AA 121-06 VAR Hall, Michelle 0029

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KLS 3/2/06 KLS 3/17/06 Comments

MSA-5-1829-5405 Jue 3/02

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 17, 2006

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

RE: Variance 2006-0029-V, Michell & Joan Hall

Dear Ms. Plociennik:

Thank you for providing information on the above referenced variance request. The applicant is requesting a variance to permit the construction of a dwelling and deck and the construction of driveway, walks, and well with less Buffer then required. The property is designated as Limited Development Area (LDA) and a Buffer Modification Area (BMA). The property is currently undeveloped and entirely located within the 100-foot Critical Area Buffer.

We received a copy of the revised site plan from Bay Engineering on March 17th, 2006 addressing concerns outlined in our letter from March 2nd 2006. Based upon the proposed revisions and provided that the property is properly grandfathered, this office does not oppose a variance to permit the construction of the dwelling and associated improvements.

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,

Kate Schnidt

Kate Schmidt Natural Resource Planner AA0121-06

cc: Gary Evans, Bay Engineering

Robert L. Ehrlich, Jr. Governor

Michael S. Steele Lt. Governor

3



Martin G. Madden Chairman

> Ren Serey Executive Director

STATE OF M'ARYLAND 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 2, 2006

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Dear Ms. Plociennik:

Thank you for providing information on the above referenced variance request. The applicant is requesting a variance to permit the construction of a dwelling and deck and the construction of driveway, walks, and well with less Buffer then required. The property is designated as Limited Development Area (LDA) and a Buffer Modification Area (BMA). The property is currently undeveloped and entirely located within the 100-foot Critical Area Buffer.

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, several issues should be addressed regarding the current development proposal.

- The site plan shown on Sheet 2 does not match the site plan shown on Sheet 3. This makes it difficult to determine the proposed limits of disturbance and the proposed impervious coverage. If a deck is to be included in the proposal it should be constructed of pervious materials, with a gravel substrate and vegetative stabilization. Disturbance should be minimized to the extent practicable; the applicant may want to develop only 1 driveway as opposed to 2.
- 2) The site plan shows a portion of the lot as below mean high water. Any land below mean high water is considered to be part of waters of the State, and cannot be included in lot acreage for impervious surface limits and forest clearing limits. The allowable impervious surface is correct on the grading plan and incorrect on the cover sheet. The afforestation requirement is 1778 square feet, not 1953 square feet as noted on the variance plan.

Ms. Ramona Plociennik Variance 2006-00299-V Jerome and Patrina Clark February 28, 2006 Page 2

- 3) The current proposed Buffer mitigation plan is insufficient. Given the limited existing vegetation, plantings should be first directed waterward of the dwelling and consist of multi-story vegetation of trees, shrubs, and ground cover.
- 4) Stormwater from dwelling and driveway should be directed to stable vegetated outfalls 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,

Kate Schmidt

Kate Schmidt Natural Resource Planner cc: AA0121-06

0121-06

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 2006-0029-V

IN RE: MICHELLE AND JOANN HALL

SEVENTH ASSESSMENT DISTRICT

DATE HEARD: MARCH 21, 2006

ORDERED BY: STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OFFICER

PLANNER: PATRICIA A. COTTER

2006 DATE FILED: MARCH <u>d</u>

PLEADINGS

Michelle and Joann Hall, the applicants, seek a variance (2006-0029-V) to allow a dwelling with less buffer than required on property located along the east side of Oar Lane, east of Tyler Road, Deale.

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. Gary Evans, the applicants' 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 applicants own unimproved property with a street address of 716 Oar Lanc, Deale. The property comprises 11,852 square feet and is zoned R-5 residential with a Chesapeake Bay Critical Area designation as Limited Development Area (LDA). This waterfront lot on Parker Creek is mapped as a buffer modification area. The request is to construct a dwelling (27.5 by 41 feet) and decking 58 feet from the water. Anne Arundel County Code, Article 18, Section 18-13-104(a) creates a 100-foot buffer from tidal waters. Section 18-13-104(b) creates a buffer modification area for lots platted on or before December 1, 1985 on which the existing pattern of development prevents the 100-foot buffer from performing its protective functions. Under Article 17, Section 17-8-702(d), a new structure on an undeveloped lot in a buffer modification area shall maximize the buffer and be compatible with existing patterns of development while accommodating utilities. Accordingly, the applicants request a buffer variance in the amount of 42 feet.

