

AA 0020-06  
VAR

Jensen, Kurt  
2005-0453-V

MSA-S-1829-5384

Ms  
1/26/06

Robert L. Ehrlich, Jr.  
Governor



Martin G. Madden  
Chairman

Michael S. Steele  
Lt. Governor

Ren Serey  
Executive Director

**STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

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

January 26, 2006

Ms. Pam Miley  
Anne Arundel County  
Office of Planning and Zoning  
2664 Riva Road, MS 6301  
Annapolis, MD 21401

RE: Variance 2005-0453-V Kurt Jensen

Dear Ms. Miley:

Thank you for providing information on the above referenced variance request. The applicant is requesting a variance to permit the construction of a single-family dwelling, driveway, porch, and walkway with less setbacks and Buffer than required and with impacts to steep slopes. The property is currently designated as Limited Development Area (LDA), is undeveloped, partially forested, and has steep slopes.

Provided that the property is properly grandfathered, this office does not oppose a variance to permit the construction of the dwelling and associated improvements; however, impacts must be minimized and the variance the minimum necessary. Based on the site plan, we have the following comments.

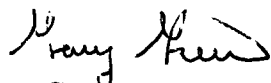
- 1) As stated on the site plans, the expanded Buffer encumbers most of the property.
- 2) The property is 1.65 acres (71,874 square feet) and the applicant proposes a total of 4,421 square feet of impervious surface coverage. The amount of existing forest on the property is 64,131 square feet and the amount to be removed is 6,600 square feet.
- 3) Mitigation, at a ratio of 3:1 for disturbance within the Buffer should be required. Plantings, consisting of native trees and shrubs, should be accommodated on the site to the extent possible.

Ms. Pam Miley  
Variance 2005-0453-V Kurt Jensen  
January 17, 2006  
Page 2

- 4) Stormwater from the dwelling and driveway should be directed to stable vegetated outfalls away from steep slopes, to provide water quality benefits on the site.

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,



Gary Green  
Environmental Analyst  
cc: AA0020-06

0020-04

**RECEIVED**

MAR 07 2006

CRITICAL AREA COMMISSION

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

**CASE NUMBER 2005-0453-V**

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**IN RE: KURT E. JENSEN**

**THIRD ASSESSMENT DISTRICT**

**DATE HEARD: JANUARY 31, 2006**

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**ORDERED BY: STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OFFICER**

**PLANNER: PATRICIA A. COTTER**

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**DATE FILED: FEBRUARY 27, 2006**

## **PLEADINGS**

Kurt E. Jensen, the applicant, seeks a variance (2005-0453-V) to permit a dwelling with less buffer than required on property located along the southwest side of Pekin Road, east of Edwin Raynor Blvd., Pasadena.

## **PUBLIC NOTIFICATION**

The hearing notice was posted on the County's web site 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. Bob Baxter, the applicant's engineering consultant, 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 applicant owns unimproved property with a street address of 1261 Pekin Road, in the McGinn Property subdivision, Pasadena. The property comprises 71,779 square feet and is zoned R-5 residential with a Chesapeake Bay Critical Area designation as Limited Development Area (LDA). This is a waterfront lot on Rock Creek. The request is to construct a single-family dwelling in the Chesapeake Bay Critical Area buffer as expanded for steep slopes.

Anne Arundel County Code, Article 18, Section 18-13-104(a) establishes a 100-foot buffer from tidal waters and wetlands. The buffer expands to include all lands within 50 feet of contiguous steep slopes. Accordingly, the applicant requests a variance to disturb the expanded buffer.

Patricia A. Cotter, a planner with the Office of Planning and Zoning, testified that the property is steeply sloped with a corner that abuts tidal marsh. The result is that any dwelling would require a variance to the expanded buffer. Ms. Cotter questioned the extent of the relief because the applicant is proposing an irregularly configured, two-story dwelling (53 by 60 feet, inclusive of garage) with about one-half the footprint in the expanded buffer. The witness summarized the agency comments. The Chesapeake Bay Critical Area Commission requested minimization, mitigation and control of stormwater. The County's environmental planner recommended a smaller footprint. By way of conclusion, Ms. Cotter opposed the application.

Mr. Baxter testified that the property is 95 percent expanded buffer and it contains utility easements along the shore and through its center. The project does not disturb the steep slopes, which occupy about one-third of the site. The applicant is proposing impervious coverage in the amount of six percent and clearing approximately 10 percent of the woodlands, both less than the corresponding allowances. By comparison, lot 20 to the north, which is 50 feet wide and has an area of 20,000 square feet, is developed with a new dwelling 60 feet long with 15 percent coverage. (The dwelling on lot 20 did not require a

variance.) The applicant is also providing two conservation easements comprising 0.93 acres along the shoreline. Finally, the dwelling is sited at the minimum north side setback (seven feet).

Mr. Jensen testified that the dwelling offers 3,100 square feet of living space, a basement and a two-car garage. The design is intended to accommodate his family, including four children. The witness conceded that the other homes in the subdivision are substantially smaller. However, there are other large homes in a different subdivision about 400 to 500 feet across Pekin Road.

By way of further explanation, Mr. Baxter indicated that approximately 1,900 square feet of impervious coverage would be located in the expanded buffer.<sup>1</sup>

I visited the site and the neighborhood. The property is located at the end of a narrow extension of Pekin Road. The property is heavily wooded, with a cleared sewer easement (parallels Pekin Road) through the middle. The northern half of the property is relatively level, and then the grade falls off towards the creek and marsh. The west side of Pekin Road is developed with modest to moderate sized homes on narrow lots. The County's Rock Creek Sewer Pumping Station is on the east side of Pekin Road. Mariner's Cove, a newer subdivision that includes both moderately sized and some fairly large homes, is located further to the east. Access to Mariner's Cove is from Fort Smallwood Road.

The standards for granting variances are contained in Section 18-16-305.

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<sup>1</sup>The applicant is proposing an additional 1,300 square feet of impervious surfaces as compared to Lot 20.

Under subsection (b), for a property in the Critical Area, a variance to the Critical Area program requirements may be granted only after determining that (1) due to unique physical conditions, peculiar to the lot, a strict implementation of the program would result in an unwarranted hardship to the applicant; (2) a literal interpretation of the program will deprive the applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area; (3) the granting of the variance will not confer on the applicant any special privilege that would be denied by the program to other lands within the Critical Area; (4) the variance request is not based on circumstances resultant of actions by the applicant and does not arise from conditions relating to land use on neighboring property; and (5) the granting of the variance will not adversely affect water quality or adversely impact fish, wildlife or plant habitat within the Critical Area and will be in harmony with the general spirit and intent of the program. Under subsection (c), any variance must be the minimum necessary to afford relief; and its grant may not 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 law is well settled that the applicant's burden is to satisfy all of the Critical Area variance standards. If he fails to prove even a single criterion, then the variance must be denied.

Upon review of the facts and circumstances, I am constrained to deny the application. Considering first the subsection (b) criteria, there is no dispute that a



literal application of the program will forestall the construction of a dwelling, a right commonly enjoyed elsewhere in the Critical Area. Conversely, the granting of some relief to permit the development of the property is not a special privilege denied to other Critical Area lands. I further find that the need for some relief does not arise from the actions of the applicant or from land use on neighboring property. However, on this record, I am unable to conclude that the granting of the requested variance will not adversely impact Critical Area assets and will harmonize with the general spirit and intent of the program. This finding considers the extent of the impervious coverage in the expanded buffer.

Considering the subsection (c) criteria, I am unable to find that the relief has been minimized. Mr. Jensen desires a dwelling with 3,100 square feet of living space, a basement and two-car garage. But the minimum relief is not a particular house size, footprint or the inclusion of a certain amenity. It is not sufficient that adjacent lot 20 - which did not receive a Critical Area variance - has a greater percentage of coverage. Nor is it sufficient that the Mariner Cove homes are similar in design. Simply put, the applicant's burden is to design to the site conditions. Conceivably, the minimum relief may require him to reduce the footprint or forego covered parking. While the granting of the variance would not alter the essential character of the neighborhood or alter the use and development of adjacent property, the request is detrimental to the public welfare.

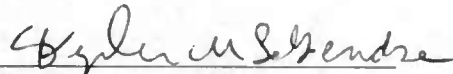
Because the applicant has not satisfied all of the criteria, the denial of the application is not an unwarranted hardship.

**ORDER**

PURSUANT to the application of Kurt Jensen, petitioning for a variance to permit a dwelling with less buffer than required; and

PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this 27<sup>th</sup> day of February, 2006,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicant's request is **denied**.

  
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.

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

M.A.F. & Associates, LLC  
Matthew A. Forgen  
526 Hoods Mill Road  
Woodbine MD 21797  
(410) 552-5541

# M.A.F. & Associates, LLC

November 10, 2009

Planner  
Department of Planning & Zoning  
2664 Riva Road  
Annapolis MD 21401

RE: McGinn Property  
1261 Pekin Road, Pasadena, MD. 21122

Dear Planner:

Please accept this submittal of a variance on the above referenced project. Please see below for the variance that is being requested for this site.

*We request a variance to Article 18-13-104(a) to allow 1,653 square feet of disturbance and 745 square feet of impervious area to be placed in the expanded buffer.*

This site consists of a single-family lot that is currently vacant. This site is located in the LDA portion of the Critical Area. The proposal is a single family dwelling that is consistent in size with other homes in the area and driveway.

The site has certain characteristics that play into the location of the proposed dwelling. The proposed location for the dwelling and driveway were determined by the least impact to the expanded buffer.

If you should have any question regarding this submittal, please feel free to contact me at the number above.

Sincerely,



Matthew A. Forgen

# McGINN PROPERTY

## CRITICAL AREA REPORT

### INTRODUCTION

The McGinn Property is located at 1259 Pekin Road in Pasadena. The property is 1.65 acres in size, with the majority of it being wooded, and is found within the Limited Development Area of the Critical Area. A single-family house will be constructed on the property provided a variance to disturb the expanded buffer is granted.

### VICINITY MAP

Included in this report and shown on the attached plan is a vicinity map designating the location of the subject site. Also included in the report are portions of the nontidal wetland map of the area and the Critical Area Map with the site located.

### NARRATIVE

#### EXISTING CONDITIONS

A small portion of the site, adjacent to the existing house on the next property, is maintained in grass. The remainder of the site is wooded. The woodland is a mixed oak, Virginia pine community with the overstory species being southern red and chestnut oaks along with the pines. The overstory trees are in the 10 – 20" diameter size class. The understory species include hickory, Virginia pine, holly, sassafras, dogwood, blackgum and black cherry in the 2 – 6" diameter size class.

The site is almost completely overgrown with vine species, with the dominant ones being two species of greenbriar, Virginia creeper, Asiatic bittersweet, Japanese honeysuckle. Other shrub and lower layer species include multiflora rose, sassafras, black cherry and lowbush blueberry.

The site is flat in the portion of the property, mainly grass at this time, is to be developed with the house and driveway. Towards Rock Creek the site becomes more sloped and the buffer to that slope is the reason for the variance request. None of the soil types onsite are highly erodible and there will be no disturbance to the slopes.

There are no rare, threatened or endangered species onsite but there is one specimen tree. A 45.5" diameter chestnut oak is located adjacent to the existing stormwater management trench. No wildlife use of the site was noted the day of the

fieldwork, probably due to the active construction equipment being used at the house nearby. The variety of plant material and nearby creek would indicate there most likely is wildlife use of the property in the wooded area (which is generally going to be left undisturbed).

### **STORMWATER MANAGEMENT**

At this time there is stormwater management for the road which will remain post-development of the site. The stormwater management for the house will be addressed via natural conservation credit.

### **IMPACT MINIMIZATION**

The house is being placed as far from the water, as is practical and within the open, flat area as much as possible. The only disturbance to the steep slope buffer will be for the driveway, which is being located as close to the adjacent property as is allowed. Super silt fence will be used during construction. The majority of the woodland will remain undisturbed, especially all of the woodland within the 100' buffer.

### **HABITAT PROTECTION AREAS**

The Habitat Protection Areas on or adjacent to this lot include the shallow water habitat, the 100' buffer and the expanded buffer. It is not possible to access the lot without impacting the expanded buffer, however, the other HPAs will remain undisturbed at this time.

### **PROPOSED CONDITIONS AND SITE CALCULATIONS**

The proposed conditions of the site include the construction of the driveway and a single-family home. The site calculations are as follows:

Total site area	71,779 sq ft
Existing woodland	64,131 sq ft
Proposed clearing	973 sq ft
Proposed planting (at this time)	-0- sq ft
Existing impervious coverage	-0- sq ft
Proposed impervious coverage	3,674 sq ft

### **CONCLUSIONS**

There will be no adverse impacts to sensitive areas from the proposed development of this site. The majority of the woodland will remain undisturbed; that which is disturbed will have to be replaced or a fee in lieu paid resulting in no net loss of woodland coverage in the Critical Area. There will be no adverse impacts to the 100' buffer or the tidal water or shallow water habitat adjacent to this lot.

The proposed house is generally in keeping with the neighborhood and will have no adverse impact on the adjacent properties. The only access to the lot is through the expanded buffer, which is similar to other variances granted in the Critical Area.

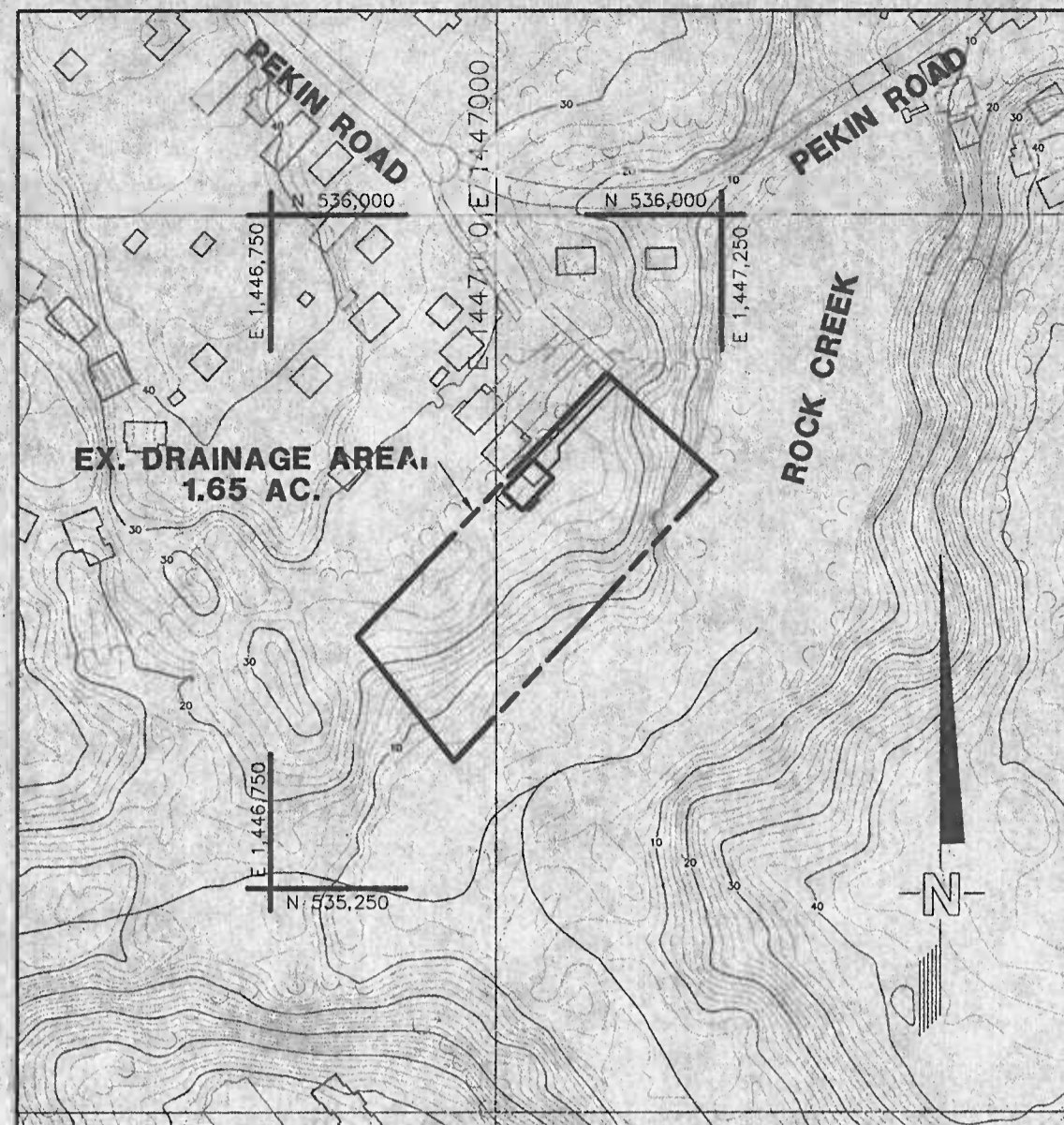
#### **PLANS**

A plan showing the site and its proposed improvements is attached to this report.

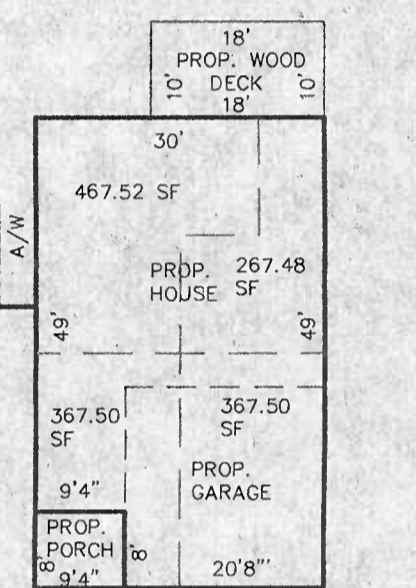
#### **ADDITIONAL INFORMATION**

A Notification of Project Application for the Critical Area Commission is included in this package.

The fieldwork was conducted on 10/13/05.

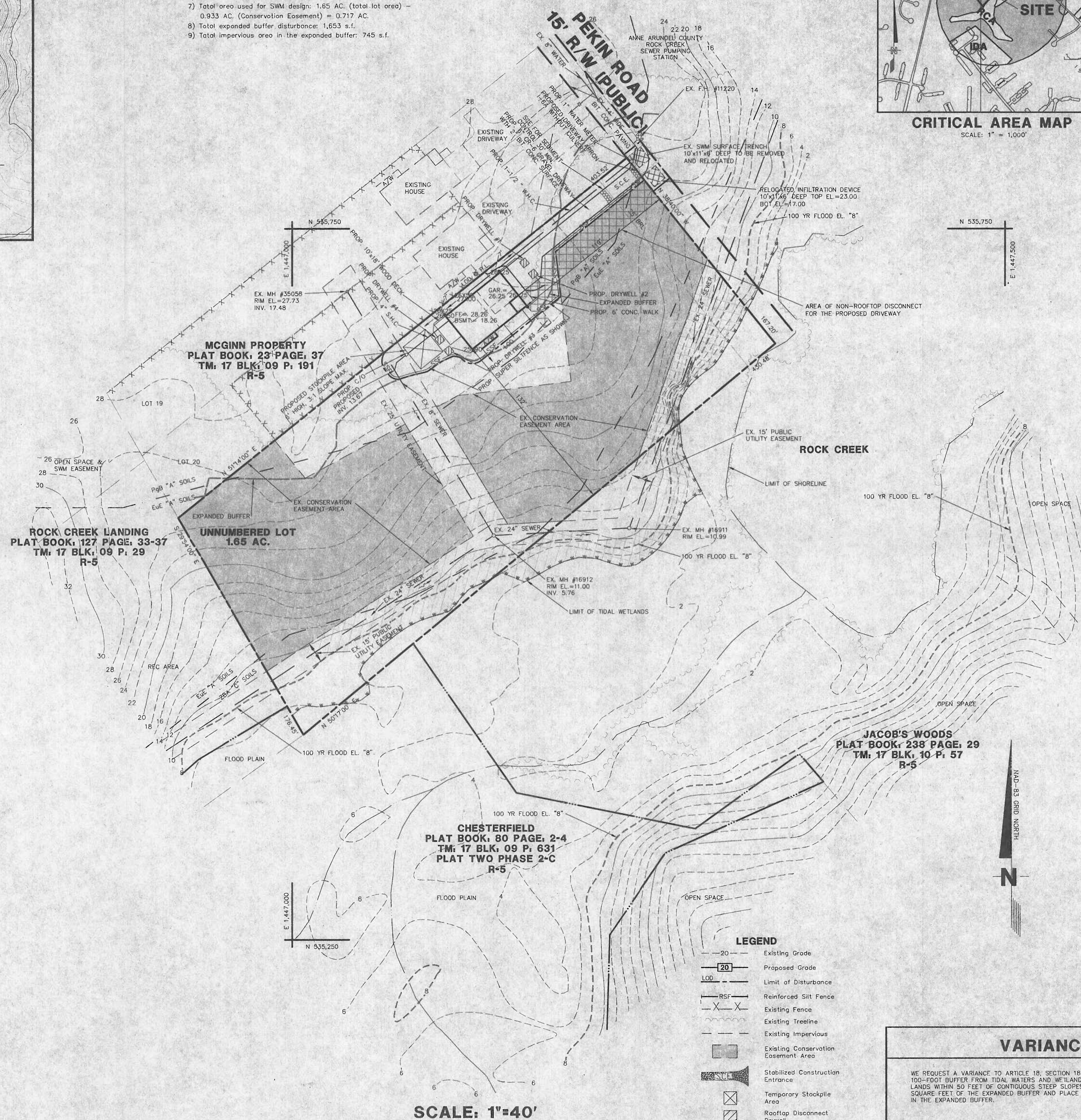


**DRAINAGE AREA MAP**  
SCALE: 1" = 200'  
ANNE ARUNDEL CO. TOPOGRAPHY MAP 89



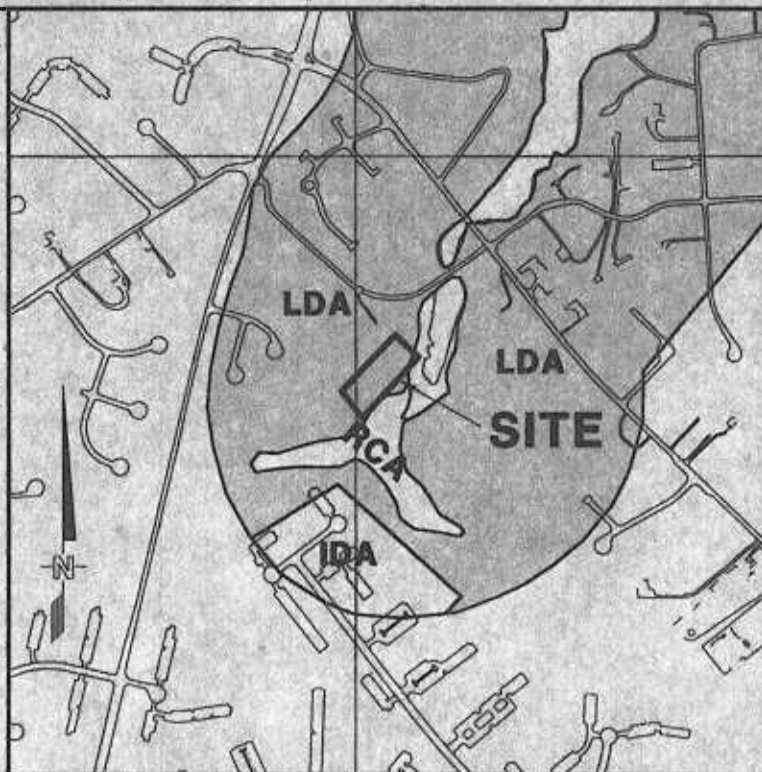
**HOUSE AND ROOF DETAIL**  
SCALE: 1" = 20'

- SITE TABULATIONS/CRITICAL AREA CALCULATIONS (LDA)**
- Total site area: 71,779 s.f. or 1.65 AC.
  - Total impervious area allowed: 15% or 10,766 s.f.
  - Proposed impervious:
    - House: 1,470 S.F. = 2.05% of the site
    - Drive: 1,478 S.F. = 2.06% of the site
    - Walk: 56 S.F. = 0.08% of the site
    - Total: 3,004 S.F. = 0.089 AC = 4.19%
  - Existing woods on site: 64,131 square feet or 89.35% of the site.
  - Proposed woods to be cleared on site: 973 square feet.
  - Total conservation area: 0.933 AC.
  - Total area used for SWM design: 1.65 AC. (total lot area) - 0.933 AC. (Conservation Easement) = 0.717 AC.
  - Total expanded buffer disturbance: 1,653 s.f.
  - Total impervious area in the expanded buffer: 745 s.f.

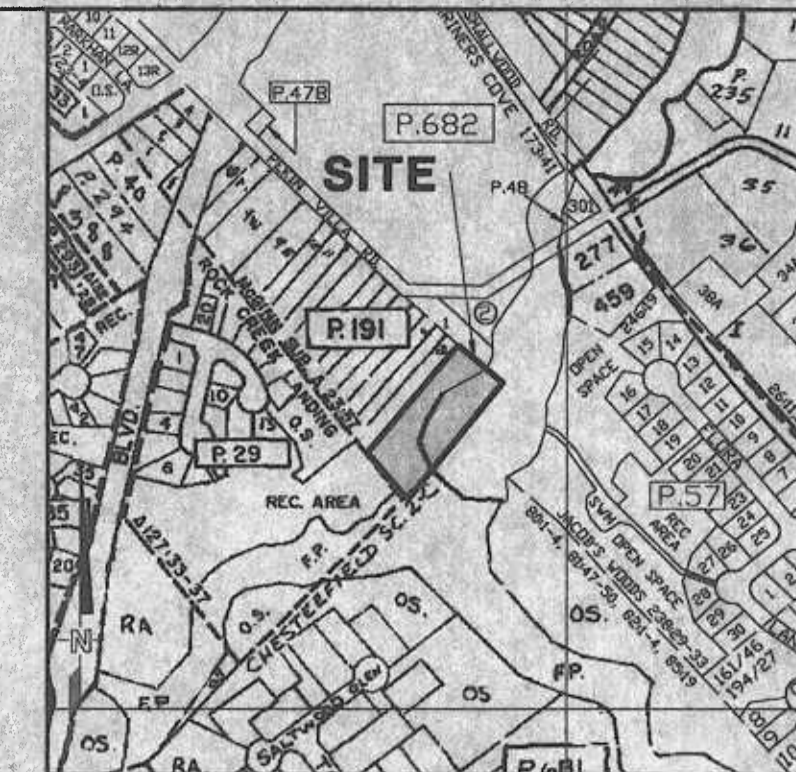


**SCALE: 1" = 40'**

- LEGEND**
- 20 Existing Grade
  - Proposed Grade
  - LDD Limit of Disturbance
  - RSF Reinforced Silt Fence
  - Existing Fence
  - Existing Tree Line
  - Existing Impervious
  - Existing Conservation Easement Area
  - Stabilized Construction Entrance
  - Temporary Stockpile Area
  - Roof Top Disconnect Drywell
  - Ex. 50' Buffer to steep slopes
  - Ex. 25% Steep Slopes
  - Ex. 15% Steep Slopes



**CRITICAL AREA MAP**  
SCALE: 1" = 1,000'



**TAX MAP**  
SCALE: 1" = 600'



**VICINITY MAP**  
SCALE: 1" = 2,000'  
ADC MAP 9, GRID: E7  
Copyright ADC The Map People  
Permitted Use Number 20811204

SITE DATA	
PROPERTY ADDRESS:	1261 PEKIN RD PASADENA, MD 21122
OWNER:	KURT E. JENSEN 9031 SPRING VALLEY DR FREDERICK, MD 21701
DEVELOPER:	KURT E. JENSEN 9031 SPRING VALLEY DR FREDERICK, MD 21701
EXISTING USE:	VACANT
PROPOSED USE:	SINGLE FAMILY DWELLING
EXISTING ZONING:	R5
SETBACKS:	FRONT: 25', SIDE: 7', REAR: 20'
TAX MAP:	17
BLOCK:	9
PARCEL:	191
LOT:	UNNUMBERED LOT
ASSESSMENT DISTRICT:	THIRD
TAX ACCOUNT NUMBER:	3-542-20551712
CRITICAL AREA LDA	
PREDOMINANT SOIL TYPE:	EUE "A" SOILS
TOTAL SITE AREA:	1.65 ACRES 71,779 SQUARE FEET
EXISTING IMPERVIOUS:	0 ACRES 0 SQUARE FEET
PROPOSED IMPERVIOUS:	0.089 ACRES 3,005 SQUARE FEET
TOTAL DISTURBED AREA:	0.176 ACRES 7,683 SQUARE FEET
CUT:	235 CUBIC YARDS
FILL:	170 CUBIC YARDS
AREA VEGETATIVELY STABILIZED:	0.107 ACRES 520 SQUARE YARDS
AREA OF MECHANICAL STABILIZATION:	0.069 ACRES 338 SQUARE YARDS

**OWNERS WITHIN 175'**

- BENZ, JR. WINCENT S.  
1259 PEKIN RD  
PASADENA, MD 21122  
DEED REF: 17151/307  
ACCOUNT: 3-542-90221287  
TM: 17 BLK: 9 P: 191  
LOT 20
- RINKER, KEVIN  
RINKER, KELLI A.  
1259 PEKIN RD  
PASADENA, MD 21122  
DEED REF: 17524/463  
ACCOUNT: 3-542-00177800  
TM: 17 BLK: 9 P: 191  
LOT 19
- LANDRY, ELISA S. AND  
GUARDIAN FOR KELLY M. LANDRY  
C/O ELISA S. RATLIFF  
1255 PEKIN RD  
PASADENA, MD 21122  
DEED REF: 6675/733  
ACCOUNT: 3-542-20551711  
TM: 17 BLK: 9 P: 191  
LOT 18
- LACLAIR, MARK S.  
LACLAIR, LISA  
1253 PEKIN RD  
PASADENA, MD 21122  
DEED REF: 6607/709  
ACCOUNT: 3-542-1149860  
TM: 17 BLK: 9 P: 191  
LOT 17
- WINSTONE DEVELOPMENT LLC  
8805 COLUMBIA 100 PKWY STE 100  
COLUMBIA, MD 21045  
DEED REF: 6948/670  
ACCOUNT: 3-531-90088964  
TM: 17 BLK: 9 P: 682  
OPEN SPACE
- ANNE ARUNDEL COUNTY  
DEPT OF PUBLIC WORKS  
1 HARRY S. TRUMAN PKWY  
ANNAPOLIS, MD 21401  
DEED REF: 1751/412  
ACCOUNT: 3-695-00475441  
TM: 17 BLK: 9 P: 478  
LOTS 1 AND 2 SECTION 2
- JACOB'S WOODS LLC  
P.O. BOX 228  
CLARKSVILLE, MD 21029  
DEED REF: 10809/418  
ACCOUNT: 3-422-90213277  
TM: 17 BLK: 10 P: 57
- CHESTERFIELD HOME OWNERS ASSN INC  
C/O COMANCO INC  
P.O. BOX 3537  
CROFTON, MD 21114  
DEED REF: 3500/723  
ACCOUNT: 3-190-90034092  
TM: 17 BLK: 15 P: 631  
OPEN SPACE
- ANNE ARUNDEL COUNTY  
ARUNDEL CENTER  
P.O. BOX 1831  
ANNAPOLIS, MD 21404  
DEED REF: 3443/331  
ACCOUNT: 3-190-90031259  
TM: 17 BLK: 15 P: 631  
FLOOD PLAINS
- CHESTERFIELD HOME OWNERS ASSN INC  
C/O COMANCO INC  
P.O. BOX 3537  
CROFTON, MD 21114  
DEED REF: 3500/723  
ACCOUNT: 3-190-90031260  
TM: 17 BLK: 15 P: 631  
OPEN SPACE
- ATLANTIC UTILITIES, INC  
8174 RITCHE HWY STE 4  
PASADENA, MD 21122  
DEED REF: 5003/843  
ACCOUNT: 3-708-90097596  
TM: 17 BLK: 9 P: 29  
RECREATION AREA
- ROCK CREEK LANDING HOME OWNERS ASSN INC  
8174 RITCHE HWY STE 4  
PASADENA, MD 21122  
DEED REF: 7036/24  
ACCOUNT: 3-708-90071609  
TM: 17 BLK: 9 P: 29  
OPEN SPACE

**VARIANCE NOTE**

WE REQUEST A VARIANCE TO ARTICLE 18, SECTION 18-13-104(c) THAT ESTABLISHES A 100-FOOT BUFFER FROM TIDAL WATERS AND WETLAND. THIS BUFFER EXPANDS TO INCLUDE LANDS WITHIN 50 FEET OF CONTIGUOUS STEEP SLOPES. WE REQUEST TO DISTURB 1,653 SQUARE FEET OF THE EXPANDED BUFFER AND PLACE 745 SQUARE FEET OF IMPERVIOUS AREA IN THE EXPANDED BUFFER.

**RECEIVED**  
NOV 19 2009  
PUBLIC AREA COMMISSION  
Sussex & Atlantic Coastal Bays

**SHEET 1 of 1**

**VARIANCE PLAN**

**MCGINN PROPERTY**  
UNNUMBERED LOT B/S LOT 20  
SINGLE FAMILY DWELLING

3rd DISTRICT ANNE ARUNDEL COUNTY, MARYLAND  
SCALE: AS SHOWN NOVEMBER, 2009  
TAX MAP 17 BLOCK 9 PARCEL 191

ZONING: R-5 ZIPCODE: 21122

**M.A.F. & ASSOCIATES, LLC**  
526 HOODS MILL ROAD  
WOODBINE MD. 21797  
PHONE: 410-552-5541  
FAX: 410-552-5546

DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

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

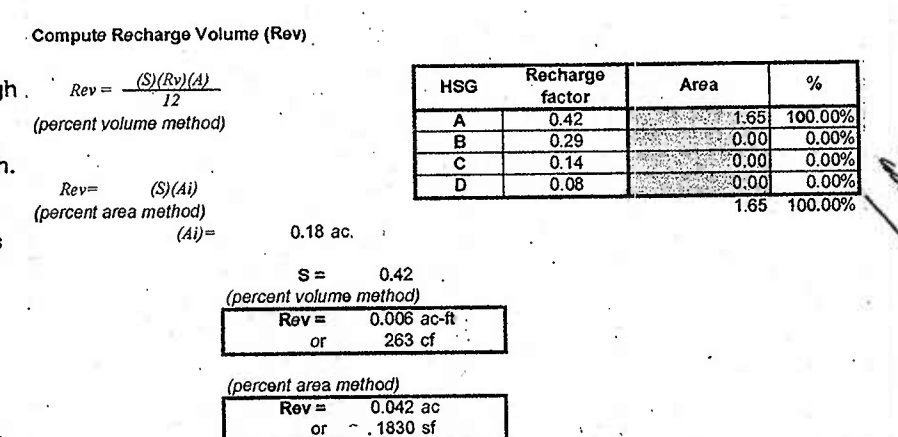
STANDARD RESPONSIBILITY NOTES

(We) certify that: 1. 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.

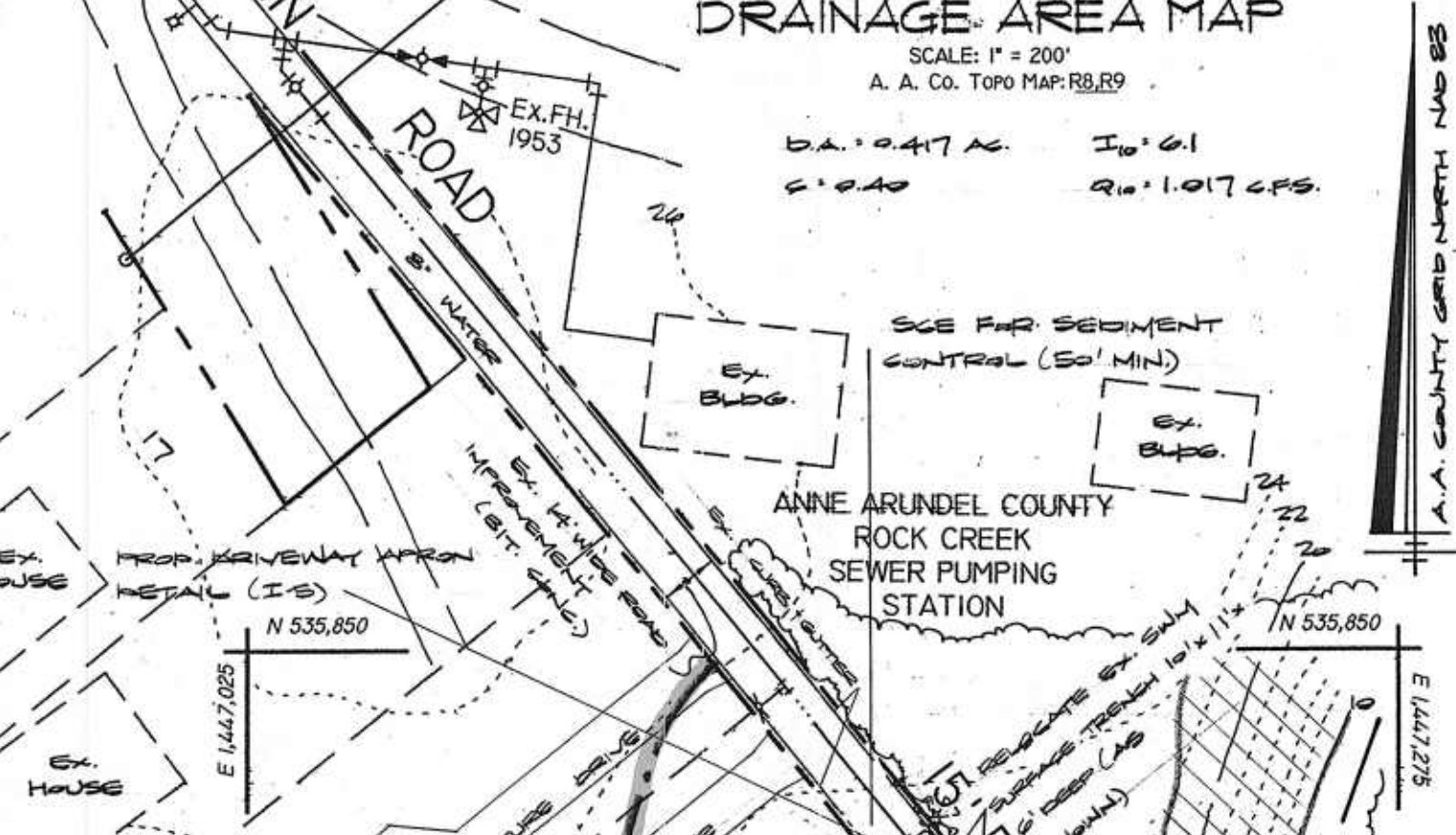
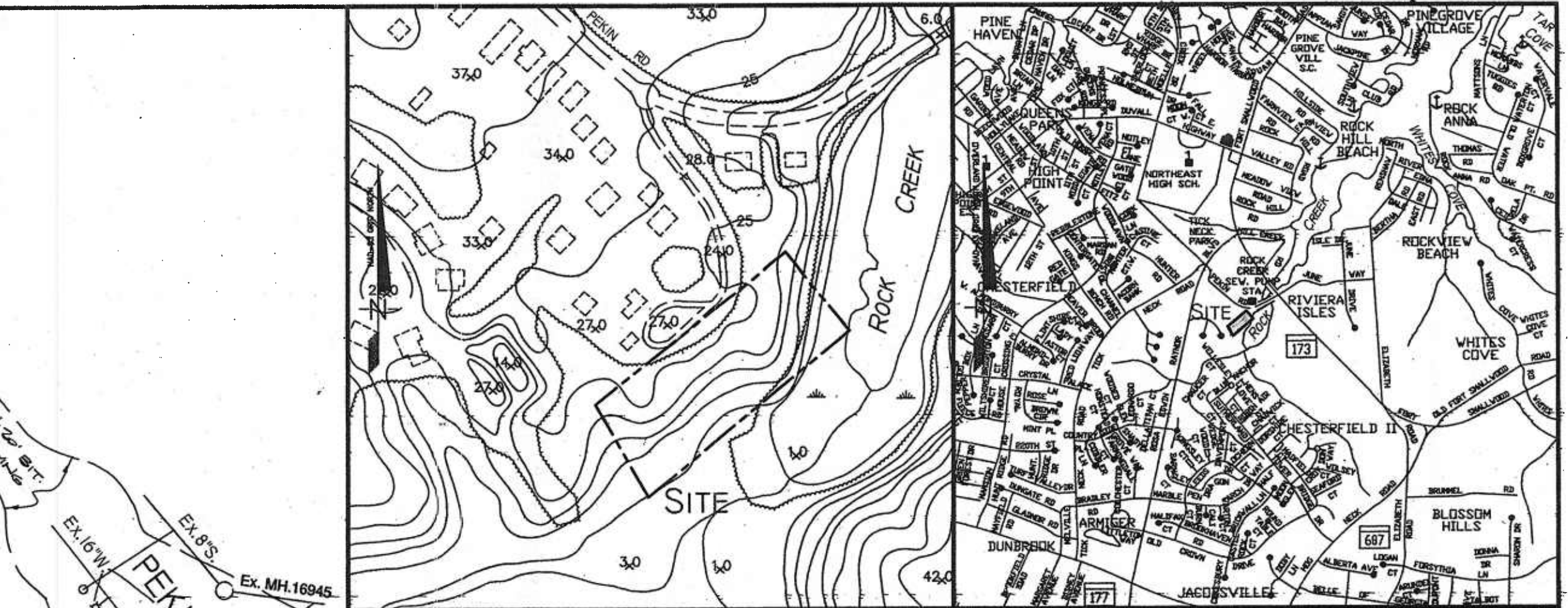
STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION: Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation. PURPOSE: To provide a suitable soil medium for vegetative growth. Sods of concern have low silt content, low nutrient levels, low pH, material toxic to plants, and/or unacceptable soil gradation.

Table with 4 columns: HSG, Recharge, Area, %



DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT (continued) and CRITICAL AREA CALCULATIONS table.



GENERAL NOTES: 1. Total area of site is: 71,779 sq. ft. 1.65 Ac +/- 2. Existing Zoning is: RS

SEQUENCE OF CONSTRUCTION

- 1. Contractor/Developer shall contact the Anne Arundel County Department of Inspections and Permits at 410-222-7780 at least 48 hrs. prior to the start of construction.

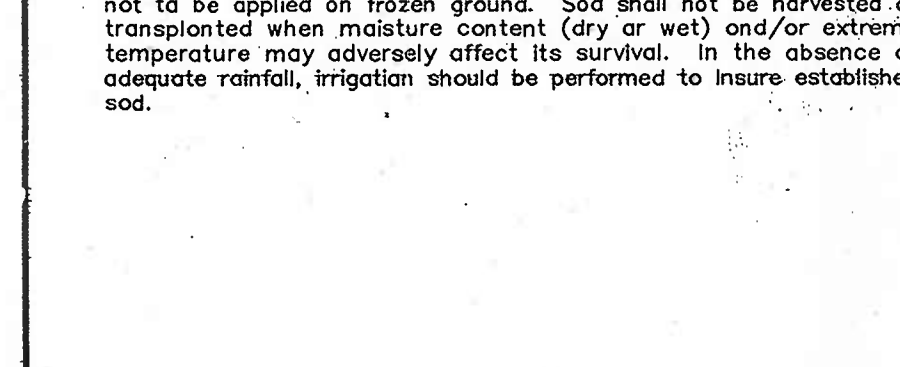
SEQUENCE OF CONSTRUCTION (continued)

- 2. Install S.C.E. and Silt Fence as indicated. 3. Begin clearing and rough grading of site.

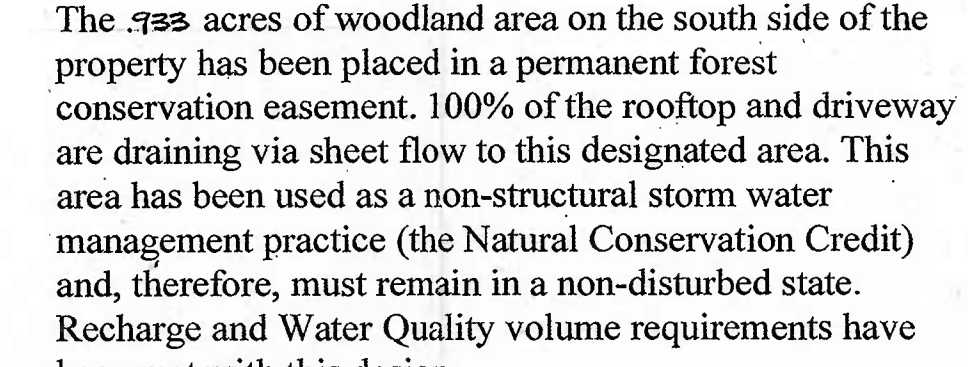
CRITICAL AREA CALCULATIONS

Table with 5 columns: Step, Requirement, Volume Required, Notes

DETAIL 22 - SILT FENCE



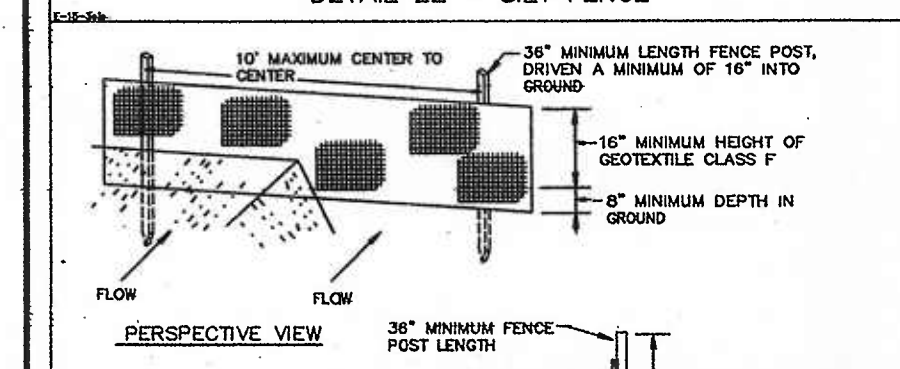
DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



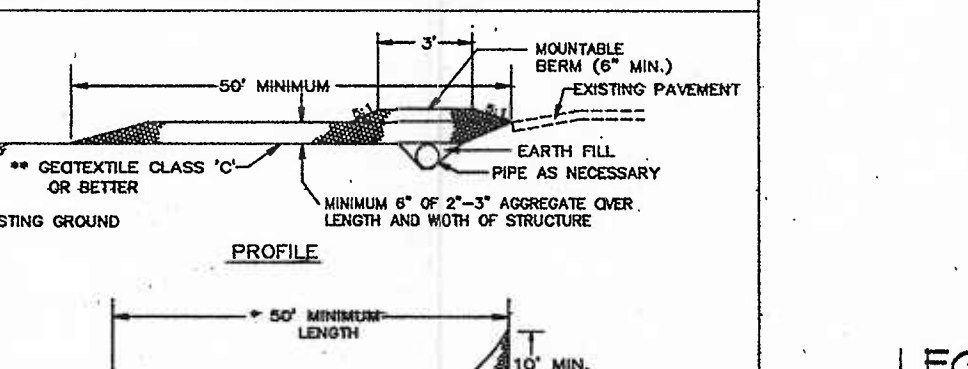
LEGEND

- 122 --- EXISTING GRADE 123 X 45 PROPOSED GRADE

DETAIL 25 - STABILIZED CONSTRUCTION ENTRANCE



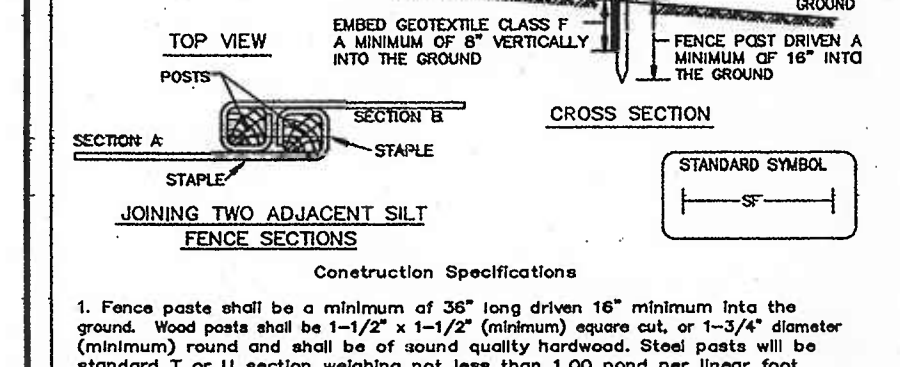
DETAIL 26 - STABILIZED CONSTRUCTION ENTRANCE



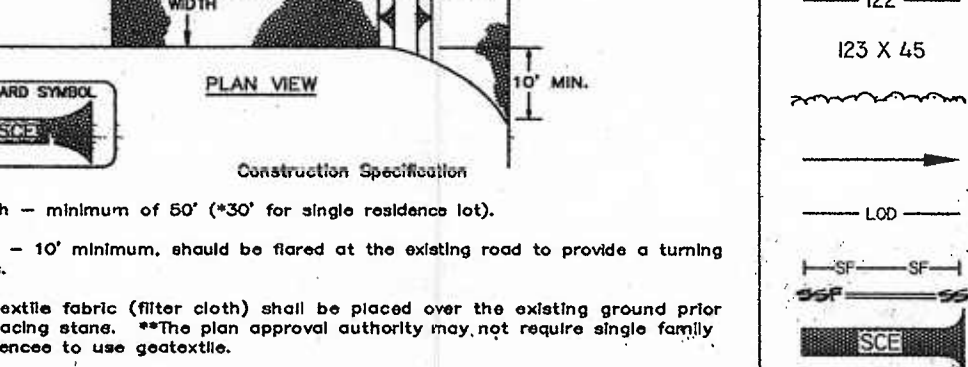
CRITICAL AREA CALCULATIONS

Table with 5 columns: Step, Requirement, Volume Required, Notes

DETAIL 27 - STABILIZED CONSTRUCTION ENTRANCE



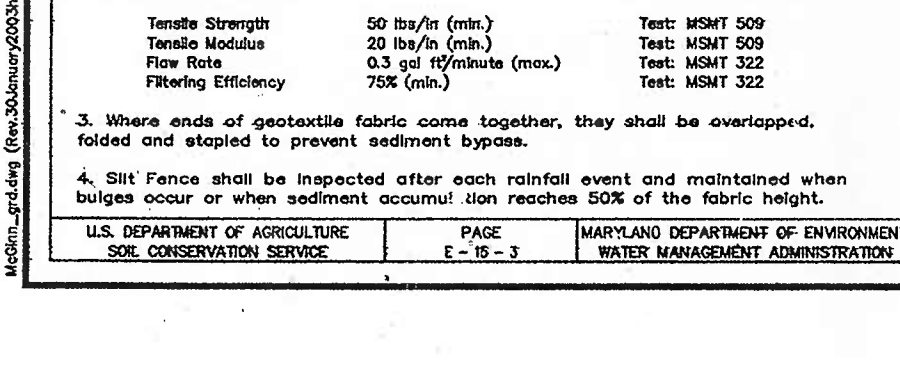
DETAIL 28 - STABILIZED CONSTRUCTION ENTRANCE



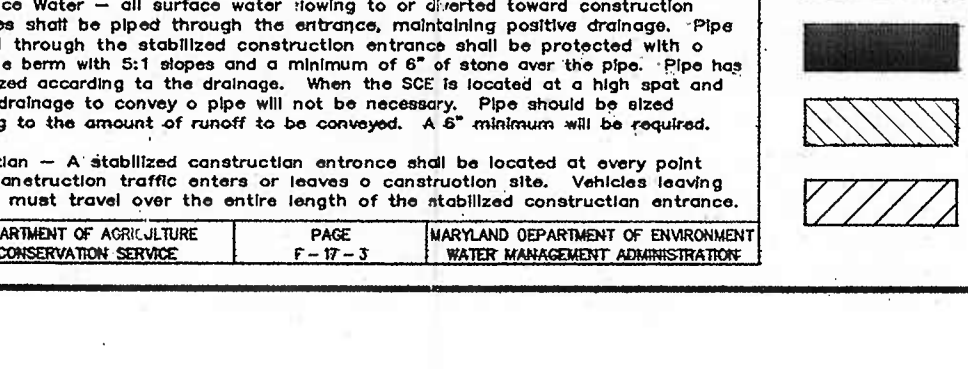
CRITICAL AREA CALCULATIONS

Table with 5 columns: Step, Requirement, Volume Required, Notes

DETAIL 29 - STABILIZED CONSTRUCTION ENTRANCE



DETAIL 30 - STABILIZED CONSTRUCTION ENTRANCE



CRITICAL AREA CALCULATIONS

Table with 5 columns: Step, Requirement, Volume Required, Notes

CONSULTANT'S CERTIFICATION, OWNER/DEVELOPER, DIVERSIFIED PERMITS, INC., and A.A.S.C.D. APPROVAL STAMP AREA with various stamps and signatures.