

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/](http://www.dnr.state.md.us/criticalarea/)

May 21, 2010

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

Re: Liberty Sand & Gravel Lots 13, 15 & 16 Resub/White Cedar  
S 01-083, P 03-0064-000F

Dear Mr. Burke:

Thank you for forwarding the resubmittal for the above-referenced subdivision request. The applicant proposes to subdivide an existing lot into three, to retain the existing dwelling on one lot, and to construct two new dwellings on the other two lots. The 2.92 acre property is entirely in the Critical Area and is designated as a Limited Development Area (LDA). The applicant has responded to this office's comments from my January 29, 2010 letter and I have no further comments at this time.

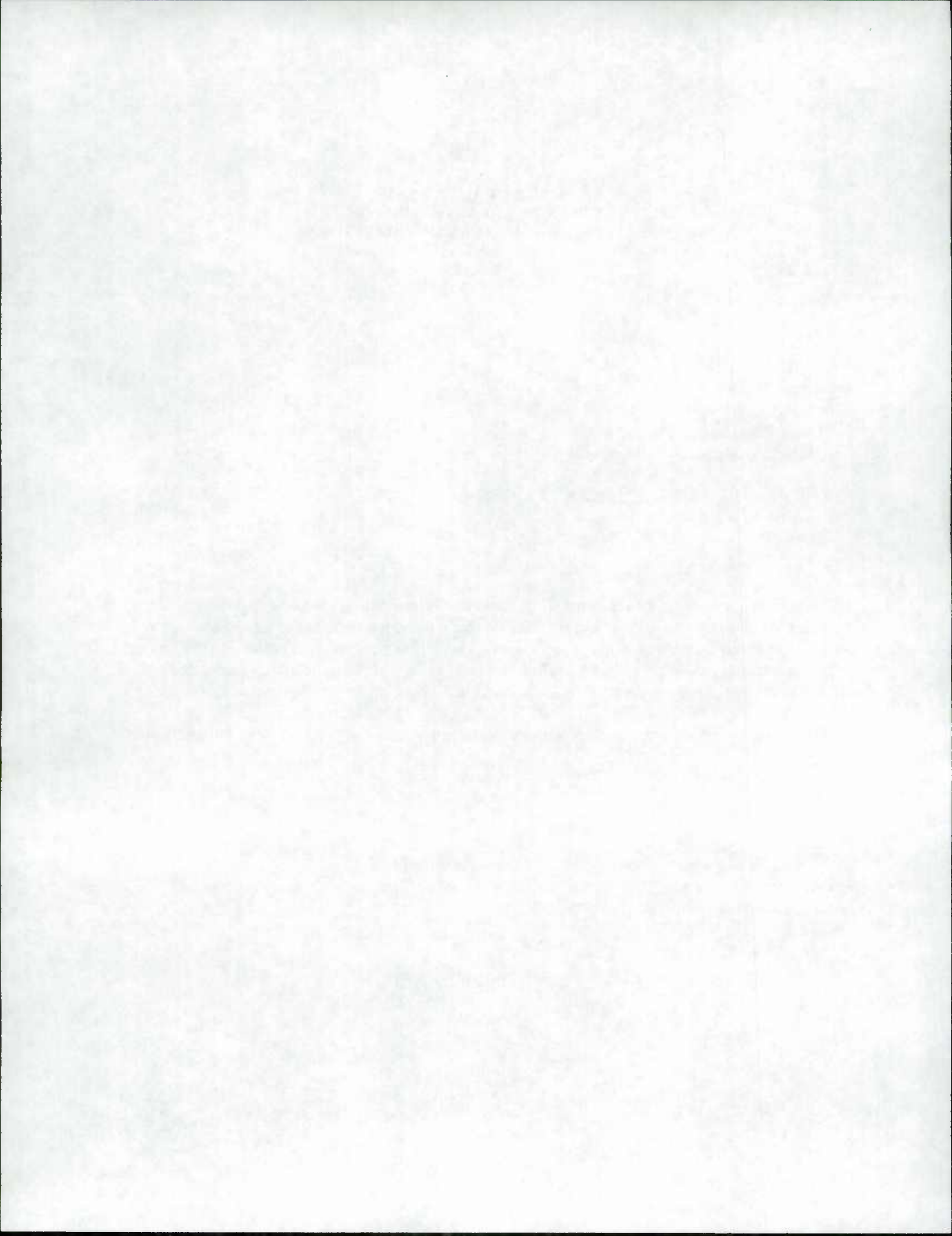
Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3481.

Sincerely,

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

Amber Widmayer  
Natural Resources Planner

cc: AA 693-08



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January 29, 2010

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

Re: Liberty Sand & Gravel Lots 13, 15 & 16 Resub/White Cedar  
S 01-083, P 03-0064-000F

Dear Mr. Burke:

Thank you for forwarding the resubmittal for the above-referenced subdivision request. The applicant proposes to subdivide an existing lot into three, to retain the existing dwelling on one lot, and to construct two new dwellings on the other two lots. The 2.92 acre property is entirely in the Critical Area and is designated as a Limited Development Area (LDA). The applicant has responded to this office's comments from my October 23, 2009 letter and I have outlined my remaining comments below:

- 1) Because the applicant's current clearing calculations show that 24.8% of the existing tree cover on the property will be cleared for construction of the proposed two new dwellings, and clearing greater than 20% of the existing tree cover on a property within the LDA requires approval by the County's Office of Planning and Zoning, please provide County documentation that such clearing will be permitted in this case. We recommend that the proposed clearing for the creation and development of two new lots be reduced to 20% of the existing tree cover if feasible.
- 2) In response to this office's previous comment letter, the applicant states that no clearing will be required in the 100-foot Buffer to make use of the gravel road in the Buffer to access proposed lot 2. However, the applicant's plans show the existing treeline encompassing the road in several locations, and sheets 3 and 4 of 7 show proposed clearing in the Buffer. Please have the applicant explain the conflicting information.
- 3) As the applicant has noted in the response to this office's previous comment letter, the 100-foot Buffer to Stevens Creek must be expanded to include contiguous nontidal wetlands and contiguous slopes 15% and greater, as well as the lands 50 feet from the top of those slopes. The applicant indicates that such an expanded Buffer has been mapped on the plans, yet it does not appear that this expanded Buffer is shown on the plans received by this office. Once this

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Mr. Burke  
January 29, 2010  
Page Two

expanded Buffer is mapped on the plans, it may overlap with the proposed limits of disturbance for lot 1. If this is the case, the proposed development on lot 1 will need to be reconfigured.

- 4) Please have the applicant provide a clean copy of a plan showing the slopes 15% and greater on the property and in the vicinity of the property. The plan showing steep slopes in the current submittal is difficult to read. It seems to indicate that the steep slopes stop right at the limit of disturbance for the proposed driveway on proposed lot 2, and the contour lines on proposed lot 1 are unclear. In addition to providing a new plan showing the steep slopes, please confirm that the proposed driveway on lot 2 will not create disturbance on slopes 15% or greater.

Thank you for the opportunity to comment. Due to the significance of the issues raised by the above comments, we recommend that the applicant contact Commission and County staff to schedule a site visit to further discuss these comments. Please telephone me if you have any questions at (410) 260-3481.

Sincerely,



Amber Widmayer  
Natural Resources Planner

cc: AA 693-08

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October 23, 2009

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

Re: Liberty Sand & Gravel Lots 13, 15 & 16 Resub/White Cedar  
S 01-083, P 03-0064-000F

Dear Mr. Burke:

Thank you for forwarding the resubmittal for the above-referenced subdivision request. It appears that the applicant proposes to subdivide an existing lot into three, to retain the existing dwelling on one lot, and to construct two new dwellings on the other two lots. The 2.92 acre property is in the Critical Area and is designated as a Limited Development Area (LDA). The applicant has responded to this office's comments from my July 9, 2009 letter. I have outlined my remaining comments below:

- 1) We note that the applicant has requested a current letter of review from Maryland Department of Natural Resources' Wildlife and Heritage Service for the currently proposed subdivision. Please forward this letter when it is obtained.
- 2) The applicant's current clearing calculations show that 24.8% of the existing tree cover on the property will be cleared for construction of the proposed two new dwellings. We note that clearing greater than 20% of the existing tree cover on a property within the LDA requires approval by the County's Office of Planning and Zoning. Please clarify whether the County has granted such approval. We recommend that the proposed clearing for creation and development of new lots be reduced to 20% of the existing tree cover if feasible. Also please have the applicant indicate on the plat and plans that the remaining 80% of tree cover on the property will be placed in a protective instrument such as an easement, as provided by COMAR 27.01.02.04.C(3)(c).
- 3) In response to this office's previous comment letter, the applicant states that using the adjacent property's driveway to access lot 2 instead of using the gravel road through the 100-foot Buffer is not feasible. As described below, it is unclear how the applicant plans to obtain approval for the Buffer disturbance that it seems would be required for clearing the tree cover that appears to exist within the gravel road in the Buffer in order to use this as an access road to lot 2. Also, the proposed access through the Buffer requires a large amount of clearing of existing forest and

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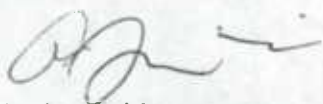


lot coverage which could be reduced if the proposed driveway were not routed all the way towards the Buffer and through the existing treeline to the gravel road through the Buffer as is currently proposed. Therefore, we recommend that the applicant revise the plans to show an alternative access to proposed lot 2. If such an alternative access is not feasible, it may be necessary to reconfigure or reduce the number of proposed lots.

- 4) As mentioned in the above comment, the applicant proposes to use a gravel road through the 100-foot Buffer to access proposed lot 2. However, the plans show that a significant portion of this gravel road is currently established in tree cover and portions of the vegetated road are within the 25-foot buffer to nontidal wetlands. It appears that clearing within the 100-foot Buffer and 25-foot nontidal wetland buffer would be required in order to use this gravel road, both on the applicant's property and on other properties. In the absence of receiving a variance for disturbance in the Buffer for clearing existing vegetation in the gravel road on the applicant's property, no disturbance within the 100-foot Buffer is permitted. This office does not support variances required for development of newly created lots. Also, it is unclear how the applicant proposes to obtain permission to clear vegetation in the 100-foot Buffer for clearing this road on other properties. Please have the applicant remove the proposed disturbance in the 100-foot Buffer on the plans in the gravel road.
- 5) According to this office's resources, there is a water feature north of Stevens Creek which is identified as a stream. It also appears that this feature may be considered a tidal wetland based on its connection to the tidal waters of Stevens Creek. If this water feature is a tributary stream or tidal wetlands, it requires a 100-foot Buffer. If a 100-foot Buffer is required, it appears that the 100-foot Buffer will be contiguous with slopes 15% or greater and will require expansion to include these slopes as well as the land 50 feet from the top of the slopes, which may extend onto the east side of the applicant's property. Please have the applicant show this water feature and its Buffer on the plans as necessary.

Thank you for the opportunity to comment. Due to the significance of the issues raised by the above comments, Commission staff is willing to meet with the County staff and applicant on the site to further discuss these comments. Please telephone me if you have any questions at (410) 260-3481.

Sincerely,



Amber Widmayer  
Natural Resources Planner

cc: AA 693-08

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July 9, 2009

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

Re: Liberty Sand & Gravel Lots 13, 15 & 16 Resub/White Cedar at  
S 01-083, P 03-0064-000F

Dear Mr. Burke:

Thank you for forwarding the plans for the above-referenced subdivision request. It appears that the applicant proposes to subdivide an existing lot into three, to retain the existing dwelling on one lot, and to construct two new dwellings on the other two lots. The 2.92 acre property is in the Critical Area and is designated as a Limited Development Area (LDA). The applicant has responded to this office's comments from my January 13, 2009 letter. I have outlined my remaining comments below:

- 1) As requested, the applicant has submitted a plan showing a 100-foot Buffer. However, there is a note on the plat which indicates that the shoreline was measured in 2003. It is unclear if the Buffer was mapped based on this 2003 survey, or based on a current field delineated survey as required. Please have the applicant clarify which is the case.
- 2) We note that the applicant has requested a current letter of review from Maryland Department of Natural Resources' Wildlife and Heritage Service for the currently proposed subdivision. Please forward this letter when it is obtained.
- 3) The applicant proposes to clear more the 20% of the existing forested area on the property. This seems excessive for the proposed subdivision of an existing lot and two new lots which do not appear to require septic systems. It seems that a large reduction in the proposed clearing and lot coverage could be accomplished if the proposed driveway access for lot 2 was changed to the adjacent property's shared driveway access that will be used for lot 1 to the south of the property, instead of routing lot 2's driveway all the way towards the Buffer and through the existing treeline to the gravel road through the Buffer as is currently proposed.
- 4) The applicant indicates that the entire reforestation mitigation requirement will be addressed with a fee-in-lieu payment. Yet this option is only intended to be used if plantings can not be provided on site. It appears that there is some room to provide plantings on site to the rear of

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Mr. Burke  
July 9, 2009  
Page Two

the existing house on proposed lot 3. Please have the applicant provide a planting plan showing that mitigation plantings will be provided on site to the extent feasible.

- 5) As is required by the County's Code § 17-8-303, development on a site without an existing natural Buffer within 100 feet of the shoreline shall have a fully functioning buffer reestablished. This requirement is separate from the Buffer mitigation, reforestation and stormwater planting requirements. As such, please have the applicant provide a planting plan showing Buffer plantings in the open area in front of the existing dwelling on proposed lot 3.
- 6) Please have the applicant provide documentation that the gazebo and shed that are currently located in the Buffer on proposed lot 3 have been in that location since December 1, 1985, or that their presence in the Buffer is authorized by the issuance of a variance to the County's Critical Area program.
- 7) It appears the limit of disturbance on proposed lot 2 is within the required 25-foot buffer to slopes 25% or greater, along the southern edge of the lot. Please have the applicant adjust the limit of disturbance accordingly. Also, please have the applicant show this buffer on the plans.
- 8) In order to prevent Buffer disturbance through the existing forested area, nontidal wetlands, and notidal wetland buffer from the construction of a second pier on the property, we recommend that the applicant consider recording a shared pier agreement. Also, we note that the proposed pier may create disturbance to nontidal wetlands that would require the applicant to obtain permits from Maryland Department of the Environment.

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

Sincerely,



Amber Widmayer  
Natural Resources Planner

cc: AA 693-08



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Margaret G. McHale  
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STATE OF MARYLAND  
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January 13, 2009

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

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

Re: Liberty Sand & Gravel Lots 13, 15 & 16 Resub/White Cedar at  
S 01-083, P 03-0064-000F

Dear Ms. Krinetz:

Thank you for forwarding the plans for the above-referenced subdivision request. It appears that the applicant proposes to subdivide an existing lot into three, to retain the existing dwelling on one lot, and to construct two new dwellings on the other two lots. The 2.92 acre property is in the Critical Area and is designated as a Limited Development Area (LDA). I have provided comments below:

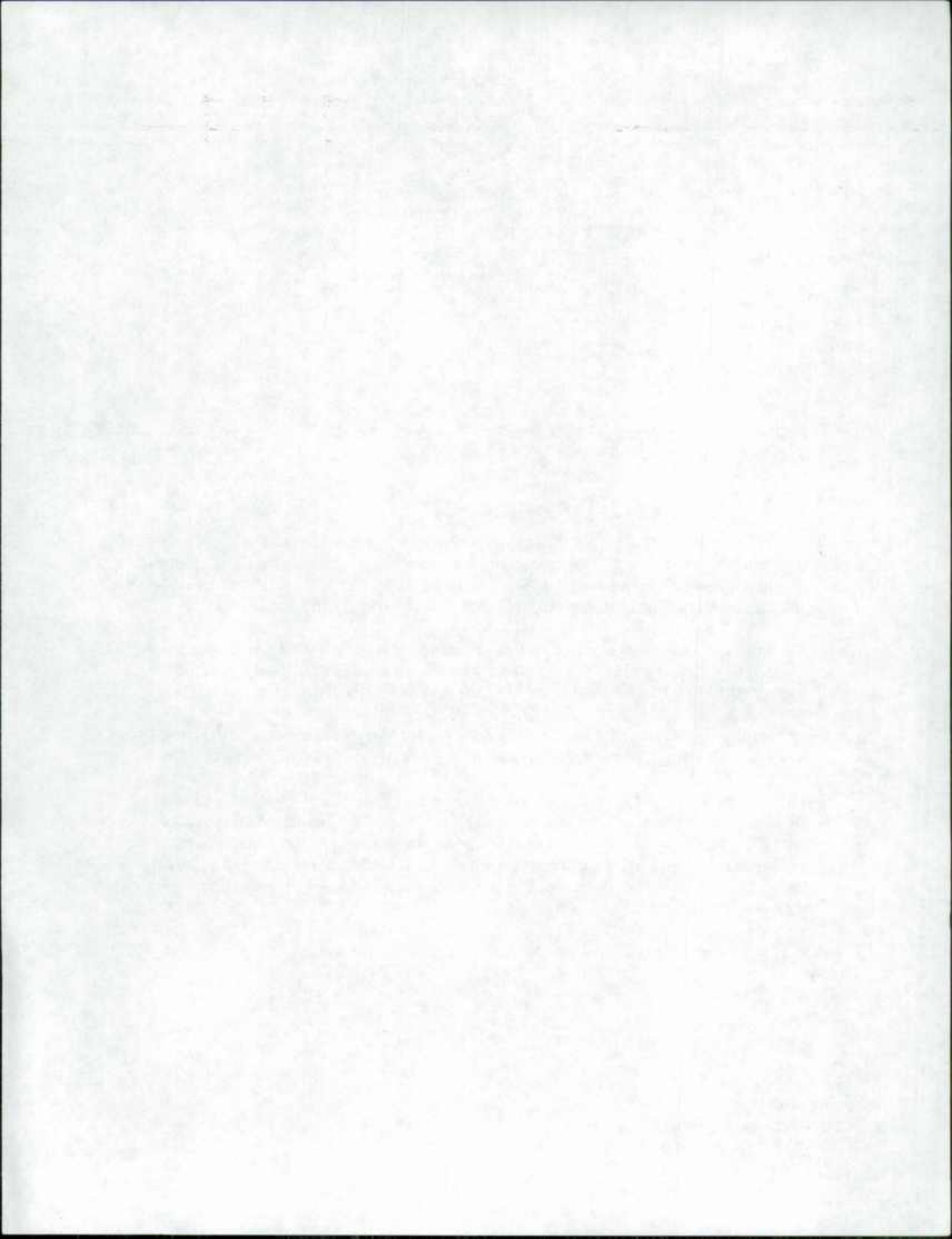
- 1) The applicant's materials received by this office did not include a subdivision plan. Please have the applicant submit a plan showing the existing and proposed lots and development, a field delineated 100-foot Buffer, and location of any nontidal wetlands, and tidal wetlands.
- 2) The applicant must submit a new letter of review from Maryland Department of Natural Resources' Wildlife and Heritage Service for the currently proposed subdivision.
- 3) The information on the applicant's Critical Area form indicates that a total of 0.48 acres or 16.46% of the property will be developed as lot coverage. This amount of lot coverage exceeds the 15% limit for properties within the LDA and must be reduced. The revised lot coverage amount should also leave a sufficient amount of allowable lot coverage such that the owners of the proposed lots will not be prevented from making reasonable lot coverage improvements to their properties.

