

AA 175-05
VAR

Ratay, Michael
0055

MSA-S-1829-4601

Comments
3/31/05 JL

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

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/

March 31, 2005

Ramona Plociennik
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road
Annapolis, Maryland 21401

Re: Variance 2005-0055-V Michael Ratay

Dear Ms. Plociennik:

Thank you for providing information on the above referenced variance. The applicant is requesting a variance to permit an attached garage with less setbacks than required and with disturbance to steep slopes. The property is designated a Limited Development Area (LDA) and is currently developed with a single-family dwelling and a shed.

Providing the property is grandfathered, this office does not oppose the variance request. Based on the information provided, we have the following comments regarding the development proposal.

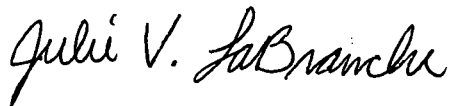
- 1) The applicant proposes to remove a 130 square foot shed and to construct a 704 square foot garage. By locating the garage at the 30-foot front building restriction line, it appears that the applicant has attempted to minimize disturbance to steep slopes on the site and minimize clearing.
- 2) Mitigation, at a ratio of 1:1 for clearing outside the Buffer, should be provided. Plantings should be accommodated on site.
- 3) Stormwater from the garage should be directed to a heavily vegetated and stable outfall to provide water quality benefits on the site.



Ramona Plociennik
Variance 2005-0055-V Michael Ratay
March 31, 2005
Page 2

Thank you for the opportunity to provide comments. 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 "Julie V. LaBranche".

Julie V. LaBranche
Natural Resource Planner

AA 175-05 Ratay

175-05

RECEIVED

MAY 11 2005

CRITICAL AREA COMMISSION

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 2005-0055-V

IN RE: MICHAEL AND LINETTE RATAY

SECOND ASSESSMENT DISTRICT

DATE HEARD: MAY 5, 2005

ORDERED BY: STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OFFICER

PLANNER: LORI RHODES

DATE FILED: MAY 10th, 2005

PLEADINGS

Michael and Linette Ratay, the applicants, seek a variance (2005-0055-V) to permit a garage addition with less setbacks than required and with disturbance to steep slopes on property located along the south side of Hampton Drive, east of Valley Drive, Crownsville.

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 feet of the property was notified by mail, sent to the address furnished with the application. Mr. Ratay testified that the property was posted for more than 14 days prior to the hearing. I find and conclude that the requirements of public notice have been satisfied.

FINDINGS AND CONCLUSIONS

The applicants own a single-family residence with a street address of 1063 Hampton Drive, in the subdivision of Sunrise Beach, Crownsville. The property comprises 14,420 square feet and is zoned R-2 residential with a Chesapeake Bay Critical Area designation as Limited Development Area (LDA). The request is to construct a garage addition (22 by 32 feet) on steep slopes and five feet from the west side lot line.

Anne Arundel County Code, Article 28, Section 1A-105(d) prohibits disturbances of slopes of 15 percent or greater in the LDA. Section 2-405(a) requires side yards seven feet wide. Accordingly, the proposal requires a variance to disturb steep slopes and a variance of two feet to the west side setback.

Lori Rhodes, a planner with the Office of Planning and Zoning, testified that the property is below the minimum area for the district, with woods and steep slopes encompassing three-fourths of the lot. The garage addition would replace an existing detached shed. The witness summarized the agency comments. The Chesapeake Bay Critical Area Commission requested mitigation at a 1:1 ratio for clearing outside the buffer with stormwater directed to a heavily vegetated, stable outfall. The Department of Health requested plan review. By way of conclusion, Ms. Rhodes offered no objection, provided the applicants show the relief has been minimized.

Robert Baxter, the applicants' engineering consultant, testified that the garage is planned at the end of an existing driveway with minimal additional impervious surfaces. The east side yard is an area of wooded slopes where construction would require a greater degree of disturbance. Finally, the applicants are requesting an oversized garage based on the elimination of the existing storage shed. There was no other testimony in the matter.

Upon review of the facts and circumstances, I find and conclude that the applicants are entitled to conditional relief from the code. For this Critical Area property, due to the extent of the steep slopes, a strict implementation of the

program would result in an unwarranted hardship. To literally interpret the program would deny the applicants a garage addition, a right commonly enjoyed by other properties in similar areas of the Critical Area. Conversely, the granting of the variance does not convey any special privilege that the program typically denies. There was no indication that the request results from the actions of the applicants or from land use on neighboring property.

