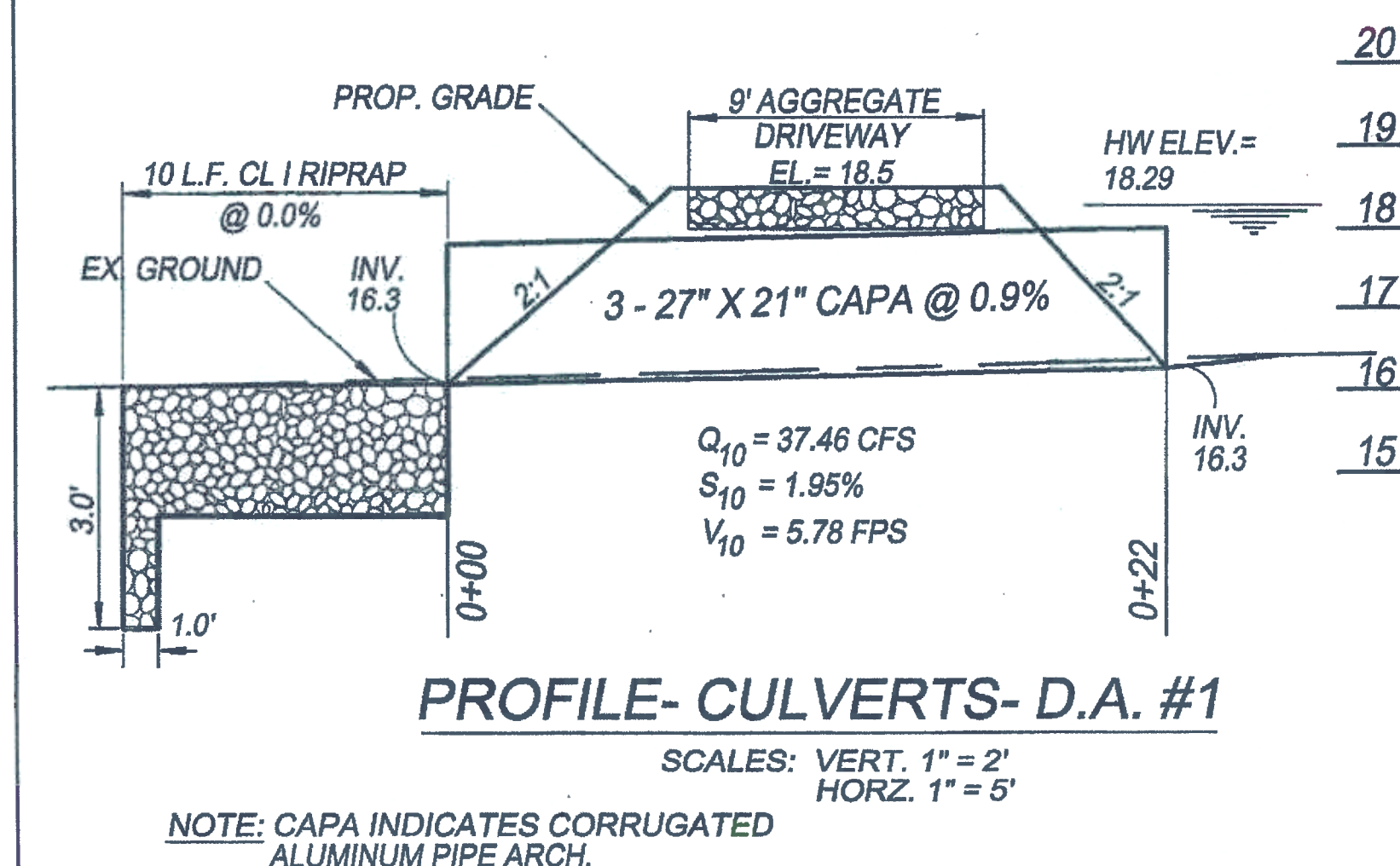
CPv COMPUTATIONS

CHANNEL PROTECTION VOLUME (Cpv) IS NOT REQUIRED FOR THIS PARCEL BECAUSE OF HAVING A DIRECT DISCHARGE TO TIDAL WATERS OF GOOSE COVE.



LEGEND

EXISTING CONTOUR	- - - - -
PROPOSED CONTOUR	— — — — —
EXISTING ELEVATION	14.44
PROPOSED ELEVATION	17.2
REINFORCED SILT FENCE	— — — — —
SUPER SILT FENCE	— — — — —
LIMIT OF DISTURBANCE	LOD
STABILIZED CONSTRUCTION ENTRANCE	— — — — —
STOCKPILE	— — — — —
PERIMETER DIKE SWALE	— — — — —
EX. WETLANDS	— — — — —
25% STEEP SLOPES	— — — — —
15%-25% SLOPES	— — — — —
CRITICAL AREA BOUNDARY	— — — — —
WETLANDS BUFFER	— — — — —
STREAM BUFFER	— — — — —
NON-STRUCTURAL DISCONNECTS	— — — — —
FEMA FLOOD ELEVATION	— — — — —
PERC TEST	— — — — —



ED BROWN & ASSOCIATES, INC.
 LAND SURVEYORS - LAND PLANNERS
 DEVELOPMENT CONSULTANTS

PLAZA ONE BUILDING
 1511 RITCHIE HWY., SUITE 301
 ARNOLD, MARYLAND 21012
 PHONE 410-757-2002, FAX 410-757-2011
 Email: edbrown@edbrown.com

