

APP. EXHIBIT# 1  
CASE: 2024-0017-V  
DATE: 7/10/24

**Bilal and Alissa Abdullah**

Anne Arundel County Office of Administrative Hearings  
Case No. 2024-0017-V  
Tuesday, July 16, 2024 at 11:00 a.m.  
Hearing via Zoom

**AFFIDAVIT OF POSTING**

I, the undersigned, being eighteen (18) of age or older and competent to testify to the matters contained herein do solemnly declare and affirm under the penalties of perjury the following:

1. That I posted or caused to be posted the notice sign on the property that is the subject of Case No. 2024-0017-V.
2. That the notice sign were posted on March 26, 2024.
3. That the sign has been posted for a period of more than 14 days prior to the scheduled hearing on Tuesday, July 16, 2024 at 11:00 a.m. as required by Anne Arundel County Code § 18-16-203(d)(1).
4. That the signs were posted as required by Anne Arundel County Code § 18-16-203(d)(2).
5. That the location of the sign is as follows: 5597 Nutwell Sudley Rd  
Deale, Md, 20751 - behind mailbox in front of fence
6. That the photographs attached to this Affidavit of Posting are true and accurate photographs of the notice sign posted on the property.

Signature of Affiant:



July 15, 2024

Printed Name and Address of Affiant:

Bilal M. Abdullah  
5597 Nutwell Sudley Rd  
Deale, Md, 20751





APP. EXHIBIT# 2  
CASE: 2024-0017-V  
DATE: 7/16/24





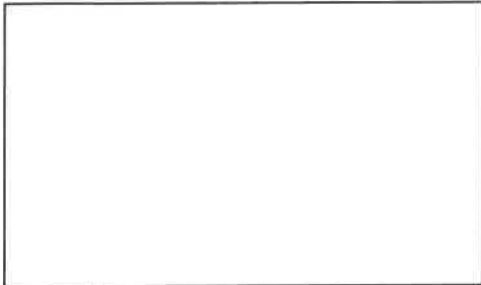




APP. EXHIBIT# 3  
CASE: 2024-0017-V  
DATE: 7/16/24



## Thomas Hall, PE



University of Maryland – College Park

50 - 2021

### **Experience:**

**Years of Experience with CPJ: 6**

**With Other Companies: 2**

Thomas has a background in traffic engineering, maintenance of traffic design and reports, ADA sidewalk and ramp design, ADA sidewalk and ramp inspections, traffic data collection, structural inspections, and railway inspections and reporting. He also has experience in site design and land development in Anne Arundel County and the City of Annapolis including: preparing subdivision plans for residential development, site design for commercial and industrial projects, preparing stormwater management plans, reports, and exhibits, storm sewer design and analysis, water network plans and analysis, public and private road design, sediment control design, stormwater management inspection, hydraulic and hydrologic modeling, and outfall analysis and design. As Division Manager for the Annapolis – Engineering Division of CPJ, his responsibilities include engineering, quality control, project management, and resource management.

### **Porsche of Annapolis – Service Center, Annapolis, MD**

Mr. Hall served as the lead design engineer for the commercial redevelopment of a dilapidated concrete batch plant to a Porsche Service Center. The project required permitting in both Anne Arundel County and the City of Annapolis, as well as water network analysis and pressure sewer system analysis. Mr. Hall's responsibilities included:

- Prepare conceptual and design grading plans, cost estimates, and reports for permitting in both Anne Arundel County and City of Annapolis review jurisdictions. Plans included stormwater management, sediment and erosion control, storm drain and outfall design, onsite and offsite sewer system analysis and design, grinder pump design, onsite water reclamation for car wash facility, and public right-of-way improvements.
- Perform construction management services including sediment control and stormwater management inspections, progress meetings, shop drawing and submittal reviews, and prepare RFI responses.
- Perform post construction services including review of final site survey for compliance with permit drawings, providing asbuilt documents for stormwater management, storm drain, onsite sewer and water systems, and public right-of-way improvements.

### **Summerfield Village – Phase II, Gambrills, MD**

Mr. Hall served as the point of contact for construction services for the residential subdivision known as Summerfield Village Phase II. This project included the subdivision of approximately 21 acres to provide 110 lots. This development required unique sediment control phasing and inspection during construction, the inspection of 26 stormwater management devices, and the analysis of the final site survey data for roads, storm drain, water systems, sewer systems, and grading. Mr. Hall's responsibilities included:

- Provided prompt and accurate responses to general construction questions from the developer, general contractor, and subcontractors.

- Review design alternatives with the developer to provide feasibility of additional land acquisition for the total development area.
- Perform construction management services including sediment control and stormwater management inspections, progress meetings, shop drawing and submittal reviews, and prepare RFI responses.
- Perform post construction services including review of final site survey for compliance with permit drawings, providing asbuilt documents for stormwater management, and public and private roads, stormdrain, and water and sewer systems.