With respect to the zoning variance, I find and conclude that the reduced area and steep slopes constitute unique physical conditions, such that there is no reasonable possibility of development in strict conformance with the code.

I further find that the variances represent the minimum relief. The garage addition is not overly large. It has been sited to minimize the disturbance to the steep slope buffers and is within the confines of an existing retaining wall. There was nothing to indicate that the granting of the variances would alter the essential character of the neighborhood, substantially impair the appropriate use or development of adjacent property or cause a detriment to the public welfare. The approval is subject to the conditions in the Order.

ORDER

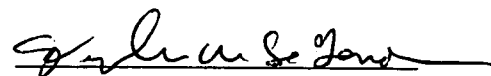
PURSUANT to the application of Michael and Linette Ratay, petitioning for a variance to permit a garage addition with less setbacks than required and with disturbance to steep slopes; and

PURSUANT to the advertising, posting of the property, and public hearing and in accordance with the provisions of law, it is this 10th day of May, 2005,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicants are hereby **granted** a variance to disturb steep slopes and a variance of two feet to the west side setback to permit a garage addition in accordance with the site plan.

The foregoing variance is subject to the following conditions:

1. The existing shed shall be removed from the premises and no other accessory storage structures are allowed.
2. The applicants shall provide mitigation at a 1:1 ratio for clearing outside the buffer with plantings onsite.
3. Stormwater from the garage addition shall be directed to a heavily vegetated and stable outfall to provide water quality benefits onsite.
4. The building permit is subject to the approval of the Department of Health.


Stephen M. LeGendre
Administrative Hearing Officer

NOTICE TO APPLICANT

Within thirty 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 provision 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 that will be discarded.

DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

Following initial soil disturbances or redistribution, permanent or temporary stabilization shall be completed within seven calendar days for the surface of all perimeter control 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.

1. Permanent Seeding

A.Soil Tests: Lime and fertilizer will be applied per soil tests results for sites greater than 5 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.

1. 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.
- Soil salinity 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 leavages or eroded topsoil 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 Specification 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 5 acres, apply 100 pounds of 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 5-6 pounds per 1,000 square feet of fall fescue between February 1 and April 30 and between April 15 and October 31. Apply seed uniformly on a mat firm seeded with a cyclone seeder, cultipacker seeder or hydroseeder (slurry includes seeds and fertilizer, recommended on steep slopes only). Minimum seed depth should be 1/4 inch in clayey soils and 1/2 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 area are 1, 3 and 5-7. Mixes 5-7 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 unchopped, small grain straw applied at a rate of 2 tons per acre or 90 pounds per 1,000 square feet (2 sides). 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 of the edges where wind catches mulch, such as in valleys and on crests sloped. The remainder of the area should appear uniform after binder application. Binders listed in the 1994 Standards and Specifications for Erosion and Sediment Control or approved equal shall be applied at rates recommended by the manufacturers.
- Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturers 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 and E Above.

3. No fills may be placed on frozen ground. All fill to be placed in approximately horizontal layers, each layer having a loose thickness of not more than 8 inches. All fill in roadways and parking areas is to be classified Type 2 as per Anne Arundel County Code, Article 21, Section 2-305, and compacted to 90% density. Compaction to be determined by ASTM D-1557-95T (Modified Proctor). Any fill within the building area is to be compacted to a minimum of 95% density as determined by methods previously mentioned. Fill for 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 Seed:

Installation of sod should follow permanent seeding dates. Seed preparation for sod shall be as noted in section (B) above. Permanent sod is to be tall fescue, silted approved sod, lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying sod. Sod is to be laid on the contours and ends of the lot. Sod shall be staggered between rows. Water and/or top soil or tamp sod to insure positive root contact with the soil. All slopes steeper than 3:1 on sites are to be permanently seeded 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.

5. Mining Operations:

Sediment control plans for mining operations must include the following seeding dates and mixtures: For seeding dates of February 1 through April 30 and August 15 through October 31, use seed mixture of tall fescue at the rate of 0.92 pounds per 1,000 square feet and serice lespedeza at the minimum rate of 0.5 pounds per 1,000 square feet.

