

AA 121-06
VAR

Hall, Michelle
0029

Due 3/02 MSA-S-1829-5405

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

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/

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 than 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 Schmidt

Kate Schmidt
Natural Resource Planner
AA0121-06

cc: Gary Evans, Bay Engineering

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
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March 2, 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 than 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.

- 1) 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**

DATE FILED: MARCH 23rd, 2006

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 Lane, 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.

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.

ORDER

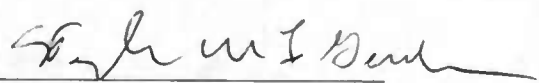
PURSUANT to the application of Michelle and Joann Hall, petitioning for a variance to allow a dwelling with less buffer than required; and

PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this 23rd 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:

1. 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.


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.

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, STABILIZE 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:

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.
2. 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.
3. 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.
4. 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 ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THE PLAN.
5. 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.
6. THE SEDIMENT CONTROL APPROVALS ON THIS PLAN EXTEND ONLY TO AREAS AND PRACTICES IDENTIFIED AS PROPOSED WORK.
7. 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.
8. 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.
9. ALL MATERIAL SHALL BE TAKEN TO A SITE WITH AN APPROVED SEDIMENT AND EROSION CONTROL PLAN.
10. 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.
11. APPROVAL SHALL BE REQUESTED ON FINAL STABILIZATION OF ALL SITES WITH DISTURBED AREAS IN EXCESS OF 2 ACRES BEFORE REMOVAL OF CONTROLS.
12. EXISTING TOPOGRAPHY MUST BE FIELD VERIFIED BY RESPONSIBLE PERSONNEL TO THE SATISFACTION OF THE SEDIMENT CONTROL INSPECTOR PRIOR TO COMMENCING WORK.

Michelle H. Hall
SIGNATURE OF DEVELOPER/OWNER
9/20/05
DATE

PRINT: NAME: MICHELLE 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* DATE: 2/17/06
TIMOTHY J. MARTIN, L.S. # 10989
BAY ENGINEERING, INC.
MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR # 10989



POST DEVELOPMENT OWNER/DEVELOPER'S STABILIZATION CERTIFICATION

"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 _____

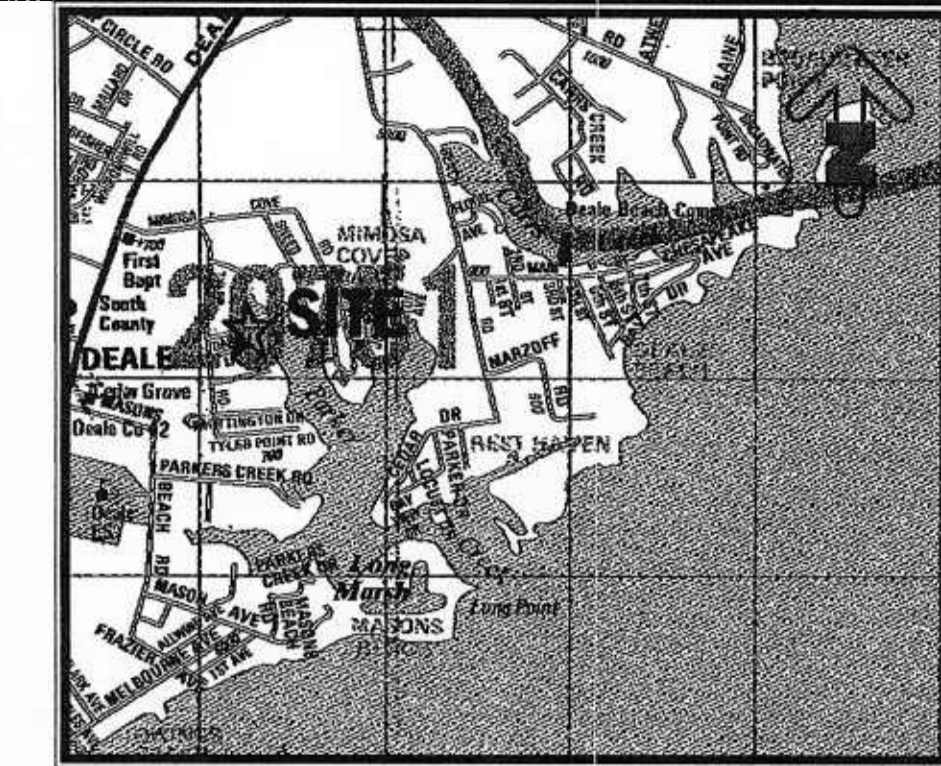
STORMWATER MANAGEMENT RECORD DRAWING CERTIFICATION

"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."