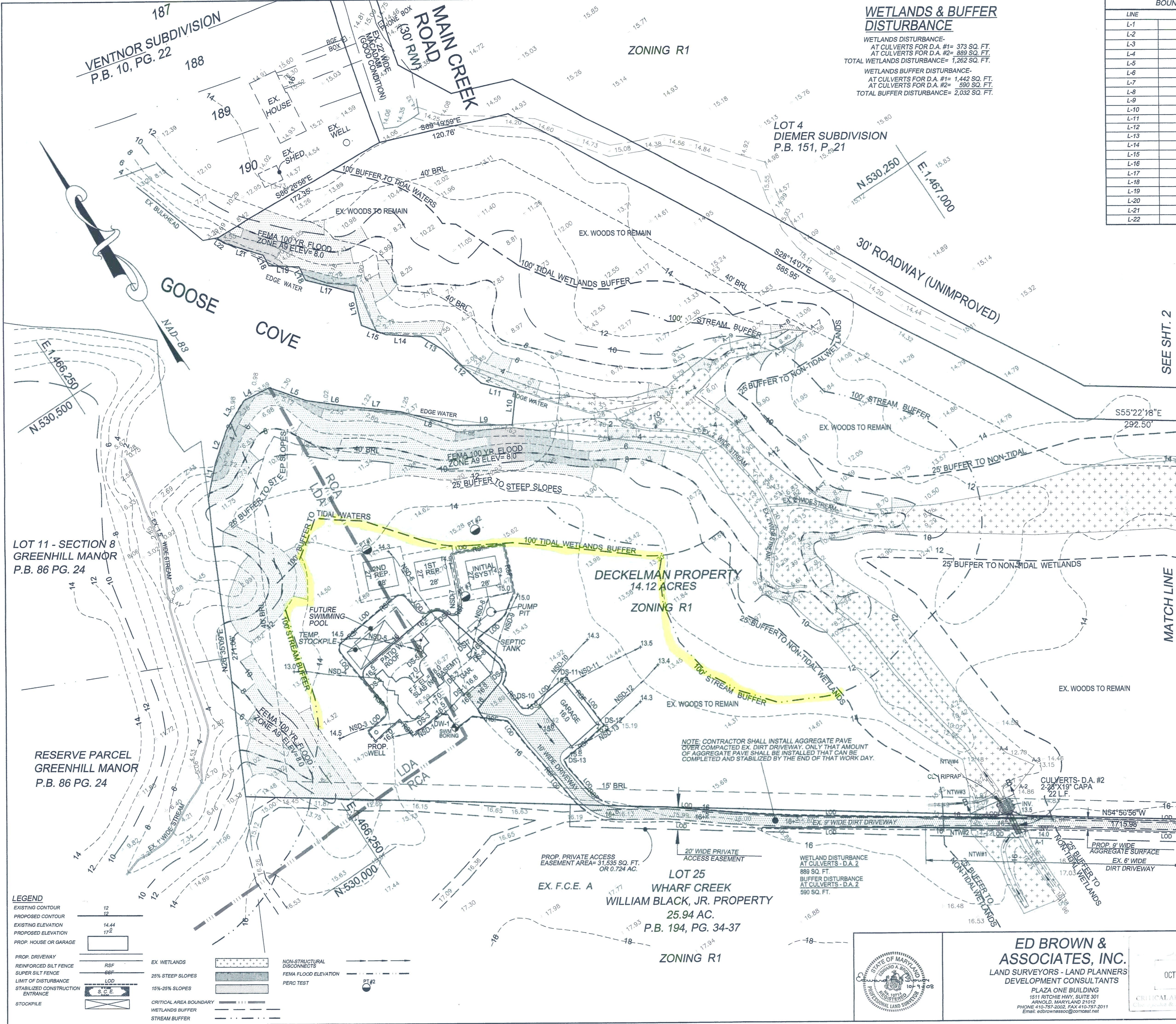
SCALE: AS NOTED
 DATE: JUNE, 2009
 DRAWN BY: JAY/R.F.M.
 CHECKED BY: R.F.M.
 JOB NO: 07-210
 SHEET NO: 4 OF 4

GRADING & SEDIMENT CONTROL PLAN

DECKELMAN PROPERTY
 TAX MAP 18, BLOCK 22, PARCEL 80

VENTNOR ROAD, PASADENA, MD
 ZONING R-1 RESIDENTIAL DISTRICT, ZIP CODE 21122
 THIRD DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

07-210 (REVISED-06/07-21) (REVISED-GRADING-DWG)