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

Sincerely,

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

Amber Widmayer  
Natural Resources Planner  
cc: AA 693-08



SURVEYOR:

SEE SURVEYORS CERTIFICATION ON THIS PLAT BELOW OWNERS DEDICATION

CARL A. STEVENSON
PROPERTY LINE SURVEYOR NO. 149
RONALD W. JOHNSON ASSOCIATES, INC.
2661 RIVA ROAD, BLDG. 400 420
ANNAPOLIS, MD. 21401

AREA TABULATION

EX. PARCEL 443 & 240 = 127,071 SQ. FT. 2.9171 AC.
PROPOSED LOT 1 = 41,803 SQ. FT. 0.9596 AC.
PROPOSED LOT 2 = 45,095 SQ. FT. 1.0352 AC.
PROPOSED LOT 3 = 40,173 SQ. FT. 0.9223 AC.

ALL MEASUREMENTS MADE TO AND ALONG THE SHORELINE OF THE SEVERN RIVER WERE MADE ON MAY 23, 2003 AND ARE SUBJECT TO CHANGE DUE TO NATURAL CAUSES. THEY MAY OR MAY NOT REPRESENT THE ACTUAL LOCATION OF THE LIMIT OF TITLE.

DEDICATION BY OWNERS

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

TO THE BEST OF OUR KNOWLEDGE, INFORMATION, AND BELIEFS, SECTION 3-103 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 RIGHT-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION EXCEPT A DEED OF TRUST DATED JANUARY 24, 2005, SECURING BANK OF AMERICA, RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY AT LIBER 15960, PAGE 448, AND A DEED OF TRUST DATED JANUARY 1, 2007, SECURING BANK OF AMERICA, RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY AT LIBER 18745, PAGE 511, AND ALL OWNERS OF THE PROPERTIES HAVE AFFIXED THEIR SIGNATURES AND SEALS ON THIS RECORDED PLAT.

WILLIAM J. BRUCKEL (OWNER) WITNESS
CYNTHIA R BRUCKEL (OWNER) WITNESS

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT IS CORRECT; THAT IT IS A SUBDIVISION OF ALL OF THE LANDS CONVEYED BY H. JAMES WATSON, JR. AND BARBARA H. WATSON, HUSBAND AND WIFE, TO WILLIAM J. BRUCKEL, JR. AND CYNTHIA R. BRUCKEL, HUSBAND AND WIFE, AND DATED AUGUST 21, 1998 AND RECORDED AT BOOK 8711, PAGE 360, AND CONFIRMATORY DEED BY H. JAMES WATSON, JR. AND BARBARA H. WATSON, HUSBAND AND WIFE, TO WILLIAM J. BRUCKEL, JR. AND CYNTHIA R. BRUCKEL, HUSBAND AND WIFE, AND DATED AUGUST 21, 1998 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND AT BOOK 9014, PAGE 401, AND DEED OF EXCHANGE BY H. JAMES WATSON, JR. TO WILLIAM J. BRUCKEL AND CYNTHIA R. BRUCKEL, HUSBAND AND WIFE, AND DATED JUNE 4, 2003 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND AT BOOK 13188, PAGE 333; AND THAT THE REQUIREMENTS OF SECTION 3-108, OF THE REAL PROPERTY ARTICLE OF STATE CODE CONCERNING THE MAKING OF THESE PLATS AND SETTINGS OF MARKERS HAVE BEEN SATISFIED.

CARL A. STEVENSON
PROPERTY LINE SURVEYOR NO. 149
RONALD W. JOHNSON ASSOCIATES, INC.
2661 RIVA ROAD, BLDG. 400 420
ANNAPOLIS, MD. 21401

WOODLAND CLEARING NOTE

WOODLAND CLEARING ON THIS PROJECT IS LIMITED TO 30% OF THE SITE AREA AS APPROVED BY THE PLANNING AND ZONING AND ALLOCATED BELOW:

Table with 3 columns: EX. WOODED AREA, WOODLAND CLEARING ALLOWED, WOODLAND CLEARING PROPOSED. Rows for LOT 1, LOT 2, LOT 3, and TOTAL.

\*ALL WOODLAND CLEARING MUST BE MITIGATED BY REPLACEMENT OR FEE-IN-LIEU AT A RATE OF 1:1 UP TO 20% PLUS 1.5 : 1 FROM (38,756 S.F.)(SEE GENERAL NOTES)

IMPERVIOUS AREA NOTE

THE IMPERVIOUS AREA ON THIS PROJECT IS LIMITED TO 15% OF THE SITE AREA, ALLOCATED AS SHOWN BELOW:

Table with 3 columns: LOT AREA, IMPERVIOUS AREA ALLOWED, IMPERVIOUS AREA PROPOSED. Rows for LOT 1, LOT 2, LOT 3, and TOTAL.

\*\* EXISTING IMPERVIOUS AREA ON LOT 3 TO REMAIN

MESSICK & ASSOCIATES



CONSULTING ENGINEERS
31 OLD SOLOMONS ISLAND RD., SUITE 201
ANNAPOLIS, MARYLAND 21401
(410) 266-3212 \* FAX (410) 266-3502

\* MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES

LEGEND

- C.M.S. CONCRETE MONUMENT SET
C.M.F. CONCRETE MONUMENT FOUND
I.R.F. IRON PIPE OR ROD W/ CAP FOUND
I.R.S. IRON ROD W/ CAP SET
I.P.F. IRON PIPE FOUND

COASTAL FLOODPLAIN AND HIGH HAZARD STATEMENT

PARCELS 443-R QND 240 ARE AFFECTED BY A COASTAL FLOODPLAIN AND/OR COASTAL HIGH HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP #240008-0019C. THE ELEVATION IS 7 FEET. THE FIRST FLOOR ELEVATIONS OF ALL STRUCTURES LOCATED WITHIN THESE AREAS OR LOTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 21, TITLE 1 OF THE ANNE ARUNDEL COUNTY CODE.

PERPETUAL RIGHT TO DISCHARGE STATEMENT

WE, WILLIAM J. BRUCKEL AND CYNTHIA R. BRUCKEL, OWNERS FOR OURSELVES, OUR HEIRS, LEGAL REPRESENTATIVES, SUCCESSORS, AND ASSIGNS DO 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 EXISTING GROUND. SUCH DRAINAGE POINTS ARE INDICATED BY THE SYMBOLS SHOWN BELOW.



WILLIAM J. BRUCKEL (OWNER) WITNESS
CYNTHIA R BRUCKEL (OWNER) WITNESS

PRIVATE 18' ACCESS EASEMENT NOTE
PARCEL 443-R AND PARCEL 240

THE PRIVATE 18' USE IN COMMON ACCESS EASEMENT IS INTENDED TO PROVIDE ACCESS TO AND FROM LOTS 2 AND 3. THE OWNERS OF THESE LOTS ARE RESPONSIBLE FOR THE MAINTENANCE OF THE ACCESS EASEMENT AND ARE NOT ELIGIBLE TO RECEIVE COUNTY SERVICES PROVIDED TO LOT OWNERS ADJUTING COUNTY ROADS. THESE LOTS ARE SUBJECT TO A DECLARATION OF ACCESS EASEMENT AND MAINTENANCE AGREEMENT AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 13062 FOLIO 265-271.

UNDERGROUND UTILITY AND TELEPHONE AGREEMENTS

THIS PLAT HAS BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH BGE DATED APRIL 21, 2003 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 12879 FOLIO 732 AND AN AGREEMENT WITH VERIZON DATED APRIL 21, 2003 AND RECORDED IN THE LANDS RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 12879 FOLIO 733.

DEVELOPMENT PLAN STATEMENT

THE DEVELOPMENT OF THIS SUBDIVISION SHALL BE UNDERTAKEN ONLY IN ACCORDANCE WITH THE APPROVED FINAL DEVELOPMENT PLAN ON FILE IN THE OFFICE OF PLANNING AND ZONING.

TEMPORARY CONSTRUCTION EASEMENT

A TEMPORARY EASEMENT IS RESERVED ON ALL LOTS SHOWN HEREON BETWEEN THE RIGHT-OF-WAY LINE AND THE BUILDING RESTRICTION LINE FOR THE PROPOSED CONSTRUCTION OF THE ROADS AND OTHER IMPROVEMENTS REQUIRED UNDER A PUBLIC WORKS AGREEMENT OR UTILITY AGREEMENT. ONLY THAT WORK NECESSARY FOR THE EXECUTION OF THE APPROVED PLANS UNDER THESE AGREEMENTS SHALL BE PERFORMED WITHIN THE EASEMENTS AND SAID EASEMENTS WILL CEASE TO EXIST UPON SATISFACTORY COMPLETION OF THESE IMPROVEMENTS AND RELEASE OF ANY MAINTENANCE SECURITY HELD BY ANNE ARUNDEL COUNTY, MARYLAND.

ALLOCATION NOTE

THIS SUBDIVISION PLAT IS SUBJECT TO THE REQUIREMENTS OF ARTICLE 15, TITLE 3 OF THE ANNE ARUNDEL COUNTY CODE AS IT RELATES TO THE ALLOCATION OF WATER AND WASTEWATER CAPACITY. FAILURE TO COMPLY WITH THE PROVISIONS OF THIS LAW MAY CAUSE SUBDIVISION PLAT TO BECOME VOID OR CASUE PROPERTIES SHOWN HEREON TO BE SUBJECT TO A LIEN FOR UNPAID CHARGES.

WAIVER NOTE

WAIVER #8764 WAS GRANTED BY THE PLANNING AND ZONING OFFICE ON JUNE 16, 2004. IT PERMITTED THE FOLLOWING:

- 1. A WAIVER TO ACTIVE RECREATION ARE REQUIREMENTS BASED ON PROVIDING A FEE IN LIEU OF \$100 PER LOT (3 LOTS X \$100 = \$300) PAYMENT OF \$300 WAS MADE ON BY CR#
2. A WAIVER TO THE SKETCH PLAN PROCESS ALLOWING THE APPLICANT TO PROCEED DIRECTLY TO FINAL PLAN SUBMITTAL SUBJECT TO SIGN POSTING, FEES AND ADVERTISING IN ACCORDANCE WITH ARTICLE 28, SECTION 2-305 OF THE ANNE ARUNDEL COUNTY CODE.

R2 SETBACKS

FRONT 30'
REAR 25'
SIDE 7'
ARTERIAL 40'
MIN WIDTH @ BRL 80'
MAX HEIGHT 35'
CORNER 20'

R1 SETBACKS

FRONT 40'
REAR 35'
SIDE 15'/40' COMB
ARTERIAL 50'
MIN WIDTH @ BRL 125'
MAX HEIGHT 45'
CORNER 40'



VICINITY MAP

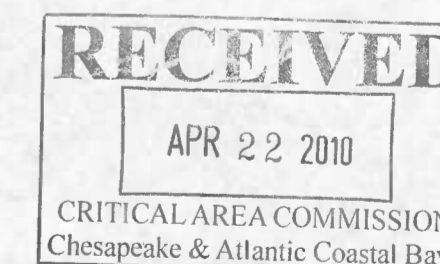
SCALE 1"=2000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NUMBER 210031761

GENERAL NOTES

- 1. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATIONS SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSIONS STATEWIDE RULES OF JULY 14, 1968.
2. COORDINATES AS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83)
3. THE SUBDIVISION LIES WITHIN ZONE C, AN AREA OF MINIMAL FLOODING AND ZONE A6, (EL. 7.0) AN AREA OF 100 YEAR FLOOD ON FIRM MAP NO.240008-0019C.
4. THIS SUBDIVISION IS TO BE SERVED BY PUBLIC SEWER AND WATER.
5. THE ENTIRE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA (CRCA), LIMITED DEVELOPMENT AREA (LDA) OVERLAY DISTRICT. ALL DEVELOPMENT MUST ABIDE BY ALL CRITICAL AREA REQUIREMENTS IN PLACE AT THE TIME OF DEVELOPMENT.
6. THE TOTAL REFORESTATION AREA REQUIRED (38,756 S.F.) IS BEING PROVIDED WITH A COMBINED ON-SITE PLANTING (8,703 S.F.). THE ON-SITE PLANTING IS SUBJECT TO A REFORESTATION AGREEMENT BOND, AND INSPECTION FEE TO BE EXECUTED PRIOR TO BUILDING PERMIT APPROVAL. THE FEE IN LIEU OF REFORESTATION WAS PAID ON (\$36,063.60), AS SHOWN ON A.A. CO. CREDIT RECEIPT# . BOND/INSPECTION FEE WAS PAID ON RECEIPT# .
7. A PUBLIC WORKS AGREEMENT WILL BE REQUIRED FOR CONSTRUCTION OF THE PRIVATE GRINDER PUMPS AND PANEL INSTALLATION, ON LOTS 1 & 2 AT THE TIME OF BUILDING PERMIT.
8. THIS PROJECT QUALIFIES FOR THE SCHOOL EXEMPTION UNDER BILL# 90-07, SUBJECT TO COMPLETION OF A SCHOLL EXEMPTION AGREEMENT RECORDED IN LIBER FOLIO .

PURPOSE NOTE

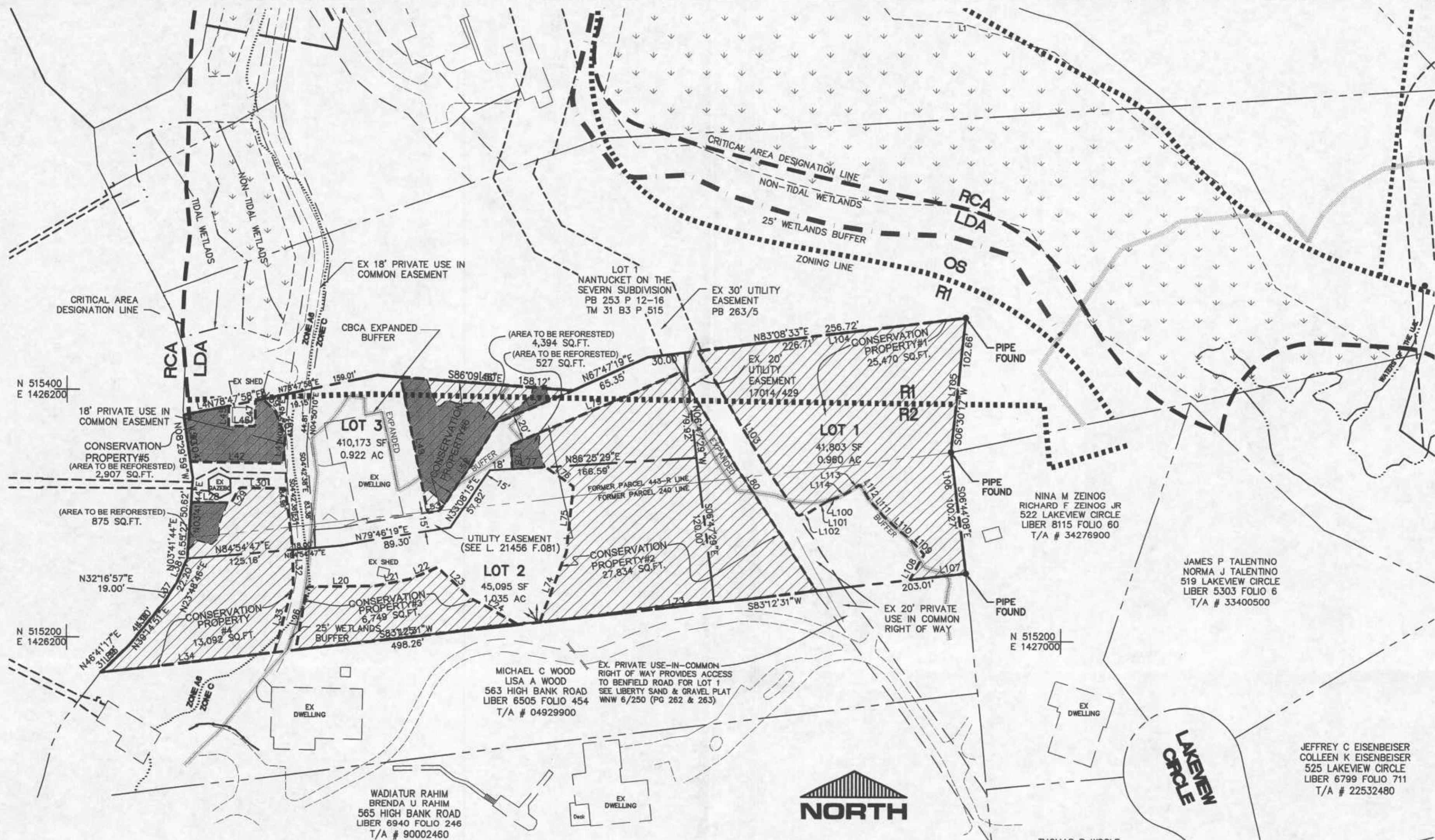
THE PURPOSE OF THIS SUBDIVISION IS TO CREATE WHITE CEDAR LOTS 1, 2 AND 3 FROM EXISTING PARCEL 240 AND PARCEL 443R PREVIOUSLY RECORDED IN PLAT BOOK 253, FOLIO 12-14 AS NANTUCKET ON THE SEVERN/ ADMINISTRATIVE PLAT OF BRUCKEL PROPERTY.