6. Topsoil shall be applied as per the Standard and Specifications for Topsoil from the current Maryland Standards and Specifications for Soil Erosion and Sediment Control.

G.21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

Definition:
Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose:
To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies:
1. This practice is limited to areas having 2:1 or flatter slopes where:

- The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
- The original soil to be vegetated contains material toxic to plant growth.
- The soil is so acidic that treatment with limestone is not feasible.

II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

Construction and Material Specifications:
I. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type will be found in the representative soil profile section in the Soil Survey published by USDA-SCS in cooperation with Maryland Agricultural Experiment Station.

II. Topsoil Specifications - Soil to be used as topsoil must meet the following:

- Topsoil shall be a loam, sandy loam, loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 2% by volume of clods, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1/2" in diameter.
- Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, white, or others as specified.
- Where the subsoil is either highly acidic, or composed of heavy clay, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

III. For sites having disturbed areas under 5 acres:

- Place topsoil (if required) and apply soil amendments as specified in G.20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

IV. For sites having disturbed areas over 5 acres:

- On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

- pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
- Organic content of topsoil shall be not less than 1.5 percent by weight.
- Topsoil having soluble salt content greater than 500 parts per million shall not be used.
- No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate authority, may be used in lieu of natural topsoil.

ii. Place topsoil (if required) and apply soil amendments as specified in G.20.0 Vegetative Stabilization - Section 1 - Vegetative Stabilization Methods and Materials.

V. Topsoil Application

- When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
- Grades on the areas to be topsoiled, which have been previously established, shall be maintained, about 4" - 8" higher in elevation.
- Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.
- Topsoil shall not be placed while the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seeded preparation.

M. Alternative for Permanent Seeding - Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

- Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for sites having disturbed areas under 5 acres shall conform to the following requirements:
 - Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.06.06.
 - Composted sludge shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
 - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
- Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Sodding, MD-VA, Pub. #11, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes, Revised 1973.

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.
- If applicable, the appropriate enclosure will be constructed and maintained in a sediment basin(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 structures, 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 control 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/contractor 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 of 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 inspection. 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 _____
Name: FRANK MAGGIO TITLE: DEVELOPER
Affiliation: MAGGIO CONSTRUCTION CO., INC.
Address: 1604 LOCKSLEY DRIVE ANNAPOLIS, MD 21401
Telephone: (410) 849-2800

SEQUENCE OF CONSTRUCTION:

- Contractor/Developer shall contact the Anne Arundel County Department of Inspection and Permits at 410-222-7777 at least 48 hrs. prior to the start of construction. Work may begin upon approval by Dept. of Inspection and Permits. 2 Days
- Install S.C.E. and Silt Fence as indicated. 2 Days
- Begin clearing and rough grading of site. Excavate for footers, and foundation. Begin garage addition construction. 2 Weeks
- Install driveway. Finish construction of garage addition. 3 Months
- Fine grade site. 2 Days
- Stabilize all disturbed areas with seed and mulch as indicated. Upon Inspector's approval remove any remaining sediment control devices. 2 Days
- Final cleanup and maintenance. 2 Days

*Utilities Note: Disturb only that area which can be backfilled and stabilized in one working day.

DRIVEWAY NOTES:

- Driveway shall be 10' minimum width.
- Material shall be minimum 6" thick, CR-6 gravel w/ 2" Bituminous Concrete surface course.
- A paved apron, constructed in accordance with Anne Arundel County Design Manual Standard for sites having disturbed areas under 5 acres shall conform to the ultimate right-of-way line of the intersecting public road, as part of this grading permit.

DRAINAGE AREA MAP



D.A. =
SCALE: 1" = 200'
A. A. CO. TOPO MAP, OIL

VICINITY MAP



SCALE: 1" = 2,000'

