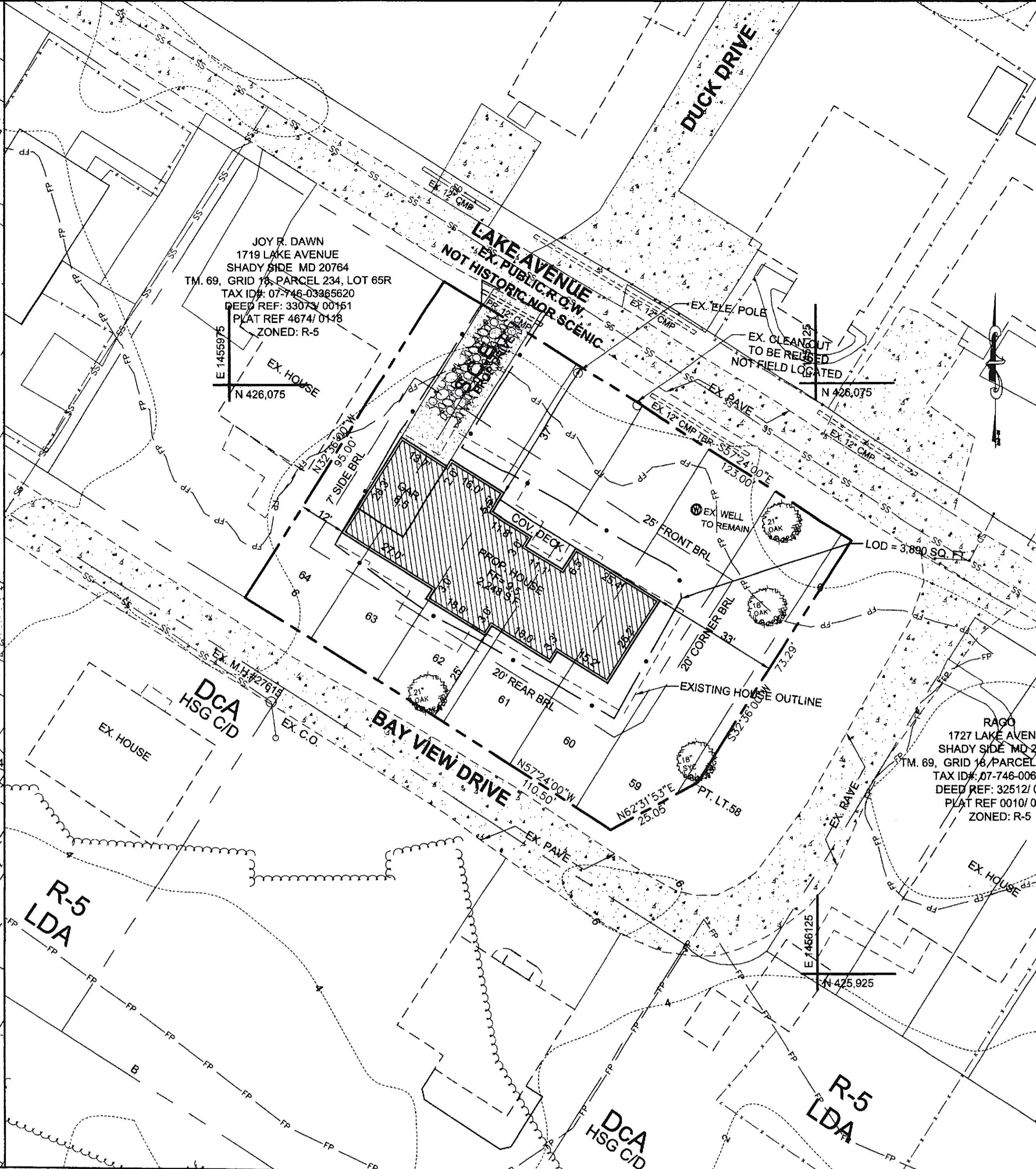


EXISTING CONDITIONS SITE PLAN

SCALE: 1" = 20'



PROPOSED CONDITIONS SITE PLAN

SCALE: 1" = 20'

LEGEND

| | | |
|----------------------------------|-----|---------|
| EXISTING GRADE | --- | 110 |
| PROPOSED GRADE | --- | 110.8 |
| EXISTING ELEVATION | --- | 110.8 |
| PROPOSED ELEVATION | --- | 110.8 |
| LIMIT OF DISTURBANCE | --- | S, C, E |
| STABILIZED CONSTRUCTION ENTRANCE | --- | S, C, E |

OUTFALL STATEMENT

BASED ON A FIELD SURVEY BY SURVEY ASSOCIATES IN MAY 4, 2020 OF THE SUBJECT PROPERTY. THERE IS CURRENTLY NO SIGNS OF EROSION AND THE DRAINAGE PATTERN IS UNCONCENTRATED FLOW THRU EXISTING YARD TO AN ESTABLISHED DRAINAGE SWALE. THERE IS NO PUBLIC STORMWATER MANAGEMENT.

QUANTITIES

| | |
|--|-------------------------|
| 1. CUT | 75 C.Y. |
| 2. FILL | 75 C.Y. |
| 3. AREA TO BE VEGETATIVELY STABILIZED: | 1,924 S.F. 0.044 ACRES. |
| 4. AREA TO BE MECHANICALLY STABILIZED: | 2,786 S.F. 0.064 ACRES. |
| 5. AREA TO BE DISTURBED (L.O.D.): | 4,710 S.F. 0.108 ACRES. |

NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR THE PURPOSE OF PERMIT FEE CALCULATION. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND SOIL TYPES TO HIS OWN SATISFACTION.