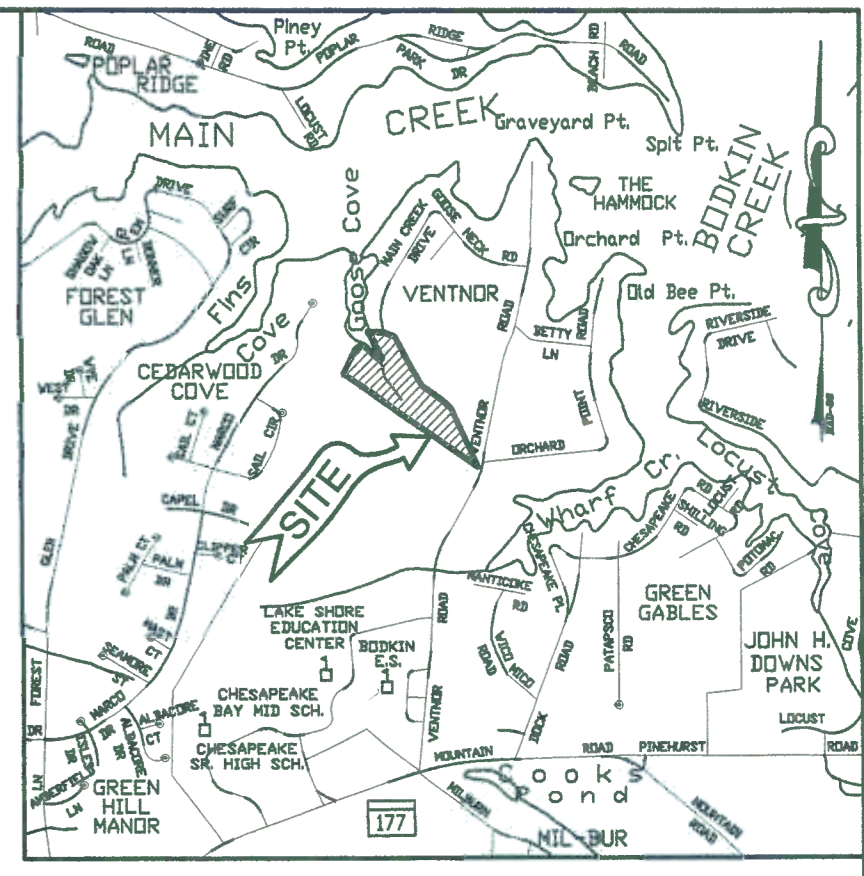
WETLANDS & BUFFER DISTURBANCE

WETLANDS DISTURBANCE:
 AT CULVERTS FOR D.A. #1= 373 SQ. FT.
 AT CULVERTS FOR D.A. #2= 889 SQ. FT.
 TOTAL WETLANDS DISTURBANCE= 1,262 SQ. FT.

WETLANDS BUFFER DISTURBANCE:
 AT CULVERTS FOR D.A. #1= 1,442 SQ. FT.
 AT CULVERTS FOR D.A. #2= 590 SQ. FT.
 TOTAL BUFFER DISTURBANCE= 2,032 SQ. FT.

BOUNDARY LINE TABLE

LINE	LENGTH	BEARING
L-1	30.70'	N.46°26'50"E.
L-2	31.12'	N.51°19'52"E.
L-3	32.00'	N.65°34'45"E.
L-4	25.76'	S.82°58'53"E.
L-5	35.81'	S.37°13'01"E.
L-6	40.73'	S.48°41'29"E.
L-7	46.16'	S.50°29'37"E.
L-8	51.23'	S.42°21'48"E.
L-9	52.37'	S.56°49'33"E.
L-10	30.23'	N.40°14'36"E.
L-11	32.52'	N.42°41'15"W.
L-12	47.41'	N.14°19'59"W.
L-13	22.94'	N.24°30'35"W.
L-14	32.57'	N.52°15'50"W.
L-15	23.98'	N.34°53'00"W.
L-16	29.84'	N.20°10'19"E.
L-17	45.71'	N.43°15'48"W.
L-18	12.57'	N.05°05'13"E.
L-19	27.46'	N.54°22'06"W.
L-20	10.43'	N.03°40'59"E.
L-21	37.14'	N.40°34'55"W.
L-22	7.62'	N.21°11'08"W.



VICINITY MAP
 SCALE: 1" = 2,000'

NON-STRUCTURAL DISCONNECTION (NSD) CHART

DOWN-SPOUT No.	NSD No.	LENGTH (FT.)	SLOPE (%)
1	1	75	1.07%
3	3	75	2.67%
4	4	75	3.33%
5	5	75	2.67%
6	6	75	2.20%
7	7	75	2.13%
8	8	75	2.00%
9	9	75	2.00%
10	10	75	1.33%
11	11	75	2.67%
12	12	75	2.80%
13	13	75	4.53%

NOTE: DOWNSPOUT #2 REQUIRES A STRUCTURAL DISCONNECTION DRYWELL.

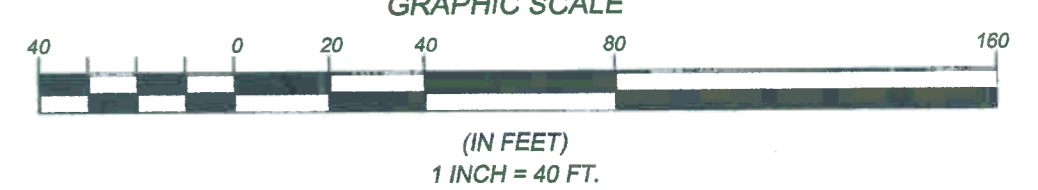
- GENERAL NOTES**
- ZONING R1 RESIDENTIAL DISTRICT
 - SETBACKS: FRONT: 40'
 REAR: 35'
 SIDE: 15' MINIMUM/40' COMBINED
 CORNER SIDE: 40'
 - PREDOMINANT SOIL TYPE: CSE COLLINGTON "B" SOILS
 FaA FALLSINGTON "B/D" SOILS
 - PARCEL AREAS: DECKELMAN PROPERTY 614,959 S.F. 14.12 ACRES.
 LOT 25-WHARF CREEK 1,129,826 S.F. 25.937 ACRES
 - PROPOSED DISTURBED AREA:
 BRIAN DECKELMAN PROPERTY 21,125 SQ. FT. OR 0.485 AC.
 17,420 SQ. FT. OR 0.399 AC.
 TOTAL DISTURBED AREA= 38,545 SQ. FT. OR 0.874 AC.
 - A. A. COUNTY TOPO SHEET: 6A
 - F.E.M.A. RATE MAP: 2400080014 C ZONES: C & A-9 ELEVATION 8.0
 - THIS LOT IS PARTLY IN THE 100 YEAR FLOOD AREA.
 - FIELD RUN TOPOGRAPHY BY ED BROWN AND ASSOCIATES, INC.
 - PRIVATE WATER.
 - PRIVATE SEPTIC.
 - EARTH MOVING: ANY STOCKPILE NECESSARY SHALL REMAIN WITHIN THE LIMITS FOTATED BY SEDIMENT CONTROL MEASURES. ANY EXCESS SPOIL TOE OF THE FILL SLOPES, SPLASH BLOCKS ARE TO BE PROVIDED AT ALL OR BORROW MATERIAL SHALL BE TAKEN TO OR OBTAINED FROM A. A. CO. DOWNSPOUTS NOT DISCHARGING ONTO A PAVED SURFACE. APPROVED SITE.
 - DISTURBANCE WITHIN VENTNOR ROAD MUST BE STABILIZED IMMEDIATELY USING COLD PATCH BITUMINOUS MATERIAL. PERMANENT PAVE PATCHING IN THESE AREAS WITH HOT MIX BITUMINOUS MATERIAL MUST BE COMPLETED WITHIN 14-30 DAYS TO MATCH THE EXISTING PAVEMENT SECTION OF ROAD.
 - THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS AND ANY DAMAGE TO THEM SHALL BE REPAIRED AT HIS OWN EXPENSE.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBSERVANCE OF ALL APPLICABLE OSHA REGULATIONS CONCERNING EXCAVATION AND BACKFILL.
 - ALL GEOTECHNICAL TESTING AND EVALUATION OF ONSITE SOILS FOR FOOTING DESIGN, RETAINING WALLS OR OTHER STRUCTURAL FEATURES SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER AND THE CONTRACTOR AS HIS AGENT. DETERMINATION OF SOILS TO BE USED FOR STRUCTURAL FILL SHALL BE BY THE DEVELOPER'S GEOTECHNICAL ENGINEER.
 - DEED REFERENCE: DECKELMAN PROPERTY LIBER 19613, FOLIO 169
 LOT 25-WHARF CREEK LIBER 10514, FOLIO 719
 - TAX ACCOUNT: DECKELMAN PROPERTY 3-887-90098109
 LOT 25-WHARF CREEK 3-939-900096981

VARIANCE NOTE

THE VARIANCE REQUESTED IS TO IMPROVE EXISTING DIRT DRIVEWAY WITHIN ADJACENT LOT 25-WHARF CREEK TO PROVIDE ACCESS TO SUBJECT PARCEL. THE EXISTING DRIVEWAY IS LOCATED IN A HABITAT PROTECTION AREA. COUNTY CODE: ARTICLE 17, TITLE 8, SUBTITLE 3, SECTION 17-8-502.

INDEX TO SHEETS

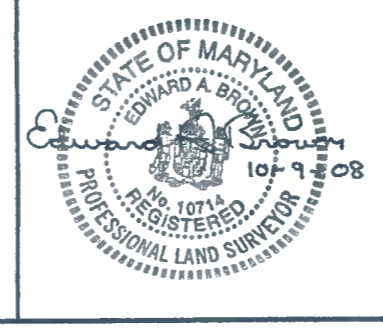
SHT. 1- VARIANCE SITE PLAN
 SHT. 2- VARIANCE SITE PLAN
 SHT. 3- VARIANCE SITE PLAN



LEGEND

EXISTING CONTOUR	12	EXIST. WETLANDS	[Symbol]	NON-STRUCTURAL DISCONNECTS	[Symbol]
PROPOSED CONTOUR	12	25% STEEP SLOPES	[Symbol]	FEMA FLOOD ELEVATION	[Symbol]
EXISTING ELEVATION	14.44	15%-25% SLOPES	[Symbol]	PERC TEST	[Symbol]
PROPOSED ELEVATION	17.2	CRITICAL AREA BOUNDARY	[Symbol]	WETLANDS BUFFER	[Symbol]
PROP. HOUSE OR GARAGE	[Symbol]	STREAM BUFFER	[Symbol]		
PROP. DRIVEWAY	[Symbol]				
REINFORCED SILT FENCE	RSF				
SUPER SILT FENCE	SFF				
LIMIT OF DISTURBANCE	LOD				
STABILIZED CONSTRUCTION ENTRANCE	[Symbol]				
STOCKPILE	[Symbol]				