SINGLE FAMILY RESIDENTIAL
SUBDIVISION OF
WHITE CEDAR
PLAT 1 OF 2
(PREVIOUSLY RECORDED IN PB 253, FOLIO 12-14
AS NANTUCKET ON THE SEVERN/
ADMINISTRATIVE PLAT OF BRUCKEL PROPERTY)
TAX MAP: 31 BLOCK: 3 PARCEL: 443 & 240
SUBDIVISION # 01-083 PROJECT 2003-0064-00-0F
PRE FORMAL 2003-064
3RD TAX DISTRICT ANNE ARUNDEL COUNTY, MARYLAND
SCALE: AS SHOWN DATE: DECEMBER 2009

This plan has been reviewed and approved by Anne Arundel County Office of Planning and Zoning. (Public Water and Sewer)
Larry R. Tom Planning & Zoning Officer and for the Health Officer Date

PLAT BOOK PAGE PLAT NO.



LINE	LENGTH	BEARING
L100	0.00	S75°57'50"W
L101	18.88	S55°33'39"W
L102	9.05	S73°24'07"W
L103	151.26	N31°52'28"W
L104	216.35	N83°08'33"E
L105	102.75	S06°42'44"W
L106	100.27	S06°57'15"E
L107	45.43	S83°12'31"W
L108	24.02	N28°50'51"E
L109	11.76	N43°37'09"W
L110	32.68	N47°51'24"W
L111	19.43	N39°39'55"W
L112	14.71	N31°37'19"W
L114	7.64	S83°45'45"W

LINE	LENGTH	BEARING
L12	223.61	S83°12'31"W
L13	62.18	N20°40'53"E
L14	53.79	N05°50'02"E
L15	27.94	N53°27'47"W
L16	26.95	S86°25'29"W
L17	18.48	N03°34'31"W
L18	147.41	N67°47'19"E
L19	205.43	S31°55'27"E

LINE	LENGTH	BEARING
L20	54.44	N88°51'20"E
L21	26.89	N78°25'13"E
L22	24.53	N66°29'27"E
L23	34.79	S46°21'14"E
L24	45.35	S60°52'28"E
L25	180.55	S83°12'31"W
L26	51.60	N10°20'14"E

LINE	LENGTH	BEARING
L27	47.28	N03°41'44"E
L28	32.28	S89°16'21"E
L29	14.08	N29°03'31"E
L30	36.89	S89°14'45"E
L31	51.37	S06°46'27"E
L32	29.24	S00°37'24"W
L33	56.02	S15°40'54"W
L34	141.43	S83°12'31"W
L35	31.89	N48°41'17"E
L36	44.00	N39°14'51"E
L37	19.00	N32°16'57"E
L38	22.20	N23°48'46"E

LINE	LENGTH	BEARING
L39	12.98	S49°22'09"E
L40	21.72	S22°45'49"E
L41	20.94	S04°15'45"W
L42	74.92	N89°16'21"W
L43	36.22	N08°29'59"W
L44	36.99	N78°47'58"E
L45	15.55	S00°41'34"W
L46	21.47	S89°28'26"E
L47	20.00	N00°31'34"E
L48	5.89	N78°47'58"E

LINE	LENGTH	BEARING
L49	109.45	N11°37'27"W
L50	138.73	S86°09'46"E
L51	65.26	S67°47'19"W
L52	85.50	S33°08'15"W
L53	9.36	S79°46'19"W

**LEGEND**

- NON-TIDAL WETLANDS
- CONSERVATION PROPERTY
- REFORESTATION AREA

**MESSICK & ASSOCIATES**  
**CONSULTING ENGINEERS**

**MSA**

31 OLD SOLOMONS ISLAND RD., SUITE 201  
 ANNAPOLIS, MARYLAND 21401  
 (410) 266-3212 \* FAX (410) 266-3502

*This plan has been reviewed and approved by Anne Arundel County Office of Planning and Zoning. (Public Water and Sewer)*

Larry R. Tom  
 Planning & Zoning Officer and for the Health Officer

Date \_\_\_\_\_

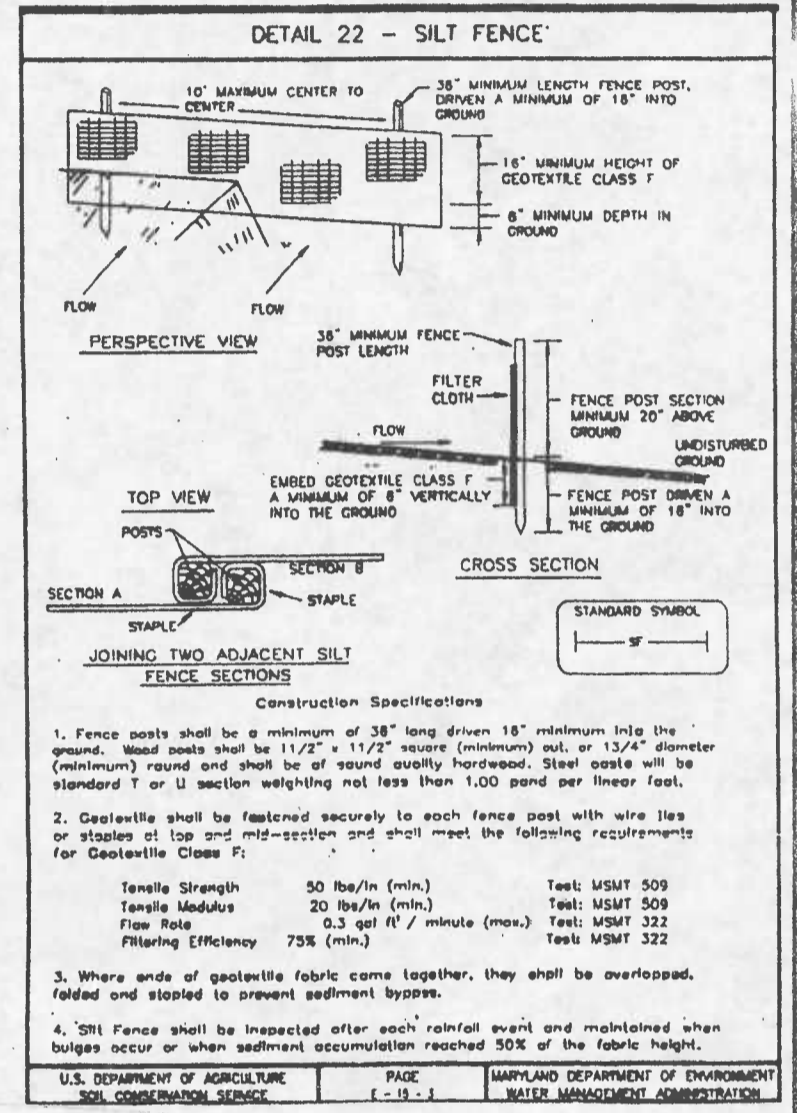
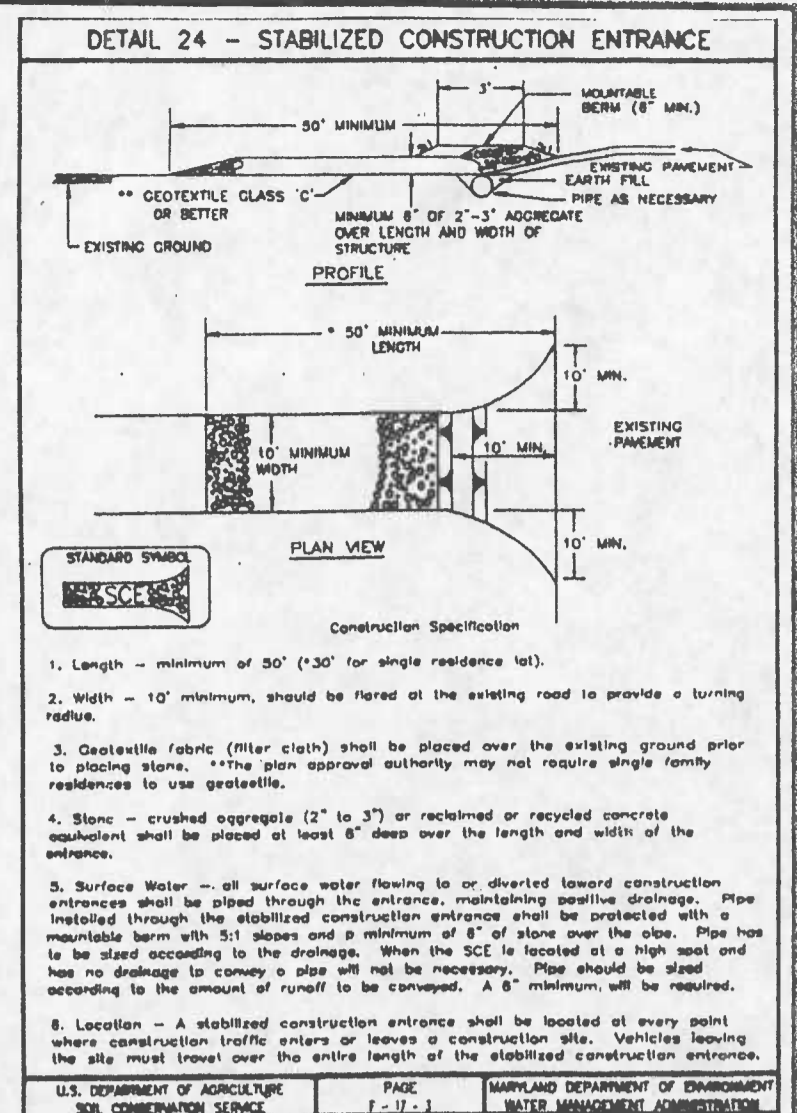
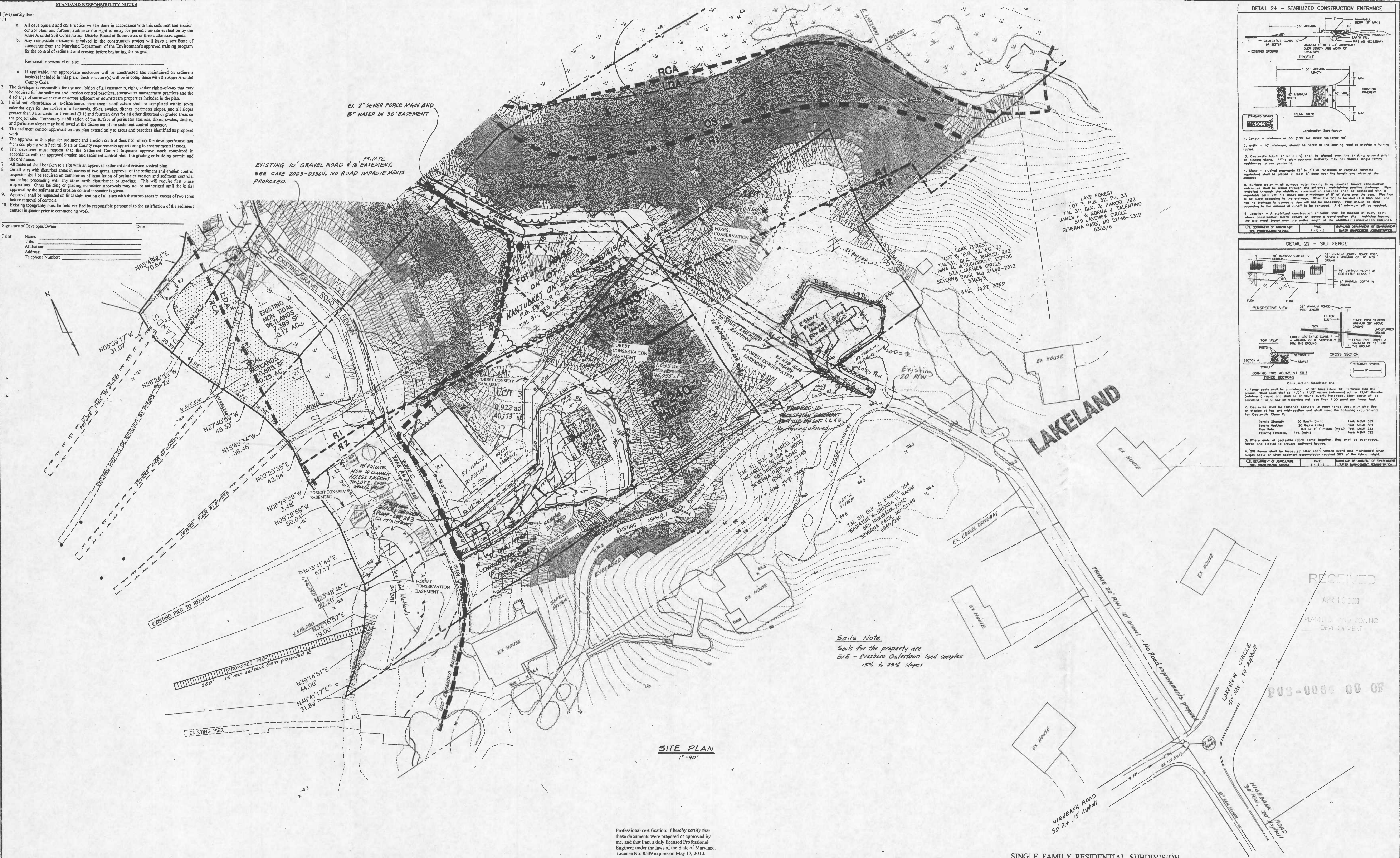
SINGLE FAMILY RESIDENTIAL  
 SUBDIVISION OF  
**WHITE CEDAR**  
 PLAT 2 OF 2  
 (PREVIOUSLY RECORDED IN PB 253, FOLIO 12-14  
 AS NANTUCKET ON THE SEVERN/  
 ADMINISTRATIVE PLAT OF BRUCKEL PROPERTY)  
 TAX MAP: 31 BLOCK: 3 PARCEL: 443 & 240  
 SUBDIVISION 2001-083 PROJECT # 2003-0064-00-OF  
 PRE-FORMAL 2003-064  
 3rd TAX DISTRICT ANNE ARUNDEL COUNTY, MARYLAND  
 SCALE: 1"=60' DATE: DECEMBER 2009

\* MESSICK GROUP INC. T/A MESSICK AND ASSOCIATES

**STANDARD RESPONSIBILITY NOTES**

- (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 personnel on site:
- If applicable, the appropriate enclosure will be constructed and maintained on sediment basins(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 re-disturbance, 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 does not relieve the developer/consultant from complying with Federal, State or County requirements pertaining 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 and 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 two 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. This will require first phase inspections. 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 two 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 Developer/Owner \_\_\_\_\_ Date \_\_\_\_\_  
 Print: Name \_\_\_\_\_ Title \_\_\_\_\_  
 Affiliation \_\_\_\_\_ Address \_\_\_\_\_  
 Telephone Number \_\_\_\_\_



**Soils Note**  
 Soils for the property are  
 EUE - Evesboro Galetown land complex  
 15% to 25% slopes

**SITE PLAN**  
 1" = 40'

Professional certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland. License No. 8339 expires on May 17, 2010.

