

AA 20-99
VAR

Hutchinson, Carl
99-0005

MSA_S1829-2

LH
12/1/99

RC
3/2/00

20-99

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 2000-0090-V

IN RE: CARL HUTCHINSON

THIRD ASSESSMENT DISTRICT

DATE HEARD: APRIL 27, 2000

ORDERED BY: STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OFFICER

ZONING ANALYST: KEVIN DOOLEY

DATE FILED: MAY 3, 2000

RECEIVED

MAY 8 2000

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

PLEADINGS

Carl Hutchinson, the applicant, seeks a variance (2000-0090-V) to permit an extension in time for the implementation and completion of a previously approved variance on property located along the south side of Leatherleaf Lane, south of Shady Lane, Pasadena.

PUBLIC NOTIFICATION

The case was advertised in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 175' of the property was notified by mail, sent to the address furnished with the application. Mr. Hutchinson testified that the property was posted for 14 days prior to the hearing. I find and conclude that the requirements of public notice have been satisfied.

FINDINGS AND CONCLUSIONS

This case concerns the same property the subject of the decision by this office in Case No. 1999-0005-V (March 9, 1999). The 1999 decision granted a modified conditional variance to permit a dwelling in the Chesapeake Bay Critical Area buffer as expanded for steep slopes and with disturbance to steep slopes. The Anne Arundel County Code, Article 28, Section 11-102.2(a) provides that a variance becomes void unless a building permit conforming to the plans is

obtained within one year and construction is completed within two years. On March 7, 2000, the applicant filed a timely request to extend the duration of the approved variance.

Kevin Dooley, a zoning analyst with the Department of Planning and Code Enforcement, testified that the project is pending a building permit and voiced no objection to a 6-month extension to each requirement.

Todd Wood, the applicant's engineer, submitted a copy of the approved grading plan. The witness indicated that the relocation of the dwelling in accordance with the decision in Case No. 1999-0005-V requires a modification to the platted building restriction line.¹ The revision will require approval by the Development Division.

Upon review of the facts and circumstances, I find and conclude that the applicant is entitled to relief from the code. This case satisfies the test of exceptional circumstances, consisting of the unanticipated delay, such that a variance is necessary to avoid an unnecessary hardship and to enable the applicant to develop the lot. I further find that the minimum variance is a one-year time extension to each time requirement. There was nothing to suggest that the granting of the variance will alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property, or be detrimental to the public welfare.

¹The project also encountered certain architectural delays which are now resolved.

ORDER

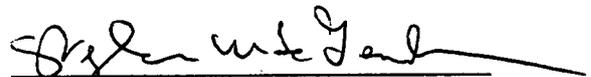
PURSUANT to the application of Carl Hutchinson, petitioning for a variance to permit an extension in the time required for the implementation and completion of a previously approved variance; and

PURSUANT to the advertising, posting of the property, and public hearing and in accordance with the provisions of law, it is this 30th day of May, 2000,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicant is hereby **granted** a one-year extension. That is, the building permit is extended until March 9, 2001, and completion is extended until March 9, 2002.

The forgoing variance is subject to the following conditions:

1. The applicant shall comply with the requirements of the Development Division with respect to the platted building restriction line.
2. The applicant shall adhere to the conditions contained in the Order in Case No. 1999-0005-V.



Stephen M. LeGendre
Administrative Hearing Officer

NOTICE TO APPLICANT

Within thirty (30) days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.

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



Judge John C. North, II
Chairman

Ren Serey
Executive Director

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 260-7516 Fax: (410) 974-5338

March 20, 2000

Mr. Kevin Dooley
Anne Arundel County Department of Planning and Code Enforcement
2664 Riva Road, MS 6301
Annapolis, MD 21401

RE: Variance 2000-0090-V, Carl Hutchinson

Dear Mr. Dooley:

Thank you for providing information on the above referenced variance application. The applicant is requesting a variance to permit an extension in time for the implementation and completion of a previously approved variance. The property has a split designation of LDA/RCA and is currently undeveloped.

A modified conditional variance was granted to this applicant for construction of a single family dwelling on this lot. Provided the conditions of the previous order are followed, this office does not oppose the variance requested. However, please note, the site plan included with the current variance application does not match the site plan included as Appendix A of the decision document for Case Number 1999-0005-V. This should be clarified.

Thank you for the opportunity to comment. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,

A handwritten signature in cursive script that reads "LeeAnne Chandler".

LeeAnne Chandler
Natural Resources Planner

cc: AA20-99

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093



DATE: 03/07/2000
TIME: 16:01:22

ANNE ARUNDEL COUNTY, MARYLAND
PACE ZONING APPLICATION SYSTEM
CREATE APPLICATION REQUEST

PROGRAM ID: PNZ020C
SCREEN ID: PNZMS20

CA
AA20-99

APPLICATION TYPE	VARIANCE						
CASE NUMBER	TAX ACCT NBR	MAP	BLK	PARCEL	LOT	ACRES	TYPE
2000-0090-V	3240-9002-2908	25	19	0346	11	2.940	R
APPLICANT NAME	HUTCHINSON, CARL					APPLICATION DATE	03/07/2000
CLASS	RESPRN	STANDARD	TIME	TYPE		APPLICATION FEE	150.00
ANALYST	LSD	STATUS	OPEN	DECISION		COURT	APPEAL
OWNER NAME/ADDRESS/PHONE						PROPERTY DESCRIPTION	
HUTCHINSON, CARL E						LT 11	
251 LEATHERLEAF LN						251 LEATHERLEAF LN	
						EAGLE HILL	
PASADENA	MD 21122	TELEPHONE					
PROPERTY LOCATION	20 FEET OF	FRONTAGE ON S	SIDE OF	LEATHERLEAF LANE			
	600 FEET S	OF SHADY LANE		IN PASADENA			
TAX DIST	3	COUNCIL DIST	3	ZONING	RLD		
WATERFRONT	Y	CORNER LOT	N	CRITICAL AREA:	IDA N LDA Y RCA Y		
MAPS:	200	ALEX		DEED:	LIBER 9165 FOLIO 693		

CLEAR-MENU RECORD SUCCESSFULLY ADDED
PF2-HEA PF3-SIG PF5-CNT PF6-COM PF11-FWD

DATE: 03/07/2000
TIME: 16:02:24

ANNE ARUNDEL COUNTY, MARYLAND
PACE ZONING APPLICATION SYSTEM
CREATE DESCRIPTION AND RECOMMENDATION DATA

PROGRAM ID: PNZ021C
SCREEN ID: PNZMS21

CASE NUMBER 2000-0090-V APPLICATION TYPE VARIANCE
DESCRIPTION

VARIANCE TO PERMIT AN EXTENSION IN TIME FOR THE IMPLEMENTATION AND
COMPLETION OF A PREVIOUSLY APPROVED VARIANCE.