Patricia A. Cotter, a planner with the Office of Planning and Zoning, testified that the property is a shallow lot almost wholly in the buffer. A portion of the lot area along the water has been lost to erosion. The applicants are proposing a comparatively modest dwelling at the minimum building restriction line near the road. The waterside deck additions are pervious. The improvements are further from the water than the improvements on the adjacent property to the south. There were no adverse agency comments.¹ By way of conclusion, Ms. Cotter supported the application.

Mr. Evans testified that the lot is weeded and low-lying. The well is offset 50 feet from the public sewer (clay pipe) as required by the Department of Health. The lower level of the dwelling (elevation 6.0) is restricted to storage. The

¹ The Department of Health requires plan approval; the County's Development Division requested increased planting in the buffer.

2

design of the dwelling accommodates joint-use by the applicants, who are sisters. Finally, the project includes stormwater management plantings and afforestation.

Upon review of the facts and circumstances, I find and conclude that the applicants are entitled to relief from the code. For this Critical Area property, due to the proximity to water, a strict implementation of the program would result in an unwarranted hardship. To literally interpret the program would deny the applicants the right to develop the property with a single-family dwelling, a right commonly enjoyed by other properties in similar areas in the Critical Area. Conversely, the granting of the variance does not confer any special privilege that the program typically denies. There is no indication that the request results from the actions of the applicants or from land use on neighboring property. Finally, with mitigation, and other conditions, the granting of the variance will not adversely impact Critical Area resources and harmonizes with the general spirit and intent of the program.

I further find that the variance represents the minimum relief. This is a comparatively modest dwelling. There was nothing to indicate that the granting of the variance 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.

3

<u>ORDER</u>

PURSUANT to the application of Michelle and Joann Hall, petitioning for a variance to allow 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 $\frac{23}{23}$ day of March, 2006,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicants are **granted** a buffer variance in the amount of 42 feet to allow a dwelling in accordance with the site plan.

The foregoing variance is subject to the following conditions:

- No further expansion of the dwelling is allowed and no accessory structures for storage are allowed.
- 2. The building permit is subject to the approval of the Department of Health.
- 3. The applicants shall provide stormwater management and mitigation as determined by the Permit Application Center.

Fah mi Bend

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 18-16-405(a) provides that a variance expires by operation of law unless the applicant obtains a building permit within eighteen months.

Thereafter, the variance shall not expire so long as construction proceeds in accordance with the permit.

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

5

SEQUENCE OF CONSTRUCTION

- 1. THE CONTRACTOR / DEVELOPER TO CONTACT THE DEPARTMENT OF INSPECTIONS AND PERMITS AT 410-222-7780 48 HOURS PRIOR TO THE START OF CONSTRUCTION. WITH THE INSPECTORS APPROVAL WORK MAY BEGIN. 1 DAY
- 2. INSTALL S.C.E., REINFORCED SILT FENCE AS SHOWN ON THE PLAN. (3 DAYS)
- 3. DEMO EX. PILINGS, CLEAR AND GRUB FOR EXCAVATIONS AND PREPARE SITE FOR NEW HOUSE. (2 WEEKS) 4. EXCAVATE FOR FOOTERS AND FOUNDATION. BEGIN HOUSE CONSTRUCTION AND EARTHWORK. AT HOUSE
- BACKFILL, STABILIZIE ALL AFFECTED AREAS AS PER STABILIZATION SPECIFICATIONS. (2 WEEKS)
- 6. INSTALL WELL, CONNECT SEWER, FINE GRADE AND INSTALL PLANTINGS FOR STORMWATER MANAGEMENT. (1 MONTH) 7. FINISH CONSTRUCTION OF HOUSE. (3 MONTHS)
- 8. FINAL PAVE WALKS AND DRIVE. (9 DAYS)
- 9. STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH AS INDICATED. WITH THE INSPECTORS
- APPROVAL REMOVE ANY REMAINING SEDIMENT CONTROL DEVICES. (2 DAYS) 10. FINAL CLEAN UP AND MAINTENANCE.