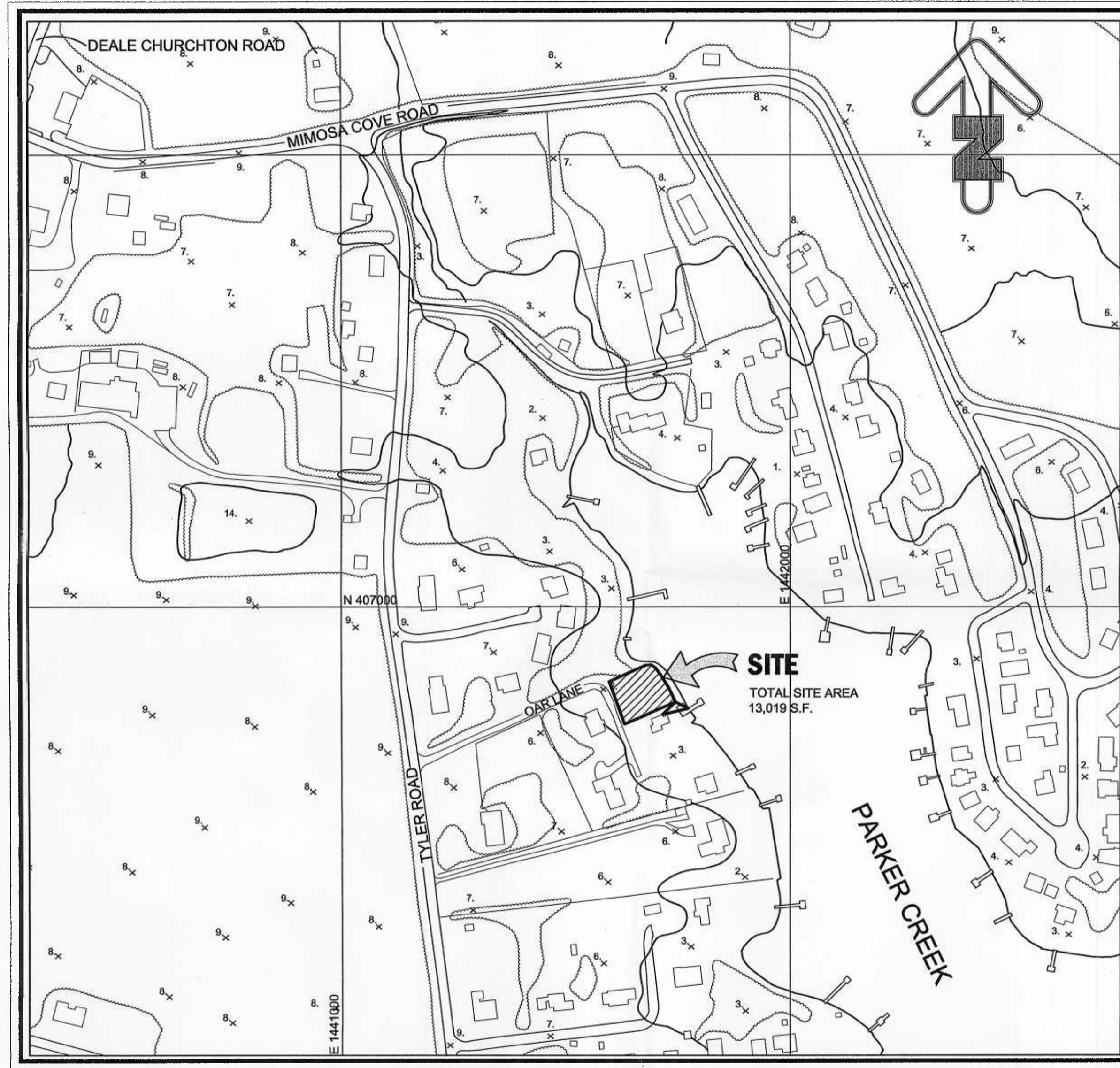
TIMOTHY J. MARTIN, L.S. # 10989 _____ DATE _____