**MARK B. WEBER, P. E.**  
 Land Development Consultant  
 1331 Argyle Drive  
 Annapolis, MD 21401  
 Cell 410 428 9152 Fax 410 647 2905  
 markwebber@aol.com

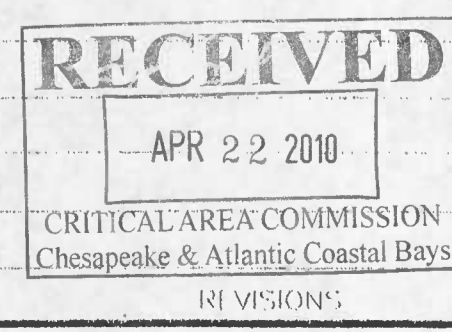


**FINAL DEVELOPMENT PLAN**  
**SITE PLAN**  
**GRADING AND EROSION CONTROL PLAN**

**SINGLE FAMILY RESIDENTIAL SUBDIVISION**

**WHITE CEDAR SUBDIVISION**  
 Subdivision # 2001-083 Project # 2003-064  
 Re-subdivision of Tax Map 31, Grid 3, Parcel 240, Parcel 443-R  
 Previously recorded on Nantucket on the Severn, Plat Book 253, Page 14  
 Third District, Anne Arundel County, Severna Park, MD 21146

DESIGN: MEW SHEET 2 OF 8  
 DRAWN: CK/CAC DATE: APRIL, 2009 JOB NO.:  
 APPROVED: MEW SCALE: AS SHOWN DWG:



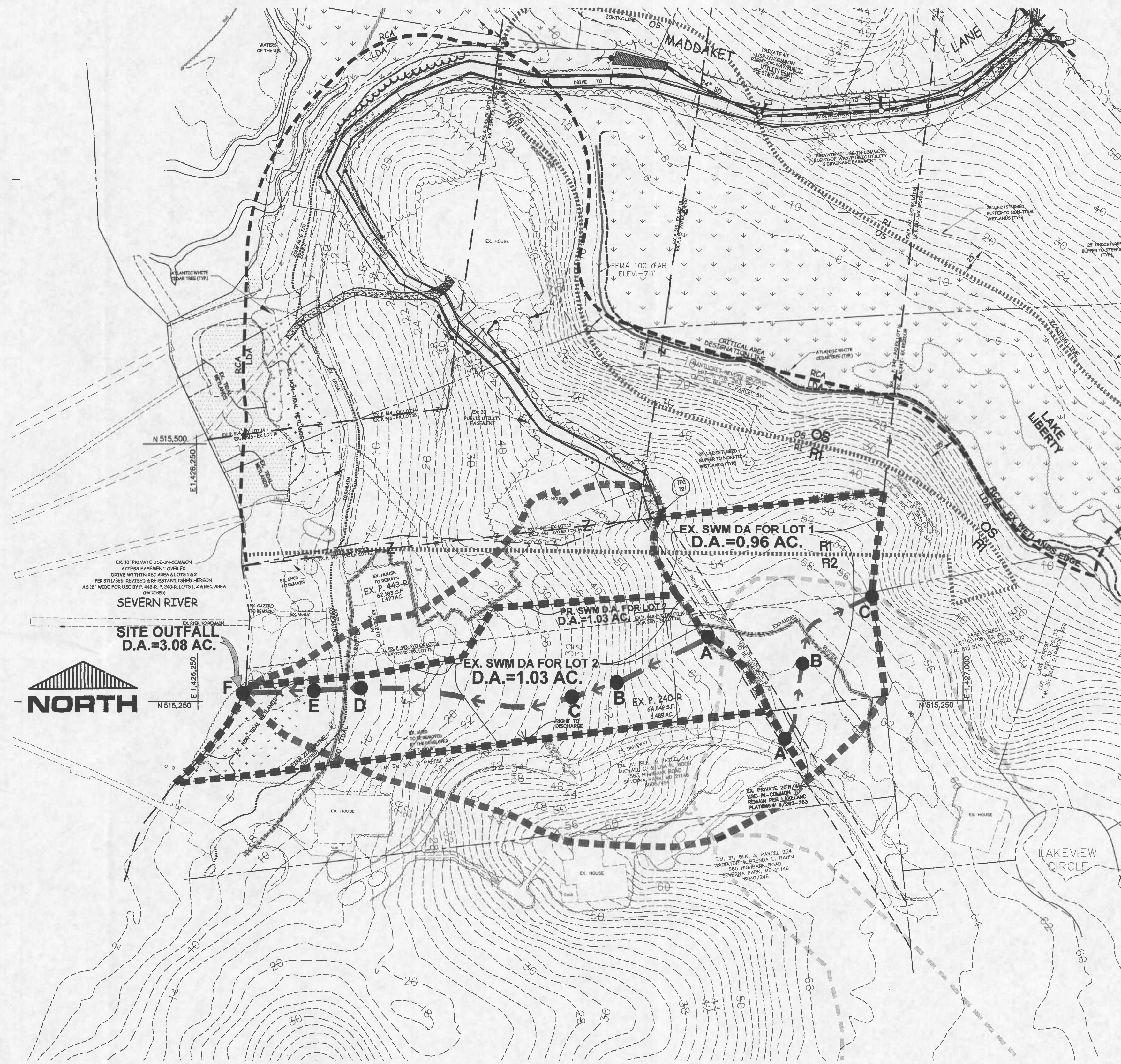
NO.	BY	DATE

RECEIVED  
 APR 13 2010  
 PLANNING AND ZONING  
 DEVELOPMENT  
 003-0064 00 OF

EX To LOT 1  
 Ex. Curve Number 30  
 A-B 42' SHEET FLOW @ 1.0%  
 B-C 70' SHALLOW CONC @ 5.9%  
 C-D 65' SHALLOW CONC @ 14.2%

EX To LOT 2  
 Prop. Curve Number 32  
 A-B 60' SHEET FLOW @ 26.0%  
 B-C 45' SHALLOW CONC @ 19.0%  
 C-D 210' SHALLOW CONC @ 12.0%  
 D-E 45' SHALLOW CONC @ 8.9%  
 E-F 72' SHALLOW CONC @ 2.8%

EXISTING DRAINAGE SUMMARY TABLE				
LOT #	ZONING	DRAINAGE AREA	LOT AREA	RCN
1	R-1	0.96 AC.	0.96 AC.	30
2	R-1	1.03 AC.	1.03 AC.	32



**DRAINAGE AREA MAP**  
 EXISTING CONDITIONS  
 SCALE: 1"=60'

April 2010 FILE: G:\AA CO\04-0123 Bruckel\BRUCKEL\SWMBASE.dwg




REVISION	DESCRIPTION	BY	DATE

**MESSICK & ASSOCIATES**  
 CONSULTING ENGINEERS



2120 RENARD COURT  
 ANNAPOLIS, MARYLAND 21401  
 (410) 266-3212 \* FAX (410) 266-3502  
 email: info@messickandassociates.com

\* MESSICK GROUP, INC. T/A MESSICK AND ASSOCIATES



PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 11114, EXPIRATION DATE: MAY 14, 2011

**OWNER/DEVELOPER**  
**WILLIAM J AND CYNTHIA R BRUCKEL**  
 695 BENFIELD ROAD  
 SEVERNA PARK, MARYLAND 21146  
 (410) 544-4392

SUB.#2001-083 PROJECT# 2003-0064-00-OF

**WHITE CEDAR**  
**STORMWATER MANAGEMENT DRAINAGE**  
**AREA MAPS**

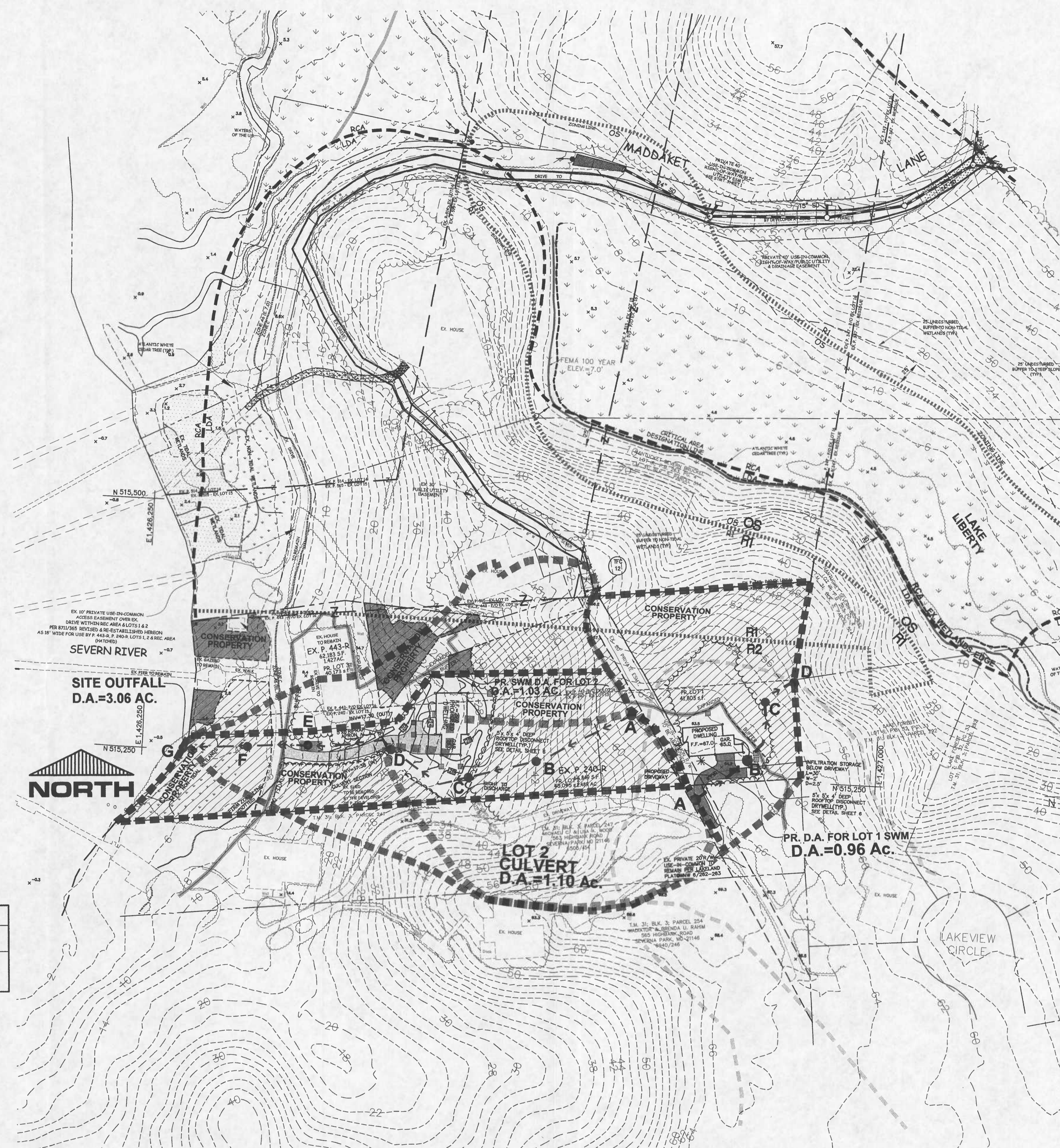
A SINGLE FAMILY RESIDENTIAL SUBDIVISION  
 (PREVIOUSLY RECORDED IN PB 253, FOLIO 12-14  
 AS NANTUCKET ON THE SEVERN/  
 ADMINISTRATIVE PLAT OF BRUCKEL PROPERTY)

TAX MAP: 31 BLOCK: 3 PARCEL: 443 & 240  
 3RD TAX ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: APRIL 2010 SHEET: 3 OF 8

Project: Bruckel Property - White Cedar  
 Location: Severna Park  
 County: Anne Arundel

Drainage Area ID: Lots 1 & 2

Criteria	Pre-Credit Volume Required (cu. Ft.)	Volume Provided by Natural area Credit (cu. Ft.)	Volume Provided by Rooftop Discon. Credit (cu. Ft.)	Volume Provided by Non-Rooftop Discon. Credit (cu. Ft.)	Volume Remain. To be Provided (cu. Ft.)	Volume Provided (cu. Ft.)	Comments
Water Quality Volume, WQv							
Lot 1	697	544	119	65	0	0	Volume Met by Land Use Credit
Lot 2	748	465	160	0	123	144	Provided in Infiltration Device
Recharge Volume, Rev							
Lot 1	164	0	140	76	0	0	Volume Met by Land Use Credit
Lot 2	257	0	188	0	69	144	Provided in Infiltration Device
Channel Protection Volume, Cpv							
Lot 1	0	0	0	0	0	0	Not required Q1-C cfs
Lot 2	0	0	0	0	0	0	Not required due to direct tidal outfall
Overbank Flood Protection, Op							
Lot 1	52	0	0	0	52	60	Provided in Infiltration Device
Lot 2	0	0	0	0	0	0	Not required due to direct tidal outfall
100 year Extreme Flood Volume, Of							
Lot 1	0	0	0	0	0	0	Adequate Overland Flow Provided
Lot 2	0	0	0	0	0	0	Not required due to direct tidal outfall



- PR To LOT 1  
 Prop. Curve Number 39  
 A-B 42" SHEET FLOW @ 0.5%  
 B-C 60" SHALLOW CONC @ 7.0%  
 C-D 50" SHALLOW CONC @ 14.2%
- (LOT 1) NATURAL AREA CREDIT= 0.58 Ac.
- PR To LOT 2  
 Prop. Curve Number 40  
 A-B 70" SHEET FLOW @ 26.0%  
 B-C 70" SHALLOW CONC @ 19.0%  
 C-D 95" SHALLOW CONC @ 10.0%  
 D-E 90" CHANNEL FLOW @ 11.9%  
 E-F 60" SHALLOW CONC @ 8.9%  
 F-G 72" SHALLOW CONC @ 2.8%
- (LOT 2) NATURAL AREA CREDIT= 0.69 Ac.

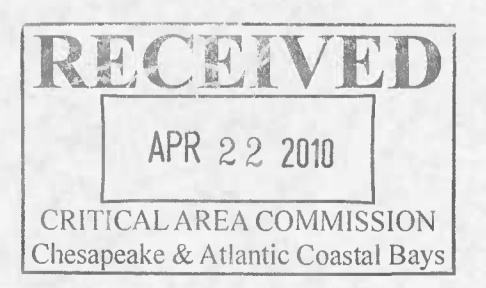
**PROPOSED DRAINAGE SUMMARY TABLE**

LOT #	ZONING	DRAINAGE AREA (Cpv)	LOT AREA	IMP. AREA	RCN	COMMENTS
1	R-1	0.24 AC.	0.96 AC.	0.12 AC.*	39	*ALLOCATION PER RECORD PLAT
2	R-1	1.78 AC.	1.03 AC.	0.13 AC.*	40	

**DRAINAGE AREA MAP**  
 PROPOSED CONDITIONS  
 SCALE: 1"=60'

SUB.#2001-083 PROJECT# 2003-0064-00-OF

April 2010 FILE: G:\VA CO\04-0123 Bruckel\BRUCKEL\SWMBASE.dwg



REVISION	DESCRIPTION	BY	DATE

**MESSICK & ASSOCIATES**  
 CONSULTING ENGINEERS

*MA*

2120 RENARD COURT  
 ANNAPOLIS, MARYLAND 21401  
 (410) 266-3212 \* FAX (410) 266-3502  
 email: info@messickandassociates.com

PROFESSIONAL CERTIFICATION, I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A duly LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21861, EXPIRATION DATE: MAY 14, 2011

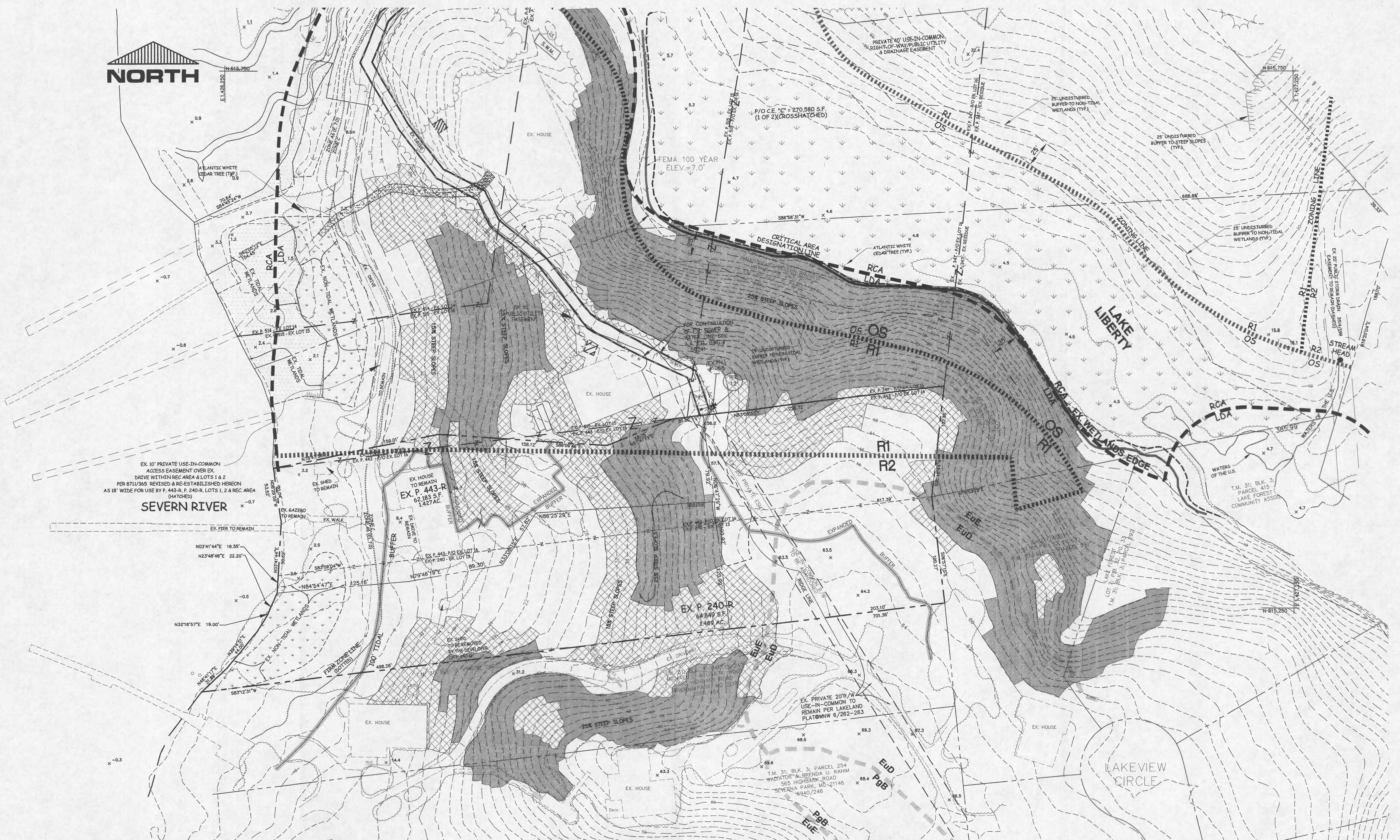


**OWNER/DEVELOPER**  
**WILLIAM J AND CYNTHIA R BRUCKEL**  
 695 BENFIELD ROAD  
 SEVERNA PARK, MARYLAND 21146  
 (410) 544-4392

**WHITE CEDAR**  
**STORMWATER MANAGEMENT DRAINAGE AREA MAPS**

A SINGLE FAMILY RESIDENTIAL SUBDIVISION  
 (PREVIOUSLY RECORDED IN PB 253, FOLIO 12-14  
 AS NANTUCKET ON THE SEVERN/  
 ADMINISTRATIVE PLAT OF BRUCKEL PROPERTY)

TAX MAP: 31 BLOCK: 3 PARCEL: 443 & 240  
 3RD TAX ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND  
 SCALE: AS SHOWN DATE: APRIL 2010 SHEET: 4 OF 8



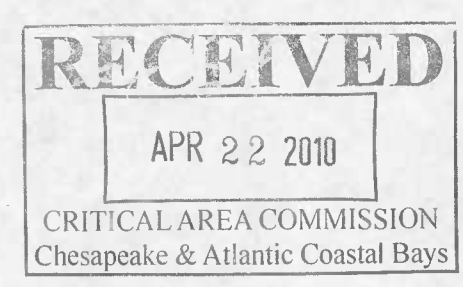
EX. 10' PRIVATE USE-IN-COMMON ACCESS EASEMENT OVER EX. DRIVE WITHIN REC. AREA & LOTS 1 & 2 PER 8711/365 REVISED & RE-ESTABLISHED HEREON AS 18' WIDE FOR USE BY P. 443-R, P. 240-R, LOTS 1, 2 & REC. AREA (HATCHED)

**SEVERN RIVER**

**EXISTING CONDITIONS PLAN**  
SCALE: 1"=40'

SUB.#2001-083 PROJECT# 2003-0064-00-0F

April 2010 FILE: G:\AA CO\04-0123 Bruckel\BRUCKEL\SWMBASE.dwg




REVISION	DESCRIPTION	BY	DATE

**MESSICK & ASSOCIATES**  
CONSULTING ENGINEERS  
2120 RENARD COURT  
ANNAPOLIS, MARYLAND 21401  
(410) 266-3212 \* FAX (410) 266-3502  
email: info@messickandassociates.com



\* MESSICK GROUP, INC. T/A MESSICK AND ASSOCIATES



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DELIC LICENSE PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 12181, EXPIRATION DATE: MAY 14, 2011.