CHESAPEAKE BAY CRITICAL AREA COMMISSION
45 CALVERT STREET, 2ND FLOOR
ANNAPOLIS, MD 21401

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: _____ Date: _____

Name of Project (site name, subdivision name, or other): Hutchinson Property

Local case number: 2000-0090V

Project location/Address: 251 Leatherleaf Lane Pasadena, MD 21122

Tax map# 25 Block# 19 Lot# 11 Parcel# 346

Type of application:
(Select all applicable)

- SUBDIVISION
- SITE PLAN
- VARIANCE:
Buffer x Slope x
Imp. Surf. Other
- SPECIAL EXCEPTION
- CONDITIONAL USE
- REZONING
- GRADING PERMIT
- BLDG PERMIT
- INTRAFAMILY
- GROWTH ALLOCATION
- OTHERS _____

Type of Project:
(Select all applicable)

- RESIDENTIAL
- COMMERCIAL
- WATER DEPENDENT
FACILITY/PIER/MARINA
- INDUSTRIAL
- MIXED USE
- REDEVELOPMENT
- SHORE EROSION PROTEC.
- AGRICULTURE
- OTHERS _____
e.g. PUD

Current Use:
(Select all applicable)

- COMMERCIAL
- RESIDENTIAL
- AGRICULTURE
- FOREST/BUFFER/WOODLAND
- INDUSTRIAL
- INSTITUTIONAL
- OPEN SPACE/RECRE.
- SURFACE MINING
- VACANT
- WATER DEPENDENT
FACILITY/PIER/MARINA
- OTHERS _____

Describe Proposed use of project site: Single Family Dwelling

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: <u>2.9413</u>	
IDA ACRES _____	AREA DISTURBED: _____
LDA ACRES <u>2.3763</u>	# LOTS CREATED: <u>1</u>
RCA ACRES <u>.565</u>	# DWELLING UNITS: <u>1</u>
AGRICULTURAL LAND: _____	
EXISTING FOREST/WOODLAND/TREES: <u>2.9413</u>	FOREST/WOODLAND/TREES REMOVED: <u>.44</u>
FOREST/WOODLAND/TREES CREATED: <u>0</u>	
EXISTING IMPERVIOUS SURFACE: <u>0</u>	PROPOSED IMPERVIOUS SURFACE: <u>.145</u>
TOTAL IMPERVIOUS SURFACE: <u>.145</u>	
GROWTH ALLOCATION DEDUCTED: _____	
RCA to LDA: _____	RCA to IDA: _____
	LDA to IDA: _____

Local Jurisdiction Contact person: _____

Telephone number: _____

Response from Commission required by: _____

Hearing Date: _____

CHESAPEAKE BAY CRITICAL AREA REPORT
CHECK LIST
Anne Arundel County, Maryland



TO: Property Owners in the Chesapeake Bay Critical Area

DATE: 3/6/00

FROM: Department of Planning and Code Enforcement

SUBJECT: Information Required for Submission of Critical Area Report - Zoning Applications

Zoning Case Number _____ Applicant's Name Carl Hutchinson
Critical Area Classification: LDA/RCA/IDA; Tax Map 25 Block 19 Parcel 346

Your property is located within the Chesapeake Bay Critical Area. In reviewing your application, Planning and Code Enforcement must determine the impact your proposal will have on stormwater management and plant and animal habitat in conformance to Critical Area criteria. Your plan must meet the criteria for your classification and satisfy COMAR 14.15.11 regarding variances. You are responsible for supplying five copies of the VICINITY MAP, NARRATIVE STATEMENT AND PLAN to the Zoning Administration Division of the Department of Planning and Code Enforcement with your zoning application. Applications within the Critical Area will not be accepted without a complete Critical Area Report.

1. A brief explanation of why you need a variance or special exception. If you have applied for a building or grading permit, please list the permit number(s). 603000973 302147563
2. A VICINITY MAP showing clear directions to your property and the address.
3. A short, 1 or 2 sentence per item, NARRATIVE STATEMENT which provides the following information (if checked):
 - Type of predominant trees and shrubs (maple, oak, evergreen, etc.) on the entire parcel. (At least 15% of the lot must have trees and shrubs or additional plantings will be required. Trees and shrubs must cover the area 25' from the water on waterfront lots except for access area.)
 - Method of control of rainwater from existing and proposed structures, driveways and parking. (Where does it go now? Where will additional runoff go? Any special techniques?)
 - Methods to minimize impacts on water quality and habitat from proposed construction (e.g. stormwater management, sediment control, replanting, avoiding slopes).
 - Square footage of site that is currently wooded or has trees and shrubs; square footage to be disturbed by proposed work; acreage of lot; total impervious coverage before and after work (Any lot in LDA or RCA that is 21,780 square feet or less cannot have more than 25% impervious surface covered unless further restricted by plat. Lots over 1/2 acre cannot exceed 15% coverage.)
 - Habitat protection areas: Buffers, expanded buffers, wetlands, rare and endangered species, anadromous fish propagation waters, colonial water bird nesting sites, historic waterfowl staging and concentration areas, riparian forests 300' or more in width, forested blocks 100 acres or more, natural heritage areas, plant and wildlife habitats of local significance.
4. A PLAN of your property, drawn to scale (a plot plan, grading plan or building location survey can be used) showing (if checked):
 - Steep slopes (15% or greater - show any slope if you aren't sure of percentage of slope)
 - Existing tree line, individual trees and all proposed clearing, grading or any disturbance
 - Wetlands (tidal and nontidal) Floodplain (tidal and nontidal)
 - Any proposed planting or landscaping on property
 - Other (water depths, buffers as shown on record plat, habitat protection areas as identified in 3e, and plat notes)
5. ONE copy of a Notification of Project Application supplied with this check list.