LEGEND

- PROPERTY LINE / RIGHT-OF-WAY: - - - - -
- EXISTING CONTOUR: 142
- EXISTING SPOT ELEVATION: 30.50
- EXISTING WOODS LINE: [Symbol]
- EXISTING TREE / TREE TO BE REMOVED: [Symbol]
- EXISTING ZONING DESIGNATION: R5/ LDA
- EXISTING UTILITY POLE W/ OVERHEAD WIRE: [Symbol]
- EXISTING FENCE: X
- EXISTING SEWER: SS
- PROPOSED CONTOUR: 142
- PROPOSED SPOT ELEVATION: 210.00
- PROPOSED WOODS LINE: [Symbol]
- LIMIT OF DISTURBANCE: [Symbol]
- REINFORCED SILT FENCE: RSF
- SOIL CLASSIFICATION: Ot



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



OVERALL SITE AREA AND DRAINAGE AREA MAP

SCALE: 1"=200'
TOPO: A.A.Co., D.P.W.

VARIANCE STATEMENT:

The applicant/Owner is seeking an approval to place a single-family structure on a lot located within the 100-foot buffer to tidal waters and within 100 feet of tidal wetlands and 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 edge.

PERMIT INFORMATION

GRADING PERMIT #: G02011894
BUILDING PERMIT #: B02
VARIANCE CASE #: 2006-0029V

DRAWING INDEX

- 1 OF 3COVER SHEET, OVERALL D.A. MAP AND NOTES
- 2 OF 3 SITE, GRADING AND SEDIMENT CONTROL PLAN
- 3 OF 3 PLANTING PLAN AND SWM DETAILS AND NOTES

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, DEAL, 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 THE PLANS.
- 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 CONTRACTOR'S 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 SUCH WORK.
- 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 CONTRACTOR COST.
- 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'.
- 20) SITE PLAN TABULATIONS:
GROSS SITE AREA: 13,019 SF OR 0.30 ACRES
NET LOT AREA: 11,852 SF OR 0.27 ACRES
TOTAL DISTURBED AREA 4,963 SF OR 0.1139 ACRES
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, AFFORESTATION 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, COVENANTS, RIGHT OF WAYS OR MORE STRINGENT BUILDING RESTRICTIONS NOT SHOWN HEREON.
- 22) THE SITE IS MAPPED BUFFER EXEMPT AS MAP 78 OF CRITICAL AREA OVERLAY.
- 23) THE OWNER/APPLICANT SHALL OBTAIN A VARIANCE TO THE BUFFER AND TIDAL WETLAND BUFFER.