**OWNER/DEVELOPER**  
**WILLIAM J AND CYNTHIA R BRUCKEL**  
695 BENFIELD ROAD  
SEVERNA PARK, MARYLAND 21146  
(410) 544-4392

**WHITE CEDAR ENVIRONMENTAL CONSERVATION PLAN**  
A SINGLE FAMILY RESIDENTIAL SUBDIVISION (PREVIOUSLY RECORDED IN PB 253, FOLIO 12-14 AS NANTUCKET ON THE SEVERN/ ADMINISTRATIVE PLAT OF BRUCKEL PROPERTY)  
TAX MAP: 31 BLOCK: 3 PARCEL: 443 & 240  
3RD TAX ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: APRIL 2010 SHEET: 5 OF 8





VICINITY MAP

SCALE 1"=2000'  
COPYRIGHT ADC THE MAP PEOPLE  
PERMITTED USE NUMBER 210031761

STORMWATER MANAGEMENT CREDITS:

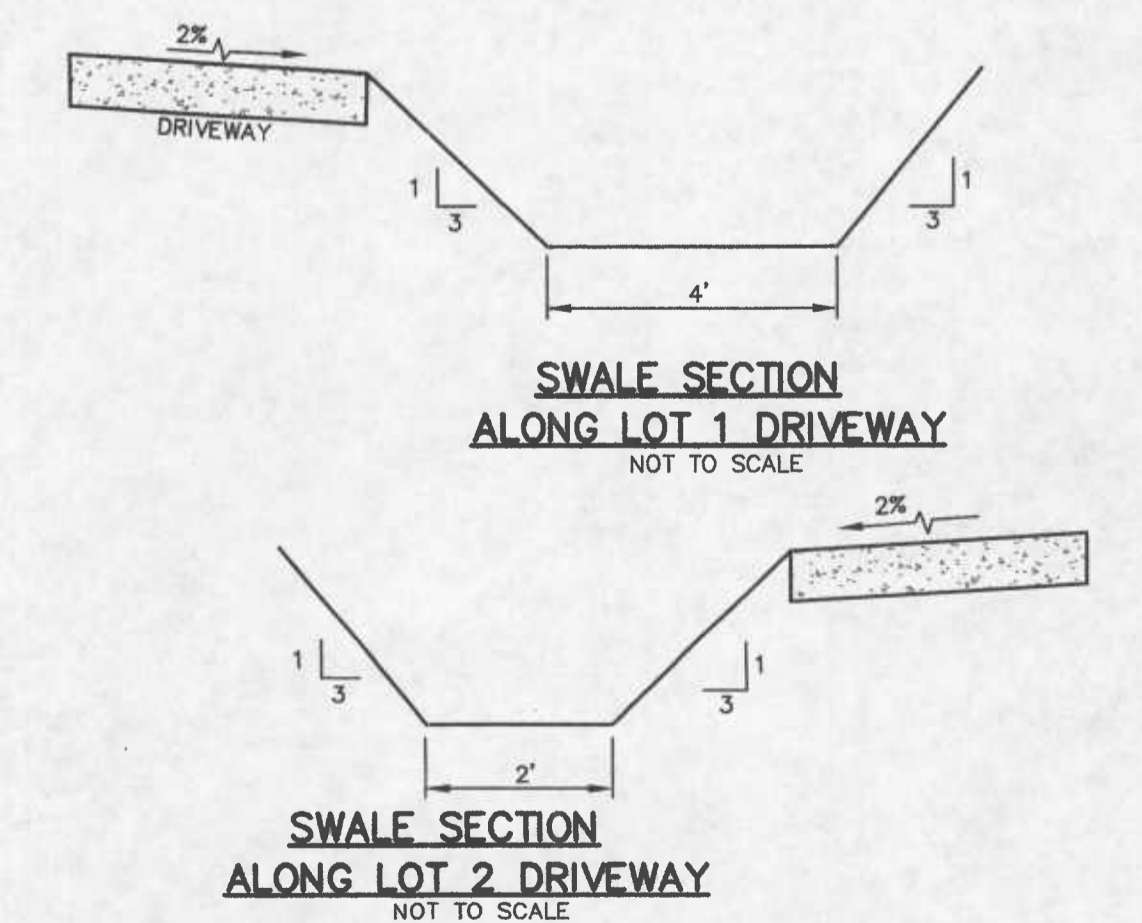
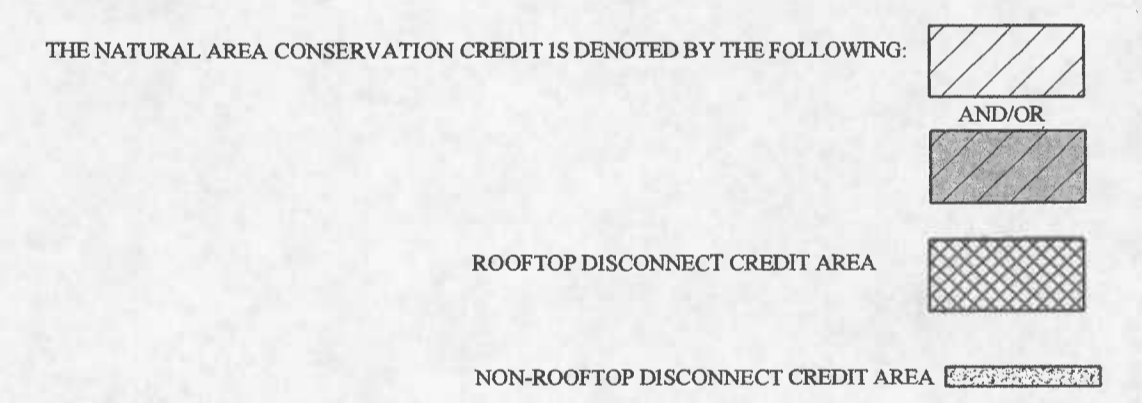
NATURAL AREA CONSERVATION CREDIT:  
A TOTAL OF 1.22 (0.58 AC LOT 1-0.64 AC LOT 2) ACRES OF FOREST ON LOT 1 & 2 WILL BE PLACED UNDER A FOREST CONSERVATION EASEMENT. THIS AREA WILL BE USED AS A NON-STRUCTURAL STORMWATER MANAGEMENT PRACTICE (THE NATURAL AREA CONSERVATION CREDIT) AND THEREFORE MUST REMAIN IN AN UNDISTURBED STATE. THIS CREDIT IS PROVIDING 60.4 % OF THE REQUIRED WATER QUALITY (WQ) AND RECHARGE VOLUME (REV) FOR LOT 1 & 62.1 % OF THE REQUIRED WATER QUALITY (WQ) AND RECHARGE VOLUME (REV) FOR LOT 2.

STORMWATER MANAGEMENT CREDITS:

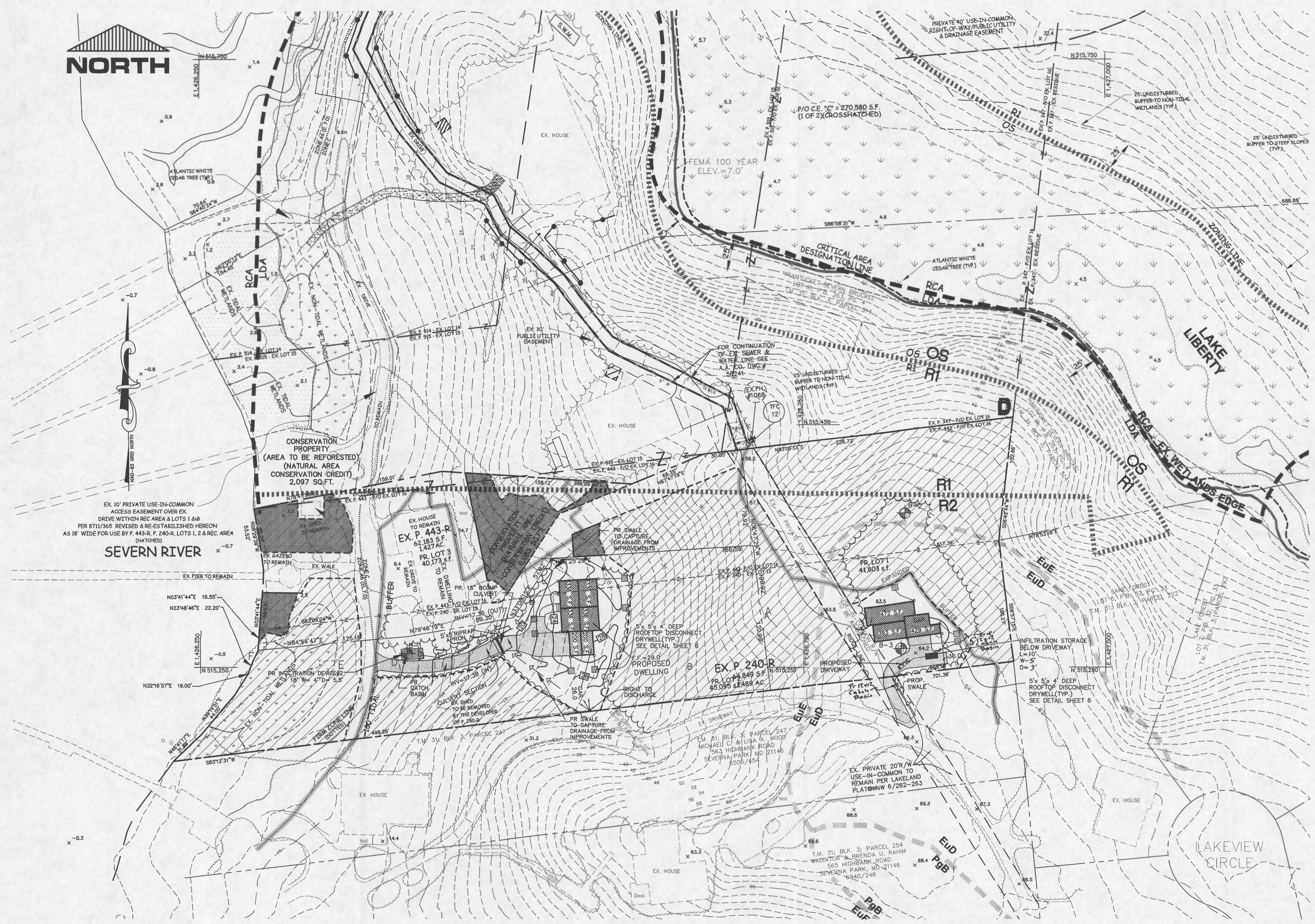
ROOFTOP DISCONNECT CREDIT  
A TOTAL OF 0.06 (0.03 AC LOT 1-0.03 AC LOT 2) ACRES OF IMPERVIOUS ON LOTS 1 & 2 WILL BE MANAGED BY DRYWELLS. EACH DRYWELL WILL NOT EXCEED 500 SQ. FT. OF IMPERVIOUS. THIS AREA WILL BE USED AS A STRUCTURAL STORMWATER MANAGEMENT PRACTICE (THE ROOFTOP DISCONNECT CREDIT). THIS CREDIT IS PROVIDING 17.1 % OF THE REQUIRED WATER QUALITY (WQ) AND RECHARGE VOLUME (REV) FOR LOT 1 AND 21.4 % OF THE REQUIRED WATER QUALITY (WQ) AND RECHARGE VOLUME (REV) FOR LOT 2.

STORMWATER MANAGEMENT CREDITS:

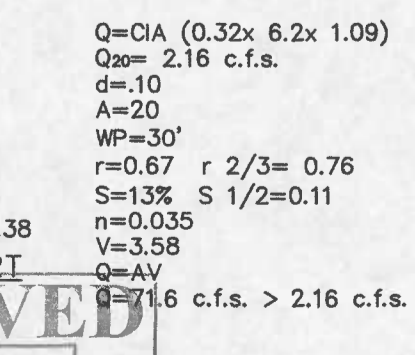
NON-ROOFTOP DISCONNECT CREDIT  
A TOTAL OF 0.16 ACRES OF IMPERVIOUS AREA HAS BEEN CREDITED TOWARD THE WATER QUALITY AND RECHARGE VOLUME FOR LOT 1. THE DRAINAGE FOR LOT 1 IS PROPOSED AS A POURIOUS CONCRETE SURFACE WHICH WILL ALLOW WATER TO PASS THROUGH IT FOR INFILTRATION INTO THE SUBGRADE.



SUB.#2001-083 PROJECT# 2003-0064-00-0F



SWM SITE PLAN  
SCALE: 1"=40'



APR 22 2010  
CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays

REVISION	DESCRIPTION	BY	DATE

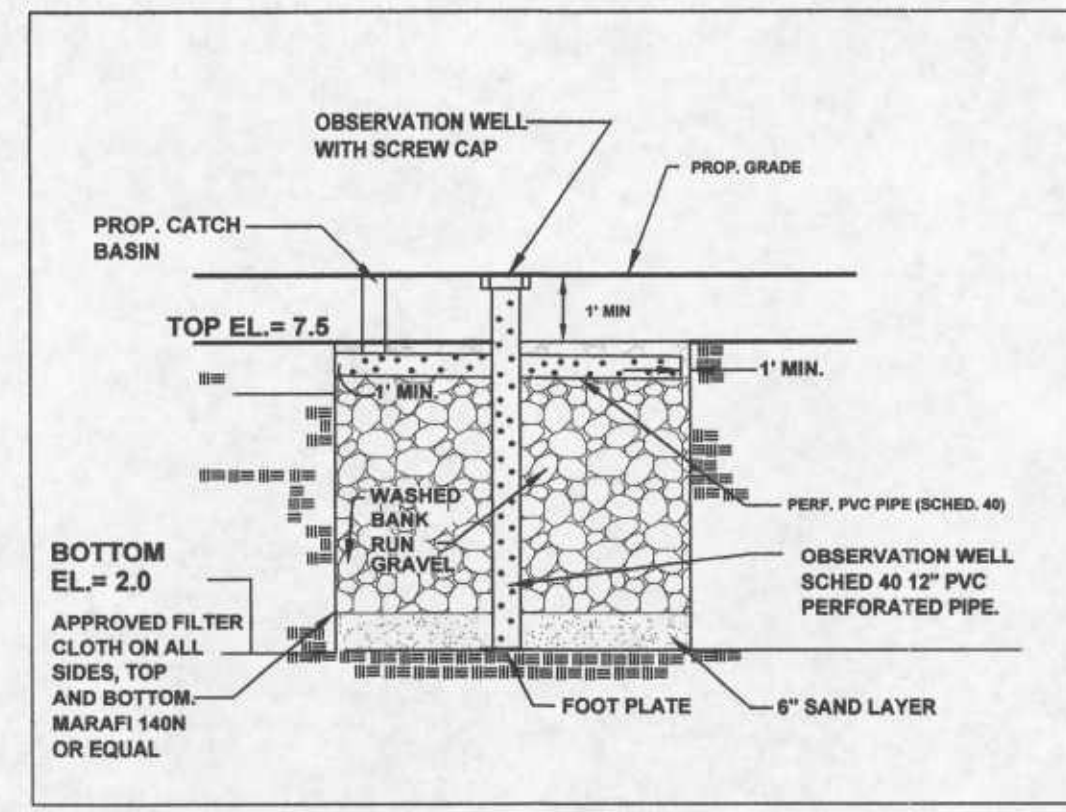
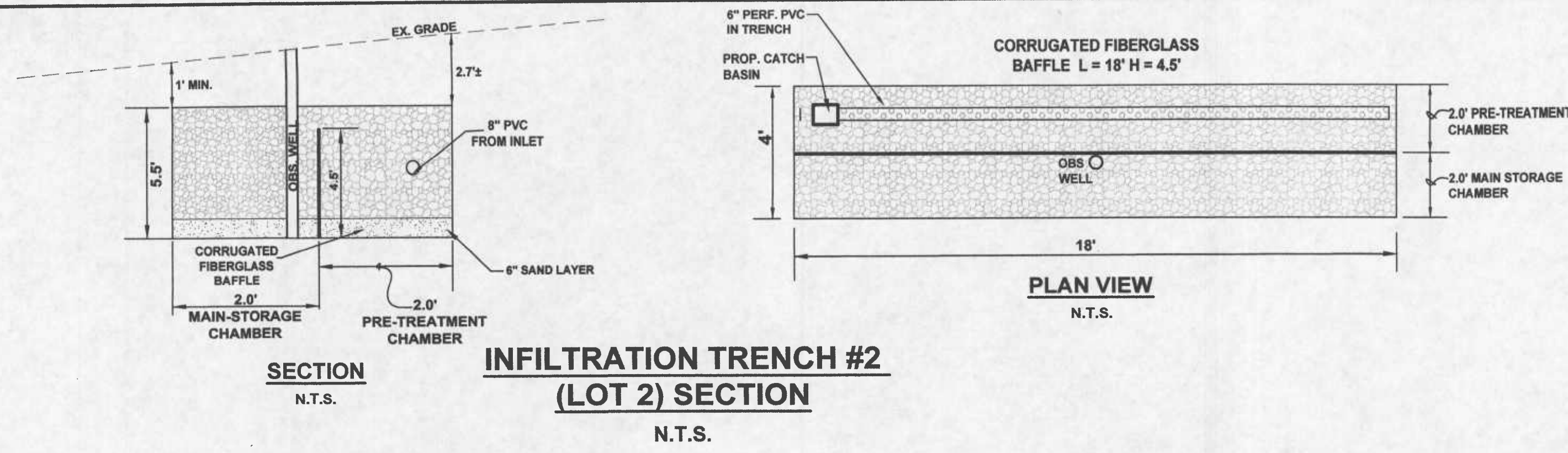
**MESSICK & ASSOCIATES**  
CONSULTING ENGINEERS  
2120 RENARD COURT  
ANNAPOLIS, MARYLAND 21401  
(410) 266-3212 \* FAX (410) 266-3502  
email: info@messickandassociates.com

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 21591, EXPIRATION DATE: MAY 14, 2011.