PERMIT NUMBER

BUILDING PERMIT B02307934

OWNER INFORMATION

1721 Lake Avenue, LLC
Attn: Ronald Talbert
800 Snowden River Parkway Suite 207
Columbia, MD 21145
(410) 953-0222



VICINITY MAP

SCALE: 1" = 2,000'
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PERMITTED REF. NO. 3164

GENERAL NOTES

- ZONING: R-5
- SETBACKS: FRONT: 25'
REAR: 20'
SIDE: 7'
- PREDOMINANT SOIL TYPE: DcA - DEALESHADY OAK COMPLEX
HYDROLOGIC SOIL GROUP: C/D
- TOTAL AREA OF SITE: 11,576 S.F. 0.266 ACRES.
- PROPOSED DISTURBED AREA: 4,710 S.F. 0.108 ACRES.
- A. A. COUNTY TOP SHEET: 10A
- F.E.M.A. RATE MAP: 24003C0328 F ZONE: AE (EL.4)
- THIS LOT IS NOT IN THE 100 YEAR FLOOD AREA.
- FIELD RUN TOPOGRAPHY BY JOHN R. FURY, BOUNDARY TAKEN FROM DEED.
- PRIVATE WATER.
- PUBLIC SEWER.
- EARTH MOVING: ANY STOCKPILE NECESSARY SHALL REMAIN WITHIN THE LIMITS PROTECTED BY SEDIMENT CONTROL MEASURES. ANY EXCESS SPILL OR BORROW MATERIAL SHALL BE TAKEN TO OR OBTAINED FROM A A. CO. APPROVED SITE.
- DOWNSPOUT PROTECTION: ALL DOWNSPOUTS ARE TO BE CARRIED TO THE TOE OF THE FILL SLOPES. SPLASH BLOCKS ARE TO BE PROVIDED AT ALL DOWNSPOUTS NOT DISCHARGING INTO A SWM DEVICE.
- DISTURBANCE WITHIN LAKE AVENUE (S.H.C.) 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.
- EXISTING IMPERVIOUS: 3,691 SQ.FT. OR 0.085 AC. 26.9%
- TOTAL IMPERVIOUS POST CONSTRUCTION: 2,786 SQ.FT. OR 0.064 AC. (20.4%)
- WATER MASTER PLAN W-10, WATER SERVICE AREA SHADY SIDE, NO PUBLIC SERVICE.
- SEWER MASTER PLAN S-10, SEWER SERVICE AREA SHADY SIDE, EX. GRAVITY SERVICE.
- BENCHMARK: A.A.CO.MON. 363 AZ N.424,021.065, E.1,453,595.164 DATUM 83, ELEVATION 7.47 NGVD 29
- SITE IS WITHIN THE CRITICAL AREA DESIGNATION L.D.A.
- PRUNING OF TREES MAY ONLY BE PERFORMED BY THE HOMEOWNER OR BY A STATE OF MARYLAND LICENSED TREE EXPERT. WORK NOT PERFORMED TO INDUSTRY STANDARDS (ANSI A300) MAY BE REPORTED TO THE STATE DEPARTMENT OF NATURAL RESOURCES AND/OR ANY OTHER LICENSING AGENCIES. TOPPING OF TREES WILL NOT BE APPROVED AND MAY BE CONSIDERED TO BE A VIOLATION.
- REQUESTS FOR REMOVAL OF UNDERSTORY VEGETATION, INCLUDING SHRUB LAYER AND INVASIVE (VINE) MATERIAL, MUST BE IDENTIFIED OR NOTED ON THE PROPERTY SKETCH. UNDERSTORY VEGETATION, INCLUDING INVASIVE VINES, IS CONSIDERED HABITAT. REPLACEMENT WITH NATIVE VEGETATION ON AN EQUAL AREA BASIS WILL BE NECESSARY.
- EXTRACTION OF ROOT SYSTEMS, INCLUDING ROOT SYSTEMS OF INVASIVE VINES MAY NOT BE APPROVED BY A VEGETATION MANAGEMENT PLAN ALONE. EXTRACTION OF ROOT SYSTEMS, OTHER THAN GRINDING OF STUMPS, CONSTITUTES GRADING AND WILL REQUIRE SEPARATE APPLICATION AND APPROVAL OF A GRADING PERMIT OR STANDARD GRADING PERMIT.
- THE SITE CONTAINS 2,240 SQ. FT. OF WOODLAND COVERAGE. THE REMOVAL OF 1,185 SQ. FT. OR THREE TREES ARE REQUIRED FOR DEVELOPMENT. THREE TREES ARE TO BE REMOVED. ALL OTHERS ARE TO BE PROTECTED DURING CONSTRUCTION.

| REVISIONS | | |
|-----------|-------------|------------------|
| # | DESCRIPTION | APPROVED BY DATE |
| | | |
| | | |
| | | |

PROFESSIONAL CERTIFICATION: I, JOHN E. SCOTT, III, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE #16084, EXPIRATION DATE JUNE 25, 2020.

BUCKHARDT ENGINEERING, LLC
LAND DEVELOPMENT CONSULTING
COLLEGE PARKWAY CENTER
1298 BAY DALE DRIVE, SUITE 210
ARNOLD, MARYLAND 21012
PHONE 410-960-7334
Email: johnscott289@gmail.com

SCALE: AS SHOWN
DATE: SEPTEMBER, 2018
DRAWN BY: KEMP
CHECKED BY: J.E.S.
JOB NO: 59427
SHEET NO: 1 OF 1

BUILDING PERMIT SITE PLAN
LOTS PT 58, 59-64, PARCEL 234
SNUG HARBOR
1721 LAKE AVENUE
TAX ACCOUNT NUMBER : 07-746-00597600
TAX MAP 69, GRID 18, PARCEL 234, ZONING R5, ZIP CODE 21764
SEVENTH DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

REVISED 7/16/18
 APP B02307934