Residential lots in IDA will be required to meet the criteria for LDA. Special circumstances where LDA criteria cannot be met will be reviewed in conjunction with the Critical Area Commission. Commercial, institutional or industrial uses in IDA must meet the 10% Pollutant Reduction Rule. If you have any questions or need assistance, please contact Lori Allen at (410) 222-7459.

CRITICAL AREA REPORT

251 Leatherleaf Lane

The applicant desires to construct a new 67.67-ft. x 41.67-ft. house, porch and driveway, on this currently vacant property.

The subject property is an existing legal lot on the Eagle Point Subdivision, Plat 2, Lot 11. The lot is an irregularly shaped lot with 25-ft. of frontage on the road and 35-ft. of frontage on the water.

Most of this lot has steep slopes with very few flat areas. The rear yard slopes relatively steep towards the water. The limit of disturbance for the house, septic, and stormwater management is within the expanded buffer. The proposed limit of disturbance is located outside of the 100-ft. buffer.

This entire 2.9413-acre lot is comprised of woodlands and is located in the LDA and RCA of the Chesapeake Bay critical area. The site is predominantly mature deciduous trees with some evergreen trees. The applicant proposes to remove 19,220-sq. ft. of woods with 108,904-sq. ft. remaining. Most of the wooded area remaining would be where the steep slopes are located on the rear and west side of the property.

The runoff from the proposed dwelling will be filtered by an underground stone infiltration or attenuation trench or other approved Best Management Practice. The storm water management device will be designed for the first ½ inch of runoff from the dwelling. The runoff from the proposed driveway will be filtered through the existing wooded area.

Standard sediment control devices (i.e., silt fence) will be used during construction to limit sediment runoff.

The disturbed area of approximately 19,220-sq. ft. will create 6328-sq. ft. of new impervious area. After construction, 5% of the lot will be covered with impervious surfaces.

There are no known habitat protection areas known to exist on this site.

The dwelling has been located on the high spot of the lot to provide for drainage away from the house. This location is also uphill of the passing perc tests. Grading of the steep slopes is needed to construct the house, driveway, septic system, stormwater management, and provide an exit out of the basement.

N/F
✓
RECEIVED

MAR 11 1999

**CHESAPEAKE BAY
CRITICAL AREA COMMISSION**

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 1999-0005-V

IN RE: CARL HUTCHINSON

THIRD ASSESSMENT DISTRICT

DATE HEARD: FEBRUARY 22, 1999

ORDERED BY: STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OFFICER

ZONING ANALYST: SUZANNE SCHAPPERT

DATE FILED: MARCH 9, 1999

PLEADINGS

Carl Hutchinson, the applicant, seeks a variance (1999-0005-V) to permit a dwelling on steep slopes with less setbacks and buffer than required on property located along the south side of Leatherleaf Lane, south of Shady Lane, Pasadena.

PUBLIC NOTIFICATION

The case was advertised in accordance with the provisions of the County Code. Mr. Hutchinson testified that the property was posted for 14 days prior to the hearing.

FINDINGS AND CONCLUSIONS

This case concerns an unimproved waterfront lot located at 2511 Leatherleaf Lane, in the subdivision of Eagle Hill, Pasadena. The property comprises 2.9413 acres and is zoned RLD with Chesapeake Bay Critical Area designations as Limited Development Area (LDA) and Resource Conservation Area (RCA). The applicant seeks to construct a 67.67' X 41.67' dwelling in the Chesapeake Bay Critical Area buffer as expanded for steep slopes and with disturbance to steep slopes.

The Anne Arundel County Code, Article 28, Section 1A-104(a)(1) establishes a minimum 100-foot buffer landward from the mean high-water line of tidal waters. The buffer expands beyond 100 feet to include land within 50 feet of

the top of contiguous steep slopes. Section 1A-105(c) prohibits development on slopes 15 percent or greater in the LDA and RCA. Accordingly, the proposal necessitates a variance to develop in the expanded buffer with disturbance to steep slopes.

Suzanne Schappert, a zoning analyst with the Department of Planning and Code Enforcement, testified that this is an irregularly shaped legal lot with its rear yard steeply sloped to the water. The full disturbance falls within the expanded buffer but not within 100 feet of water. She reported that both the Environmental Division and the Critical Area Commission recommended reductions in the footprint, driveway and parking areas as well as relocation of the improvements closer to the road. In the circumstances, she opposed the request as beyond the minimum variance.

Mr. Hutchinson explained that only one portion of the site passed the percolation test. The dwelling was located at a relatively high point for purposes of drainage and gravity septic. The driveway was placed with an aim toward minimizing tree removal.

Todd Wood, the applicant's engineer, submitted two design options. The first option relocates the dwelling proximate to the northwest property line and leaves only the southeast corner of the dwelling within the expanded buffer. The second option relocates the dwelling to the north beyond the expanded buffer. This proposal also permits a reduction in the paving and will accommodate a

future garage.

Upon review of the facts and circumstances, I find and conclude that the applicants are entitled to modified, conditional relief to the code. For this Critical Area property, due to the buffer as expanded by steep slopes, a strict implementation of the program would cause an unwarranted hardship to the applicant. To literally interpret the program would deprive him of rights commonly enjoyed by other properties in similar areas within the Critical Area of the County to be developed with a single-family residence. Conversely, the granting of a modified, conditional variance will not confer any special privilege that the program denies to other lands within the Critical Area. There is nothing to suggest that the request is based on conditions resultant of circumstances caused by the applicant; nor does the request arise from conditions relating to land use on neighboring property. With conditions, the granting of a modified variance will not adversely affect water quality or adversely impact fish, wildlife or plant habitat and will be in harmony with the general spirit and intent of the program. I further find that the second option proposed by the applicant represents the minimum variance necessary to afford relief. This option accomplishes the goals of reducing the incursion into the expanded buffer and the steep slopes while at the same time decreasing the extent of impervious coverage. There is nothing to suggest that the granting of the modified variance will alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent

property or be detrimental to the public welfare. The approval shall be subject to the conditions in the Order.

