_AA 0020-06 VAR

Jensen, Kurt 2005-0453-V

MSA-S-1829-5384

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/

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.
- 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.
- 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

0020-06

RECEIVED

MAR 0 7 2006

CRITICAL AREA COMMISSION

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

	CASE NUMBER 2005-0453-V	
	IN RE: KURT E. JENSEN	
·	THIRD ASSESSMENT DISTRICT	
·	DATE HEARD: JANUARY 31, 2006	
-		
ORDERED BY:	STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OF	FICER

PLANNER: PATRICIA A. COTTER

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 fect 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.¹

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.

¹The 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 21 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 place 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. Forger

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 area 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 postdevelopment 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,cxAsq 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.

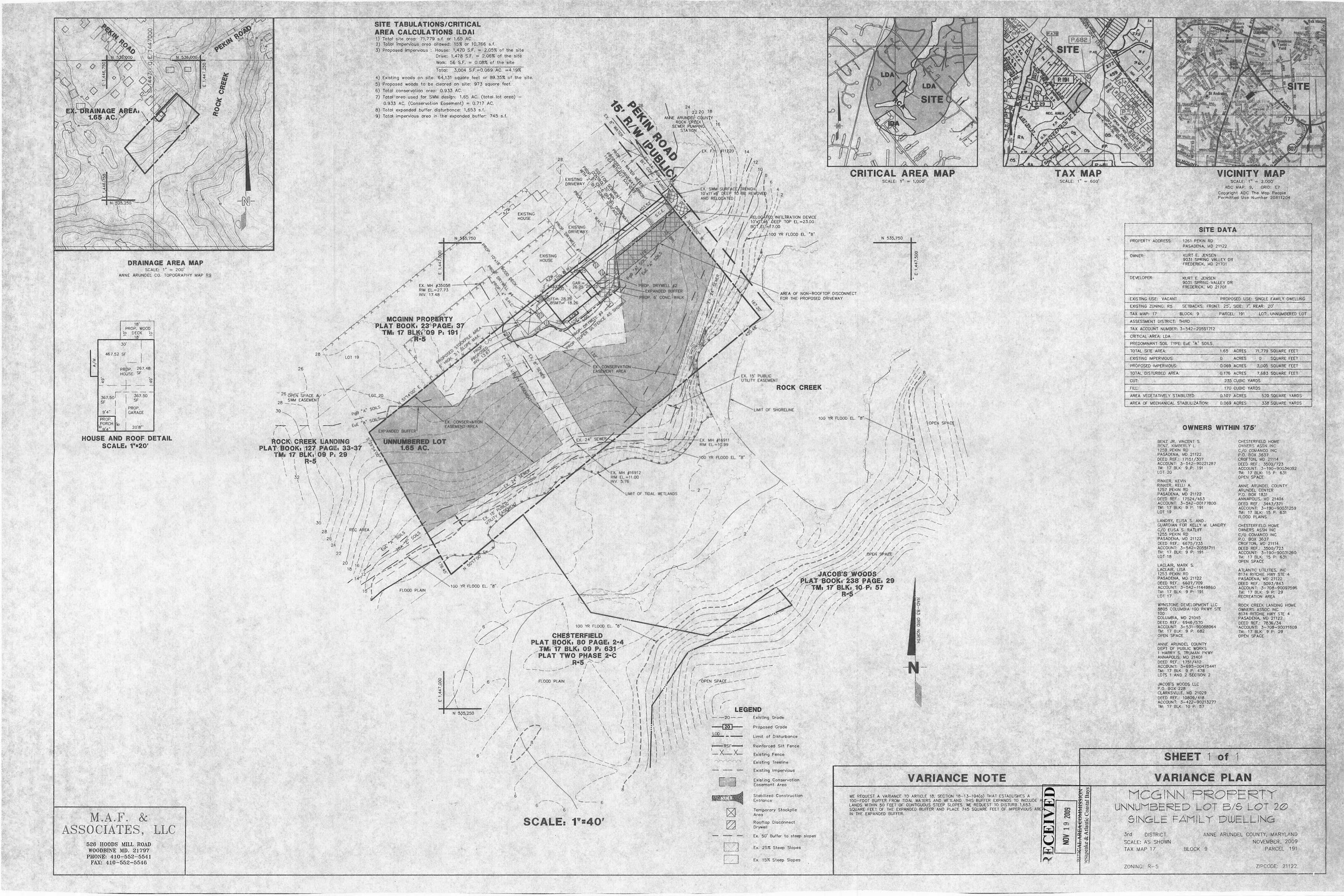
PLANS

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.



DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

Following initial soil disturbance ar redisturbance, permanent or

temporary stabilizatian 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 harizontal to 1 vertical (3:1) and faurteen days for all other disturbed ar graded areas on the project site. I. Permanent Seeding

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

grading. Rotes and analyses will be provided to the grading inspector as 1. Occurrence of acid sulfate soils (grayish black calar) will require cavering with a minimum of 12 inches of clean soil with 6 inches minimum capping of top soil. No stockpiling of moterial is allowed. If needed, soil tests should be done before and after o 6 week incubation

greater than 5 acres. Soil tests will be dane at campletion of raugh

B. Seedbed 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 paunds of dolomitic limestone and 21 pounds of 10-10-10 fertilizer per 1.000 square feet. Horrow or disk lime and fertiliizer into the sail to a depth of at least 3 inches on slopes flatter