LOT 25 WHARF CREEK
 WILLIAM BLACK, JR. PROPERTY
 25.94 AC.
 P.B. 194, PG. 34-37
 ZONING R1



ED BROWN & ASSOCIATES, INC.
 LAND SURVEYORS - LAND PLANNERS
 DEVELOPMENT CONSULTANTS

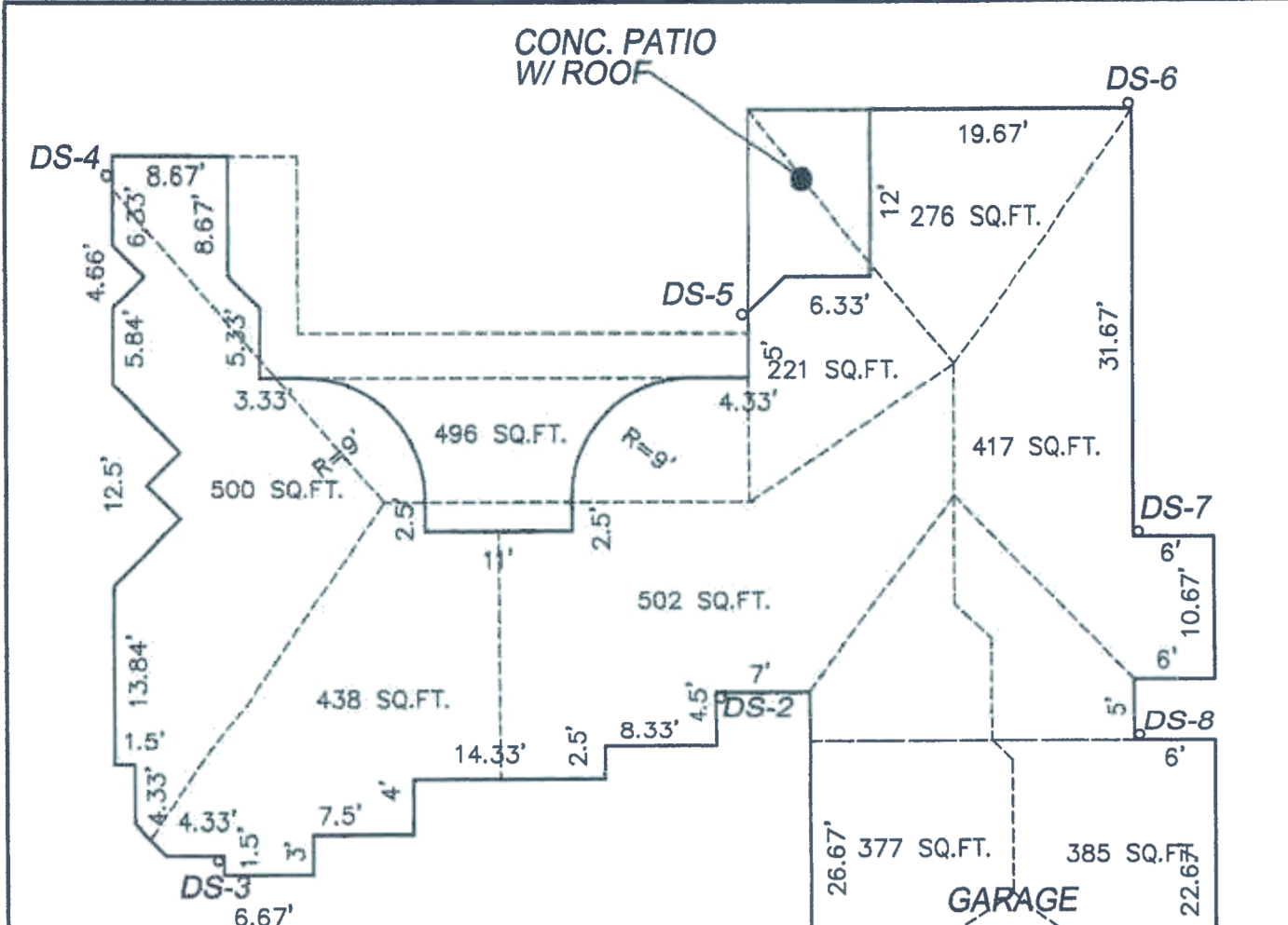
PLAZA ONE BUILDING
 1511 RITCHIE HWY, SUITE 301
 ANNAPOLIS, MARYLAND 21402
 PHONE 410-787-2000, FAX 410-787-2011
 Email: edbrownassoc@comcast.net

SCALE: AS NOTED
 DATE: OCTOBER 2008
 DRAWN BY: JAY
 CHECKED BY: R.F.M.
 JOB NO: 07-210
 SHEET NO: 1 OF 3

VARIANCE SITE PLAN

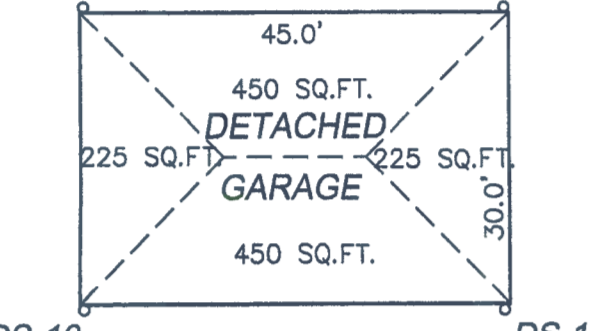
DECKELMAN PROPERTY
 TAX MAP 18, BLOCK 22, PARCEL 80

VENTNOR ROAD, PASADENA, MD
 ZONING R-1 RESIDENTIAL DISTRICT, ZIP CODE 21122
 THIRD DISTRICT ANNE ARUNDEL COUNTY, MARYLAND



DOWN-SPOUT No.	ROOF AREA(S.F.)	SWM PRACTICE
1	377	N.S. DISCONNECT
2	502	DISCONNECT DW-1
3	438	N.S. DISCONNECT
4	500	N.S. DISCONNECT
5	496	N.S. DISCONNECT
6	276	N.S. DISCONNECT
7	417	N.S. DISCONNECT
8	385	N.S. DISCONNECT
9	167	N.S. DISCONNECT
10	225	N.S. DISCONNECT
11	450	N.S. DISCONNECT
12	225	N.S. DISCONNECT
13	450	N.S. DISCONNECT

FIRST FLOOR PLAN VIEW & ROOF PLAN VIEW
SCALE 1" = 20'



DETACHED GARAGE PLAN VIEW
SCALE 1" = 20'

NOTES: 1. ROOF CONVEYANCE PIPE FROM DOWNSPOUT TO DRYWELL TO BE 4" DIAM. PVC-SCHED. 40 RIGID PIPE.
2. CONTRACTOR SHALL PROVIDE 4" DIAM. PVC SCHED. 40 RIGID CLEANOUTS AT ALL BENDS.

IMPERVIOUS TABULATION

PRE-DEVELOPMENT-	0 SF
POST-DEVELOPMENT-	
HOUSE	3,427 SF
PATIO	112 SF
GARAGE	1,350 SF
DRIVE	2,849 SF
TOTAL IMPERVIOUS=	7,738 SF

7,738 SF/614,959 SF= 0.0126 OR 1.26% OF TOTAL LOT AREA

Rev COMPUTATIONS
SOIL SPECIFIC RECHARGE FACTOR (S) FOR TYPE 'B' HYDROLOGIC SOILS IS 0.29
RECHARGE VOLUME (Rev)-
Rev= [(S) (Rv) (A)] / 12
Rev= [(0.29) (0.061) (14,118)] / 12
Rev= 0.0208 AC. FT.
Rev= 907 CU. FT.