THIS SITE IS NOT WITHIN THE SEVERN RIVER WATERSHED

Anne Arundel Soil Conservation District
Sediment and Erosion Control Approval

District Official _____ Date _____

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

Reviewed for technical adequacy by
USDA, Natural Resources Conservation Service

Revisions	Description	Date	By

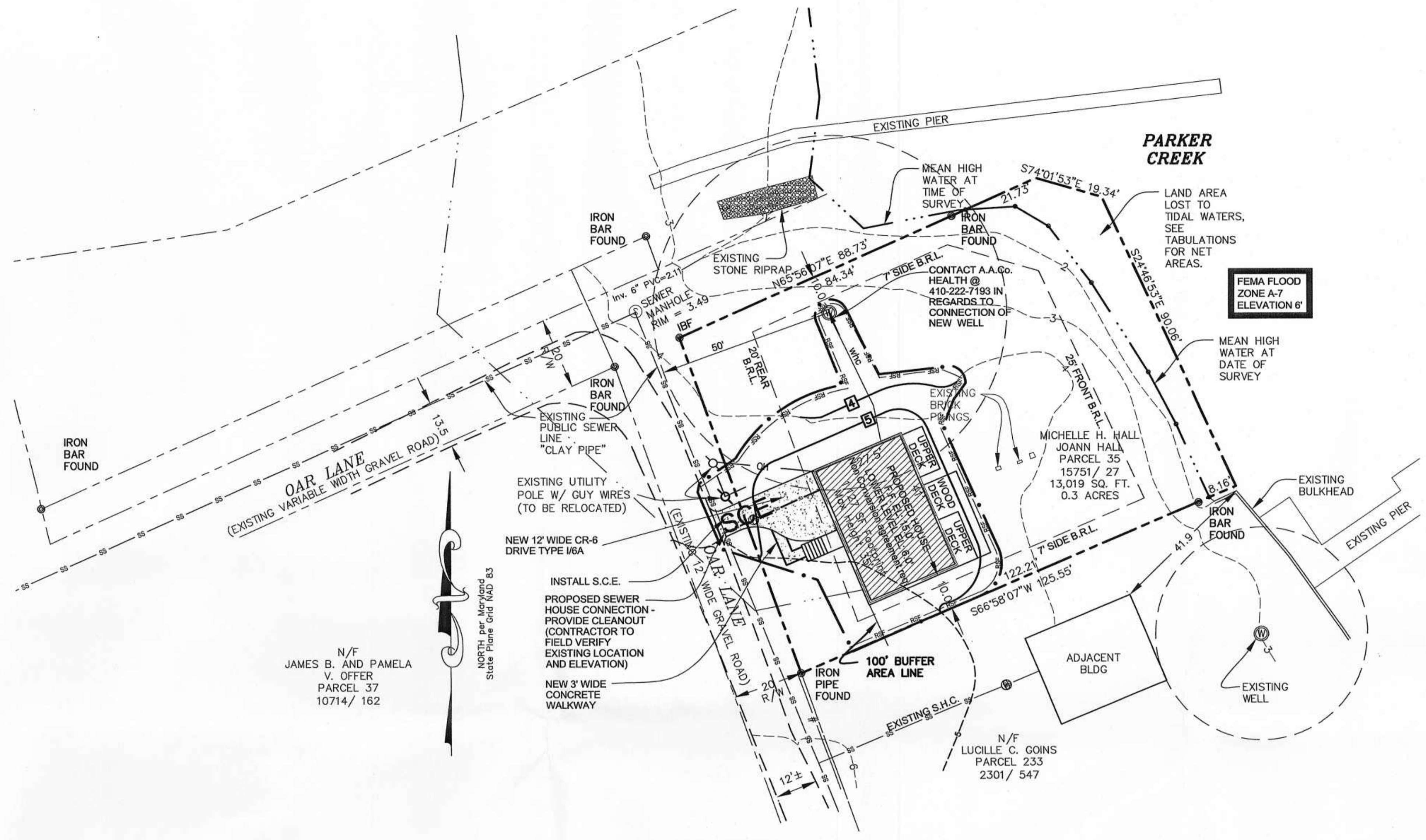
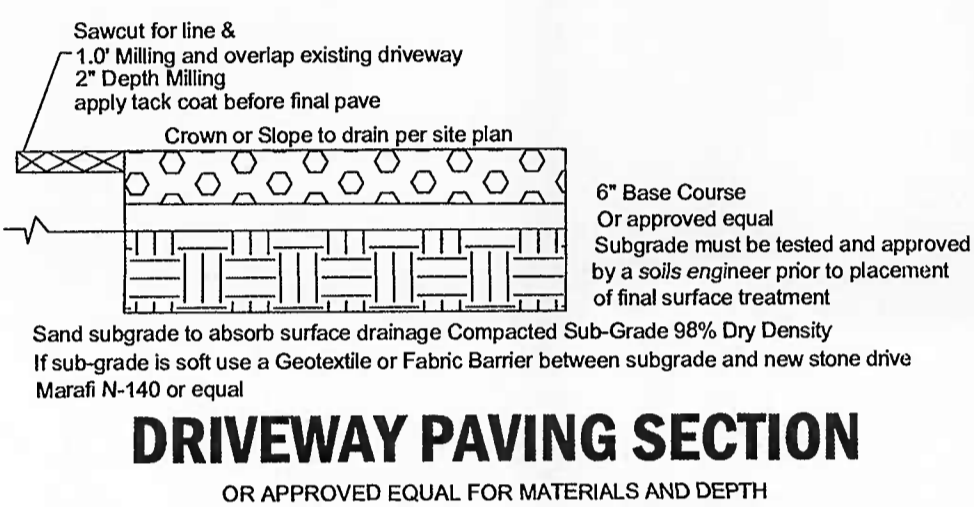
DATE: MARCH 17, 2006
JOB NUMBER: 05-1614
SCALE: AS SHOWN
DRAWN BY: JAB
DESIGNED BY: G.M.E.
APPROVED BY: T.J.M.
FOLDER REFERENCE: MICHELLE HALL OAR LANE

Bay Engineering Inc.
Engineers, Planners and Surveyors
190 Admiral Cochrane Drive, Suite 175
Annapolis, Maryland 21401
410.897.9230
www.bayengineering.com