periad to allow oxidotion of suifates.

- C. Seeding: Apply 5-6 pounds per 1,000 square feet of tall fescue between February 1 and April 30 or between August 15 and October 31. Apply seed uniformly an a maist firm seedbed with a cyclane seeded drill, cultipacker seeder or hydroseeder (slurry includes seeds and fertilizer recommended on steep slopes only). Maximum 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 If sail moisture is deficient to support adequate grawth 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 1994 Stondards and Specifications for Soil Erosion and Sediment Control. Mixes suitable for this area are 1, 3 and 5-7. Mixes 5-7 are sultable in nan-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 sholl be applied immediately ofter groding.
- Mulch shall be unrotted, unchapped, small grain straw applied at a rate of 2 tons per acre or 90 pounds per 1,000 square feet (2 bales). If a mulch anchoring tool is used, apply 2.5 tons per acre. Mulch materials shall be relatively free of all kind of weeds and shall be completely free of prohibited noxious weeds. Spread mulch uniformly, mechanically or by hond, to o 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:

flat oreas where equipment can operate safely.

- (i) Use a mulch onchoring tool which is designed to punch ond onchor 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
- (ii) Wood cellulose fiber may be used for onchoring strow. Apply the fiber binder of a net dry weight of 750 pounds per ocre. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gollons of woter.
- (iii) Liquid binders may be used and applied heavier at the edges where wind catches mulch, such as in valleys and on crests of slopes. The remoinder of the area should appear uniform after binder application. Binders listed in the 1994 Standards and Specification for Soil Erosion and Sediment Control or opproved equal shall be applied at rates recommended by the
- (iv) Lightweight plostic netting moy be used to secure mulch. The netting will be stopled to the ground according to monufocturers recommendations

Temparary Seeding:

100 pounds of dolomitic limestone per 1,000 square feet.

Fertilizer: 15 pounds of 10-10-10 per 1,000 square feet.

Perenniol rye - 0.92 paunds 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 D and E Above.