**2010 West Street (Towne Courts), Annapolis, MD**

Mr. Hall served as the lead design engineer and point of contact for construction services for the development of a 4.79 acre wooded lot to 3 condominium buildings and a community resource center building. This project included public right-of-way improvements, storm drain, water and sewer systems, and 8 stormwater management devices. Mr. Hall's responsibilities included:

- Provided site design for conceptual review by the owner/developer and financial institutions.
- Provided design for onsite improvements including grading, parking lot and road design, storm drainage and storm drain outfall, water systems, sewer systems, stormwater management, and ADA compliancy.
- Perform construction management services, included sediment control and stormwater management inspections and certifications, grade certifications, progress reports and meetings, shop drawing and submittal reviews, and preparing RFI responses.
- Coordinated field changes with appropriate review agencies and representatives to ensure compliancy with local regulations and permit drawings.

**Truxton Park Pool Replacement, Annapolis, MD**

Mr. Hall served as the lead design engineer for the redevelopment of an existing community center and pool. This project included coordination with the City of Annapolis Department of Public Works for utility extension, storm drain analysis and design, and stormwater management facilities. Mr. Hall's responsibilities included:

- Provide site design for conceptual review for the owner/developer (City of Annapolis Department of Public Works).
- Provide design for onsite improvements including grading, parking lots, ADA ramps and sidewalk, storm drainage and storm drain outfall, and stormwater management.
- Analyze site for, and provide, stormwater management to comply with the City of Annapolis 125% ESDv requirements for onsite stormwater management.
- Design infiltration trench and flow splitter to comply with additional City of Annapolis stormwater management requirements.

APP. EXHIBIT# 4  
CASE: 2024-0017-V  
DATE: 7/16/24

10/09/19 10:49 AM C 0002 R 0002  
Val # : 0002-225696 \$2,730.00

Deed - Recordation Tax  
Instrument Type: Deed

Milestone Title, LLC  
File No. MD19-07832  
Tax ID# 07 000 90073016

**This Deed**, made this 25th day of September, 2019 by and between Thompson Lumber Co, party of the first part, GRANTOR; and Bilal Abdullah and Alissa Abdullah, parties of the second part, Grantees.

**Witnesseth**

**That for and in consideration** of the sum of Three-hundred eighty-nine thousand nine-hundred and 00/100 (\$389,900.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt whereof is hereby acknowledged, the said GRANTOR does grant and convey to the said Grantees, as Tenants by the Entirety, in fee simple, all that lot of ground situate in Anne Arundel County, Maryland and described as follows, that is to say:

All of Parcel Three (3), containing 63.0001 acres, as shown on a plat entitled "Administration Plat for Shirley & Earl Thompson Property", recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 131, Folio 19.

Property Address: 5597 Nutwell Sudley Road, Deale, Maryland 20751

Tax ID: 07-000-90073016.

BEING the same property conveyed to Thompson Lumber Company from Shirley Thompson and Earl Wayne Thompson, Personal Representative of the Estate of Earl M. Thompson, Estate No. 9607 filed with the Orphans Court for Calvert County, Maryland, by Special Warranty dated December 20, 2010, and recorded on December 22, 2010, in Liber 23021 at Folio 326 among the Land Records of Calvert County, Maryland.

Deed (with Taxes)  
Recording only ST 20.00  
Name: THOMPSON LUMBER  
Ref:  
Deed (with Taxes)  
Surcharge 40.00  
LR - Deed State  
Transfer Tax 1,949.50  
Sub Total 2,009.50  
CC02-6  
#12659382, CC0501 -  
Anne Arundel  
County/CC05.01.10 -  
Register 10

1949.50

**Together** with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

**To Have and To Hold** the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said Grantees, in fee simple.

**And** the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever to encumber the property hereby conveyed; that it warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 33712, p. 0146, MSA\_CE59\_34154, Date available 10/24/2019, Printed 07/09/2024.

2000-9007-3016  
10/9/19  
PAID  
COUNTY

10/09/19 10:49 AM C 0002 R 0002  
Val # : 0002-225696 \$2,730.00  
County Transfer Tax

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 33712, p. 0147, MSA\_CE59\_34154. Date available 10/24/2019. Printed 07/09/2024.

In Witness Whereof Grantor has caused this Deed to be properly executed and sealed the of the said the day and year first above.

WITNESS:

Thompson Lumber Co

*Joyce Gail Gibson*  
By Joyce Gail Gibson, General Partner

*Calvert*  
STATE OF MARYLAND, COUNTY OF PRINCE GEORGE'S, to wit:

I hereby certify that on this \_\_\_\_ day of September, 2019, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared Joyce Gail Gibson, who acknowledged himself/herself to be the General Partner of the Grantor company and that as such member being authorized to do so, executed the foregoing Deed for the purposes therein contained, by signing the name of the Company, by himself/herself as such member and further, did certify that this conveyance is not part of a transaction in which there is a sale, lease, exchange or other transfer or all, or substantially all of the property and assets of the Company, giving oath under penalties of perjury that the consideration recited here is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Carmel A. Reilly  
Notary Public  
State of Maryland  
St. Mary's County  
Commission Expires: 08-21-2021

*C. Reilly*  
Notary Public  
My commission expires: \_\_\_\_\_

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

This is to certify that this instrument was  
C prepared under the supervision of an  
attorney duly admitted to practice before  
the Court of Appeals of Maryland.  
*C. Neal*  
Cecissa M. O'Neal, Esq.