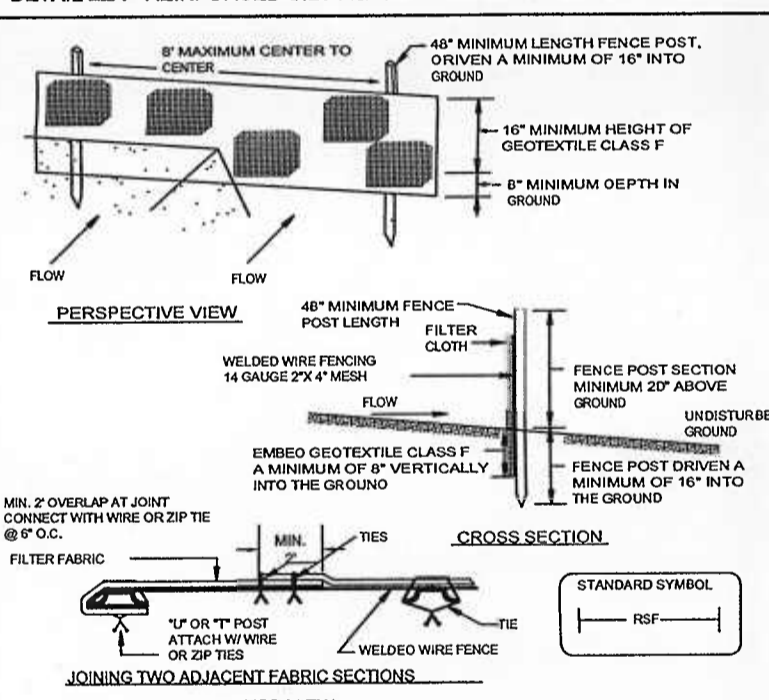
COVER SHEET AND OVERALL D.A. MAP
716 OAR LANE, DEAL, MD. 20751
AN R5/ LDA SINGLE FAMILY SITE PLAN
PARCEL 35 DEAL, MD
MICHELLE AND JOANN HALL RESIDENCE
TAX MAP 78, GRID 2, PARCEL 35
Tax ID # 07-000-0553400
DEED 15751/27
SEVENTH DISTRICT ANNE ARUNDEL COUNTY

GENERAL NOTES:
CONSTRUCTION NOTES:

- 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.
- 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.
- Topsoil required for the establishment of vegetation shall be stockpiled in the amount necessary to complete finished grading of all exposed areas.
- Areas to be filled shall be cleared, grubbed and stripped of topsoil, remove trees, vegetation, roots or other objectionable materials.
- Areas which are to be top soiled shall be scarified to a minimum depth of three (3) inches prior to placement of topsoil.
- 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.
- All fill shall be placed and compacted in layers not to exceed eight inches (8") in thickness.
- 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 fills.
- 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.
- 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 saturated 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.
- 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.
- Grade all disturbed areas with positive drainage at 2% (percent) slope minimum.
- Footers for building or house construction to be in virgin soil or on compacted soils designed and specified by a Registered Engineer.
- 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 permits application.



DETAIL 22A - REINFORCED SILT FENCE APPROVED BY MDE 2-7-05



SILT FENCE

Slope Steepness	Maximum Slope Length	Maximum Silt Fence Length
Flatter than 50:1	unlimited	unlimited
50:1 to 10:1	125 feet	1,000 feet
10:1 to 5:1	100 feet	750 feet
5:1 to 3:1	60 feet	500 feet
3:1 to 2:1	40 feet	250 feet
2:1 and steeper	20 feet	125 feet

Note: In areas of less than 2% slope and sandy soils (USDA general classification system, soil class A) maximum slope length and silt fence length will be unlimited. In these areas a silt fence may be the only perimeter control required.