No fills may be placed an frozen ground. All fill ta be placed in appraximately horizontal layers, each loyer having a loose thickness af nat more than 8 inches. All fill in raadways and parking areas is to be classified Type 2 as per Anne Arundel Caunty Code - Article 21, Section 2-308, and campacted to 90% density; compaction to be determined by ASTM D-1557-66T (Modified Proctor). Any fill within the building area is to be compacted to a minimum of 95% as determined by methods previously mentioned. Fills for pand 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

Permanent Sod:

PERSPECTIVE VIEW

JOINING TWO ADJACENT SILT

Installation of sad should follow permanent seeding dates. Permonent soci is to be tall fescue, state approved sad; lime and fertilizer per permonent seeding specifications and lightly Irrigate soil prior to laying sod. Sod is to be laid on the contour with all ends tightly obutting. Joints are to be staggered between rows. Water and roll or tamp sod to insure positive root contact with the soil. All slopes steeper than 3:1, as shown, ore to be permanently sodded or protected with an appraved erasion control netting. Additional watering far establishment may be required. Sod is not to be applied on frozen ground. Sod shall not be harvested or transplonted when maisture content (dry ar wet) ond/or extreme temperature may adversely affect its survival. In the absence of adequate rainfall, irrigation should be performed to Insure established

DETAIL 22 - SILT FENCE

Construction Specifications

1. Fence paste shall be a minimum of 36" long driven 16" minimum into the ground. Wood posts shall be $1-1/2" \times 1-1/2"$ (minimum) equare cut, or 1-3/4" diamete (minimum) round and shall be of sound quality hardwood. Steel pasts will be

2. Geotextile shall be fastened ascurely to each fence poet with wire ties

20 lbs/in (min.) 0.3 gal ft/minute (max.)

3. Where ends of geotextile fabric come together, they shall be overlapped.

4. Slit Fence shall be inspected after each rainfall event and maintained whe

STANDARD SYMBOL

|-----SF-----

Test: MSMT 509

Test: MSMT 509 Test: MSMT 322

MARYLANO DEPARTMENT OF ENVIRONMEN WATER MANAGEMENT ADMINISTRATION

STANDARD RESPONSIBILITY NOTES

I(We) certify that:

- All development and construction will be done in accordance with this sediment and erosian 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
- Any responsible persannel involved in the construction project will have a certificate of attendance from the Maryland Department of the Environment's approved training program for the cantrol of sediment and erasion before beginning the project.

Responsible personnel on site: KURT E. JENSEN

- The appropriate enclosure will be constructed and maintained on sediment basin(s) Included in this plan. Such structure(s) will be in compliance with Article 21, Section 2—304 af the Anne Arunde County Code.
- The developer is responsible for the acquisition of all easements. rights and/or rights-of-way that may be required for the sediment and erasion control practices, stormwater management practices and the discharge of stormwater onto or across adjacent or downstream praperties included in this plan. He/she is also responsible for the acquisition of all easements, rights and/or right—of—way that may be required for grading and/or work on adjacent properties included in this plan.
- Fallowing initial soil disturbance, ar redisturbance, permanent ar 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 horizontal to 1 vertical (3:1) and faurteen days for all other disturbed or graded areas on the project site.
- The sediment control approvals on this plan extend only ta areas and practices identified as proposed work.
- The approval of this plan far sediment and erosion cantrol daes not relieve the developer/consultant fram camplying with any Federal/ State/County requirements appertaining to environmental issues.
- The developer must request that the Department of Inspections and Permits apprave wark completed in accordance with the approved erosion and sediment control plan, the grading or building permit,
- On all sites with disturbed areas in excess af 2 acres, appraval af the Department of Inspections and Permits shall be required on completion of installation of perimeter erasion and sediment controls, but before praceeding with any other earth disturbance ar grading.
 Other building or grading inspection approvals may nat be 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 remaval of controls.

Jun 20 mm 2-27-03 Signature Name: KURT E. JENSEN Title: OWNER Address: 427 Howard Manage BRIVE

GLEN BLIENIE, Mb. 21060 Telephone: (410) 3600-3966

SEQUENCE OF CONSTRUCTION:

- Contractor/Developer shall contact the Anne Arundel Caunty Department of Inspections and Permits of 410-222-7780 of least 48 hrs. prior to the start of construction. Work may begin upon approval by Dept. af Inspections and Permits. 2. Install S.C.E. and Silt Fence as indicated. 2 Days 3. Begin clearing and raugh grading af site. Excavate far
- 4. Instal all utilities*, including <u>water & SEWER CONNECTIONS</u> and driveway. Finish construction of house. 3 Months 44. RELOCATE BX. SWM. SURFACE TREILER Z PAYS Stabilize all disturbed areas with seed and mulch as indicated. Upon inspector's approval remove any remaining sediment 2 Days
- 7. Final cleanup and maintenance. 2 Days *Utilities Note: Disturb only that area which can be backfilled and stabilized in one working day.