WQv COMPUTATIONS

TOTAL LOT AREA (A)= 614,959 S. FT. OR 14.118 AC.
TOTAL IMPERVIOUS AREA= 7,738 S. FT. OR 0.178 AC.
IMPERVIOUS COVER % (I)= 7,738 SQ. FT. / 614,959 SQ. FT. = 0.126 OR 1.26%
PRECIPITATION (P)= 1.0 INCH
VOLUMETRIC RUNOFF COEFFICIENT (Rv)-
Rv= 0.05 * (0.009) (I)
Rv= 0.05 * (0.009) (1.26)
Rv= 0.061
WATER QUALITY VOLUME (WQv)-
WQv= [(P) (Rv) (A)] / 12
WQv= [(1.0) (0.061) (14,118)] / 12
WQv= 0.0718 AC. FT.
WQv= 3,054 CU. FT.

CPv COMPUTATIONS
CHANNEL PROTECTION VOLUME (CPv) IS NOT REQUIRED FOR THIS PARCEL BECAUSE OF HAVING A DIRECT DISCHARGE TO TIDAL WATERS OF GOOSE COVE.

CRITICAL AREA TABULATION

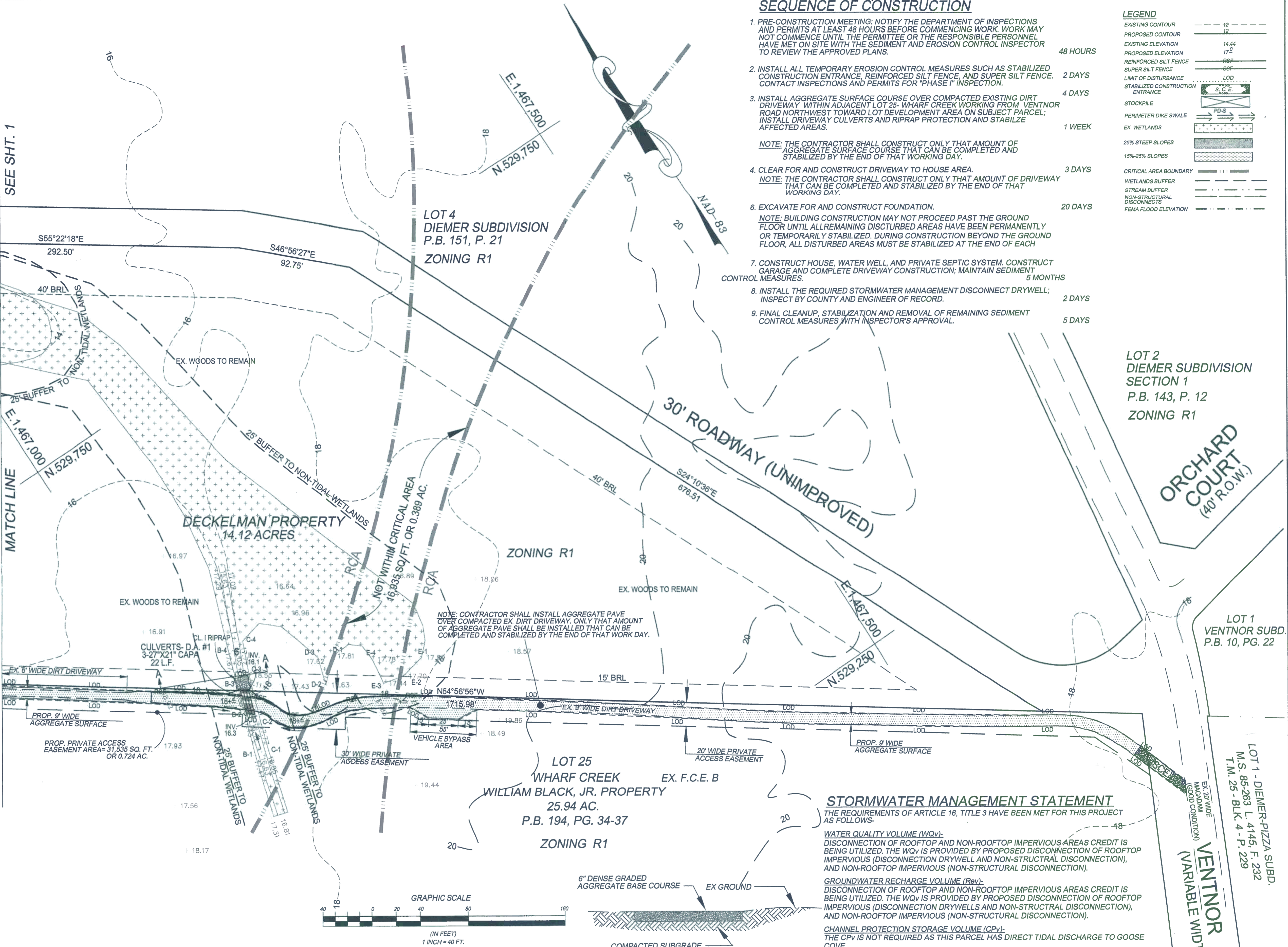
- CRITICAL AREA DESIGNATION PER CRITICAL AREA MAP #13-547,540 SQ. OR 12.865 AC. RCA (RESOURCE CONSERVATION AREA) 50,484 SQ. OR 1.159 AC. LDA (LIMITED DEVELOPMENT AREA) 16,935 SQ. OR 0.389 AC. NOT WITHIN CRITICAL AREA
- THIS PARCEL IS WITHIN THE 100 FT. BUFFER TO TIDAL WATERS.
- TOTAL PARCEL AREA= 614,959 SQ.FT. OR 14.12 ACRES.
- IMPERVIOUS AREAS TABULATION-
PRE-DEVELOPMENT IMPERVIOUS AREAS= 0 S.F.
POST-DEVELOPMENT IMPERVIOUS AREAS= HOUSE 3,427 S.F., PATIO 112 S.F., GARAGE 1,350 S.F., DRIVEWAY 2,849 S.F., TOTAL IMPERVIOUS= 7,738 S.F.
7,738 SF/614,959 SF= 0.0126 OR 1.26% OF TOTAL PARCEL AREA

NOTE: MAXIMUM ALLOWED IMPERVIOUS IN CRITICAL AREA FOR LOTS CREATED BEFORE DECEMBER 1, 1985 FOR LOTS SIZE 36,301 S.F. AND GREATER IS 15.0% OF PARCEL PER ANNE ARUNDEL COUNTY CODE (ARTICLE 17, SECTION 17-9-402 (b) (1)). MAXIMUM ALLOWED IMPERVIOUS FOR THIS PARCEL IS 614,959 SQ. FT. X 0.15 = 92,244 SQ. FT.