STANDARD RESPONSIBILITY NOTES

I (WE) CERTIFY THAT:

- A. 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.
- B. 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.

RESPONSIBLE PERSON ON-SITE: TO BE DETERMINED

- C. IF APPLICABLE, THE APPROPRIATE ENCLOSURE WILL BE CONSTRUCTED AND MAINTAINED ON SEDIMENT BASIN(S) INCLUDED IN THIS PLAN. SUCH STRUCTURE(S) WILL BE IN COMPLIANCE WITH THE ANNE ARUNDEL COUNTY CODE.
- 2. 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 PRACTICES, STORMWATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORMWATER ONTO OR ACROSS ADJANCENT OR DOWNSTREAM PROPERTIES INCLUDED IN THE PLAN.
- 3. INITIAL SOIL DISTURBANCE OR REDISTURBANCE, 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 CONTROLS, DIKES, SWALES, DITCHES, AND PERIMETER SLOPES MAY BE ALLOWED AT THE DISCRETION OF THE SEDIMENT CONTROL INSPECTOR.
- 4. THE SEDIMENT CONTROL APPROVALS ON THIS PLAN EXTEND ONLY TO AREAS AND PRACTICES IDENTIFIED AS PROPOSED WORK.
- 5. THE APPROVAL OF THIS PLAN FOR SEDIMENT AND EROSION CONTROL PLAN DOES NOT RELIEVE THE DEVELOPER/CONSULTANT FROM COMPLYING WITH ANY FEDERAL, STATE OR COUNTY REQUIREMENTS APPERTAINING TO ENVIRONMENTAL ISSUES.
- 6. THE DEVELOPER MUST REQUEST THAT THE SEDIMENT CONTROL INSPECTOR APPROVE WORK COMPLETED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE GRADING OR BUILDING PERMIT, AND THE ORDINANCE.
- 7. ALL MATERIAL SHALL BE TAKEN TO A SITE WITH AN APPROVED SEDIMENT AND EROSION CONTROL PLAN.
- 8. ON ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 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. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THE INITIAL APPROVAL BY THE SEDIMENT AND EROSION CONTROL INSPECTOR IS GIVEN.
- 9. APPROVAL SHALL BE REQUESTED ON FINAL STABILIZATION OF ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES BEFORE REMOVAL OF CONTROLS.
- 10. EXISTING TOPOGRAPHY MUST BE FIELD VERIFIED BY RESPONSIBLE PERSONNEL TO THE SATISFACTION OF THE SEDIMENT CONTROL INSPECTOR PRIOR TO COMMENCING WORK.

Hi Hall SIGNATURE OF DEVELOPER/OWNER

PRINT:

NAME: MICHELLLE H. HALL TITLE: OWNER AFFILIATION: N/A ADDRESS: 216 34th STREET NE. WASHINGTON DC 20019-1309 TELEPHONE NUMBER: 202-396-5225

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 THIS 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 OF SEDIMENT AND EROSION CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER."

BY: TIMOTHY J. MARTIN, L.S.

BAY ENGINEERING, INC. MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR # 10989



POST DEVELOPMENT OWNER/DEVELOPER'S STABILIZATION CERTIFICATION

DATE:

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

OWNER/DEVELOPER

DATE

STORMWATER MANAGEMENT RECORD DRAWING CERTIFICATION

THIS CERTIFIES TO THE BEST OF MY PROFESSIONAL BELIEF AND KNOWLEDGE, THE APPROVED S.W.M. SYSTEM(S) AS SHOWN HEREON HAVE BEEN CONSTRUCTED IN SUCH A MANNER THAT WOULD BE CONSISTENT WITH THE APPROVED PLANS. ANY CHANGES/MODIFICATIONS ARE IDENTIFIED IN RED.

TIMOTHY J. MARTIN, L.S. # 10989

DATE



- **PROPERTY LINE / RIGHT-OF-WAY**
- EXISTING CONTOUR

9.