Bill #53-01 Stormwater management requirements ARTICLE 21 TITLE 3

Natural Area Conservation Credit Note

The .933 acres of woodland area on the south side of the property has been placed in a permanent forest conservation easement. 100% of the rooftop and driveway are draining via sheet flow to this designated area. This area has been used as a non-structural storm water management practice (the Natural Conservation Credit) and, therefore, must remain in a non-disturbed state. Recharge and Water Quality volume requirements have been met with this design.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE PEXISTING PAVEMEN - EARTH FILL ** GEGTEXTILE CLASS 'C'-MINIMUM 6" OF 2"-3" AGGREGATE OVER LENGTH AND WOTH OF STRUCTURE PROFILE PLAN VIEW SOE , 1. Length - minimum of 50' (*30' for single residence lot). 2. Width — 10' minimum, shauld be flared at the existing road to provide a turning

3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior

4. Stone — cruehed aggregate (2" to 3") or reclaimed ar recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance:

to placing stane. **The plan approval authority may not require single family

5. Surface Water — all surface water nowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spat and has no drainage to convey o pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 8" minimum will be required. 6. Location - A stabilized construction entronce shall be located at every point

where construction traffic enters or leaves o construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance. U.S. DEPARTMENT OF AGRICULTURE PAGE WARYLAND DEPARTMENT OF ENVIRONMENT F - 17 - 3 WATER MANAGEMENT ADMINISTRATION

STANDARD AND SPECIFICATIONS FOR TOPSOIL

DEFINITION:

Placement of topsoil over a prepared subsoil prior to established of

permanent vegetation PURPOSE:

To provide a sultable soil medium for vegetative growth. Sails of concern have low moisture content, low nutrient levels, low pH, material toxic to plants, and /or unacceptable soil gradation.

CONDITIONS WHERE PRACTICE APPLIES:

- I. This practice is limited to areas having 2:1 or flatter slaes where: a. The texture of the expased subsoil/parent material is nat adequate to
- produce vegetative growth. b. The soil material is sa shallow that the rocting zone is not deep enough. to support plants or furnish cantinuing supplies of moisture and plant c. The original soil to be vegetated contains material toxic to plant growth.
- d. The soil is so acidic that the 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 adequation stabilization. Areas having slapes steeper 2:1 shall have the appropriate

CONSTRUCTION AND MATERIAL SPECIFICATION:

stabilization shown an the plans.

- I. Topsail salvaged fram 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 sail types can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in caoperation with Maryland Agricultural Experimental Station.
- II. Topsoil Specifications Sail to be used as topsoil must meet the following:
- i. Topsoil shall be a loam, sandy loam, clay laam, silt loam, sandy clay, loamy sandy. Other soils may be used if recommended by an agronomist or soil scientist and appraved by the appropriate approval authority. Regardless, tapsoil shall not be a mixture of contrasting textured subsails and shall contain less than 5% by volume of cinders, stones, slag, caarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2" in diameter
- ii. Tapsail must be free af plants or plant parts such os bermuda grass, quackgrass, johnsongrass, nutsedge, poison ivy, thistle, or others as specified
- iii. Where the subsoil is either highly acidic or composed or heavy clays, 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 tapsoil. Lime shall be distributed uniformly over designated areas and warked into the soil in conjunction with tillage operation as described in the following procedures.
- III. For sites having disturbed areas under 5 acres:
- i. Place topsoil (if required) and aplly soil amendments as specified in 20.0 <u>Vegetative Stabilization</u> - Section 1 - Vegetative Stabilization Methods and
- IV. For sites having disturbed areas over 5 acres:
- i. On soil meeting Topsoil specifications, obtain test results dictoting fertilizer and lime amendments required to bring the soil into compliance with the
- a. pH for topsoil shall be between 6.0 and 7.5. If the tested sail demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
- b. Organic content of topOsoil shall be not less than 1.5 percent by weight.
- c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.
- (14 days min.) to permit dissipation of phyto-texic materials: Nate: Topsoil substitutes or amendments, as recommended by a qualified
- autharity, may be used in lieu af natural tapsail.