AFTER RECORDING, PLEASE RETURN TO:  
Milestone Title, LLC  
9500 Medical Center Dr.  
Suite 320  
Largo, MD 20774



**MARYLAND FORM WH-AR Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence**

**2019**

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

**1. Transferor Information**

Name of Transferor: Thompson Lumber Co

**2. Description of Property** (Street address. If no address is available, include county, district, subdistrict and lot numbers).

5597 Nutwell Sudley Road, Deale, MD 20751

**3. Reasons for Exemption**

- Resident Status**  I, Transferor, am a resident of the State of Maryland.
- Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.
- Principal Residence**  Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

**Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.**

**3a. Individual Transferors**

Witness _____	Name _____	**Date _____
	Signature _____	

**3b. Entity Transferors**

Witness/Attest _____	<u>Thompson Lumber Co</u> Name of Entity:
	By: <u>Joyce Gail Gibson</u>
	Joyce Gail Gibson Name
	<u>9/25/2019</u> **Date
	<u>General Partner</u> Title

\*\* Form must be dated to be valid.  
Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.  
To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.  
19-49

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 33712, p. 0148, MSA\_CE59\_34154, Date available 10/24/2019, Printed 07/09/2024.

Escrow File No.: MD19-07832

**EXHIBIT "A"**

**All of Parcel Three (3), containing 63.0001 acres, as shown on a plat entitled "Administration Plat for Shirley & Earl Thompson Property", recorded among the Plat Records of Anne Arundel County, Maryland in Plat Book 131, Folio 19.**

**Property Address: 5597 Nutwell Sudley Road, Deale, Maryland 20751.**

**Tax ID: 07-000-90073016.**



State of Maryland Land Instrument Intake Sheet

Baltimore City County: Anne Arundel

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only--All Copies Must Be Legible)

1 Type(s) of Instruments ( ) Check Box if addendum Intake Form is Attached.  
 Deed  Mortgage  Other \_\_\_\_\_  Other \_\_\_\_\_  
 Deed of Trust  Lease  \_\_\_\_\_  \_\_\_\_\_

2 Conveyance Type Check Box  
 Improved Sale  Unimproved Sale  Multiple Accounts  Not an Arms-Length (1) Arms-Length (2) Arms-Length (3) Length Sale (9)

3 Tax Exemptions (if applicable)  
 Recordation \_\_\_\_\_  
 State Transfer \_\_\_\_\_  
 County Transfer \_\_\_\_\_

4 Consideration and Tax Calculations  

Consideration Amount		Finance Office Use Only	
Purchase Price/Consideration	\$389,900.00	Transfer and Recordation Tax Consideration	
Any New Mortgage	\$311,900.00	Transfer Tax Consideration	\$
Balance of Existing Mortgage	\$0.00	X ( )%	= \$
Other:	\$	Less Exemption Amount	= \$
Other:	\$	Total Transfer Tax	= \$
Full Cash Value:	\$	Recordation Tax Consideration	\$
		X ( ) per \$500	= \$
		TOTAL DUE	\$

5 Fees  

Amount of Fees		Doc. 1	Doc. 2	Agent:
Recording Charge	\$40.00		\$	
Surcharge	\$20.00		\$	Tax Bill:
State Recordation Tax	\$2,730.00		\$	
State Transfer Tax	\$1,949.50		\$	C. B. Credit:
County Transfer Tax	\$3,899.00		\$	
Other	\$		\$	Ag. Tax/Other:
Other	\$		\$	

6 Description of Property  
 SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).  

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
07	07 000 90073016	22081 / 326	0073	0119	(5)
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref. SqFt/Acreage(4)
Parcel 3					0131/0019 63.0001 AC
Location/Address of Property Being Conveyed (2)					
5597 Nutwell Sudley Road, Deale, MD 20751					
Other Property Identifiers (if applicable)				Water Meter Account No.	
Residential <input type="checkbox"/> or Non-Residential <input checked="" type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:					
Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred: 63.0001 Acres Parcel 3 of			
If Partial Conveyance, List Improvements Conveyed:					

7 Transferred From  

Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
Thompson Lumber Co.	Bilal Abdullah
	Alissa Abdullah
Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To  

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
Bilal Abdullah	COLONIAL FARM CREDIT, ACA AS AGENT/NOMINEE
Alissa Abdullah	
New Owner's (Grantee) Mailing Address	
9900E Greenbelt Road 272, Lanham, MD 20706	

9 Other Names to Be Indexed  

Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
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10 Contact/Mail Information  

Instrument Submitted By or Contact Person		<input type="checkbox"/> Return to Contact Person
Name: Carmel Reilly	Firm: Milestone Title, LLC	<input type="checkbox"/> Hold for Pickup
Address: 9500 Medical Center Dr., Suite 320, Largo, MD 20774	Phone: 301-459-0400	<input type="checkbox"/> Return Address Provided