GENERAL NOTES

- Total area of site is: 16,420 sq. ft. = 0.33 Ac +/-
- Existing Zoning is: R2
- Setbacks: Front: 30' Rear: 25' Side: 7' (Combined: 20')
- Existing Use of the site is: (1) SINGLE FAMILY RESIDENCE
- Proposed Use of the site is: (1) SINGLE FAMILY RESIDENCE
- Site is known as: LOT 1253
- Well and Septic to be installed and utilized.
- FEMA-FIRM Map # 240008-00, Zone SE Elev. 7.4
- Site is within the Critical Area Zone. Zone SE
- No property line survey made at this time.
- This site is located within the Severn River Watershed.
- The contractor shall be responsible for repairing and replacing any existing fences, driveways, etc. damaged or removed during construction.
- The contractor shall notify MISS UTILITY (1-800-257-7777), five (5) working days before starting work shown on these drawings.
- This plan is intended to provide sediment and erosion control during the "grading of the road(s) and lot(s) and the construction of the house(s)". Measures have been taken to prevent sediment from leaving the site.
- D.P., Inc. has not field-verified existing utility information. It is the responsibility of the contractor to contact and obtain all records, information, and locations prior to commencement of grading operations. Any discrepancies shall be brought to D.P., Inc.'s attention immediately.
- Contours shown on this plan are taken from Aerial Topography (for on-site areas). For off-site areas they are taken from A. A. Co. Topo and Utility Operations maps. The contractor shall verify the elevations to his own satisfaction prior to starting work. Any discrepancies shall be brought to D.P., Inc.'s attention immediately.
- Any pertinent information within 100' of the property line is shown.
- All roof areas shall drain through downspouts onto splash blocks and ultimately discharge to a vegetatively stabilized area, or drain to a Stormwater Management device as shown on these plans.

EROSION CONTROL GENERAL NOTES:

- AGENCY NOTIFICATION
The Contractor shall notify Anne Arundel County Department of Inspection and Permits (410-222-7780) at least 48 hours before starting work.
- MAINTENANCE OF SOIL EROSION CONTROL PROCEDURES
1. All damage to the soil and erosion methods shown on this plan shall be repaired at the end of each day's work.
2. The contractor is to maintain these Sediment and Erosion Control Structures as specified on each detail.
- GENERAL EROSION CONTROL PROCEDURES:
1. Sod is to be placed on all areas shown and on graded areas with slopes greater than 3 to 1.
2. All downspouts are to be carried to the toe of fill slopes.
3. Splash blocks are to be provided at all downspouts not discharging into a paved surface.
4. All excess material (if any) shall be removed to a site approved by the Anne Arundel Soil Conservation District (410-222-7822)
5. Out and fill quantities provided under Earthwork Analysis do not represent bid quantities. These quantities do not distinguish between topsoil, structural fill or embankment material, nor do they reflect consideration of undercutting or removal of unsuitable material. The contractor shall familiarize himself with site conditions which may affect the work.

EARTHWORK ANALYSIS

1. CUT:	CU. YDS. +/-
2. FILL:	CU. YDS. +/-
3. SPILL/BORROW:	CU. YDS. +/-
4a. TOTAL AREA STRUCTURALLY STABILIZED:	SO. FT. Ac +/-
4b. TOTAL AREA VEGETATIVELY STABILIZED:	SO. FT. Ac +/-
4c. TOTAL AREA DISTURBED:	SO. FT. Ac +/-
5. PREDOMINANT SOIL TYPE:	SANDY/SILT CLAY/SHALY LOAM (SCL)

A.A.S.C.D. APPROVAL STAMP AREA

Anne Arundel Soil Conservation District
Sediment and Erosion Control Approval

RECEIVED

District Official _____ MAR 14 2006
CRITICAL AREA COMMISSION

AAASCD # _____ SMALL POND(S) # _____

Reviewed for technical adequacy by
USDA, Natural Resource Conservation Service

GRADING, EROSION AND SEDIMENT CONTROL PLAN

LOT 1253
SUNRISE BEACH

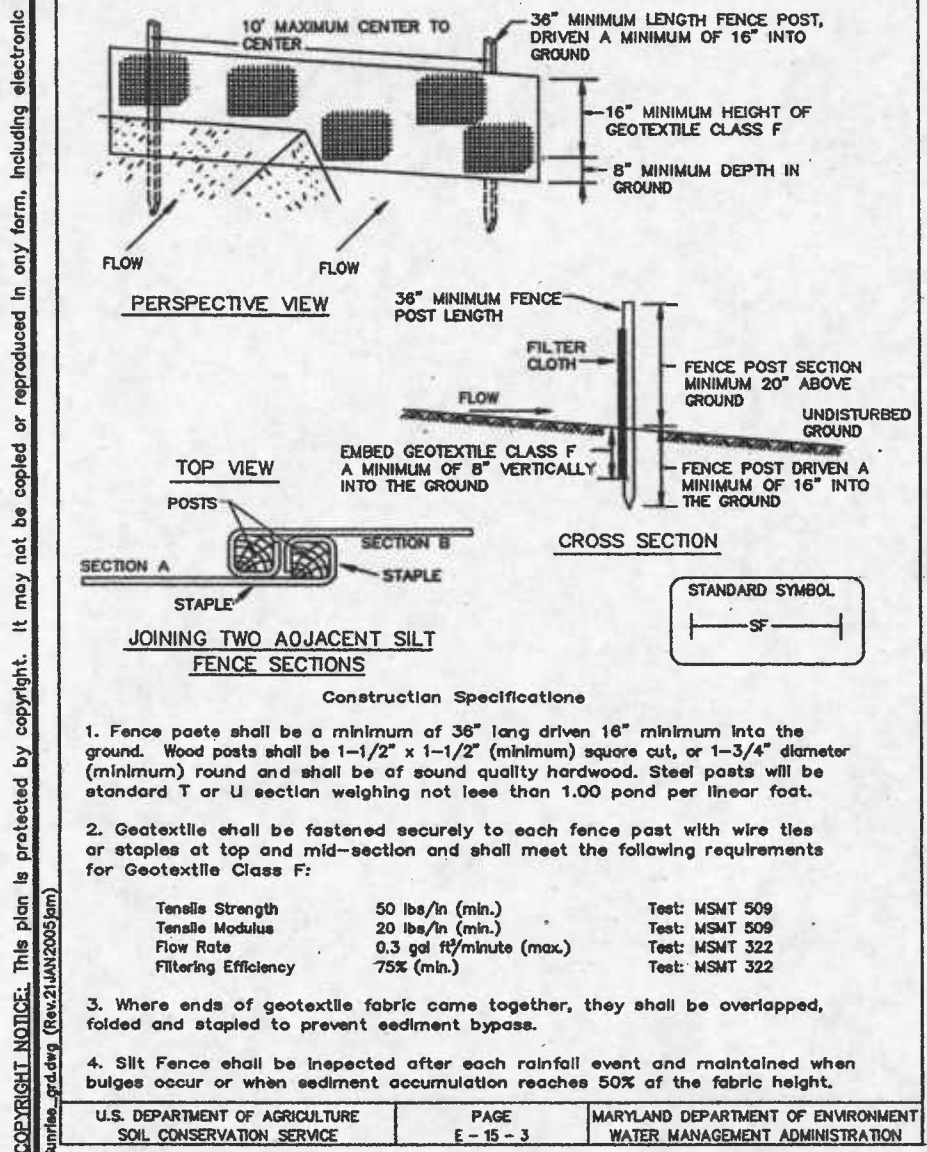
1063 Hampton Dr., Crownsville,
ANNE ARUNDEL COUNTY, MARYLAND 21032

TAX MAP: 31 GRID: 16 PARCEL: 146
TAX DISTRICT: 2nd TAX ACCT. NO.: 2748-0777-5600

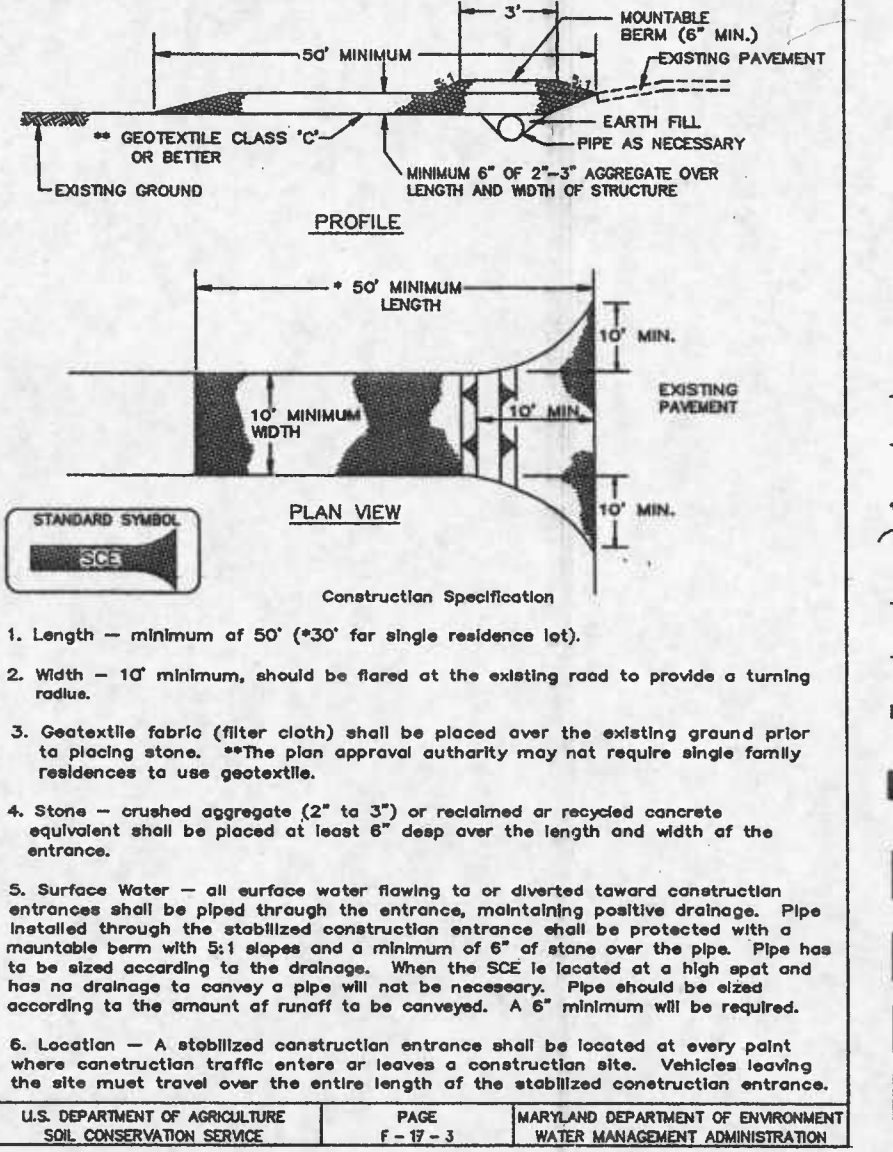
DRAWN BY: JAM G.P. # _____
CHECKED BY: REB SCALE: As Noted
DATE: JAN 2005 SHEET 1 OF 1