- EXISTING SPOT ELEVATION
- EXISTING WOODS LINE
- **EXISTING TREE / TREE TO BE REMOVED**
- EXISTING ZONING DESIGNATION
- EXISTING UTILITY POLE W/ OVERHEAD WIRE EXISTING FENCE
- 30.50
- EXISTING SEWER PROPOSED CONTOUR PROPOSED SPOT ELEVATION PROPOSED WOODS LINE
- LIMIT OF DISTURBANCE REINFORCED SILT FENCE
- SOIL CLASSIFICATION

DEALE CHURCHTON ROAD THE PLANS. SUCH WORK. CONTRACTOR COST. **SITE** TOTAL SITE AREA 13,019 S.F.

20.) SITE PLAN TAI GROSS SITE AREA NET LOT AREA: 11 TOTAL DISTURBE PROPOSED IMPERVIOUS COVERAGE: 1,548 SF OR 0.035 ACRES IMPERVIOUS COVERAGE PERMITTED IS 31.25 % OR 3,704 SF TOTAL AREA VEGETATIVELY STABILIZED IS 2,797 SF OR 0.0642 ACRES TOTAL AREA STRUCTURALLY STABILIZED IS 2,166 SF OR 0.0497 ACRES. TOTAL CUT ON SITE IS 110 CUBIC YARDS . TOTAL FILL ON SITE IS 110 CUBIC YARDS TOTAL SPOIL TO BE PLACED ONSITE IS 0 CUBIC YARDS. TOTAL BORROW TO BE BROUGHT TO THE SITE IS 0 CUBIC YARDS. WOODLAND COVER IS 0 SF, AFFORESTION IS REQUIRED AT 1,778 SF STORMWATER MANAGEMENT METHOD IS PLANTINGS AT 1 TREE OR 3 SHRUB PER 100

SQUARE FEET (15 TREES OR 45 SHRUBS) 21.) NO BOUNDARY SURVEY WAS PERFORMED BY BAY ENGINEERING, INC. AT THIS TIME. THIS PLAN WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT, WHICH MAY SHOW ADDITIONAL CONVEYANCES, EASEMENTS, COVENANT\$, RIGHT OF WAYS OR MORE STRINGENT BUILDING RESTRICTIONS NOT SHOWN HEREON.

23.) THE OWNER/APPLICANT SHALL OBTAIN A VARIANCE TO THE BUFFER AND TIDAL WETLAND BUFFER.

PERMIT INFORMATION GRADING PERMIT #: G02011894

BUILDING PERMIT #:B02 VARIANCE CASE #:2006-0029V

DRAWING INDEX

1 OF 3 2 OF 3 3 OF 3

.....COVER SHEET, OVERALL D.A. MAP AND NOTES SITE, GRADING AND SEDIMENT CONTROL PLAN PLANTING PLAN AND SWM DETAILS AND NOTES



OVERALL SITE AREA AND DRAINAGE AREA MAP

SCALE: 1"=200'

TOPO: A.A.Co., D.P.W.

VARIANCE STATEMENT:

edge.

The applicant/Owner is seeking an approval to place a

to tidal waters and within 100 feet of tidal wetlands and

single-family structure on a lot located within the 100- foot buffer

associated buffers. Article 17, Title 8, Subtitle 3, Section 301, Buffers. Whereas that section prohibits new structures within the

100- foot buffer, see also Article 18, Title 13, Subtitle 1, Section

104 Buffers and buffer modification areas. The lot contained a single-family structure some time ago and the owners are seeking

to replace that structure maximizing the distance to the waters

SS	- <u>142</u>	
	RSF - Ot	



VICINITY MAP SCALE: 1" = 2000' COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 20400770

GENERAL NOTES

PURPOSE STATEMENT: THE PURPOSE OF THESE PLANS IS TO REFLECT THE PROPOSED SITE CONDITIONS FOR PLACING A SINGLE FAMILY HOME ON PARCEL 35, 716 OAR LANE, DEALE, MD.