POST-DEVELOPMENT IMPERVIOUS AREAS= DRIVEWAY 13,842 S.F., LOT 25- WHARF CREEK

TOTAL IMPERVIOUS AREAS= DECKELMAN PROPERTY + LOT 25- WHARF CREEK 21,580 S.F. OR 0.495 AC.

5. WOODLAND AREAS TABULATION-
EXISTING WOODLAND= 614,959 SQ.FT. OR 14.118 AC. DECKELMAN PROPERTY
PROPOSED WOODLAND CLEARING= LOT DEVELOPMENT AREA 20,922 S.F., CULVERTS AT D.A. #1 138 S.F., CULVERTS AT D.A. #2 289 S.F., TOTALS 21,349 S.F.
21,349 SF/614,959 SF= 0.00347 OR 0.347% OF TOTAL PARCEL AREA
NOTE: MAXIMUM ALLOWABLE WOODLAND CLEARING IN THE RCA FOR LOTS GREATER THAN ONE-HALF ACRE MAY NOT EXCEED 20% OF THE PARCEL AREA PER ANNE ARUNDEL COUNTY CODE (ARTICLE 17, SECTION 17-8-801 (b)).
PROPOSED WOODLAND CLEARING= CULVERTS AT D.A. #1 127 S.F., CULVERTS AT D.A. #2 77 S.F., WIDENING OF EX. 6-FT. VEHICLE BYPASS 1,816 S.F., TOTALS 2,020 S.F.
NOTE: CLEARING REQUIRED WITHIN LOT 25- WHARF CREEK TO INSTALL DRIVEWAY CULVERTS, WIDEN PORTION OF EXISTING 6-FOOT WIDE DRIVEWAY TO 9-FOOT WIDTH, AND PROVIDE VEHICLE BYPASS AREA.
TOTAL WOODLAND CLEARING= DECKELMAN PROPERTY + LOT 25- WHARF CREEK 23,722 S.F. OR 0.545 AC.
THE DEVELOPER WILL PROVIDE OFFSITE REFORESTATION OR WILL PAY FEE-IN-LIEU.



MINIMUM SIZING CRITERIA	SYMBOL	VOLUME DRAINAGE AREA	VOLUME REQUIRED (CUBIC-FEET)	VOLUME PROVIDED (CUBIC-FEET)	SWM PRACTICE	NOTES
WATER QUALITY VOLUME	(WQv)	14.12 ACRES	3,054 C.F.	3,054 C.F.	IMPERVIOUS DISCONNECTS	ALL IMPERVIOUS AREAS ARE DISCONNECTED
RECHARGE VOLUME	(REV)	14.12 ACRES	907 C.F.	907 C.F.	IMPERVIOUS DISCONNECTS	ALL IMPERVIOUS AREAS ARE DISCONNECTED
CHANNEL PROTECTION STORAGE VOLUME	(CPv)	14.12 ACRES	N/A	N/A	N/A	NOT REQUIRED DUE TO DIRECT DISCHARGE TO TIDAL WATERS
OVERBANK FLOOD PROTECTION	(Qp10)	14.12 ACRES	N/A	N/A	N/A	THE Qp10 PEAK DISCHARGE IS ADEQUATELY CONVEYED TO THE SITE OUTFALL AT GOOSE COVE
EXTREME FLOOD	(Q0)	14.12 ACRES	N/A	N/A	N/A	THE Q0 PEAK DISCHARGE IS ADEQUATELY CONVEYED TO THE SITE OUTFALL AT GOOSE COVE

SECTION- PRIVATE AGGREGATE DRIVEWAY
NOT TO SCALE
6" DENSE GRADED AGGREGATE BASE COURSE
EX GROUND
COMPACTED SUBGRADE

NOTE: THE PAVEMENT DETAILS SHOWN ON THIS PLAN REFLECT THE ANNE ARUNDEL COUNTY MINIMUM STANDARD PAVEMENT SECTIONS AND ARE NOT BASED ON SITE SPECIFIC CONDITIONS. PRIOR TO PAVING, THE FINAL PAVEMENT SECTIONS SHALL BE DETERMINED BY A QUALIFIED GEOTECHNICAL ENGINEER BASED ON ONSITE TESTING OF THE FINISHED SUBGRADE.

STORMWATER MANAGEMENT STATEMENT

THE REQUIREMENTS OF ARTICLE 16, TITLE 3 HAVE BEEN MET FOR THIS PROJECT AS FOLLOWS-

WATER QUALITY VOLUME (WQv): DISSECTION OF ROOFTOP AND NON-ROOFTOP IMPERVIOUS AREAS CREDIT IS BEING UTILIZED. THE WQv IS PROVIDED BY PROPOSED DISSECTION OF ROOFTOP IMPERVIOUS (DISSECTION DRYWELL AND NON-STRUCTURAL DISSECTION), AND NON-ROOFTOP IMPERVIOUS (NON-STRUCTURAL DISSECTION).

GROUNDWATER RECHARGE VOLUME (REV): DISSECTION OF ROOFTOP AND NON-ROOFTOP IMPERVIOUS AREAS CREDIT IS BEING UTILIZED. THE REV IS PROVIDED BY PROPOSED DISSECTION OF ROOFTOP IMPERVIOUS (DISSECTION DRYWELLS AND NON-STRUCTURAL DISSECTION), AND NON-ROOFTOP IMPERVIOUS (NON-STRUCTURAL DISSECTION).