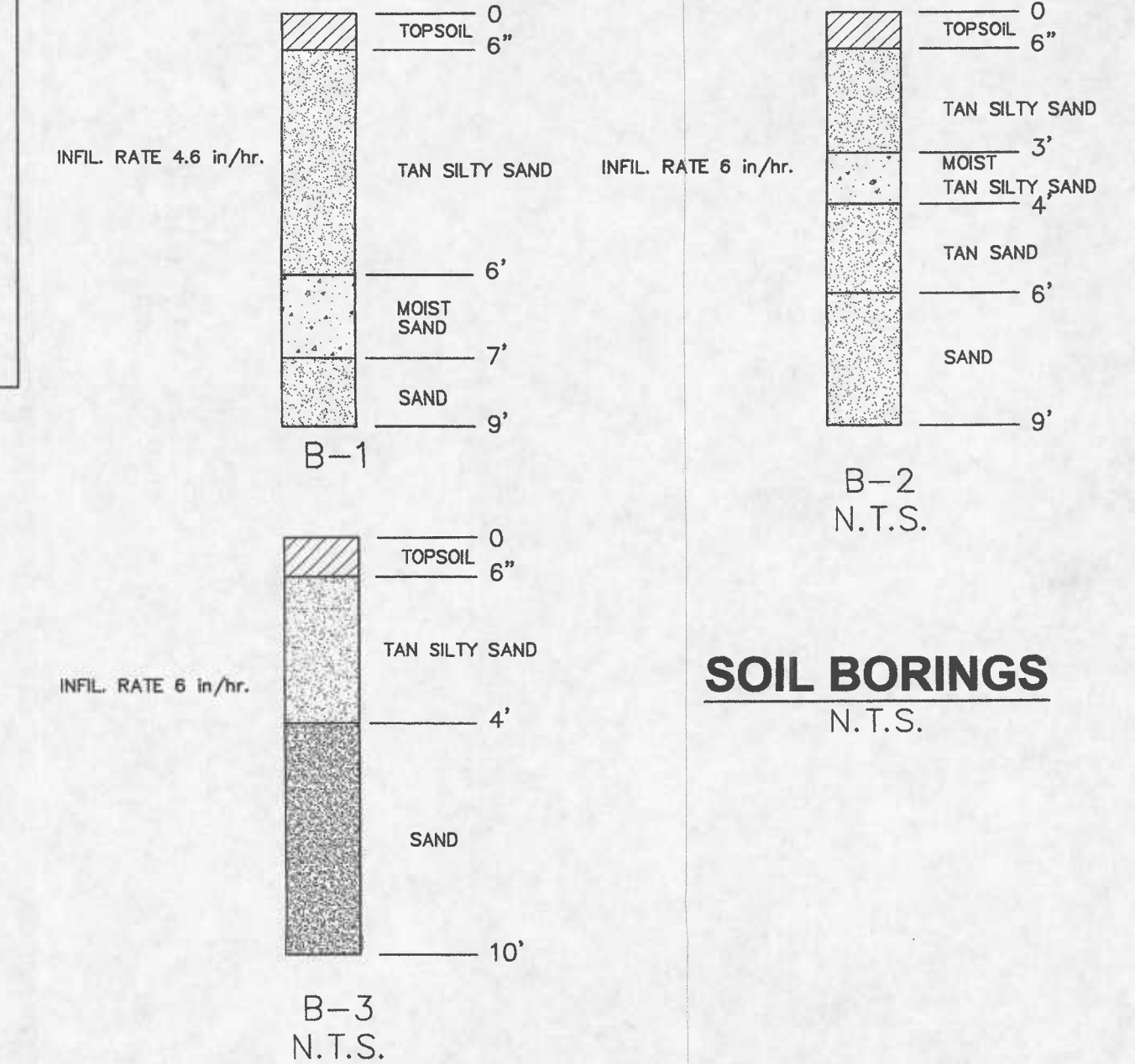
STATE OF MARYLAND  
WILLIAM J. BRUCKEL  
PROFESSIONAL ENGINEER  
LICENSE NO. 21591

**OWNER/DEVELOPER**  
**WILLIAM J AND CYNTHIA R BRUCKEL**  
695 BENFIELD ROAD  
SEVERNA PARK, MARYLAND 21146  
(410) 544-4392

**WHITE CEDAR**  
**STORMWATER MANAGEMENT CREDIT PLAN**  
A SINGLE FAMILY RESIDENTIAL SUBDIVISION  
(PREVIOUSLY RECORDED IN PB 253, FOLIO 12-14  
AS NANTUCKET ON THE SEVERN/  
ADMINISTRATIVE PLAT OF BRUCKEL PROPERTY)  
TAX MAP: 31 BLOCK: 3 PARCEL: 443 & 240  
3RD TAX ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: APRIL 2010 SHEET: 6 OF 8



- SETBACK LOCATION**
- 10 Foot From Property Lines.
  - 50 Foot From All Wells.
  - 3 Times the Trench Width from Septic System.
  - 20 Foot from 100 Yr. Flood Plain, Steep Slopes, & Sanitary house Connection.
- NOTES:**
1. Infiltration drywells are to be constructed in accordance with the latest standard specifications and as shown on the plans.
  2. Filter cloth shall be placed on the sides and top of the drywell & between sand & gravel layers (minoff 180-N or County Approved Equal).
  3. PVC pipe to be minimum Schedule 35 SDR D-3034.
  4. Perforated Pipe: 3 rows of 3/8" diameter holes 3" on center located on bottom and 60" each way from the bottom of the pipe.
  5. A screen will be added in the gutter at the intersection with all the downspouts.
  6. The observation well is to be solid PVC pipe except for the portion of pipe in the gravel area.



Chapter 5. Stormwater Credits ..... Rooftop Runoff Disconnection

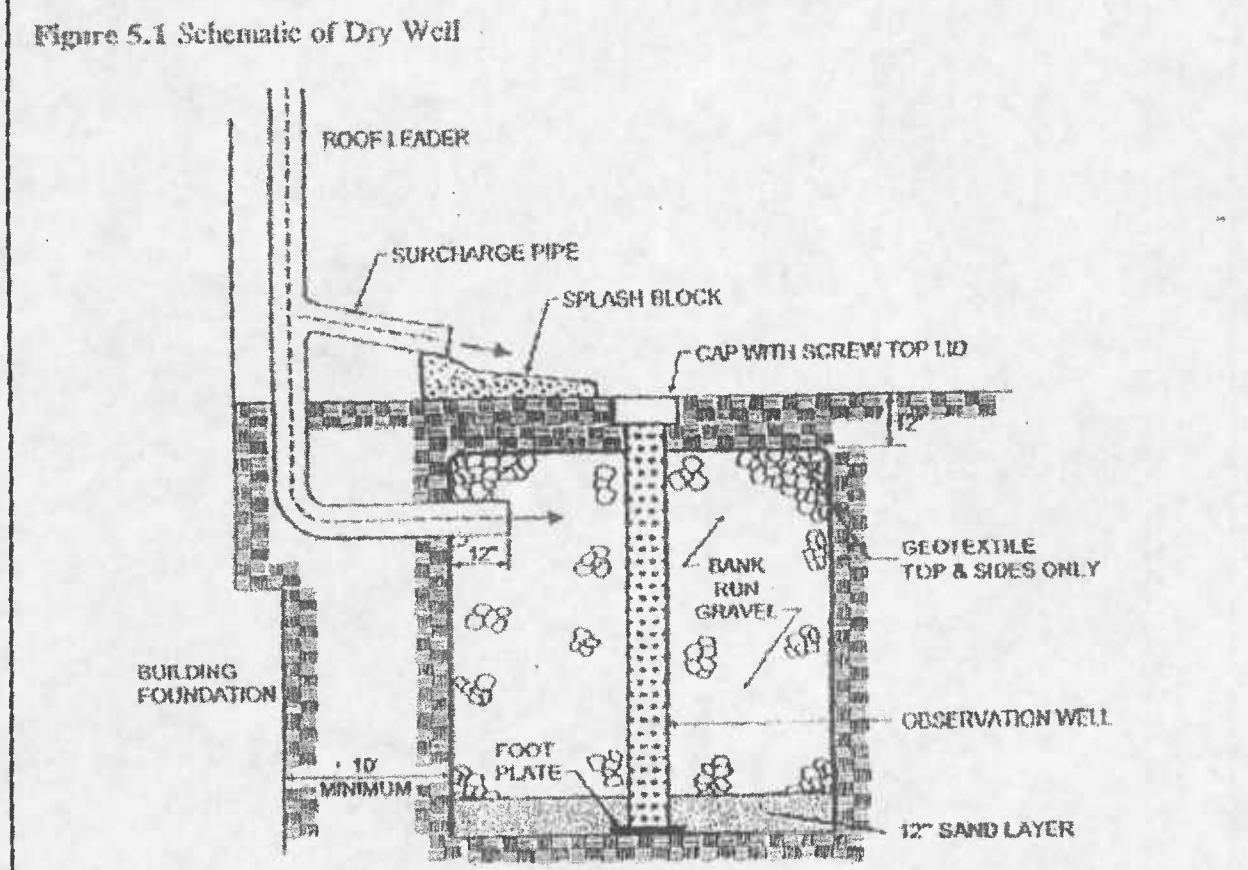
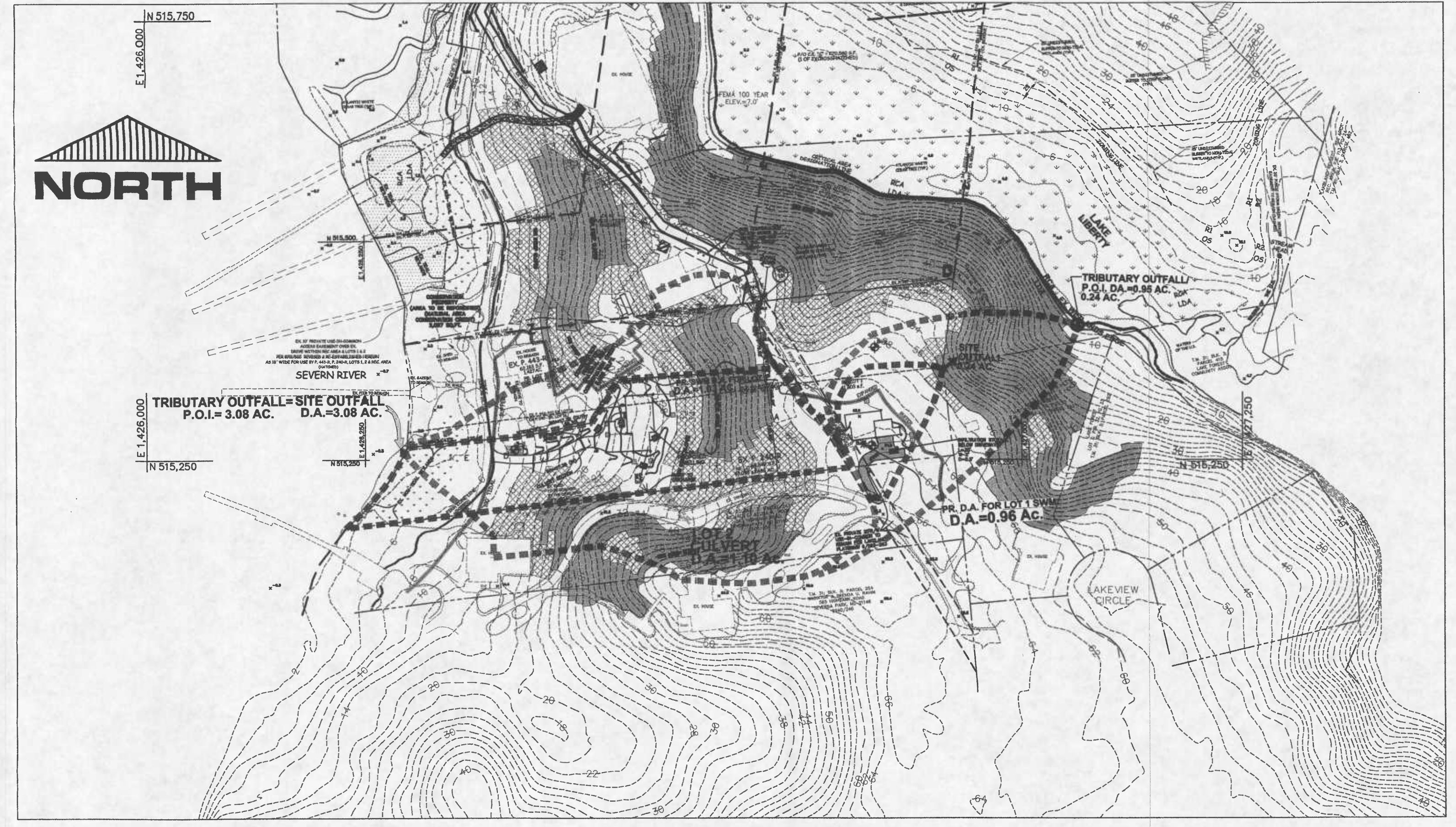


Table 5.2 Rooftop Disconnection Compensation Storage Volume Requirements (Per Disconnection Using Drywells, Raingutters, etc.)

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

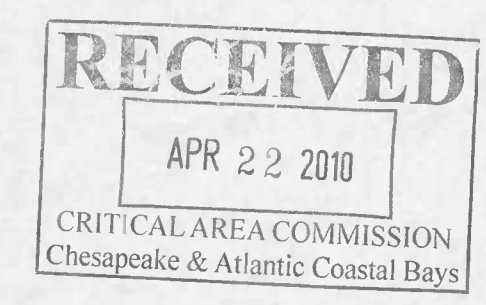
\*Assuming 500 square feet roof area to each downspout.



POI DRAINAGE AREA MAP  
PROPOSED CONDITIONS  
SCALE: 1"=100'

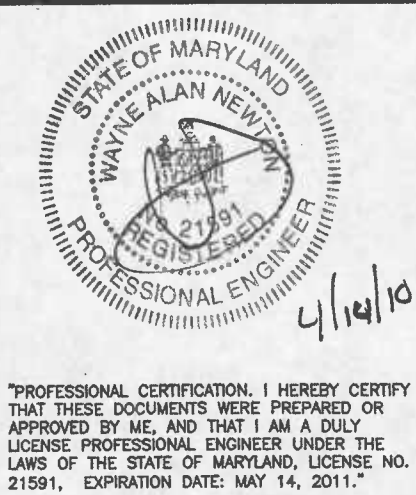
SUB.#2001-083 PROJECT# 2003-0064-000F

APR 2010 FILE: G:\VA\_C\04-0123\_Bruckel\BRUCKEL\SWMBASE.dwg



REVISION	DESCRIPTION	BY	DATE

**MESSICK & ASSOCIATES**  
CONSULTING ENGINEERS  
2120 RENARD COURT  
ANNAPOLIS, MARYLAND 21401  
(410) 266-3212 \* FAX (410) 266-3502  
email: info@messickandassociates.com



**OWNER/DEVELOPER**  
**WILLIAM J AND CYNTHIA R BRUCKEL**  
695 BENFIELD ROAD  
SEVERNA PARK, MARYLAND 21146  
(410) 544-4392

**WHITE CEDAR**  
**STORMWATER MANAGEMENT DETAILS & POI MAP**  
A SINGLE FAMILY RESIDENTIAL SUBDIVISION  
(PREVIOUSLY RECORDED IN PB 253, FOLIO 12-14  
AS NANTUCKET ON THE SEVERN/  
ADMINISTRATIVE PLAT OF BRUCKEL PROPERTY)  
TAX MAP: 31 BLOCK: 3 PARCEL: 443 & 240  
3RD TAX ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: APRIL 2010 SHEET: 7 OF 8



EX. 10' PRIVATE USE-IN-COMMON ACCESS EASEMENT OVER EX. DRIVE WITHIN REC. AREA & LOTS 1 & 2 PER 8711/365 REVISED & RE-ESTABLISHED HEREON AS 18' WIDE FOR USE BY P. 443-R, P. 240-R, LOTS 1, 2 & REC. AREA (HATCHED)

SEVERN RIVER

LAKE LIBERTY

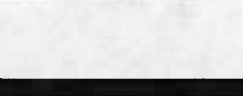
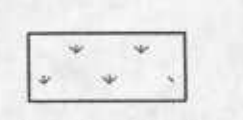
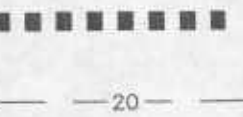
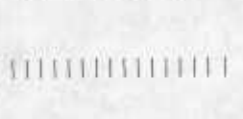
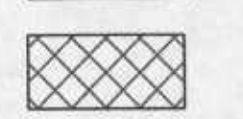
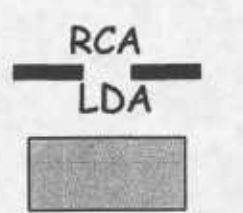
LAKEVIEW CIRCLE

PLAN  
SCALE: 1"=40'