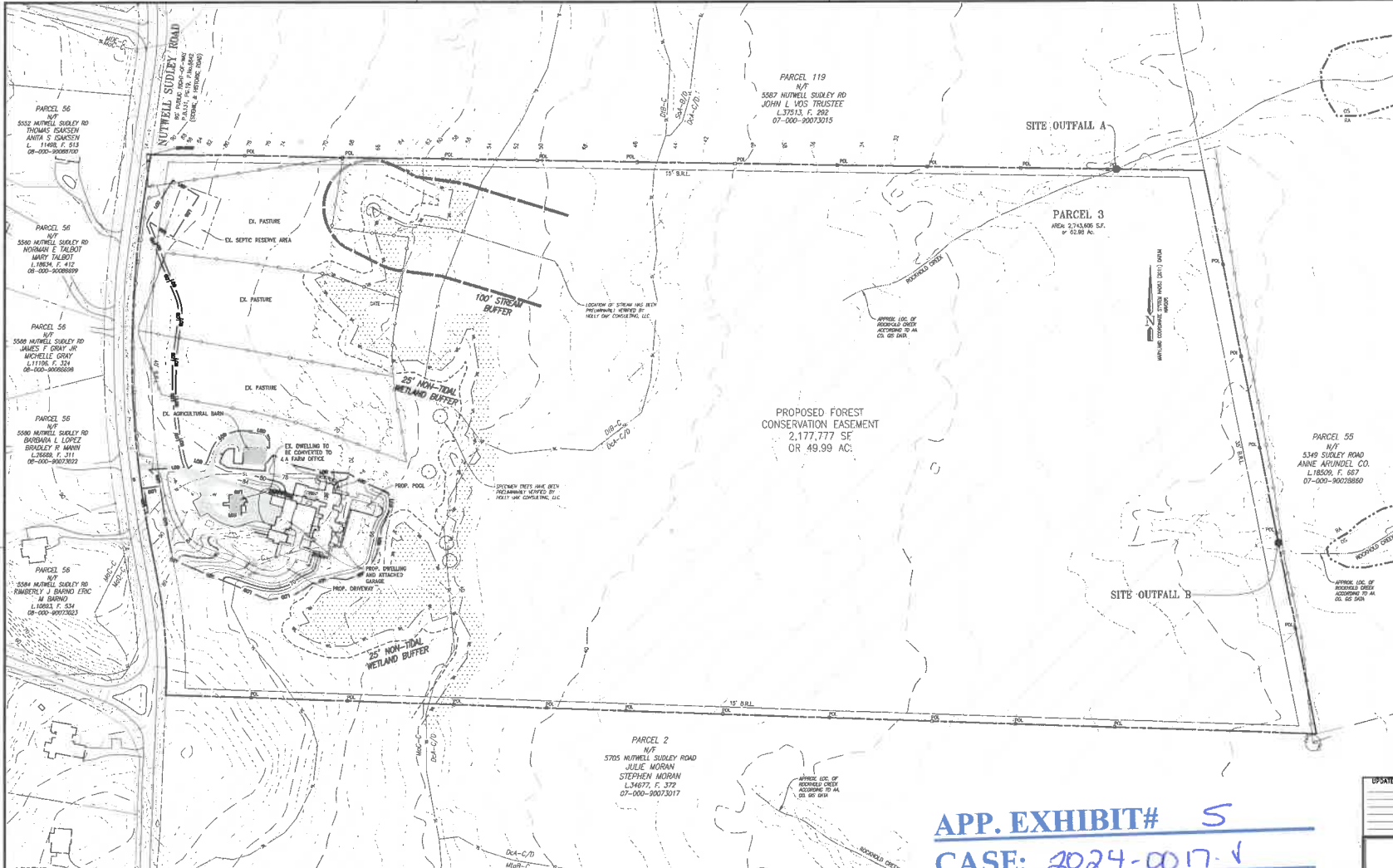
11 Assessment Information  
 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER  
 Yes  No Will the property being conveyed be the grantee's principal residence?  
 Yes  No Does transfer include personal property? If yes, identify: \_\_\_\_\_  
 Yes  No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line  
 Terminal Verification  Agricultural Verification  Whole  Part  Tran. Process Verification  
 Transfer Number: \_\_\_\_\_ Date Received: \_\_\_\_\_ Deed Reference: \_\_\_\_\_ Assigned Property No.: \_\_\_\_\_  

Year	20	20	Geo	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

 REMARKS: NO AG tax due  
 Declaration of intent & AG Application on file  
 10/8/19 [Signature]  
 #md19-07832

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) SAP 33712, p. 0150, MSA\_CE59\_34154. Date available 10/24/2019. Printed 07/09/2024.



**SECTION E.1.4. SHEETFLOW TO BUFFER CREDIT**

**SHEETFLOW TO BUFFER CREDIT**

THE CREDIT IS GIVEN WHEN STORMWATER RUNOFF IS EFFECTIVELY TREATED BY A NATURAL BUFFER TO A STREAM OR FORESTED AREA. STORMWATER TREATMENT IS ACHIEVED WHEN PERVIOUS AND IMPERVIOUS AREA RUNOFF IS REDUCED TO A GRADE OR FORESTED BUFFER THROUGH OVERLAND FLOW. THE USE OF A PAVED STOP IS ALSO RECOMMENDED TO TREAT OVERLAND FLOW IN THE GREEN SPACE OF A DEVELOPMENT SITE. THE CREDIT INCLUDES:

1. THE AREA DRAINING BY SHEET FLOW TO A BUFFER IS SUBTRACTED FROM THE TOTAL SITE AREA IN THE VOLUME CALCULATION.
2. THE AREA DRAINING TO THE BUFFER CONTRIBUTES TO THE RECHARGE RECHARGE: REV.
3. A WOODS C/L CAN BE USED FOR THE CONTRIBUTING AREA IF IT DRAINS TO A BUFFER.

**CRITERIA FOR SHEETFLOW TO BUFFER CREDIT**

THE CREDIT IS SUBJECT TO THE FOLLOWING CONDITIONS:

- THE MINIMUM BUFFER WIDTH SHALL BE 50 FEET AS MEASURED FROM BARRELL ELEVATION OR CENTERLINE OF THE BUFFER.
- THE MAXIMUM CONTRIBUTING LENGTH SHALL BE 150 FEET FOR PERVIOUS SURFACES AND 75 FEET FOR IMPERVIOUS SURFACES.
- BUFFER SHALL COVER THE BUFFER AS SHEET FLOW, EITHER THE AVERAGE CONTRIBUTING OVERLAND SLOPE SHALL BE 0.05 OR LESS, OR A LEVEL SPREADING DEVICE SHALL BE USED WHERE SHEET FLOW CAN NO LONGER BE MAINTAINED (SEE DETAIL NO. 8 BY APPENDIX B).
- NOT APPLICABLE IF ROOFTOP OR NON ROOFTOP DISCONNECTORS IS ALREADY PROVIDED (SEE CREDIT 2 & 3).
- BUFFER SHALL BE UNMANAGED OTHER THAN ROUTINE WEEDS REMOVAL AND SHALL BE PROTECTED BY AN ACCEPTABLE CONSERVATION EXEMPTION OR OTHER ENFORCEABLE INSTRUMENT WITH ENFORCED PROTECTIVE PROVISIONS OF THE PROPOSED AREA. THE EXEMPTION MUST CLEARLY SPECIFY THE ACTUAL AREA VESTMENT SHALL BE MAINTAINED AND BOUNDARIES WILL BE MARKED (NOTE: MAINTAINED TOW (E.G., PERFORMANCE RELIABLE MAINTAINED OPEN AREA) IS NOT AN ACCEPTABLE FORM OF VEGETATION MANAGEMENT).

**SITE TABS:**

EST. AREA: 3,742,686 (85.88 AC.)  
 TOTAL IMPERVIOUS: 44,443 (1.02 AC.)  
 UNITS OF DISTURBANCE: 137,026 SF (3.15 AC.)

1. BIRTH OF CONSERVATION AREA: 2,100-1,460 SF
2. CONSERVATION AREA: 2,177,777 SF (49.99 AC.)

**CRITERIA FOR SHEETFLOW TO CONSERVATION AREA CREDIT**

- THE CONSERVATION AREA HAS A WIDTH LARGER THAN 50 FEET.
- CONTRIBUTING LENGTH FOR IMPERVIOUS SURFACES DOES NOT EXCEED 75 FEET.
- ALL RUNOFF SHEET FLOWS TO THE PROPOSED CONSERVATION AREA. SLOPES DO NOT EXCEED 5%.
- NO ROOFTOP OR NON-ROOFTOP DISCONNECTORS ARE PROPOSED. THE PROPOSED CONSERVATION AREA SHALL REMAIN UNDEVELOPED.
- THE CONSERVATION AREA SHALL BE PROTECTED THROUGH A FOREST CONSERVATION EXEMPTION.

**LEGEND**

	L.F.	WATER FLOW
	N/A	NOW OR TOBEYOND
	N/A	UTILITY POLE
	N/A	MAIL BOX
	P.B., P.G., P.A.G.	PLAT BOOK, PAGE, PLAT NUMBER
	RF	IRON BAR FOUND
	RF	IRON PIPE FOUND
	RF	REBAR & CAP FOUND
	RF	REBAR & CAP SET (02/11/18)
	S.B.L.	BUILDING RESTRICTION LINE
	ST	EXISTING SPREADER TREE
	ST	EXISTING STRUCTURE
	ST	EXISTING IMPERVIOUS
	ST	WETLAND AREA
	ST	PROPOSED FOREST CONSERVATION AREA
	ST	PROPOSED STRUCTURE

**Stormwater Management Summary Table**

Minimum Sloping Criteria	Symbol	Volume Required (Cu Ft.)	Volume Provided (Cu Ft.)	SWM Practice	Notes
LSO	(F80)	Target 13,718	13,718	Shortflow In Conservation Area	
Recharge Volume	(P9)	Target 1,783	1,783	Shortflow In Conservation Area	
				Total	
Channel Protection Sloping Volume	(C5)	NA	NA	NA	SWM Eddy requirement is met. On requirement is met.
Overland Roof Protection	(P2)	NA	NA	NA	"Aquatic habitat" (H) (H) in non-tidal wetlands with minimum 5% slope.
Edaphic Roof Volume	(P3)	NA	NA	NA	No herbicide loading or fertilizer application of site. Site drains to non-SSO wetland with conservation area.

**APP. EXHIBIT# 5**  
**CASE: 2024-0017-V**  
**DATE: 7/16/24**



\* FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMIT OR TEMPORARY STOPPAGE MUST BE COMPLETED WITHIN 90 DAYS OF CALENDAR DAYS FOR THE SURFACE OF ALL PERMITTED CONTROL SLOPES, SWALES, SPICES, PERMITTED SLOPES, AND ALL SLOPES STeeper THAN 2 HORIZONTAL TO 1 VERTICAL (2:1) AND 3) STEEP (3:1) CALENDAR DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

**UPDATES/REVISIONS:**

NO.	DESCRIPTION	DATE

**STORMWATER MANAGEMENT PLAN**  
 5597 NUTWELL SUDDLEY ROAD  
 TAX MAP 73, GRID 11, TAX PARCEL 119  
 PARCEL 3  
**THOMPSON PROPERTY**  
 SEVENTH (7th) ASSESSMENT DISTRICT  
 ANNE ARUNDEL COUNTY, MD

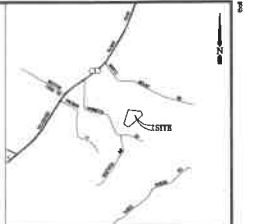
**CPJ Charles P. Johnson & Associates, Inc.**  
 Civil and Environmental Engineers - Planners - Landscape Architects - Surveyors  
 48105 Governors Island Rd., Ste. 204 Annapolis, MD 410-266-8999 Fax: 410-266-2671  
 www.cpj.com • 2025-2026 Maryland Reg. # 2025-0000000000 • License No. 14512 - Professional Seal - Public, PA

CLIENT:	THOMPSON PROPERTY	TAX ACCOUNT NO.:	05-000-00000000
ADDRESS:	5597 Nutwell Sudley Road	DESIGNER:	THOMPSON
DRAWN BY:	CPJ	DATE:	07/16/24
CHECKED BY:	CPJ	SCALE:	AS SHOWN
DATE:	07/16/24	TITLE NO.:	2024-0006-27-05

Copyright © LATEST DATE PERIOD EXHAUSTIVE BY THOMPSON PROPERTY AND ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THOMPSON PROPERTY AND ASSOCIATES, INC.



APP. EXHIBIT# 6  
CASE: 2024-0017-Y  
DATE: 7/16/24



VICINITY MAP  
SCALE: 1" = 2000'

**SITE TABULATIONS:**

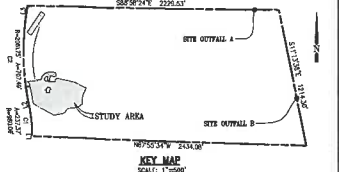
TOTAL SITE AREA:	2,745,608 SF (62.88 AC)
TOWNSHIP DISTRICT:	84 (GENERAL AGRICULTURE)
LIMIT OF CONFORMANCE:	128,848 SF (2.95 AC)
CL. COV. BY STRUCTURES:	3,978 SF (0.09 AC) (0.14%)
CL. HOUSE:	1,300 SF
CL. GARAGE:	87 SF
CL. DECK:	95 SF
CL. PORCH:	1,792 SF
MAX. COV. BY STRUCTURES:	485,902 SF (15.15 AC) (25.02%)
PROP. HOUSE:	15,443 SF (0.35 AC) (0.56%)
PROP. GARAGE:	8,903 SF
PROP. PORCH:	3,525 SF
PROP. DECK:	1,293 SF
TOWNSHIP DISTRICTS:	
PRINCIPAL STRUCTURES:	
FRONT:	45'
SIDE:	15'/40'
REAR:	25'
HEIGHT:	15'
EXISTING FOREST:	2,384,407 SF (54.74 AC)
PROPOSED FOREST CLEARING:	39,828 SF (0.91 AC)

**LINE TABLE**

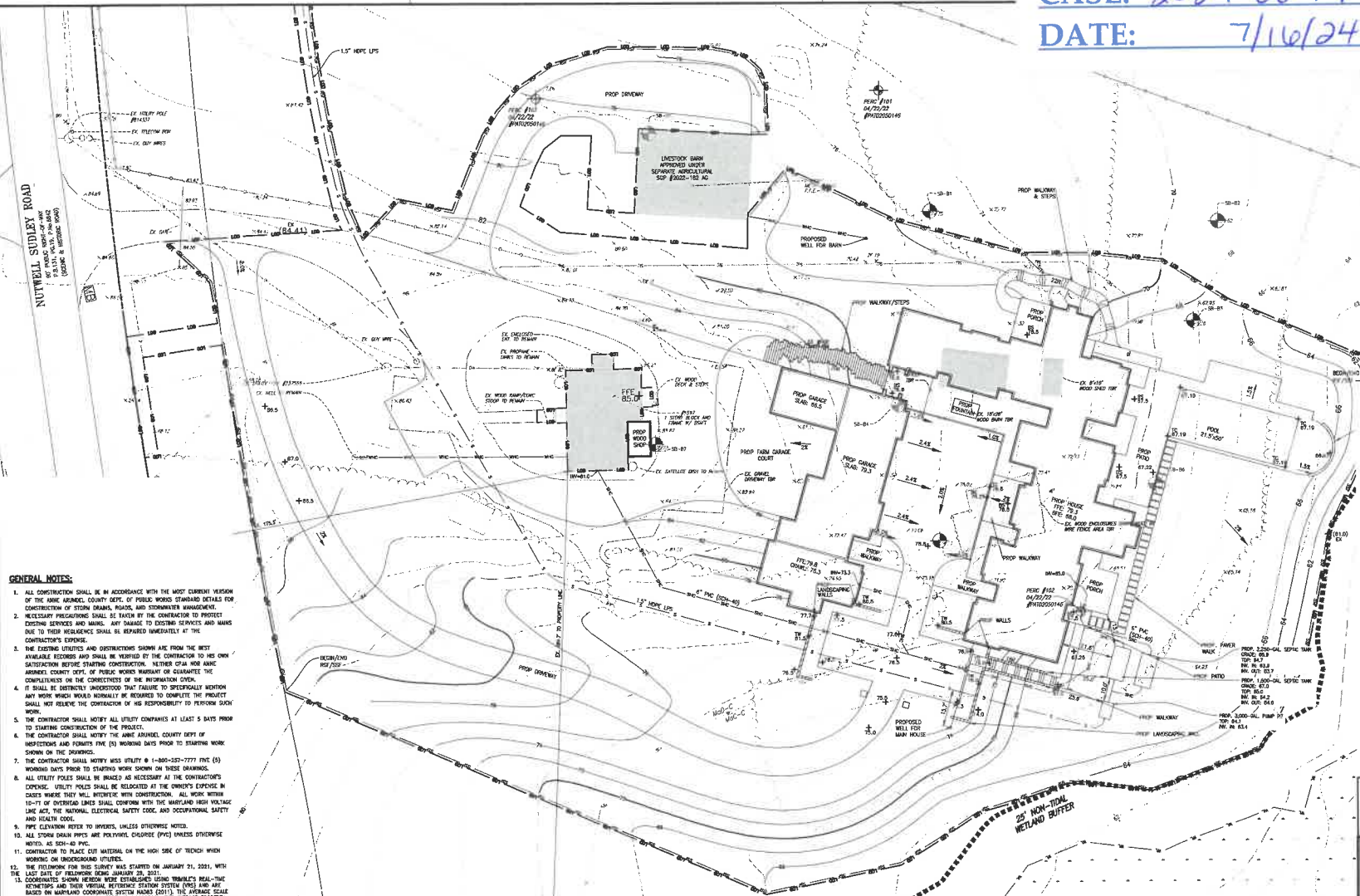
LINE #	DIRECTION	LENGTH
L1	N02°42'00"E	4.96'
L2	N11°08'00"W	86.80'
L3	N08°21'42"E	119.87'

**CURVE TABLE**

CURVE	RADIUS	ARC	DELTA	TANGENT	BEARING	CHORD
C1	80.00'	127.87'	01°52'00"	118.27'	N42°04'18"W	338.23'
C2	200.00'	707.46'	09°07'00"	353.14'	N47°12'18"W	754.07'



KEY MAP  
SCALE: 1" = 1000'



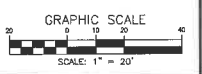
- GENERAL NOTES:**
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE MOST CURRENT VERSION OF THE ANNE ARUNDEL COUNTY DEPT. OF PUBLIC WORKS STANDARD DETAILS FOR CONSTRUCTION OF STORM DRAINS, MANHOLES AND CONSUMER WASTEWATER.
  - NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MANHOLES. ANY DAMAGE TO EXISTING SERVICES AND MANHOLES DUE TO THEIR NEGLIGENCE SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
  - THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION. NOTICE OF WORK ANNE ARUNDEL COUNTY DEPT. OF PUBLIC WORKS MANUAL OR GUARANTEE THE COMPLETENESS ON THE CORRECTNESS OF THE INFORMATION GIVEN.
  - IT SHALL BE INSTANTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY IDENTIFY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
  - THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AT LEAST 5 DAYS PRIOR TO STARTING CONSTRUCTION OF THE PROJECT.
  - THE CONTRACTOR SHALL NOTIFY THE ANNE ARUNDEL COUNTY DEPT. OF INSPECTIONS AND PERMITS FIVE (5) WORKING DAYS PRIOR TO STARTING WORK.
  - THE CONTRACTOR SHALL NOTIFY MISS UTILITY @ 1-800-337-7777 FIVE (5) WORKING DAYS PRIOR TO STARTING WORK SHOWN ON THESE DRAWINGS.
  - ALL UTILITY POLES SHALL BE BRACED AS NECESSARY AT THE CONTRACTOR'S EXPENSE. UTILITY POLES SHALL BE RELOCATED AT THE OWNER'S EXPENSE IN CASES WHERE THEY WILL INTERFERE WITH CONSTRUCTION. ALL WORK WITHIN 10-FT OF OVERHEAD LINES SHALL CONFORM WITH THE MARYLAND HIGH VOLTAGE LINE ACT, THE NATIONAL ELECTRICAL SAFETY CODE, AND OCCUPATIONAL SAFETY AND HEALTH CODE.
  - PIPE ELEVATION REFER TO INVERTS, UNLESS OTHERWISE NOTED.
  - ALL STORM DRAIN PIPES ARE POLYPROPYLENE CHLORIDE (PPVC) UNLESS OTHERWISE NOTED AS SCH-40 PVC.
  - CONTRACTOR TO PLACE CUT MATERIAL ON THE HIGH SIDE OF TRENCH WHEN WORKING ON UNDERGROUND UTILITIES.
  - THE FIELDWORK FOR THIS SURVEY WAS STARTED ON JANUARY 21, 2021, WITH THE LAST DATE OF FIELDWORK BEING JANUARY 29, 2021.
  - COORDINATES SHOWN HEREON WERE ESTABLISHED USING TRIMBLE'S REAL-TIME NETWORKING AND THEIR VERTICAL REFERENCE SYSTEM LIVES ARE BASED ON MARYLAND COORDINATE SYSTEM NAD83 (2011). THE AVERAGE SCALE FACTOR FOR THIS SURVEY PROJECT IS 1.000024. THE AVERAGE SCALE FACTOR BASED FROM NAVD83 VERTICAL DATUM IS 0.99997. FOR AN ELEVATION FACTOR OF 1.000024, THE CORRECTION FACTOR FOR THIS SURVEY PROJECT IS 0.000024. ALL BEARINGS AND DISTANCES SHOWN ARE BASED ON GRID COORDINATES.
  - DEETS L1212 F.146, PLAT REFERENCE #842 L. 131 F. 19 RECORDED 04/14/19.

**UTILITY STATEMENT:**  
THE UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) HAVE BEEN LOCATED FROM FIELD SERVICE INFORMATION, MAPS AS FAR AS AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPARE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR OFFERS NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. UNLESS OTHERWISE NOTED, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**LEGEND**

PROPERTY LINE	—	NON-TIDAL WETLAND BOUNDARY	SP	SOIL PIPE FOUND
ASSUMED PROPERTY LINE	---	STIPPLE LINE	SPF	SEWER & GUP FOUND
EXISTING TREE LINE	—	LIMIT OF DISTURBANCE	SPS	SEWER & GUP SET (CP/111)
EXISTING CONDUITS	—	SUPPLE SUI FENCE	SPF	ENTRANCE
WETLAND BUFFER LINE	—	RETROFITTED SUI FENCE	SPF	ENTRANCE
WALKING RESTRICTION LINE	—	NEW SUI FENCE	SPF	ENTRANCE
BUILDING RESTRICTION LINE	—	NEW OR FORMERLY	SPF	ENTRANCE
EXISTING SOIL DELINEATION	—	UTILITY POLE	SPF	ENTRANCE
OVERHEAD WIRE	—	MAIL BOX	SPF	ENTRANCE
WIRE FENCE	—	PLAY BOOK, PAGE, PLAT NUMBER	SPF	ENTRANCE
METAL ROOT ZONE	—	IRON BAR FOUND	SPF	ENTRANCE

- GENERAL NOTES:**
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE ANNE ARUNDEL COUNTY DEPT. OF HEALTH PRIVATE SEWAGE DISPOSAL CODE, JULY 2012, AND THE ANNE ARUNDEL COUNTY DEPT. OF HEALTH STANDARD SPECIFICATIONS.
  - ALL PRECAST STRUCTURES SHALL CONFORM WITH SECTION 07100 OF THE AN COUNTY DPM STANDARD SPECIFICATIONS.
  - ALL WATERPROOFING SHALL CONFORM WITH SECTION 07100 OF THE AN COUNTY DPM STANDARD SPECIFICATIONS.
  - ALL PIPING SHALL BE 400 SCH-40 PVC OR BETTER, UNLESS SPECIFIED OTHERWISE.
  - CLEANOUTS SHALL BE PROVIDED. 1/2" DIA. CLEANOUTS IN PATIO AREAS SHALL BE INSTALLED.
  - IN ACCORDANCE WITH AN COUNTY DPM STANDARD DETAIL 5-2, ALL 1/2" DIA. CLEANOUTS SHALL CONFORM WITH AN COUNTY DPM STANDARD DETAIL 5-2.
  - UNLESS OTHERWISE SPECIFIED, ALL 1/2" DIA. CLEANOUTS SHALL BE INSTALLED.
  - IT SHALL BE INSTANTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO PERFORM SUCH WORK.
  - THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" (800) 337-7777 THE WORKING DAY PRIOR TO STARTING WORK.
  - THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNOLOGIES, SEQUENCES, PROCEDURES, AND PROGRAMS.
  - THE CONTRACTOR IS RESPONSIBLE AND MUST NOTIFY THAT ALL D.S./A./D.S./A. REGULATIONS ARE APPLIED TO DURING CONSTRUCTION.



FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, SETTLEMENT ON TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:  
15 WORKING DAYS FOR THE SURFACE OF ALL PERMITTED CONCRETE, DRIVES, WALLS, OFFICES, PERMITTER SCOPES, AND ALL SERVICES EXCEPT THOSE HORIZONTAL TO 1 VERTICAL (H:V); AND 15 WORKING (1) CALENDAR DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

UPDATED REVISIONS:

NO.	DATE	DESCRIPTION

VARIANCE SITE PLAN  
5597 NUTWELL SUDLEY ROAD  
TAX MAP 73, GRID 11, TAX PARCEL 119  
PARCEL 3  
THOMPSON PROPERTY  
SEVENTH (7th) ASSESSMENT DISTRICT  
ANNE ARUNDEL COUNTY, MD

**CPJ** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors

CLIENT: ALAN B. JAMES  
5597 NUTWELL SUDLEY ROAD  
DUBLIN, MD 20728

TAX ACCOUNT NO.: 07-000-00370-01  
PROJECT NO.: 119307  
SHEET NO.: 01  
DATE: 01/12/24  
SCALE: AS SHOWN

DRAWING PERMIT NO. G240297  
PROJECT NO.: 119307  
SHEET NO.: 01  
FILE NO.: 2022-0006-00-01

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