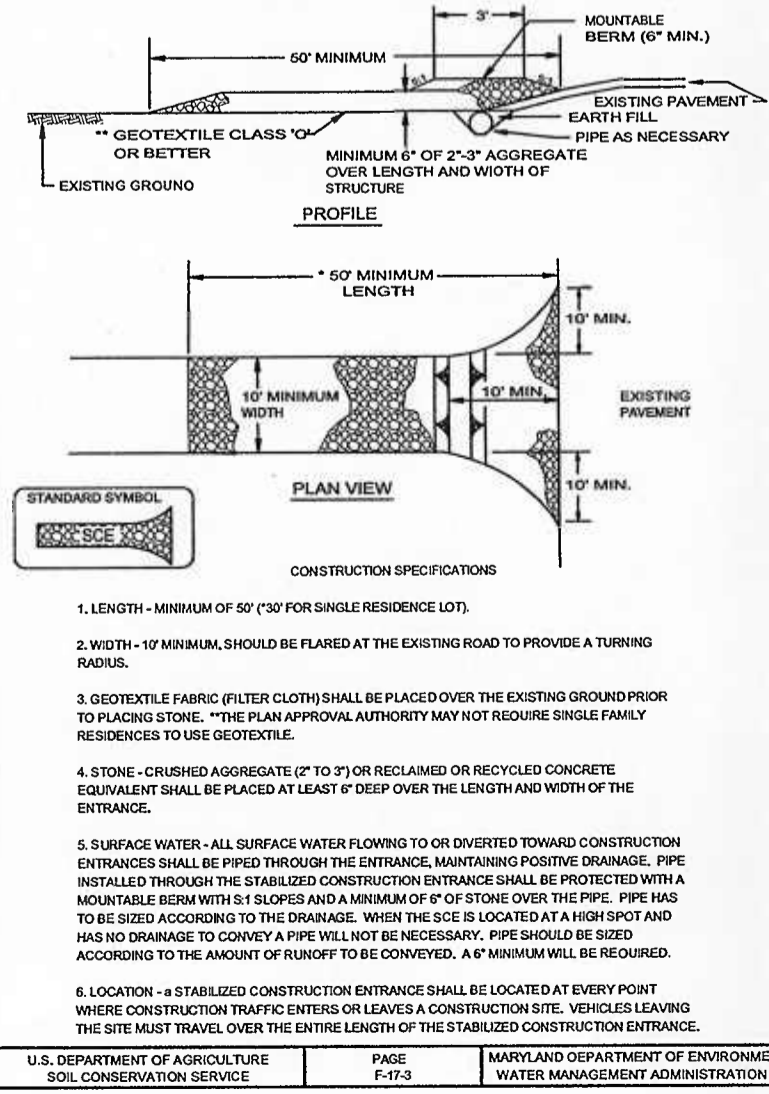
Construction Specifications

- Most fence post shall be a minimum of 40" long below 10" minimum into the ground. Post shall be standard U or U section weighing not less than 100 pounds per linear foot.
- Geotextile shall be fastened securely to each fence post with wire ties or zip ties at top and end section and shall meet the following requirements for geotextile class F:

Tensile Strength	50 lbs/ft (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/ft (min.)	Test: MSMT 509
Flow Rate	0.3 gal / ft / min/ft (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322
- When ends of geotextile fabric are together, they shall be overlapped, folded and wired tied or zip tied to prevent sediment bypass.
- Silt Fence shall be inspected after each rainfall event and maintained when bulging occurs or when sediment accumulation exceeds 50% of the fabric height.

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U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E-19-3C	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE



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COVERAGE SUMMARY FOR SITE PLAN:

- NOTE**
- BREAKDOWN OF PROPOSED IMPERVIOUS AREAS ARE AS FOLLOWS:

(INSIDE 100' BUFFER)	
- HOUSE	= 1,128 SQ. FT. ±
- DRIVEWAYS	= 328 SQ. FT. ±
- PORCH/ STEPS	= 55 SQ. FT. ±
- WALKS	= 39 SQ. FT. ±
TOTAL	= 1,548 SQ. FT. ± [LESS THAN PERMITTED]
 - 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:**
- Building Permit B02
 - Bench Mark Station: County Record Drawing 19444
 - F.E.M.A. Flood Elevation A7, Elevation 6
 - Flood Elevation Rate Map Panel No. 59 of 61
 - Lowest Floor Elevation 7.0, conversion agreement required
 - All Electrical shall be above the first floor elevation and panel box a minimum of 2' above First Floor
 - All electrical Heat Panels shall be above elevation 7.0
 - All Plumbing Fixtures shall be above elevation 7.0



<p>Revisions</p> <table border="1"> <thead> <tr> <th>Rev. #</th> <th>By</th> <th>Date</th> <th>Description</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		Rev. #	By	Date	Description				
Rev. #	By	Date	Description						
<p>Bay Engineering Inc. Engineers, Planners and Surveyors 190 Admiral Cochrane Drive, Suite 175 Annapolis, Maryland 21401 410.887.9290 fax 410.887.9290 fax www.bayengineering.com</p>									
<p>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</p>									
<p>SITE GRADING AND SEDIMENT CONTROL PLAN 716 OAR LANE AN R9/LDA SINGLE FAMILY SITE PLAN PARCEL 35 DEAL, MD Michelle and Joann Hall Residence TAX MAP 78, GRID 2, PARCEL 35 Tax Id # 07-000-03653400 DEED 15751 / 27 SEVENTH DISTRICT ANNE ARUNDEL COUNTY</p>									
<p>Sheet No. 2 OF 3 File No. 05-1614</p>									