Phone: 410-859-5583
Fax: 410-859-5584

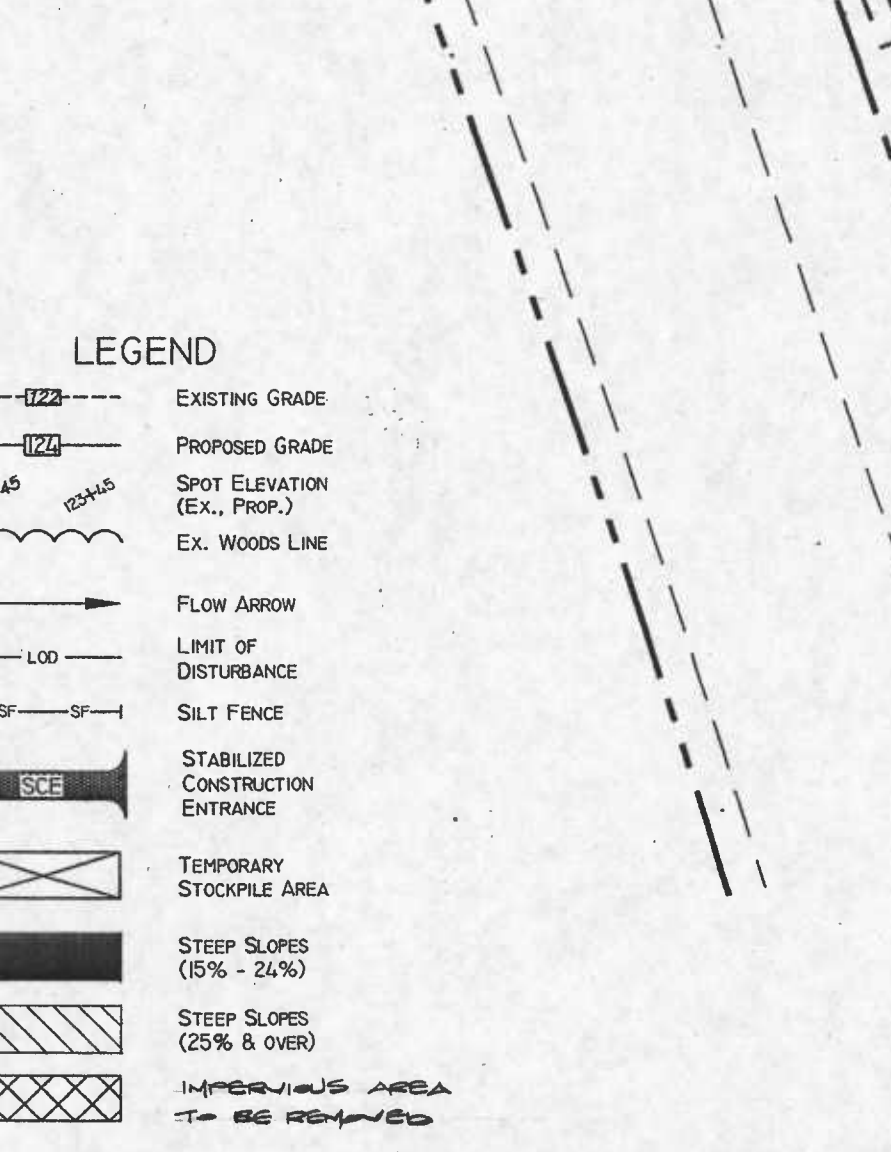
DETAIL 22 - SILT FENCE



DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



LEGEND



CONSULTANT'S CERTIFICATION

"The Developer's plan to control silt and erosion is adequate to contain the silt and erosion on the property covered by the plan. I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal 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."

Signature: _____ MD P.E. License # 11267 Date: _____
Name: Jackie A. Syme MD Land Surveyor License # _____
Firm Name/Address: Diversified Permits, Inc., P.O. Box 242 Millersville, MD 21108 Phone: (410) 859-5583

ANNE ARUNDEL COUNTY MARYLAND

D P INC.

DIVERSIFIED PERMITS, INC.
CIVIL DESIGN AND PERMIT SERVICES
P.O. Box 242
Millersville, MD 21108
Phone: 410-859-5583
Fax: 410-859-5584

NATURE OF VARIANCE:

A VARIANCE OF 2 FEET TO THE REQUIRED 7 FOOT SIDE SETBACK FROM A HOUSE TO A PROPERTY LINE AND TO DISTURB 15%+ STEEP SLOPES IN THE CRITICAL AREA.

005

DIVERSIFIED PERMITS, INC.

P.O. Box 242 Millersville, MD. 21108
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February 8, 2005

Ms. Susan Schappert
Office of Planning and Zoning
Heritage Office Complex

Re: Sunrise Beach Section 4 Lot 1253
Variance Application process
1063 Hampton Drive

Dear Ms. Schappert,

This is a formal request for a variance of 2-foot to the required 7-foot side setback from a house to a property line and to disturb 15%+ steep slopes within the critical area. The applicant is proposing a 22-foot by 32-foot garage addition along the west side of the existing house. No additional living space is being proposed.

The site is a legal building lot in the Sunrise Beach subdivision located at 1063 Hampton Drive in Crownsville. The lot is 14,420 square feet, is zoned R-2 and has a private septic system and water well. The site is located in the Limited Development Area of the critical area. The lot has existing improvements including a house, driveway, shed and retaining walls in the rear. Along the side and rear of the property are 15%+ and 25%+ steep slopes surrounding the existing house.

The hardship present on this site is the available building envelope location is surrounded by 15%+ steep slopes that cover well over 70% of the site. The proposed addition has been located where there would be a minimal impact to slopes and existing woodlands. It is necessary to acquire relief from the code in order to further develop the site. The proposed addition will result in a total impervious coverage onsite of 2,732 square feet where 4,506 square feet of impervious area is permitted.

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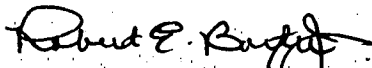
CRITICAL AREA COMMISSION

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Development of this property, based on the proposed plan, will not be detrimental to the integrity of the neighborhood.

Attached are all applicable documents necessary to process this package. If there is any additional information that would assist in your review and approval, please contact this office directly.

Sincerely,
Diversified Permits, Inc.


Robert E. Baxter, Jr.
President