SUB.#2001-083 PROJECT# 2003-0064-00-OF

**LEGEND**

- CRITICAL AREA DESIGNATION LINE
- 25% STEEP SLOPES
- 15% STEEP SLOPES
- 100' TIDAL BUFFER
- ZONING LINE
- EXISTING CONTOUR
- NON-TIDAL WETLANDS
- TIDAL WETLANDS

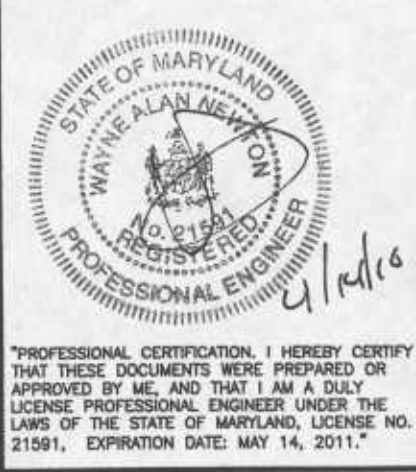


<b>RECEIVED</b>		
APR 2 2010		
CRITICAL AREA COMMISSION Chesapeake & Atlantic Coastal Bays		
REVISION	DESCRIPTION	BY DATE

**MESSICK & ASSOCIATES**  
CONSULTING ENGINEERS

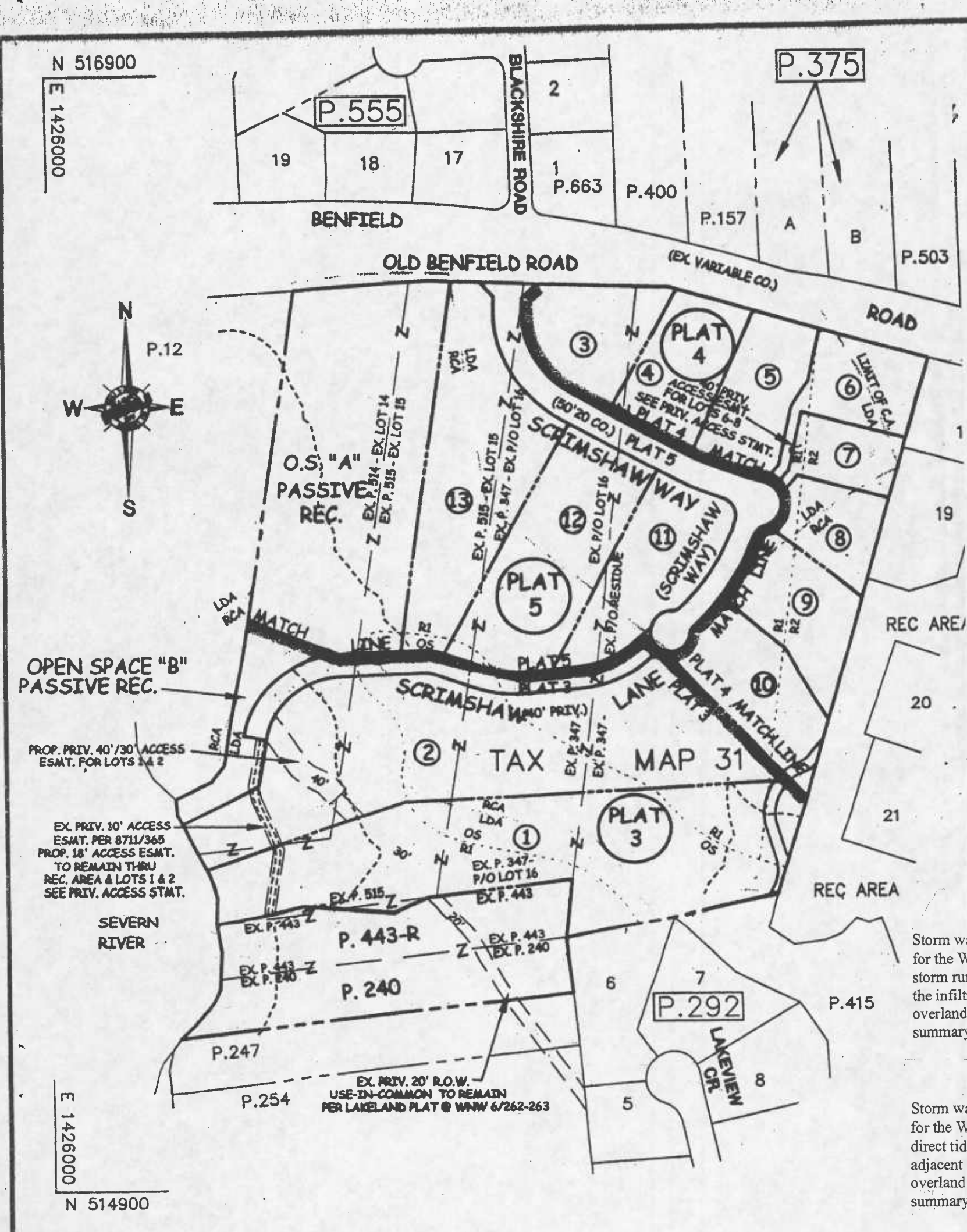
2120 RENARD COURT  
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\* MESSICK GROUP, INC. T/A MESSICK AND ASSOCIATES



**OWNER/DEVELOPER**  
**WILLIAM J AND CYNTHIA R BRUCKEL**  
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SEVERNA PARK, MARYLAND 21146  
(410) 544-4392

**WHITE CEDAR**  
**CRITICAL AREA BUFFER EXHIBIT**  
A SINGLE FAMILY RESIDENTIAL SUBDIVISION  
(PREVIOUSLY RECORDED IN PB 253, FOLIO 12-14  
AS NANTUCKET ON THE SEVERN/  
ADMINISTRATIVE PLAT OF BRUCKEL PROPERTY)  
TAX MAP: 31 BLOCK: 3 PARCEL: 443 & 240  
3RD TAX ASSESSMENT DISTRICT ANNE ARUNDEL COUNTY, MARYLAND  
SCALE: AS SHOWN DATE: APRIL 2010 SHEET: 8 OF 8



**Sediment Control Notes**

- SITE AREA -- 2.917 ac
- DISTURBED AREA -- 0.7 ac
- AREA VEGETATIVELY STABILIZED -- 0.3 ac
- AREA MECHANICALLY STABILIZED -- 0.4 ac
- TOTAL FILL -- 500 cy
- TOTAL CUT -- 500 cy
- PREDOMINANT SOIL TYPE -- Evesboro
- SITE ZONING -- R1 & R2

The contractor shall notify the following agencies three (3) days prior to construction:

- A.A. Co. Dept. of Public Works (Insp.)
- Miss Utilities
- A.A. Co. Dept. of Inspections & Permits

The developer must request that the Department of Inspections and Permits approve work completed in accordance with the approved erosion and sediment control plan, the grading or building permit, and the ordinance.

On all sites with disturbed areas in excess of 2 acres, approval of the Department of Inspections and Permits 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 Department of Inspections and Permits is given.

Approval shall be requested on final stabilization of all sites with disturbed areas in excess of 2 acres before removal of controls.

Any borrow shall come from a site or any spoil shall be placed on a site approved by Anne Arundel County.

All stockpile areas shall be drained to an approved sediment trapping device.

**STORM WATER MANAGEMENT NOTE LOT 1**

Storm water management for lot 1 is provided by land use credits and infiltration storage for the WQv, and Rev. Cpv is not required to be managed due to the fact that the 1-year storm runoff is less than 2 cfs. Op management is required for this lot and is provided in the infiltration device shown in the rear yard area. 100 yr. (Q) is not required, adequate overland flow conveyance is being provided. For volume required & provided, refer to summary table.

**STORM WATER MANAGEMENT NOTE LOT 2**

Storm water management for lot 2 is provided by land use credits and infiltration storage for the WQv, and Rev. Cpv and Op are not required for this lot due to the fact that it has direct tidal discharge. Infiltration storage for the WQv is provided in the device shown adjacent to the driveway on the west end of the site, 100 yr. (Q) is not required, adequate overland flow conveyance is being provided. For volume required & provided, refer to summary table.

**STORM WATER MANAGEMENT NOTE LOT 3**

Stormwater management is not required for Lot 3 because no impervious area, clearing, or disturbance is proposed for Lot 3. Lot 3 has a direct, stable, overland discharge to tidal water.

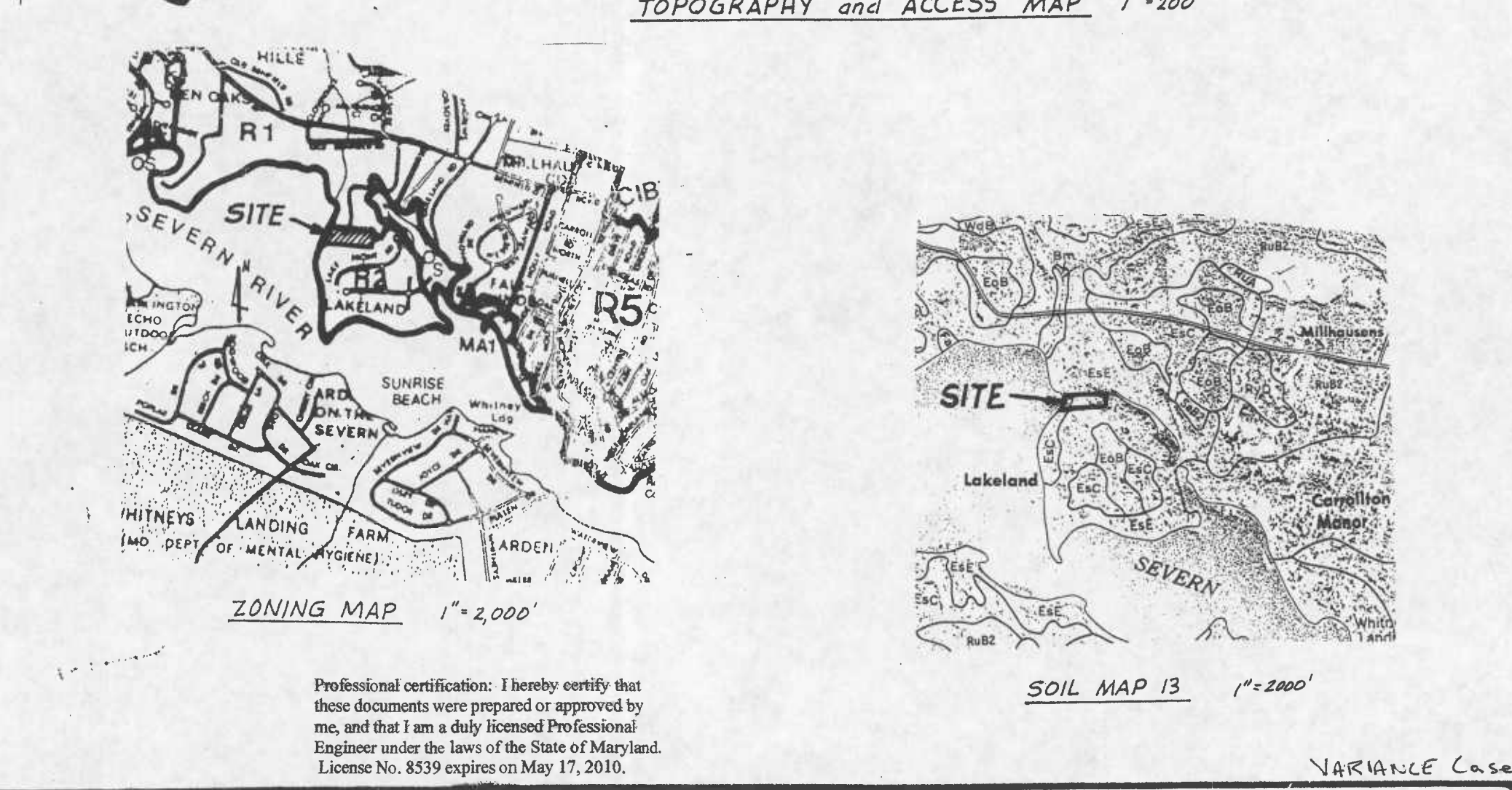
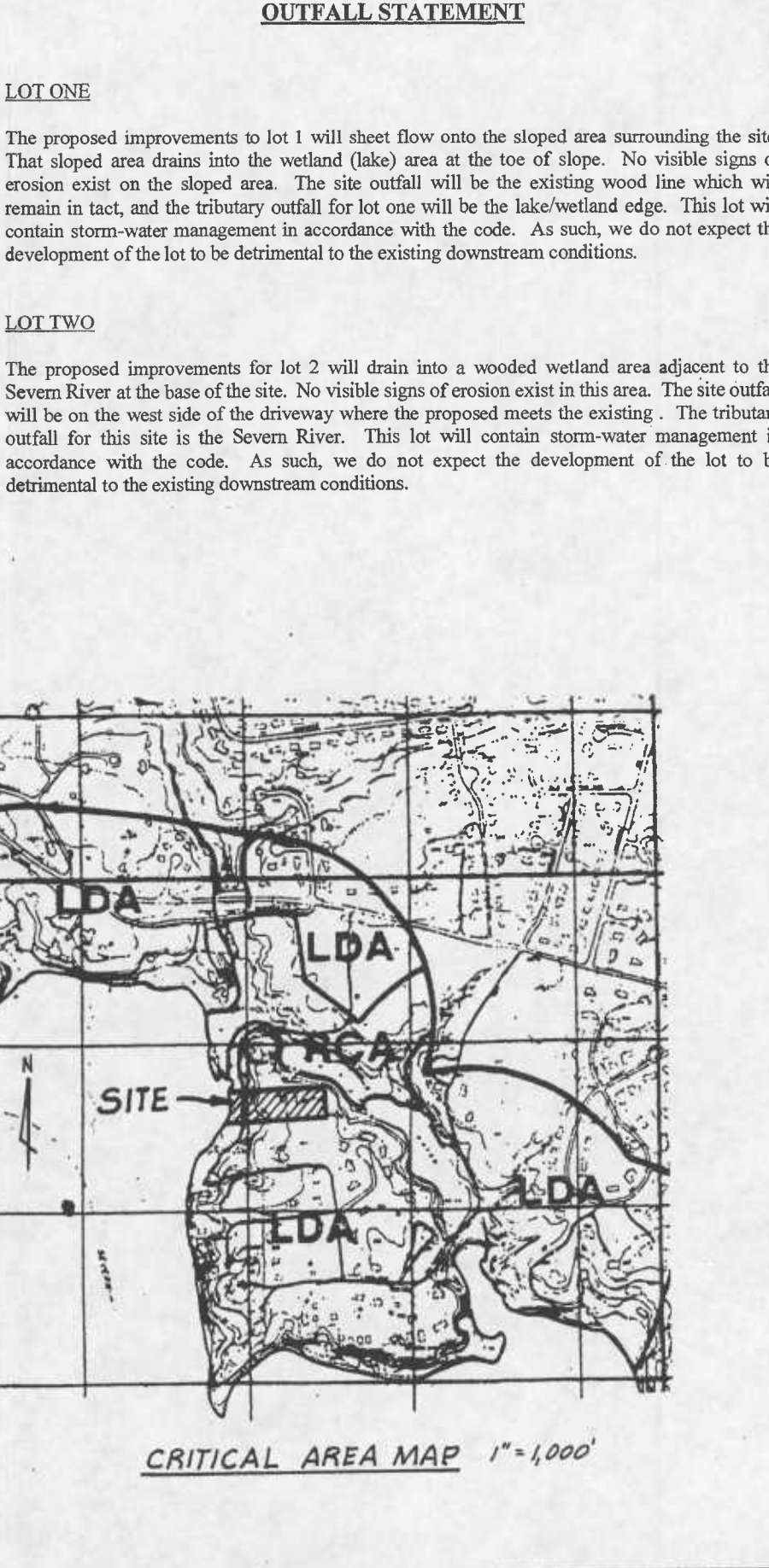
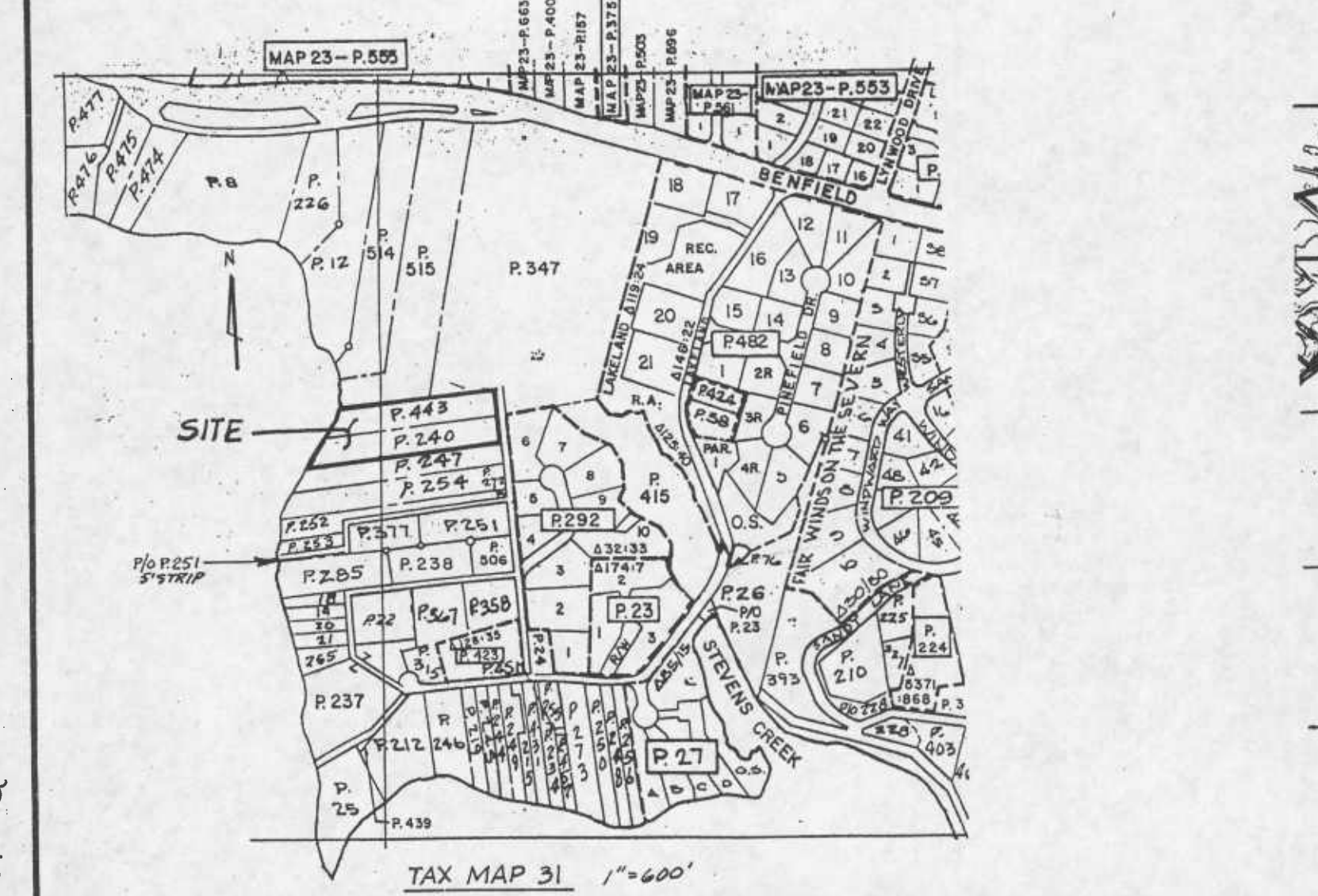
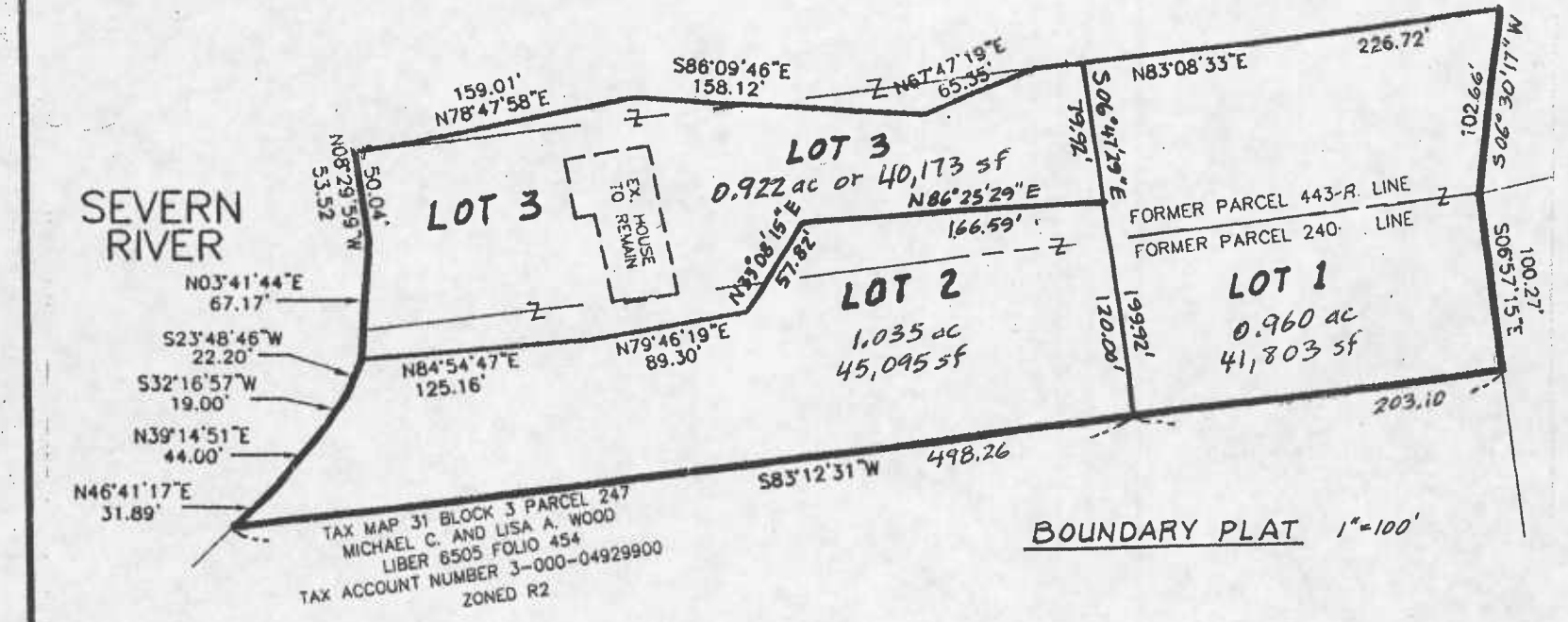
**OUTFALL STATEMENT**