LEGEND

EXISTING GRADE PROPOSED GRADE SPOT ELEVATION

Ex. Woods LINE

DISTURBANCE

CONSCRUATION

EASEMENTS

SILT FENCE

-- 122 --

123 X 45

____ LOD ____

⊢SF-SF-I

- i. When topsoiling maintain needed erosion and sediment control practiced such a diversion. Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.
- ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" - 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" - 8" layer and lightly

- VI. Alternative for Permanent Seeding Instead of applying the full amounts of lime and commercial fertilizer, camposted sludge and amendments may be applied as specified belaw:
- for sites having disturbed areas under 5 acres shall conform to the following 🖊
- the Maryland Department of the Environment under OCMAR 26.04.06.
- c. Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
- ii. Camposted sludge shall be amended with a potassium fertilizer applied at

Polytechnic Institutes. Revised 1973.

Step	Requirement	Volume Required (cu-ft)	Notes
1a	Water Quality (WQv)	299	Natural Conservation Credit
2a	Recharge (Rev)	-94	Vol. Included w/in WQv Storage
3	Channel Protection (Cpv)	N/A	q _i < 2 cfs
4	Overbank Flood (Qp)	0.00 \	Adequate Outfall
5	Extreme Flood (Qf)	Not Required	NO DOWNSTREAM FLOODING WILL OCCUR

CRITICAL AREA CALCULATIONS

STABILIZED
CONSTRUCTION
ENTRANCE

1. Total area of site: 71,779 sq. ft.

ENTRANCE

Impervious area allowed on site: (15%) or 10,767 sq. ft.

Impervious coverage after development: 4,421 sq. ft. or (6%) of site. STOCKPILE AREA JAN 09 LIMBEXISTING woodlands on site: 64,131 sq. ft. 5. Woodlands allowed to be cleared: 19,239 sq. ft. or (30%) of total

STEEP SLOPES

5. Woodlands allowed to be considered woodlands.

woodlands.

COMMISCOPES

5. Woodlands allowed to be considered woodlands.

woodlands.

(10.1%) of existing woodlands.

1.00 Eastern Zone 0.90 Western Zone *WQv minimum = 0.2" per acre 0.18 ac. (percent volume method)

Rev = 0.006 ac-ft 3,0 Ex. MH.16945 DETAIL 33 - SUPER SILT FENCE DRAINAGE AREA MAP SCALE: I" = 2,000" SCALE: I" = 200" A. A. Co. Topo Map: R8,R9 b.A. = 0.417 Ac. In: 6.1

Q10: 1.017 CFS.

BL+106.

CONTROL (50' MIN)

WINE ARUNDEL COUNTY

ROCK CREEK

STATION

N SEWER PUMPING

PROP KRIVEWAY

N 535,850

ap. 6 CR-6 GRAVEL

DRIVE W/ 2" BIT, KONDE

HOUSE

SURF. USE. (101 WINE)

HETALL (IS)

HOUSE

Ex.