ORDER

PURSUANT to the application of Carl Hutchinson, petitioning for a variance to permit a dwelling on steep slopes and with less setbacks and buffer than required; and

PURSUANT to the advertising, posting of the property, and public hearing and in accordance with the provisions of law, it is this 9th day of March, 1999,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicant is hereby **granted** a *modified* variance to permit disturbance to the expanded buffer and to permit development on steep slopes subject to the following conditions:

1. The applicant shall revise the site plan consistent with the second option submitted in these proceedings. A copy of the modified site plan is attached as Exhibit A.
2. The applicant shall provide mitigation of native species at a 3:1 ratio for all new disturbance to the buffer.


Stephen M. LeGendre
Administrative Hearing Officer

NOTICE TO APPLICANT

Within thirty (30) days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.

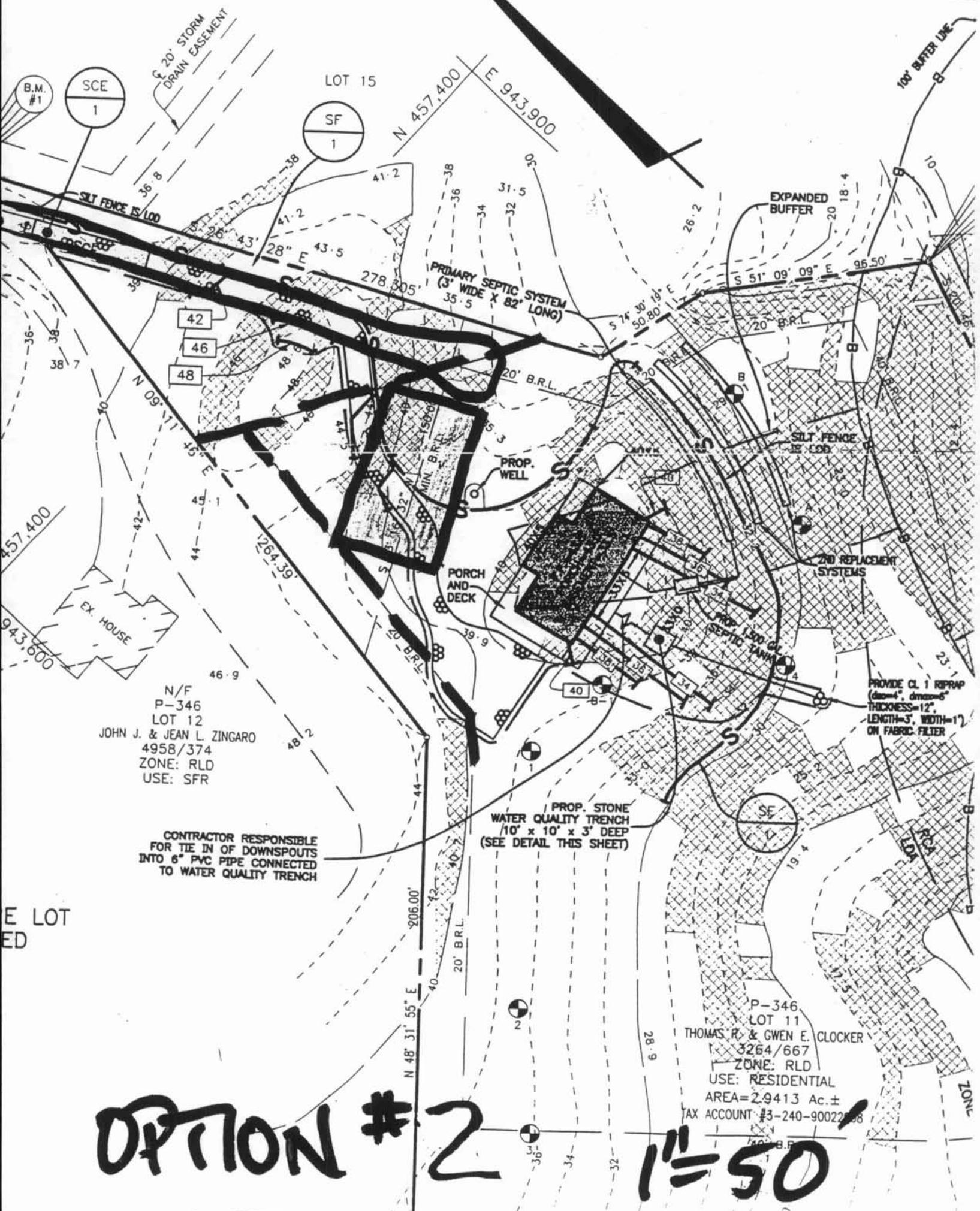
Further, Section 11-102.2 of the Anne Arundel County Code states:

A variance granted under the provisions of this Article shall become void unless a building permit conforming to the plans for which the variance was granted is obtained within one year of the grant and construction is completed within two years of the grant.

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

EXHIBIT "A"

FOR SUCCESSFUL STABILIZATION OF DISTURBED AREAS AND WITH APPROVAL OF REGULATORY AGENCIES, REMOVE ALL SEDIMENT CONTROL DEVICES.



N/F
P-346
LOT 12
JOHN J. & JEAN L. ZINGARO
4958/374
ZONE: RLD
USE: SFR

CONTRACTOR RESPONSIBLE
FOR TIE IN OF DOWNSPOUTS
INTO 6" PVC PIPE CONNECTED
TO WATER QUALITY TRENCH

PROP. STONE
WATER QUALITY TRENCH
10' x 10' x 3' DEEP
(SEE DETAIL THIS SHEET)

P-346
LOT 11
THOMAS R. & GWEN E. CLOCKER
3264/667
ZONE: RLD
USE: RESIDENTIAL
AREA=2.9413 Ac.±
TAX ACCOUNT #3-240-90022688

OPTION #2
1"=50'

Judge John C. North, II
Chairman



Ren Serey
Executive Director

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 260-7516 Fax: (410) 974-5338

January 21, 1999

Mr. Kevin Dooley
Anne Arundel County Department of Planning and Code Enforcement
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: Carl & Jean Hutchinson
1999-0005-V

Dear Mr. Dooley:

I have received the above-referenced variance to permit a single family dwelling that will require less setbacks and be in the expanded Buffer for steep slopes. This office offers no comment regarding the setback issue. Provided the lot is properly grandfathered, the lot may accommodate one dwelling.