**LOT ONE**

The proposed improvements to lot 1 will direct flow onto the sloped area surrounding the site. That sloped area drains into the wetland (lake) area at the toe of slope. No visible signs of erosion exist on the sloped area. The site outfall will be the existing wood line which will remain in tact, and the tributary outfall for lot one will be the lake/wetland edge. This lot will contain storm-water management in accordance with the code. As such, we do not expect the development of the lot to be detrimental to the existing downstream conditions.

**LOT TWO**

The proposed improvements for lot 2 will drain into a wooded wetland area adjacent to the Severn River at the base of the site. No visible signs of erosion exist in this area. The site outfall will be on the west side of the driveway where the proposed meets the existing. The tributary outfall for this site is the Severn River. This lot will contain storm-water management in accordance with the code. As such, we do not expect the development of the lot to be detrimental to the existing downstream conditions.



**ANNE ARUNDEL SOIL CONSERVATION DISTRICT**  
DETAILS AND SPECIFICATIONS FOR  
VEGETATIVE ESTABLISHMENT

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

1. Permanent Seeding:

- Soil Tests: Lime and fertilizer will be applied per soil tests results for sites greater than 3 acres. Soil tests will be done at completion of initial rough grading or as recommended by the sediment control inspector. Rates and analyses will be provided to the grading inspector as well as the contractor.
- Occurrence of acid sulfate soils (grayish black color) will require covering with a minimum of 12 inches of clean soil with 6 inches minimum capping of top soil. No stockpiling of material is allowed. If needed, soil tests should be done before and after a 6-week incubation period to allow oxidation of sulfates.

The minimum soil conditions required for permanent vegetative establishment are:

- Soil pH shall be between 6.0 and 7.0.
- Soluble salts shall be less than 500 parts per million (ppm).
- The soil shall contain less than 40% clay but enough fine grained material (>30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if loess or serecia loessoid is to be planted, then a sandy soil (<30% silt plus clay) would be acceptable.
- Soil shall contain 1.5% minimum organic matter by weight.
- Soil must contain sufficient pore space to permit adequate root penetration.
- If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specifications for Topsoil or amendments made as recommended by a certified agronomist.

B. Seeded Preparation: Area to be seeded shall be loose and friable to a depth of at least 3 inches. The top layer shall be loosened by raking, disking or other acceptable means before seeding occurs. For sites less than 3 acres, apply 100 pounds dolomitic limestone and 21 pounds of 10-10-10 fertilizer per 1,000 square feet. Harrow or disk lime and fertilizer into the soil to a depth of at least 3 inches on slopes flatter than 3:1.

C. Seeding: Apply 3-6 pounds per 1,000 square feet of tall fescue between February 1 and April 30 or between August 15 and October 31. Apply seed uniformly on a moist firm seedbed with a cyclone seeder, cupulifer seeder or hydroseeder (slurry includes seeds and fertilizer, recommended on steep slopes only). Maximum seed depth should be 1/2 inch in clayey soils and 1/4 inch in sandy soils when using other than the hydroseeder method. Irrigate where necessary to support adequate growth until vegetation is firmly established. If other seed mixes are to be used, select from Table 25, entitled "Permanent Seeding For Low Maintenance Areas" from the current Standards and Specifications for Soil Erosion and Sediment Control. Mixes suitable for this are 1, 3 and 5-7. Mixes 3-7 are suitable in non-movable situations.

D. Mulching: Mulch shall be applied to all seeded areas immediately after seeding. During the time periods when seeding is not permitted, mulch shall be applied immediately after grading.

Mulch shall be unrotted, unchopped, small grain straw applied at a rate of 2 tons per acre or 90 pounds per 1,000 square feet (2 bales). If a mulch-anchoring tool is used, apply 2.5 tons per acre. Mulch materials shall be relatively free of all kinds of weeds and shall be completely free of prohibited noxious weeds. Spread mulch uniformly, mechanically or by hand, to a depth of 1-2 inches.

E. Securing Straw Mulch: Straw mulch shall be secured immediately following mulch application to minimize movement by wind or water. The following methods are permitted:

- Use a mulch-anchoring tool which is designed to punch and anchor mulch into the soil surface to a minimum depth of 2 inches. This is the most effective method for securing mulch, however, it is limited to relatively flat areas where equipment can operate safely.
- Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gallons of water.
- Liquid binders may be used. Apply at higher rates at the edges where wind catches mulch, such as in valleys and on crests of slopes. The remainder of the area should be applied at the manufacturer's recommendation. Binders listed in the 1994 Standards and Specifications for Soil Erosion and Sediment Control or approved equal shall be applied at rates recommended by the manufacturer.
- Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturer's recommendations.

2. Temporary Seeding:

Lime: 100 pounds of dolomitic limestone per 1,000 square feet.

Fertilizer: 15 pounds of 10-10-10 per 1,000 square feet.

Seed:

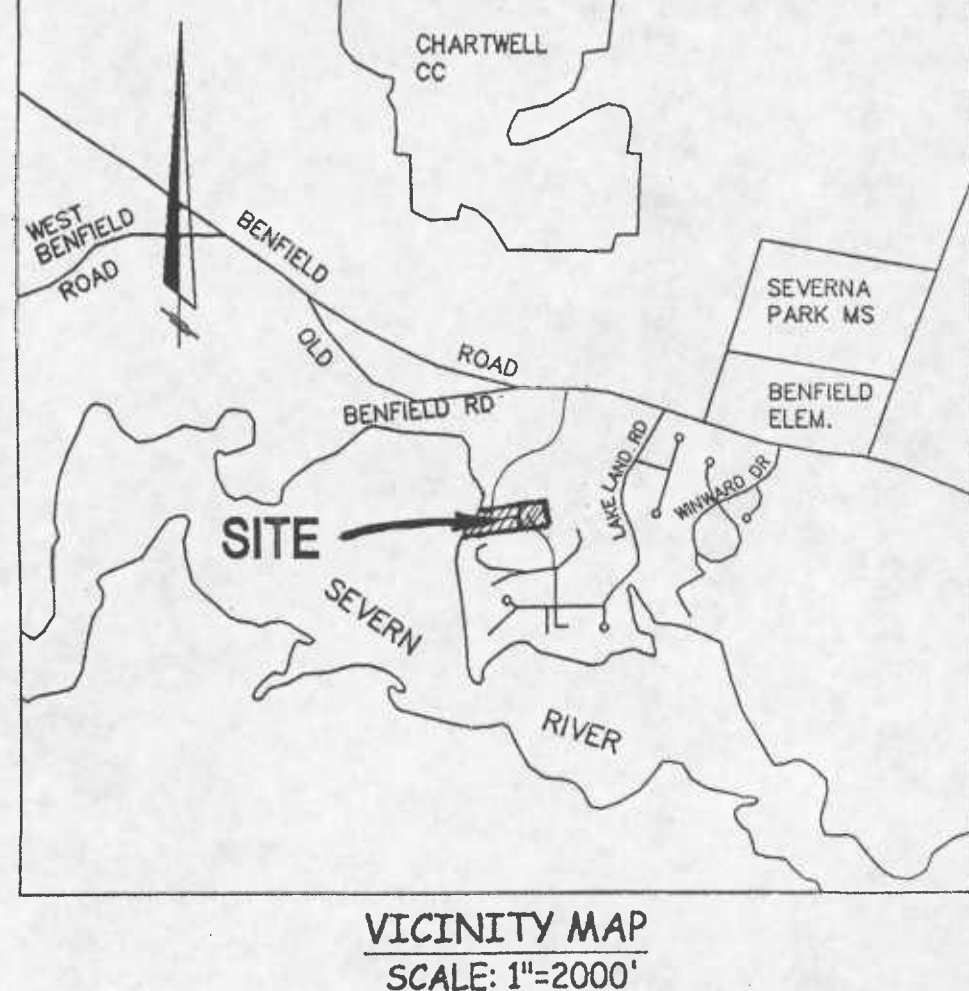
- Perennial rye - 0.92 pounds per 1,000 square feet (February 1 through April 30 or August 15 through November 1).
- Millet - 0.92 pounds per 1,000 square feet (May 1 through August 15).

Mulch: Same as 1 D and E above.

3. No fills may be placed on frozen ground. All fills to be placed in approximately horizontal layers, each layer having a lesser thickness of feet than 8 inches. All fills in roadways and parking areas is to be classified Type 2 as per Anne Arundel County Code - Article 21, Section 2-208, and compacted to 90% density; compaction to be determined by ASTM D-1557-67 (Modified Proctor). Any fill within the building area is to be compacted to a minimum of 95% density as determined by methods previously mentioned. Fills for pond embankments shall be compacted as per MD-378 Construction Specifications. All other fills shall be compacted sufficiently so as to be stable and prevent erosion and slippage.

4. Permanent Sod:

Installation of sod should follow permanent seeding dates. Seeded preparation for sod shall be as noted in section (B) above. Permanent sod is to be tall fescue, state approved sod, lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying sod. Sod is to be laid on the contour with all ends tightly abutting. Joints are to be staggered between rows. Water and roll or stamp sod to insure positive root contact with the soil. All slopes steeper than 3:1, as shown, are to be permanently sodded or protected with an approved erosion control netting. Additional watering for establishment may be required. Sod is not to be installed on frozen ground. Sod shall not be transplanted when moisture content (dry or wet) and/or extreme temperature may adversely affect its survival. In the absence of adequate rainfall, irrigation should be performed to ensure establishment of sod.



**GENERAL NOTES**

- Coordinates are based on the North American Datum of 1983 (NAD 83).
- This subdivision lies within Zone C, an area of minimal flooding, and Zone A6 (Folio 7.0), an area of 100 year flood as shown on FIRM Map 19.
- This subdivision is served by water connections to existing public water sewer.
- The topography and boundary are based on information provided by the Owner.
- This project qualifies for the school exemption under Ball at 40-01, subject to the completion of a school exemption agreement.

**PURPOSE**

The purpose of this subdivision is to create White Cedar Lots 1, 2 and 3 from existing Parcel 240 and Parcel 443-R previously recorded in Plat Book 253, Folio 12 - 14 as Nantucket on the Severn/Administrative Plat of Bruckel Property.

**R2 SETBACKS**

Front	30'
Rear	25'
Side	7'
BRL Width	80'
Max Height	35'

**R1 SETBACKS**

Front	40'
Rear	35'
Side	15'
BRL Width	125'
Max Height	45'

**EXISTING PARCELS**

	R2/LDA	R1/LDA	TOTAL
P 443-R	1.100 ac	0.333 ac	1.433 ac
P 240	1.484 ac		1.484 ac
<b>TOTAL</b>	<b>1.584 ac</b>	<b>0.333 ac</b>	<b>2.917 ac</b>

**PROPOSED PARCELS**

SIZE	R2/LDA	R1/LDA	FEMA ZONE A6	TIDAL WETLAND	ACCESS EASMT
Lot 1	0.960 ac	0.690 ac	0.270 ac	None	None
Lot 2	1.035 ac	1.035 ac	0.20 ac	0.124 ac	None
Lot 3	0.922 ac	0.860 ac	0.062 ac	0.024 ac	0.05 ac
<b>TOTAL</b>	<b>2.917 ac</b>	<b>2.585 ac</b>	<b>0.332 ac</b>	<b>0.44 ac</b>	<b>0.127 ac</b>

**CRITICAL AREA DATA LDA**

Lot	Size	Existing Impervious	Proposed Impervious	Existing Wooded	Proposed Clearing
1	41,803 sf	None	5,340 sf (12.8%)	41,803 sf	12,541 sf (30%)
2	45,095 sf	800 sf	5,821 sf (12.9%)	44,320 sf	13,296 sf (30%)
3	40,173 sf	7,900 sf	*7,900 sf (19.4%)	18,210 sf	None
<b>Tot</b>	<b>127,071 sf</b>	<b>8,600 sf</b>	<b>*19,061 sf (15.0%)</b>	<b>104,333 sf</b>	<b>25,837 sf (24.8%)</b>

\* Existing impervious area on Lot 3 to remain. SEE PREPARATION PLAN FOR PLANTING REQUIREMENTS.

**OWNER and TAX ACCOUNT NUMBERS**

Tax Map 31, Block 3  
Parcel 443 3000 3263 2805 William J and Cynthia R. Bruckel  
Parcel 240 3000 9000 2459 521 Scrimshaw Lane  
Severna Park, MD 21146  
410 987 0625

**Public Sewer Service**

**Public Water Service**

Waiver # 8764 - Waiver granted 6/06/04 to sketch and recreation requirements.

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CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays

MARK B. WEBER, P. E.  
Land Development Consultant  
1331 Argyll Drive  
Arnold, MD 21012  
Cell 410 428 9152 Fax 410 647 2805  
markweb@comcast.net

FINAL DEVELOPMENT PLAN  
SITE DATA  
GRADING AND EROSION CONTROL PLAN

Professional certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland. License No. 8339 expires on May 17, 2010.

WHITE CEDAR SUBDIVISION  
Subdivision # 2001-083 Project # 2003-064  
Re-subdivision of Tax Map 31, Grid 3, Parcel 240, Parcel 443-R  
Previously recorded on Nantucket on the Severn, Plat Book 253, Page 14  
Third District, Anne Arundel County, Severna Park, MD 21146

DESIGN: MBW	SHEET 1 OF 2
DRAFT: CK/CAC	DATE: APRIL, 2009
APPROVED: MBW	SCALE: AS SHOWN
	DWG:

04/09/23 Bruckel