1.) ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS AND SPECIFICATIONS UNLESS OTHERWISE DETAILED OR SPECIFIED ON

2.) THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR TO HIS OWN SATISFACTION PRIOR TO ANY CONSTRUCTION. ANY UTILITIES DAMAGED DUE TO THE CONTRACTORS NEGLIGENCE SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

3.) THE CONTRACTOR SHALL CALL "MISS UTILITY" (1-800-257-7777) A MINIMUM OF 5 DAYS IN ADVANCE OF ANY CONSTRUCTION AND /OR EXCAVATION.

4.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY FENCE, DRIVEWAY, LANDSCAPING, ETC. DAMAGED OR REMOVED BY HIM DURING CONSTRUCTION. ALL DISTURBED AREAS OUTSIDE THE RIGHT OF WAY LINES SHALL BE RETURNED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE INDICATED AND SPECIFIED.

5.) IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK THAT WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM

6.) THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE LATEST VERSION OF OSHA STANDARDS AND/OR REGULATIONS.

7.) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION TO THIS PLAN PRIOR TO ANY CHANGE BEING MADE. ANY CHANGE IN THIS PLAN MADE WITHOUT THE WRITTEN AUTHORIZATION FOR SAID CHANGE FROM THE ENGINEER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR THE SUBCONTRACTOR. SAID CHANGES MAY WARRANT COUNTY REVIEW AND APPROVAL.

8.) THE CONTRACTOR SHALL NOTE THAT IN THE CASE OF A DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSION SHALL GOVERN.

9.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS CONSTRUCTION WITH THE CONSTRUCTION BY OTHER CONTRACTORS, SUBCONTRACTORS.

10.) ALL UTILITY POLES SHALL BE BRACED WHEN NECESSARY AT THE CONTRACTORS EXPENSE. THE UTILITY POLES SHALL BE RELOCATED AT THE OWNER'S EXPENSE ONLY IN CASES WHERE THEY WILL INTERFERE WITH CONSTRUCTION.

11.) THE CONTRACTOR IS CAUTIONED THAT UNDERGROUND CABLES MAY EXIST IN THE PUBLIC RIGHT OF WAY AND BEYOND. WORK IN AND OUT OF THE RIGHT OF WAY SHOULD NOT BEGIN UNTIL THE CONTRACTOR IS FAMILIAR WITH THE LOCATION AND DEPTH OF CABLES. ANY DAMAGE TO EXISTING UTILITY SERVICES SHALL BE REPAIRED IMMEDIATELY AT THE

12.) JOB SAFETY IS THE SOLE THE RESPONSIBILITY OF THE CONTRACTOR, SUBCONTRACTORS AND VENDORS.

13.) THE SITE IS SERVED BY PRIVATE WELL AND PUBLIC SEWER. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING SERVICES, FILE RE-CONNECTION APPLICATIONS AND PERFORM CONNECTIONS.

14.) ALL STRUCTURAL FILL SHALL BE PLACED IN 8" LOOSE LAYERS AND COMPACTED TO 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY AASHTO T-180 METHOD. THE CONTRACTOR SHALL USE CLASS I SELECT MATERIALS FOR THE FOOTINGS FOUNDATIONS AND BACK FILL FOR ALL FOUNDATION AND RETAINING WALLS.

15.) THE TOPOGRAPHIC INFORMATION SHOWN ON THE SITE PLAN WAS DERIVED FROM SURVEY PREPARED BY BAY ENGINEERING, INC., JUNE, 2005.

16.) THE ELEVATIONS OF THE FLOOD ZONE WERE OBTAINED FROM FEMA MAPS. PORTIONS OF THIS SITE ARE LOCATED WITHIN A FEMA FLOOD ZONE A7 (ELE 6) AND C, MAP #240008 0059 C, PANEL 59 OF 61.

17.) THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL SURVEY REVIEWED ON FILE WITH ANNE ARUNDEL COUNTY SOIL CONSERVATION DISTRICT INDICATED THAT THE MAJOR SOIL CLASSIFICATION IS OL OTHELLO SILT LOAM AS PER MAP 39 OF SOIL SURVEY OF A.A.CO., MD.

18.) ALL ROOF DRAINS SHALL BE DISCHARGED ONTO SPLASH BLOCKS.

19.) ZONING IS R5/ LDA: WATERFRONT YARDS AND SETBACKS: FRONT 25', SIDE 7/7 COMBINED REAR 20'

ACKS. TROWT 20, SIDE III COMBINED, REAR 20.	
BULATIONS:	
: 13,019 SF OR 0.30 ACRES	
852 SF OR 0.27 ACRES	
0 AREA 4,963 SF OR 0.1139 ACRES	

22.) THE SITE IS MAPPED BUFFER EXEMPT AS MAP 78 OF CRITICAL AREA OVERLAY.

THIS SITE IS NOT WITHIN THE SEVERN RIVER WATERSHED

District Officia

Anne Arundel Soil Conservation District Sediment and Erosion Control Approval

AASCD # - SMALL POND (S) # N/A

Reviewed for technical adequacy by USDA, Natural Resources Conservation Service



 (γ)

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2

Sheet No.

File No

1 OF 3

05-1614

GENERAL NOTES:

1. All graded and disturbed areas including slopes shall be protected during clearing and construction In accordance with the approved erosion and sediment control plan until they are adequately stabilized.

2. All erosion and sediment control practices and measures shall be constructed, applied and maintained in accordance with the approved sediment control plan and all applicable Local, State, and Federal Standards and Specifications for Soil Erosion and Sediment Control.

3. Topsoil required for the establishment of vegetation shall be stockpiled in the amount necessary to complete finished grading of all exposed areas.

4. Areas to be filled shall be cleared, grubbed and stripped of topsoil, remove trees, vegetation, roots or other objectionable materials.

5. Areas which are to be top soiled shall be scanified to a minimum depth of three (3) inches prior to placement of topsoil

6. All structural fills shall be compacted to 95% maximum density ASTM D-1557 (AASHTO T-180) Method-C at optimum moisture as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill intended to support buildings, structures and conduits, etc. shall be compacted in accordance with above stated or local requirements and codes, whichever are more stringent.

7. All fill shall be placed and compacted In layers not to exceed eight inches (8") in thickness.

8. Except for approved landfills or nonstructural fills, fill material shall be free of brush, rubbish, rocks, logs stumps, building debris and other objectionable materials that would interfere with, or prevent, construction of satisfactory

9. Frozen materials or soft, mucky or highly compressible materials shall not be incorporated into fill slopes or structural fills. Fill shall not be placed on a frozen foundation.

10. Groundwater, Seeps or springs encountered during construction shall be handled in accordance with the local Building Code, Standards and Specifications for Subsurface Drain or other approved methods. If conditions are staturated employ a design professional for foundation design and construction inspections. Require a final certification after foundation cure period and prior to first floor decking is placed.

11. Stockpiles, borrow areas, and spoil areas shall be shown on the plans and shall be subject to the provisions of all applicable local, state, and federal Standard and Specifications.

12. Grade all disturbed areas with positive drainage at 2% (percent) slope minimum.

13. Footers for building or house construction to be in virgin soil or on compacted soils designed and specified by a Registered Engineer.

14. Trees shall not be removed from building pad locations unless approval for building pad grading has been acquired or until such time as Grading plans for each lot are completed, submitted, and approved with each building permit application.



Marafi N-140 or equal

6" Base Course Or approved equal Subgrade must be tested and approved If sub-grade is soft use a Geotextile or Fabric Barrier between subgrade and new stone drive

DRIVEWAY PAVING SECTION OR APPROVED EQUAL FOR MATERIALS AND DEPTH



IRON BAR FOUND



SCALE: 1" = 20'

COVERAGE SUMMARY FOR SITE PLAN:

NOTE 1. BREAKDOWN OF PROPOSED IMPERVIOUS AREAS ARE AS FOLLOWS :

DREARDOWN OF F	NOFOSED IMITERVIOUS ANEAO ANE AO I
INSIDE 100' BUFFI	ER)
HOUSE	= 1,128 SQ. FT. ±
DRIVEWAYS	= 326 SQ. FT. ±

- PORCH/ STEPS = 55 SQ. FT. \pm

- WALKS

TOTAL

- = 39 SQ. FT. ± = 1,548 SQ. FT. ± [LESS THAN PERMITTED]
- 2. THE LOT IS LOCATED WITHIN A LDA AND IS BUFFER EXEMPT. ALLOWABLE IMPERVIOUS COVERAGE MAY NOT EXCEED 31.25% 3,704 SF.

FLOOD NOTES FOR BUILDING PERMIT

FLOOD NOTES:

- 1.) Building Permit B02_
- 2.) Bench Mark Station: County Record Drawing 19444
- 3.) F.E.M.A. Flood Elevation A7, Elevation 6 4.) Flood Elevation Rate Map Panel No. 59 of 61
- 5.) Lowest Floor Elevation 7.0. conversion agreement required
- 6.) All Electrical shall be above the first floor elavation
- and panel box a minimum of 2' above First Floor
- 7.) All electrical Heat Panels shall be above elevation 7.0 8.All Plumbing Fixtures shall be above elevation 7.0



ND YOUS 2 gineering لت ay 00 Date MARCH 17, 2006 **Job Number** 05-1614 Scale AS SHOWN Drawn By JAB Designed By G.M.E. **Approved By** T.J.M. **Folder Reference** MICHELLE HALL 05-1614 MD AL 0 S 3 R5/ LDA SIN 4 2 OF 3 Sheet No. 05-1614 File No.

DETAILS & SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

ANNE ARUNDEL SOIL CONSERVATION DISTRICT DETAILS AND SPECIFICATIONS FOR

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

1. Permanent Seeding:

VEGETATIVE ESTABLISHMENT

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:

a. Soil pH shall be between 6.0 and 7.0 b. Soluble salts shall be less than 500 parts per million (ppm).

c. 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 lovegrass or serecia lespedeza is to be planted, then a sandy soil (< 30% silt plus clay) would be acceptable.

d. Soil shall contain 1.5% minimum organic matter by weight.

e. Soil must contain sufficient pore space to permit adequate root penetration. f. 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. 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 pounds dolomitic limestone and 21 pounds of 10-10-10 fertilizers 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 tall fescue between February 1 and April 30 or between August 15 and October 31. Apply seed uniformly on a mist firm seedbed with a cyclone seeder, 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 sandy soils when using other than the hydroseeder method. Imgate where necessary to support adequate growth until vegetation is firmly established. If other 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 are 1, 3 and 5-7. Mixes 5-7 are suitable in non-mowable 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 unrotted, unchopped, 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 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:

(i) 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.

(ii) 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.

(iii) Liquid binders may be used. Apply at higher rates at the edges where wind catches mulch, such as in valleys and in crests of slopes. The remainder of the area should appear uniform after binder application. Binders listed in the 1994 Standards and Specifications for Soil Erosion and Sediment Control or approved equal shall be applied at rates recommended by the manufactures

(iv) Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturer's 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 D 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 2-308, and compacted to 90% density; compaction to be determined by ASTMD-1557-66T) (Modified Proctor). Any fill within the building area is to be compacted to a minimum of 95% density as determined by methods previously mentioned. Fills for pond 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 Sod:

Installation of sod should follow permanent seeding dates. Seedbed preparation for sod shall be as noted in section (B) above. Permanent sod is to be tall fescue, state approved sod; lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying sod. Sod is to be laid on the contour with all ends tightly abutting. Joints are to be staggered between rows. Water and roll or tamp sod to insure positive root contact with soil. All slopes steeper than 3:1, as shown, are to be permanently sodded or protected with 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 2 pounds per 1,000 square feet and sericea 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.

NOTE: Use of this information does not preclude meeting all of the requirements of the current Maryland Standards and Specifications for Soil Erosion and Sediment Control.

NOTE: Projects within 4 miles of the BWI Airport will need to adhere to Maryland Aviation Administration's seeding specification restrictions.









AFFORESTATION STATEMENT:

THE SITE PRESENTLY CONTAINS NO WOODLAND COVER. THE APPLICANT MUST HAVE 15% (1,778 S.F.) OF THE SITE FORESTED IN ADDITION TO SWM PLANTINGS. IN ANTICIPATION OF THE VARIANCE REQUIREMENTS PLANTINGS FOR MITIGATION OF DISTURBANCE AT 3:1 WILL REQUIRE 13 TREES AND 39 SHRUBS.