However, it appears the disturbance to the Buffer and steep slopes may not be the minimum necessary to accommodate a dwelling. We recommend that the footprint be reduced and the dwelling be cited closer to Leatherleaf Lane. The driveway and parking area should also be reduced. We also recommend that mitigation of native species at a 3:1 ratio be required for all new disturbance to the Buffer.

Thank you for the opportunity to comment. Please include this letter in your file and submit it as part of the record for variance. Please notify the Commission of the decision made in this case.

Sincerely,

A handwritten signature in cursive script that reads "Lisa A. Hoerger".

Lisa A. Hoerger
Environmental Specialist

cc: AA 20-99

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093



CHESAPEAKE BAY CRITICAL AREA COMMISSION
45 CALVERT STREET, 2ND FLOOR
ANNAPOLIS, MD 21401

AA20-99

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: AA Date: _____
Name of Project (site name, subdivision name, or other): Carl & Jean Hutchinson Property
Local case number: 1999-0005-V
Project location/Address: 251 Leatherleaf Lane Pasadena, MD 21122

Tax map# 25 Block# 19 Lot# 11 Parcel# 346

Type of application:
(Select all applicable)

- SUBDIVISION
- SITE PLAN
- VARIANCE:
Buffer Slope
Imp. Surf. Other
- SPECIAL EXCEPTION
- CONDITIONAL USE
- REZONING
- GRADING PERMIT
- BLDG PERMIT
- INTRAFAMILY
- GROWTH ALLOCATION
- OTHERS _____

Type of Project:
(Select all applicable)

- RESIDENTIAL
- COMMERCIAL
- WATER DEPENDENT
FACILITY/PIER/MARINA
- INDUSTRIAL
- MIXED USE
- REDEVELOPMENT
- SHORE EROSION PROTEC.
- AGRICULTURE
- OTHERS _____
e.g. PUD

Current Use:
(Select all applicable)

- COMMERCIAL
- RESIDENTIAL
- AGRICULTURE
- FOREST/BUFFER/WOODLAND
- INDUSTRIAL
- INSTITUTIONAL
- OPEN SPACE/RECRE.
- SURFACE MINING
- VACANT
- WATER DEPENDENT
FACILITY/PIER/MARINA
- OTHERS _____

Describe Proposed use of project site: Single Family Dwelling less site
buffer

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: 2.9413

IDA ACRES _____

AREA DISTURBED: _____

LDA ACRES 2.3763

LOTS CREATED: 1

RCA ACRES .565

DWELLING UNITS: 1

AGRICULTURAL LAND: _____

EXISTING FOREST/WOODLAND/TREES: 2.9413 FOREST/WOODLAND/TREES REMOVED: .44

FOREST/WOODLAND/TREES CREATED: 0

EXISTING IMPERVIOUS SURFACE: 0

PROPOSED IMPERVIOUS SURFACE: .145

TOTAL IMPERVIOUS SURFACE: .145

GROWTH ALLOCATION DEDUCTED: _____

RCA to LDA: _____

RCA to IDA: _____

LDA to IDA: _____

RECEIVED

JAN 14 1999

Local Jurisdiction Contact person: _____
Telephone number: _____
Response from Commission required by: _____
Hearing Date: _____

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

CRITICAL AREA REPORT

251 Leatherleaf Lane

The applicant desires to construct a new 67.67-ft. x 41.67-ft. house, porch and driveway, on this currently vacant property.

The subject property is an existing legal lot on the Eagle Point Subdivision, Plat 2, Lot 11. The lot is an irregularly shaped lot with 25-ft. of frontage on the road and 35-ft. of frontage on the water.

Most of this lot has steep slopes with very few flat areas. The rear yard slopes relatively steep towards the water. The limit of disturbance for the house, septic, and stormwater management is within the expanded buffer. The proposed limit of disturbance is located outside of the 100-ft. buffer.

This entire 2.9413-acre lot is comprised of woodlands and is located in the LDA and RCA of the Chesapeake Bay critical area. The site is predominantly mature deciduous trees with some evergreen trees. The applicant proposes to remove 19,220-sq. ft. of woods with 108,904-sq. ft. remaining. Most of the wooded area remaining would be where the steep slopes are located on the rear and west side of the property.

The runoff from the proposed dwelling will be filtered by an underground stone infiltration or attenuation trench or other approved Best Management Practice. The storm water management device will be designed for the first ½ inch of runoff from the dwelling. The runoff from the proposed driveway will be filtered through the existing wooded area.

Standard sediment control devices (i.e., silt fence) will be used during construction to limit sediment runoff.

The disturbed area of approximately 19,220-sq. ft. will create 6328-sq. ft. of new impervious area. After construction, 5% of the lot will be covered with impervious surfaces.

There are no known habitat protection areas known to exist on this site.

The dwelling has been located on the high spot of the lot to provide for drainage away from the house. This location is also uphill of the passing perc tests. Grading of the steep slopes is needed to construct the house, driveway, septic system, stormwater management, and provide an exit out of the basement.

97-3078
3078CRAT

RECEIVED

JAN 14 1999

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

STANDARD RESPONSIBILITY NOTES

(A) ALL DEVELOPMENT AND CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THIS PLAN AND EROSION CONTROL PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING AND THE ANNE ARUNDEL COUNTY DEPARTMENT OF ENVIRONMENTAL AND PLANNING SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING AND THE ANNE ARUNDEL COUNTY DEPARTMENT OF ENVIRONMENTAL AND PLANNING SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING AND THE ANNE ARUNDEL COUNTY DEPARTMENT OF ENVIRONMENTAL AND PLANNING SERVICES.

(B) ANY PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE RECEIVED A TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

(C) THE APPROPRIATE ENCLOSURE WILL BE CONSTRUCTED AND MAINTAINED ON SEDIMENT CONTROL STRUCTURES TO PREVENT THE ESCAPE OF ALL EXCESSIVE CONSTRUCTION MATERIALS AND TO PREVENT THE ESCAPE OF ALL EXCESSIVE CONSTRUCTION MATERIALS AND TO PREVENT THE ESCAPE OF ALL EXCESSIVE CONSTRUCTION MATERIALS.