CHANNEL PROTECTION STORAGE VOLUME (CPv): THE CPv IS NOT REQUIRED AS THIS PARCEL HAS DIRECT TIDAL DISCHARGE TO GOOSE COVE.

OVERBANK FLOOD PROTECTION VOLUME (Qp10): THE Qp10 PEAK DISCHARGE IS ADEQUATELY CONVEYED TO THE SITE OUTFALL AND POINT OF INVESTIGATION AT GOOSE COVE.

EXTREME FLOOD PROTECTION VOLUME (Q0): ALTHOUGH A PORTION OF THIS DEVELOPMENT CONTAINS THE 100 YEAR TIDAL FLOOD PLAIN (FEMA), ADEQUATE CONVEYANCE OF THE PEAK DISCHARGE IS PROVIDED TO THE SITE OUTFALL AND POINT OF INVESTIGATION AT GOOSE COVE.

SEQUENCE OF CONSTRUCTION

- 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. **48 HOURS**
- INSTALL ALL TEMPORARY EROSION CONTROL MEASURES SUCH AS STABILIZED CONSTRUCTION ENTRANCE, REINFORCED SILT FENCE, AND SUPER SILT FENCE. CONTACT INSPECTIONS AND PERMITS FOR "PHASE I" INSPECTION. **2 DAYS**
- INSTALL AGGREGATE SURFACE COURSE OVER COMPACTED EXISTING DIRT DRIVEWAY WITHIN ADJACENT LOT 25- WHARF CREEK WORKING FROM VENTNOR ROAD NORTHWEST TOWARD LOT DEVELOPMENT AREA ON SUBJECT PARCEL; INSTALL DRIVEWAY CULVERTS AND RIPRAP PROTECTION AND STABILIZE AFFECTED AREAS. **4 DAYS**
- CLEAR FOR AND CONSTRUCT DRIVEWAY TO HOUSE AREA. **NOTE:** THE CONTRACTOR SHALL CONSTRUCT ONLY THAT AMOUNT OF DRIVEWAY THAT CAN BE COMPLETED AND STABILIZED BY THE END OF THAT WORKING DAY. **3 DAYS**
- EXCAVATE FOR AND CONSTRUCT FOUNDATION. **NOTE:** BUILDING CONSTRUCTION MAY NOT PROCEED PAST THE GROUND FLOOR UNTIL ALL REMAINING DISTURBED AREAS HAVE BEEN PERMANENTLY OR TEMPORARILY STABILIZED. DURING CONSTRUCTION BEYOND THE GROUND FLOOR, ALL DISTURBED AREAS MUST BE STABILIZED AT THE END OF EACH WORKING DAY. **20 DAYS**
- CONSTRUCT HOUSE, WATER WELL, AND PRIVATE SEPTIC SYSTEM. CONSTRUCT GARAGE AND COMPLETE DRIVEWAY CONSTRUCTION; MAINTAIN SEDIMENT CONTROL MEASURES. **5 MONTHS**
- INSTALL THE REQUIRED STORMWATER MANAGEMENT DISCONNECT DRYWELL; INSPECT BY COUNTY AND ENGINEER OF RECORD. **2 DAYS**
- FINAL CLEANUP, STABILIZATION AND REMOVAL OF REMAINING SEDIMENT CONTROL MEASURES WITH INSPECTOR'S APPROVAL. **5 DAYS**

LEGEND

EXISTING CONTOUR	---
PROPOSED CONTOUR	- - - -
EXISTING ELEVATION	14.44
PROPOSED ELEVATION	17.2
REINFORCED SILT FENCE	---
SUPER SILT FENCE	---
LIMIT OF DISTURBANCE	---
STABILIZED CONSTRUCTION ENTRANCE	---
STOCKPILE	---
PERIMETER DIKE SWALE	---
EX. WETLANDS	---
25% STEEP SLOPES	---
15%-25% SLOPES	---
CRITICAL AREA BOUNDARY	---
WETLANDS BUFFER	---
STREAM BUFFER	---
NON-STRUCTURAL DISCONNECTS	---
FEMA FLOOD ELEVATION	---

LOT 2 DIEMER SUBDIVISION SECTION 1 P.B. 143, P. 12 ZONING R1

ORCHARD COURT (40' R.O.W.)

LOT 1 VENTNOR SUBD. P.B. 10, PG. 22

LOT 1 DIEMER-PIZZA SUBD. M.S. 85-263 L. 14145, F. 232 T.M. 25-BLK. 4-P. 229

VENTNOR ROAD (VARIABLE WIDTH R.O.W.)

ED BROWN & ASSOCIATES, INC.
LAND SURVEYORS - LAND PLANNERS
DEVELOPMENT CONSULTANTS
PLAZA ONE BUILDING
1611 RITCHEY HWY. SUITE 301
ARNOOLD, MARYLAND 21012
PHONE 410-757-2002 FAX 410-757-2011
Email: edbrown@edbrown.com

SCALE: AS NOTED
DATE: OCTOBER 2008
DRAWN BY: JAY
CHECKED BY: R.F.M.
JOB NO: 07-210
SHEET NO: 2 OF 3

VARIANCE SITE PLAN
DECKELMAN PROPERTY
TAX MAP 18, BLOCK 22, PARCEL 80
VENTNOR ROAD, PASADENA, MD
ZONING R-1 RESIDENTIAL DISTRICT, ZIP CODE 21122
THIRD DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

LEGEND

- SOILS BOUNDARY
- D.A. LIMIT
- To FLOW PATH
- EX. STORM DRAIN
- PROP. CULVERT
- EX. CONSERVATION EASEMENTS WITHIN LOT 25 - WHARF CREEK ZONING BOUNDARY