PLANTING SCHEDULE FOR STORMWATER MANAGEMENT:

STORMWATER PLANTING REQUIREMENT IS 15 TREES AND 45 SHR	UBS

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONT.	SPACING	COST ES	TIMATE
TREES); ;;						PRICE	COST
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	5	2-1/2" CAL.	B&B	20' O.C.		
QP	QUERCUS PHELLOS	WILLOW OAK	4	2-1/2" CAL.	B&B	20' O.C.		
SHRU	J 3S:		L					
CA	CLETHRA ALNIFOLIA	SUMMERSWEET	13	24"~30"	5-GALLON	-		
IG	ILEX GLABRA	INKBERRY	13	24"-30"	5-GALLON	4' O.C.		
MP	MYRIA PENNSYLVANICA	BAYBERRY	15	24"-30"	5-GALLON	5'-6' O.C.		
AM	ARONIA MELONOCARPA	BLACK CHOKEBERRY	4	24"-30"	5-GALLON	5' O.C.		

PLANTING SCHEDULE FOR AFFORESTATION:

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	CONT.	SPACING	COST ES	STIMATE
TREES		<u></u>					PRICE	COST
AR	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	0	2-1/2" CAL.	B&B	20' O.C.		
QP	QUERCUS PHELLOS	WILLOW OAK	0	2-1/2" CAL.	B&B	20' O.C.		
SHRUB	S:							
CA	CLETHRA ALNIFOLIA	SUMMERSWEET	15	24"-30"	5-GALLON	-		
IG	ILEX GLABRA	INKBERRY	15	24"-30"	5-GALLON	4' O.C.		
MP	MYRIA PENNSYLVANICA	BAYBERRY	3	24"-30"	5-GALLON	5'-6' O.C.		
AM	ARONIA MELONOCARPA	BLACK CHOKEBERRY	3	24"-30"	5-GALLON	5' O.C.		
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THE APPLICANT PROPOSES TO PLANT 9 TREES AND 81 SHRUBS TOWARD THE REQUIRED AMOUNT INCLUUING STORMWATER MANAGEMENT. THE BALANCE OF THE REQUIREMENT SHALL BE PAID BY FEE IN LIEU DUE TO SPACING REQUIREMENTS.

THE APPLICANT IS RESPONSIBLE FOR COORDINATION OF PLANT SPECIES AND LOCATIONS IN THE FIELD. CONTACT THE COUNTY FORESTER BEFORE PLANTING. 410.222.7441

STORMWATER MANAGEMENT NOTES

- 1. The Water Quality Volume and Recharge Volume for 2,166 square feet of impervious area on the 13,019 square feet lot is 200 cubic feet and 20 cubic feet, respectively.
- 2. The Channel Protection Volume or one-year post development peak discharge is less than 2.0 cfs, therefore, management for Cpv is not required.
- 3. The Flood Protection Volume is not required since the property has tidal discharge.
- 4. The Extreme Flood Volume is not required since the property has tidal discharge. The property is located within FEMA Floodplain Zone A-7 (Elevation 6)

STORMWATER MANAGEMENT SUMMARY TABLE

Minimum	Volume	Volume	SWM Practice	Notes
Sizing Criteria	Required	Provided		
Water Ouality	200	0	Planting	1 Tree or 3 Shrubs per 100sf of
Volume			Ť	Impervious Area
(WOw)				
(WQV)				
Recharge	20	0		Included in WQv
Volume(Rev)				
Channel	N/A	N/A	N/A	Cpv peak discharge = 0.5 cfs
Protection				One-year post development peak
XX I (C)				discharge rate < 2.0 cfs
volume (Cpv)				
Overbank	N/A	N/A	N/A	Tidal Discharge
Flood				
Protection				
(Qp)		1		
Extreme Flood	N/A	N/A	N/A	Tidal Discharge. This site is in a FEMA
Volume (Qf)				flood plain Zone A-7 (Elevation 6).

HYDROLOGIC DATA

	Pre	Post			
ite Area (Ac.)	0.219	0.219			
rainage Area (Ac.)	0.219	0.219			
N .	71	87			
'e (Hours)	0.1	0.1			
P _p (cfs)	0.7	1.2			
e (cfs)	1.7	2.4			