(D) THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING AND THE ANNE ARUNDEL COUNTY DEPARTMENT OF ENVIRONMENTAL AND PLANNING SERVICES.

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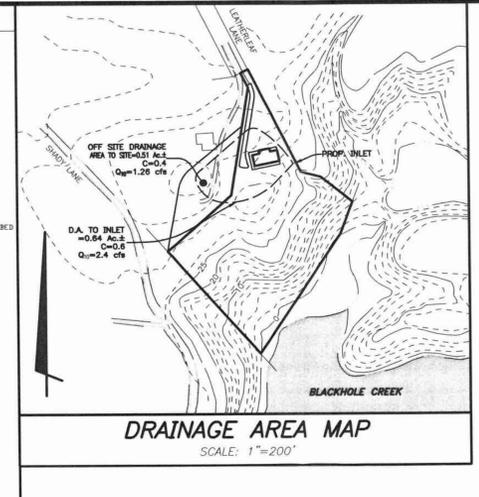
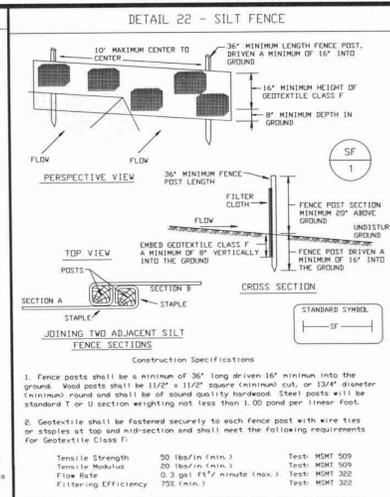
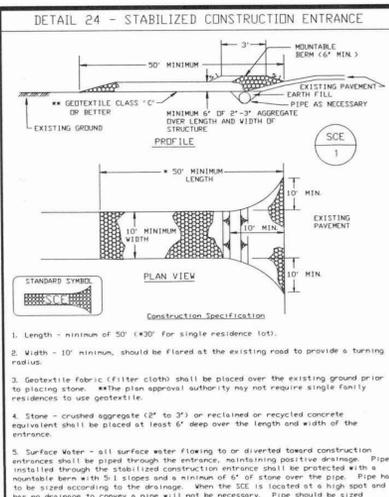
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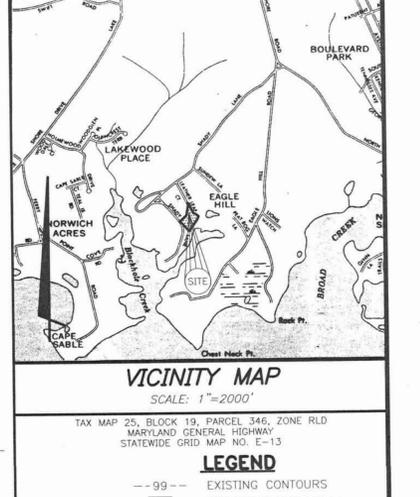
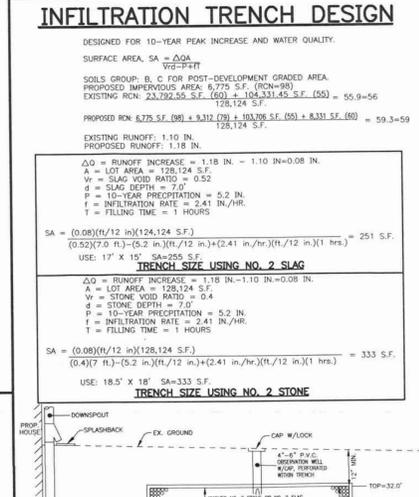
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GENERAL NOTES

- TOTAL AREA OF LOT = 2.9442 AC. / 128,252 S.F.
- TOTAL AREA TO BE DISTURBED DURING CONSTRUCTION = 0.3366 AC. / 14,664 S.F.
- PROPERTY IS LOCATED W/IN LDA AND RCA ZONE OF THE CHESAPEAKE BAY CRITICAL AREA.
- TOTAL AREA TO BE VEGETATIVELY STABILIZED = 0.22 AC. / 9,480 S.F.
- SEE SOIL DELINEATION MAP NO. 14 SOIL TYPE CH2, C6E
- EARTHWORK QUANTITIES:
 - TOTAL CUT: 296 CUBIC YARDS
 - TOTAL FILL: 231 CUBIC YARDS
- TEMPORARY STOCK PILE AREA TO BE WITHIN THE L.O.D. OF SITE.
- EXCESS SPILL MATERIAL TO BE TRUCKED OFF SITE TO AN APPROVED SITE.
- DEVELOPER MUST CONFORM TO BILL NO. 18-85 AND SPECIFICALLY THE FOLLOWING:
 - 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 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.
- THIS PARCEL IS ZONED = RLD
- THE PROPOSED IMPERVIOUS AREA IS 5,184 S.F.
- PROPERTY IS LOCATED W/IN LDA AND RCA ZONE OF THE CHESAPEAKE BAY CRITICAL AREA.



ANNE ARUNDEL SOIL CONSERVATION DISTRICT

DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

1. SOIL TESTS: TIME AND FERTILIZER WILL BE APPLIED FOR SOIL TEST RESULTS FOR NITROGEN, PHOSPHORUS, POTASSIUM, AND SULFUR. SOIL TESTS SHALL BE COMPLETED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.

2. SEEDING: SEEDING SHALL BE COMPLETED WITHIN 30 DAYS OF THE START OF CONSTRUCTION. SEEDING SHALL BE COMPLETED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.

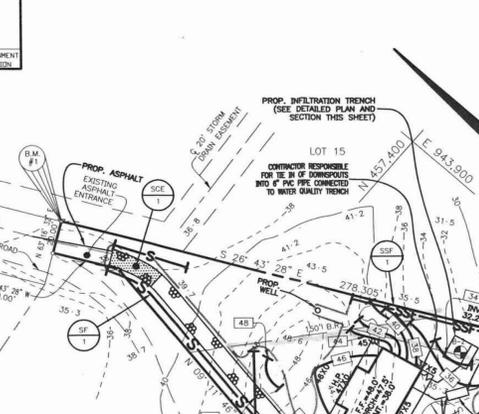
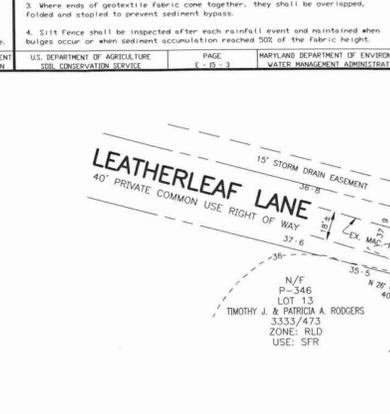
3. MULCHING: MULCH SHALL BE APPLIED TO ALL SEEDING AREAS IMMEDIATELY AFTER SEEDING. MULCH SHALL BE APPLIED TO ALL SEEDING AREAS IMMEDIATELY AFTER SEEDING.

4. WEEDING: WEEDING SHALL BE COMPLETED WITHIN 30 DAYS OF THE START OF CONSTRUCTION. WEEDING SHALL BE COMPLETED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.

5. MAINTENANCE: MAINTENANCE SHALL BE COMPLETED WITHIN 30 DAYS OF THE START OF CONSTRUCTION. MAINTENANCE SHALL BE COMPLETED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.

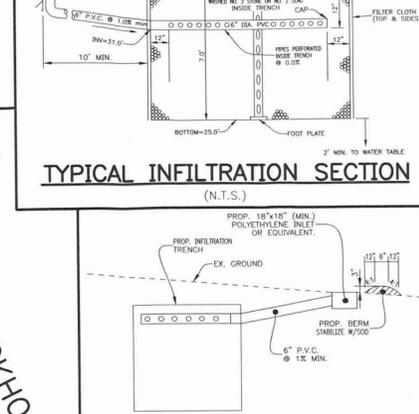
PERC TEST RESULTS - TO2022276

NO.	RESULT	TIME	DEPTH	LOG	WATER
1	F			0-1 TAN LOAMY SAND 1-3 TAN CLAY 3-8 GREEN & RED 8-10 DARK GRAY CLAY 10-15 ORANGE & WHITE SAND	NONE @ 15'
2	F			0-2 TAN LOAMY SAND 2-4 TAN CLAY 4-9 GREEN & RED CLAY SAND 9-11.5 DARK GRAY CLAY 11.5 SANDSTONE (BACKSIDE COULDN'T PENETRATE)	NONE @ 11 1/2'
3	F			0-2 TAN LOAMY SAND 2-3 TAN CLAY 3-10 GREEN & RED CLAY SAND 10-14 ORANGE & WHITE LAYERED SAND 14 BLACK CLAY	H2O @ 14'
4	P	1.0	4	0-1 1/2 TAN LOAMY SAND 1 1/2 BROWN CLAY 3 1/2 SANDSTONE 3 1/2-5 ORANGE & WHITE SAND 5-6 ORANGE & WHITE SAND 6-7 WHITE LOAMY SAND (FINE)	WET @ 13'
A	P	1.0	7	6-16 SAND	NONE @ 16'
B	P	1.0	7	SAND	NONE @ 16'



SEQUENCE OF CONSTRUCTION

- OWNER TO CONTACT ANNE ARUNDEL COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS 48 HOURS PRIOR TO COMMENCING WORK (TELE 410-222-7783).
- INSTALL SEDIMENT CONTROL DEVICES (I.E. SILT FENCE, SUPER SILT FENCE AND S.C.E.).
- ROUGH GRADE SITE AND CONSTRUCT DRIVEWAY.
- CONSTRUCT DWELLING FOUNDATION, CONSTRUCT STORMWATER MANAGEMENT TRENCH, INSTALL PIPING TO PROPOSED DOWNSPOUTS AND INLET AND TURN-UP AND CAP ABOVE GROUND UNTIL DOWNSPOUTS ARE INSTALLED.
- CONSTRUCT PROPOSED DWELLING, CONNECT DOWNSPOUTS TO S.W.M. TRENCH PIPING.
- FINALIZE GRADING, STABILIZE ALL DISTURBED AREAS, INSTALL INLET AND CONNECT TO S.W.M. TRENCH PIPING.
- UPON SUCCESSFUL STABILIZATION OF DISTURBED AREAS AND WITH APPROVAL OF REGULATORY AGENCIES, REMOVE ALL SEDIMENT CONTROL DEVICES.

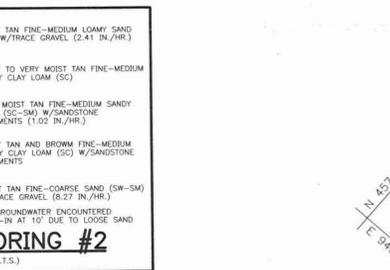
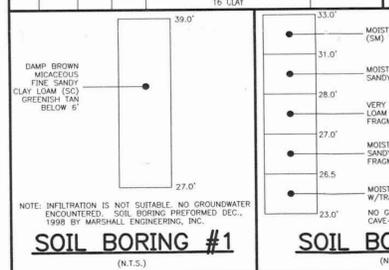


VARIANCE NOTE

VARIANCE #1999-0005-V WAS APPROVED ON MARCH 9, 1999. THE VARIANCE IS FOR THE CONSTRUCTION OF THE HOUSE, DRIVEWAY AND S.W.M. TRENCH IN >15% SLOPES AND FOR THE CONSTRUCTION OF THE SEPTIC AREA IN THE EXPANDED BUFFER. THE PROPOSED HOUSE AND DRIVEWAY ARE TO BE PUSHED TO THE NORTH SO THERE IS MINIMAL IMPACT ON THE EXPANDED BUFFER. ANY IMPERVIOUS SURFACE ENCROACHMENT INTO THE EXPANDED BUFFER IS TO BE MITIGATED WITH NATIVE SPECIES AT A 3:1 RATIO.

CONSTRUCTION GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS AND ENGINEERING AND THE ANNE ARUNDEL COUNTY DEPARTMENT OF ENVIRONMENTAL AND PLANNING SERVICES UNLESS OTHERWISE NOTED.
- EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE TAKEN FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN TO PROTECT EXISTING SERVICES AND MAINS. ANY DAMAGE DUE TO NEGLIGENCE SHALL BE IMMEDIATELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE BALTIMORE GAS & ELECTRIC COMPANY (410) 234-5691 AND MISS UTILITY 1-800-257-7777 AT LEAST FIVE (5) WORKING DAYS BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTIFY THE C & P TELEPHONE COMPANY (410) 393-3648 AT LEAST FIVE (5) WORKING DAYS BEFORE BEGINNING CONSTRUCTION.
- THE CONTRACTOR SHALL NOTE THAT IN CASE OF A DISCREPANCY BETWEEN SCALED AND NOTED DIMENSIONS SHOWN ON THESE PLANS ALL NOTED DIMENSIONS SHALL GOVERN.
- IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THIS PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF ANY RESPONSIBILITY TO PERFORM SUCH WORK.
- ALL STORM DRAIN STRUCTURES NOT DETAILED ON THIS PLAN AND ALL WORK TO BE PERFORMED UNDER THE STORM DRAIN CONSTRUCTION SHALL CONFORM TO ANNE ARUNDEL COUNTY DESIGN MANUAL AND DETAILS & SPECIFICATIONS (MOST RECENT EDITION).



AS-BUILT CERTIFICATION

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

REGISTERED PROFESSIONAL ENGINEER DATE

OWNER-AS-BUILT CERTIFICATION

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

OWNER DATE

CONSULTANT'S CERTIFICATION

THE DEVELOPER'S PLAN TO CONTROL SILT AND EROSION IS ADEQUATE TO CONTROL THE SILT AND EROSION ON THE PROPERTY COVERED BY THIS PLAN. I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND FEASIBLE PLAN BASED ON MY TECHNICAL KNOWLEDGE OF THIS SITE, AND WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT PLAN SUBMITTAL GUIDELINES AND THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER.

D. Fred Wood 7/28/99 DATE

G02006973 PERC NO. T-0202276

Anne Arundel Soil Conservation District
Sediment and Erosion Control Approval

James M. Duffield 9/1/99
District Official

AASCD # 408-39 SMALL POND (S) # -

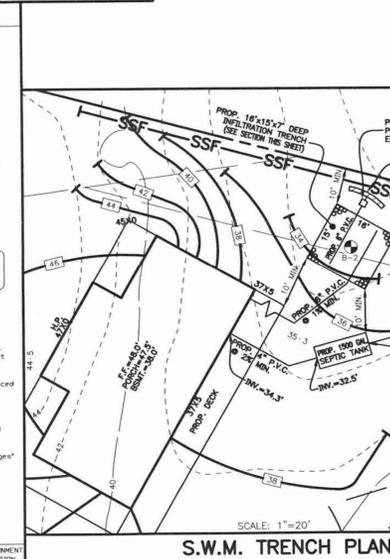
Reviewed for technical adequacy by
USDA, Natural Resource Conservation Service

MISS UTILITY NOTICE

OWNER/CONTRACTOR TO CONTACT MISS UTILITY AT 1-800-257-7777 MINIMUM 72 HOURS PRIOR TO THE START OF CONSTRUCTION FOR LOCATION OF EXISTING UNDERGROUND UTILITIES.

CONSTRUCTION GENERAL NOTES

- Fencing shall be 42" in height and constructed in accordance with the latest Maryland State Highway Details for Chain Link Fencing. The specification for a 6" fence shall be used, substituting 42" fabric and 6" length posts.
- Chain link fence shall be fastened securely to the fence posts with wire ties. The lower tension wire, brace and truss rods, drive anchors and post caps are not required except on the ends of the fence.
- Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section.
- Filter cloth shall be embedded a minimum of 2" into the ground.
- When two sections of filter cloth adjoin each other, they shall be overlapped by 6" and folded.
- Maintenance shall be performed as needed and silt buildups removed when 'bulges' develop in the silt fence, or when silt reaches 50% of fence height.
- Filter cloth shall be fastened securely to each fence post with wire ties or staples at top and mid section and shall meet the following requirements for Geotextile Class F:
 - Tensile Strength: 50 lbs/in (min.)
 - Tensile Modulus: 20 lbs/in (min.)
 - Flow Rate: 0.3 gal (15"/min) (max.)
 - Filtering Efficiency: 75% (min.)



AS-BUILT CERTIFICATION

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

REGISTERED PROFESSIONAL ENGINEER DATE

OWNER-AS-BUILT CERTIFICATION

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

OWNER DATE

CONSULTANT'S CERTIFICATION

THE DEVELOPER'S PLAN TO CONTROL SILT AND EROSION IS ADEQUATE TO CONTROL THE SILT AND EROSION ON THE PROPERTY COVERED BY THIS PLAN. I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND FEASIBLE PLAN BASED ON MY TECHNICAL KNOWLEDGE OF THIS SITE, AND WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT PLAN SUBMITTAL GUIDELINES AND THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SEDIMENT AND EROSION CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER.

D. Fred Wood 7/28/99 DATE

G02006973 PERC NO. T-0202276

Anne Arundel Soil Conservation District
Sediment and Erosion Control Approval

James M. Duffield 9/1/99
District Official

AASCD # 408-39 SMALL POND (S) # -

Reviewed for technical adequacy by
USDA, Natural Resource Conservation Service

C. D. MEEKINS & ASSOCIATES, INC.
CONSULTING ENGINEERS AND SURVEYORS

159 MAIN ST., SECOND FLOOR ANNAPOLIS, MD.
ANNAPOLIS: (410) 267-0744 BALTIMORE: (410) 269-7807 FACSIMILE: (410) 267-0338

REVISIONS

NO.	REVISIONS	BY	DATE

PREPARED UNDER THE SUPERVISION OF:

C. DOUGLAS MEEKINS

6708 9153 6-17-99
P.E. NO. L.S. NO. DATE

DESIGNED: D.T.W. CHECKED: C.D.M. SCALE: AS SHOWN
DRAWN: M.L.P., M.J.B., J.L.S. DATE: REF:

PREPARED FOR:

CARL HUTCHINSON
443 KINGWOOD RD.
LINTHICUM, MD 21090
PHONE: (410) 792-7881

SITE PLAN HUTCHINSON PROPERTY

251 LEATHERLEAF LANE
TAX MAP 25, BLOCK 19, PARCEL 346, LOT 11
3RD ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

JOB NUMBER 98-3176

SHEET NO. 1

OF 1 SHEETS