FOUNDATION

MCGINN PROPERT

TM.17, BLK.9, P.191

R-5

PLAN

SCALE: 1": 40'

(LOTS 17:20 - UNDER

EXPANDED CRITICAL

SHED

AREA BUFFER

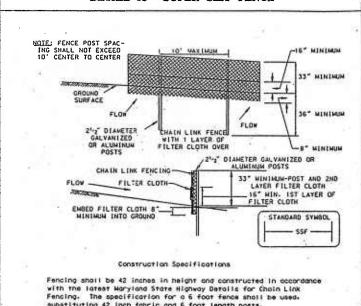
SPINE TO BE TOTHER

WEA MAX. HT. 6', SLOPE 3:1

REMOVED

HOUSE

37,0



with the latest Haryland State Highway Details for Chain Link Fending. The specification for a 5 foot fence shall be used substituting 42 inch fabric and 6 foot length posts.

1. The poles do not need to set in concrete. 2. Chain link fence shall be fastened securely to the fence Filter cloth shall be fastened securely to the chain link fence with ties spaced every 24" at the top and mid section. 4. Filter cloth shall be embedded a minimum of 8" into the

5. When two sections of filter cloth adjain each other, they . Maintenance shall be performed as needed and silt buildups

Compute WQv Volume

 $WQv = \frac{(P)(Rv)(A)}{}$

Rv = 0.05 + 0.0091

1 = % Imperviousness

d. No sod ar seed shall be placed on sail which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed

agranomist or soil scientist and approved by the appropriate appraval

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

V. Topsoil Application

- compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum af 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.
- iv. Topsoil shall be placed while the tapsoil ar subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a car lition that may otherwise be detrimental to proper grading and seedbed preparation.
- i. Compasted Sludge Material far use as a sail conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and
- a. Composted sludge shall be supplied by, or originated from, a person or persons that are permitted (at the time or acquisitian of the campast) by
- b. 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 daes not meet these requirements, the appropriate constituents must be added to meet the requirements priar to use.
- 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. #1, Cooperative Extension Service, University of Maryland and Virginia

ana viigiina	17, BLK. 09, P.29
Notes	14
ral Conservation Credit	
cluded w/in WQv Storage	· SOMEONE STATE OF THE PARTY OF
q _i < 2 cfs	Million BG A D In The
Adequate Outfall	O NUEW .
DING WILL OCCUR	E MALE
	The state of the s

CONSULTANT'S CERTIFICATION "The Developer's plan to control silt and erasion is adequate to contain the silt and erasion 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 accardance with the requirements of the Anne Arundel Soil Conservation District Plan Submittal Guidelines and the current Maryland Standards and Specifications fo Sediment and Erasian Cantral. I have reviewed this erasian ond sediment

ROCK CREEK

LANDING-

PL. Bk.-127; Pg. 33-37

control plan with the owner/developer." Signature: Walla Walle MD P.E. License # 12267 Date: 2/10/0 MD Land Surveyor License #_____

Millersville, MD 21108 (410) 859-5583

Firm Name/Address: Diversified Permits, Inc., P.O. Box 242



PL. BK. 81, PG. 47-50 the property which will remain within the proposed Conservation Easement. The site

TM. 17, BLK. 09, P.631 are currently developed with single family homes. The area to the south is vacant where

erosion within or on the perimeter of the site.

will not cause erosion or affect down stream property.

Fax: 410-859-5584

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

N 535,600

ROCK

RIM EL . 10.99'

TO DISTURB WITHIN THE EXPANDED

CONSERVATION EASEMENT TAB.

GASCHENT AREA "A": 0.487 AG.

EASEMENT AREA "B": 0.446 AC.

TOTAL TABULATION : 0.933 AC.

A site visit was conducted in January, 2003. The majority of the property is covered with

dense woods and the grade varies from 2 % to 30% with high grass and weeds covering

the remaining portion of the site. There is a stand of woodlands on the southern portion of

drains through existing woods to wetlands abutting Rock Creek. The abutting properties

existing woodlands exist, draining, once again, to Rock Creek. There are no signs of

This development, providing conservation easements to absorb the proposed drainage,

BUFFER IN THE SRITICAL AREA

NATURE OF YARIANGE:

PIM 日L.* 11.00

SECTION 2C

OWNER/DEVELOPER

427 HOWARD MANOR DRIVE

GLEN BURNIE, MD. 21001

KURT & JENSEN

(410) 360-2966

GENERAL NOTES

2. Existing Zoning is: R5 Setbacks: Front: 25' Rear: 20' Side: 7' (Combined: 20') 3. Existing Use of the site is: VACANT

4: Proposed Use of the site Is: (I) SINGLE FAMILY RESIDENT 5. Site is known as: 1259 PEKIN RD. 6. Water/ and Sewer/ to be installed and utilized. 7. FEMA-FIRM Map # 240008-00. Zone ___ Elev.___

9. No property line survey made at this time. 10. This site is not located within the Severn River Watershed

8. Site is within the Critical Area Zone. Zone: LOA

11. The contractor shall be responsible for repairing and replacing any /N 535,850 existing fences, driveways, etc. damaged ar removed during construction.

12. The contractor shall notify "MISS UTILITY" (1-800-257-7777), five (5) working days befare starting work shown on these drawings.

13. 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.

14. D.P., Inc. has not field-verified existing utility information. It is the responsibility of the contractor ta contact and abtain all records, information, and locations prior ta commencement of grading operations. Any discrepancies shall be brought to D.P., Inc.'s attention immediately

15. Contours shown on this pian are taken from Field Survey (for on-site greas). For off-site greas they are taken from A. A. Co. Topo and Utility Operations maps. The contractor shall verify the elevations to his awn satisfaction priar to starting work. Any discrepancies shall be brought to D.P., Inc.'s attention imprediately.

16. Any pertinent information within 100' of the property line is shown. 17. All roof areas shall drain through downspouts onto splish blocks and ultimately discharge to a vegetatively stabilized area.

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 All damage to the soil and erosion methods shown on shall be repaired at the end af each day's work.

The controctor is to maintain these Sediment and Erosian Control Structures as specified on each detail. GENERAL EROSION CONTROL PROCEDURES Sod is to be placed on all areas shown and on graded areas with slapes greater than 3 ta 1.

All downspauts are to be curried to the toe of fill slopes. Splash blocks are to be provided at all dawnspouts not discharging onto a paved surface. All excess material (If any) shall be remaved to a site

approved by the Anne Arundel Soil Conservation District (410-222-7822)Cut and Fill quantities pravided under Site Analysis da nat represent bid quantitles. These quantities do not distinguish between tapsoit, structural fill ar embankment material, nor do

with site conditions which may affect the work.

876 CU. YDS. +/-CUT 200 CU. YDS. +/-FILL: 3. SPOIL / BORROW: 676 CU. YDS. +/-40. TOTAL AREA STRUCTURALLY STABILIZED: 4421 SQ. FT. 0.121 Ac.+/-4b. TOTAL AREA VEGETATIVELY STABILIZED: 6814 SQ. FT. 0.157 Ac.+/-4c. TOTAL AREA DISTURBED: 11.285 SQ. FT. 0.258 Ac.+/-5. PREDOMINANT SOIL TYPE: EVESBORO AND GALESTOWN LOAMY SAND

EARTHWORK ANALYSIS

they reflect cansideration of undercutting ar remavol af

unsuitable materiol. The contractor shall familiarize himself

A.A.S.C.D. APPROVAL STAMP AREA Anne Arundel Soil Conservation District Sediment and Erosion Control Approval

District Official

SMALL POND(S) # _____ Reviewed for technical adequacy by

USDA, Natural Resource Conservation Service **GRADING, EROSION AND**

SEDIMENT CONTROL PLAN

UNNUMBERED LORECEWE McGINN PROPERTY

Date

1259 Pekin Rd., Pasadena ANNE ARUNDEL COUNTY, MARYTANDA21122 GRID: 9 PARCEL: 19 MMISSICE TAX MAP: 17 TAX ACCT. NO.: 3542-2055-1712

AX DISTRICT: 3rd DRAWN BY: HNT GP.# G02009830 CHECKED BY: PEB SCALE: As Noted JAN. 2003 SHEET 1 OF 1 DATE: