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AA 255-06 Shulmister, Morris VAR 0092 Geverly Beach

MSA_S_1829-5423

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Robert L. Ehrlich, Jr. Governor

Michael S. Steele Lt. Governor



Martin G. Madden Chairman

> Ren Serey Executive Director

STATE OF MARYLAND CRITICALAREA 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/

April 27, 2006

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

RE: Variance 2006-0092 Morris Shulmister

Dear Ms. Plociennik:

Thank you for providing information on the above referenced variance request. The applicant is requesting a variance to allow a dwelling with less setbacks and Buffer than required. The property is designated as Intensely Developed Area (IDA) and Resource Conservation Area (RCA). The property is currently undeveloped.

Provided this lot is properly grandfathered, we do not oppose this variance. Based on the information provided, I have the following comments regarding the current development proposal and variance request:

- 1. Is the extended access drive shown on the site plan required by the county and is it privately or publicly owned? If the extended access drive will be owned and maintained by the applicant, then the applicant will need to include this area of disturbance in the mitigation calculations. If the extended access drive will be owned by someone other than the applicant, then that entity will need to submit this portion as a separate action for approval.
- 2. Because the improvements are located on the portion of the property designated an IDA, water quality improvements must be provided to offset the proposed development. Stormwater should be directed away from the nontidal wetlands to a stable vegetated outfall to provide water quality benefits on the site. Water quality improvements may be satisfied in the form of mitigation plantings at a ratio of 3:1, a minimum of three (3) trees or nine (9) shrubs for every 100 square feet of the proposed development activity. The proposed development activity is considered as the entire area of disturbance, 5,750 square feet, not just the

impervious surface area. The applicant will need to increase the number of proposed mitigation plantings or provide appropriate offsets to meet this requirement.

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,

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Kate Schmidt

Kate Schmidt Natural Resource Planner AA255-06

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 2006-0092-V

IN RE: MORRIS SHULMISTER

FIRST ASSESSMENT DISTRICT

DATE HEARD: MAY 9, 2006 LAST EVIDENCE: MAY 30, 2006

ORDERED BY: STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OFFICER

PLANNER: LORI RHODES JUN 1 2 2006

CRITICAL AREA COMMISSION Chesapeake & Atlantic Coastal Bays

DATE FILED: JUNE _____, 2006

PLEADINGS

Morris Shulmister, the applicant, seeks a variance (2006-0092-V) to allow a dwelling with less buffer than required on property located along the south side of Linden Avenue, east of Cedar Avenue, Edgewater.

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. Robert 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 known as Lots 22 and 23 in Block R of the Beverly Beach subdivision, Edgewater. The property comprises 7,250 square feet and is zoned R-5 residential with a Chesapeake Bay Critical Area designations as Intensely Developed Area (IDA) and Resource Conservation Area (RCA). The request is to construct a two-story dwelling (48 by 30 feet) with one-car integral garage and front porch (6 by 14 feet) to be located 40 feet from

tidal wetlands surrounding Bream Pond. The limits of disturbance also encompass nontidal wetlands.

Anne Arundel County Code, Article 18, Section 18-13-104(a) creates a 100-foot buffer from tidal wetlands. Section 17-8-502 proscribes the disturbance of Habitat Protection Areas. Accordingly, the applicant requests a buffer variance of 60 feet and a variance to disturb nontidal wetlands.

Lori Rhodes, a planner with the Office of Planning and Zoning, testified that the property is below the minimum width for the R-5 district. The lots were platted in 1931. Eighty percent of the site lines in the buffer from tidal wetlands. The witness summarized the agency comments. Among other concerns, the stockpile encroaches on the County's Beverly/Triton Beach Park and poses a risk of sedimentation to Bream Pond; there is excess paving in the Linden Avenue right-of-way; the right-of-way disturbance must be included in the mitigation; and the Department of Health requires plan approval. By way of conclusion, Ms. Rhodes supported the application, subject to satisfying the agency review comments.

Towards the end of satisfying the review comments, the record was left open for the submission of a revised plan received in the office on May 30, 2006. Mr. Baxter's letter of explanation dated May 30, 2006, is appended (Attachment A).

Upon review of the facts and circumstances, I find and conclude that the applicant is entitled to conditional relief from the code. For this Critical Area

- 2

property, due to the extent of the tidal wetlands buffer and the proximity to nontidal wetlands, a strict implementation of the program would result in an unwarranted hardship. To literally interpret the program would deny the applicant the right to develop the property with a single-family dwelling, a right commonly enjoyed by other properties in similar areas of 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 applicant or from land use on neighboring property. Finally, with conditions, the variances will not adversely impact Critical Area assets and harmonize with the general spirit and intent of the program.

I further find that with the revised site plan has minimized the relief. More particularly, the stockpile and the disturbance to Beverly/Triton Beach Park have been eliminated; the project includes stormwater management plantings for all impervious surfaces; and the substituting of a 10-foot wide drive with "T" turnaround has reduced the imperious coverage. Finally, the granting of the variances will not 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.

<u>ORDER</u>

PURSUANT to the application of Morris Shulmister, 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 4 and 4 and

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicant is **granted** a buffer variance of 60 feet and a variance to disturb nontidal wetlands to allow a dwelling in accordance with the revised site plan.

The foregoing approval is subject to the following conditions:

- 1. The building permit is subject to the approval of the Department of Health.
- 2. No further expansion of the dwelling is allowed and no accessory structures are allowed.
- 3. The applicant shall provide water quality improvements in the form of mitigation plantings at a ratio of 3:1 based on the area of disturbance.
- 4. Stormwater shall be directed away from nontidal wetlands to a stable, vegetated outfall.

An

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.

DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMEN

Faliawing initial sail disturbances ar redisturbance, permanent or temparary stabilization shall be completed within seven calendar days for the surface of all perimeter controls, dikes, swales, ditchee, perimeter slopes, and all slopes greater than 3 harizontal to 1 vertical (3:1) and fourteen days for all ather disturbed or graded areas on the project site. Permanent Seeding

- A.Soii Tests: Lime and fertilizer will be applied per soil tests results for sites greater than 5 acres. Soil tests will be dane at completion of Initial rough grading or as recommended by the sediment control inspector. Rates and analyses will be pravided to the grading inspector as well as the contractor.
- 1.Occurrence of acid suifate soils (grayish black color) will require covering with a minimum of 12 inches of clean soil with 6 inches minimum capping of tap soil. No stockplling of material is allowed. If needed, sail tests should be done before and after a 6 week incubation
- The minimum sail conditions required for permanent vegetative establishment are:
- a. Sail pH shaii be between 6.0 and 7.0.
- b. Salubie salts shail be less than 500 parts per million (ppm). c. The soil sholl contain less than 40% clay but enough fine groined material (> 30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if iovegrass or serecia lespedeza is ta 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 f. If these canditians cannat be met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsall or amendments made as recommended by a certified
- B.Seedbed Preparation: Area to be seeded shall be loose and friable to a depth of at least 3 inches. The tap layer shall be loose and hids a king, disking or other acceptable means before seeding accurs. Far sites less than 5 acres, apply 100 paunds of dalamitic limeetane and 21 paunds of 10-10-10 fertilizer per 1,000 square feet. Harrow or disk lime and fertilizer into the soil to a depth of at least 3 inches on slopes flatter than 31
- C.Seeding: Apply 5-6 pounds per 1,000 square feet of tall fescue between February 1 and April 30 ar between August 15 and October 31. Apply seed uniformly an a maist firm seedbed with a cyclane seeder, cultipacker seeder or hydraseeder (slurry includes seede and fertilizer, recommended on steep slopes only). Maximum seed depth shauld be 1/4 inch in clayey soils and 1/2 inch in sandy soils when using other than th hydroseeder method. hydroseder method. Irrigate where necessary to support adequate growth until vegetation is firmly established. If other seed mixes are to be used, select from Table 25, entitled "Permanent Seeding For Low Maintenance Areas" from the current Standards and Specifications for Soil Erosion and Sediment Control. Mixes suitable far this area are 1, 3 and 5–7. Mixes 5–7 are suitable in non-movable situations.
- D.Mulching: Mulch shall be applied to all seeded areas immediately after seeding. During the time periods when seeding is nat 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 unlich materials shall be a denth af 1-2 inche
- Spread mulch uniformly, mechanically or by hand, to a depth of 1-2 inches. E.Securing Straw Mulch: Straw mulch shall be secured immediately fallowing mulch application to minimize movement by wind or water. The following methods are permitted:
- (i) Use a mulch oncharing tool which is designed to punch and anchor mulch into the eail surface to a minimum depth of 2 inches. This is the most effective methad for securing mulch, however, it is limited to relatively flat areas where equipment can aperate safely.
- (ii) Wood cellulose fiber may be used for anchoing straw. Apply the fiber binder at a net dry weight af 750 paunds per acre. If mixed with water, use 50 paunds af waod 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 on 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 ar approved equal shell be applied at rates recommended by the manufacturers.
- (iv) Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturers Temparary Seeding
- Lime: 100 paunds of dalamitic limestone per 1,000 square feet.
- Fertilizer: 15 paunds of 10-10-10 per 1,000 square feet. Perennial rye — 0.92 paunde per 1,000 square feet (February 1, through April 30 or August 15 through November 1) Seed: Millet - 0.92 pounds per 1,000 square feet
- (May 1 through August 15) Mulch: Same as 1 D and E Abave
- No fills may be placed on frozen ground. All fill to be placed in No fills may be placed on frozen ground. All fill to be placed in opproximately harizantal layers, each layer having a loose thickness af not more than 8 inches. All fill in roadways and parking areas is to be classified Type 2 as per Anne Arundei County Code – Article 21, Section 2–308, and compacted 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% density as determined by method provide the proceed of the proctor of the proceed of th previously mentioned. Fills far 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 erasion and elippage.
- A. Permanent Sod: Installatian of sod should follow permanent seeding dates. Seedbed preparation for sod shall be as noted in section (B) abave. Permanent sod is to be tall fescue, state approved sad; lime and fertilizer per permanent seeding specificatians and lightly irrigate soil prior to laying sad. Sod is ta be laid on the contour with all ends tightly abutting. Joints are ta 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, are to be permanently sadded ar protected with an approved erosian cantral netting. Additional watering far establishment may be required. Sad is not ta 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 rainfail, irrigatian should be performed to ensure establishment af sod. Permanent Sod:
- Mining Operations: Sediment contral plans for mining aperatians must include the fallowing seeding dates and mixtures: For seeding dates of: February 1 through April 30 and August 15 through October 31, use seed mixture af tall fescue at the rate af 2 pounds per 1,000 square feet and serecia lespedeza at the minimum rate of 0.5 pounds per 1,000 square feet.
- Topsoii shail be applied as per the Standard and Specifications for Tapsail from the current Maryland Standards and Specifications for Soil Erosian and Sediment Contral.

olded and wired tied or zip tied to prevent sediment bypass.

ANNE ARUNDEL SOIL CONSERVATION DISTRICT

4. Silt Fence shall be inspected after each roinfall event and mointoined whe

buildes occur or when sediment occumulation reaches 50% of the fabric height

PAGE MARYLAND DEPARTMENT OF ENVIRONMENT E - 15 - 38 WATER MANAGEMENT ADMINISTRATION

- G.21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL Definition Placement of topsoil over a prepared subsoil prior to establishment of
- To provide a suitable soil medium far vegetative growth. Sails of cancem have law moisture content, law nutrient levels, law pH, materials toxic to plants, and/or unacceptable soli gradation.

permanent vegetation.

- onditions Where Practice Applies i. This practice is limited to areas having 2:1 or flatter slapes where: a. The soil material is so shallow that the rooting zone is nat deep enaugh
- to support plants or furnish continuing supplies of moisture and plant nutrients.
- b. The original soil ta be vegetated cantains material taxic to plant growth. c. The soil is so acidic that treatment with limestane is not feasible.
- li. Far the purpase of these Standards and Specifications, areas having siopes steeper than 2:1 require special consideration and design far adequate stabilization. Areas having slapes steeper than 2:1 shall have the appropriate
- Construction and Material Specifications i. Topsoil salvaged from the existing site may be used provided that it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-SCS in caaperation with Maryland Agricultural Experimental Station.
- II. Topsoii Specifications Sail to be used as topsoii must meet the fallowing: i. Topsoii shail be a loam, sandy iaam, ciay ioam, slit ioam, sandy clay loam, loamy sand. Other sails may be used if recammended by an agranamist ar soil scientist and appraved by the apprapriate approval Regardless, tapsoil shall not be a mixture of contrasting authority. textured subsails and shall contain less than 5% by volume of cinders, stanee, slag, caarse fragments, gravel, sticks, roats, trash, or other materials larger than V/2 " in diameter.
- ii. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutsedge, poison ivy, thistle, or others as
- iii. Where the subsoii is either highly acidic, or composed of heavy clays, ground ilmestane shall be spread at the rate of 4-8 tans/acre (200-400 bounds per 1,000 square feet) priar to the placement of topsail. Lime shall be distributed uniformly aver designated areas and worked into the soil in conjunction with tillage aperations as described in the following pracedures.
- III. Far sites having disturbed areas under 5 acres:
- I. Place topsoll (if required) and apply soli amendments as specified in G.20.0 Vegetative Stabilization Section I Vegetative Stabilizatian Methads and Materials.
- IV. Far sites having disturbed areas aver 5 acres:
- i. On soil meeting Tapsoil specifications, obtain test results dictating fertilizer and lime amendments required ta bring the soil into campliance with the following
- a. pH for topsoil shail be between 6.0 and 7.5. if the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed ta raise the pH to 6.5 ar higher.
- b. Organic content of topsoil shall be not less than 1.5 percent by weight c. Topsoii having soluble salt cantent greater than 500 parts per millian shaii not be used.
- d. No sad or seed shall be placed on sail which has been treated with sail sterlights or chemicals used far weed contrai until sufficient time has elapsed (14 days min.) to permit discipation of phyto-toxic materials.
- Note: Tapsail substitutes or amendments, as recammended by a quailfied agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu af naturai tapsoil,
- . Place topsoli (if required) and apply soli amendments as specified in G.20.0 Vegetative Stabilization - Section i - Vegetative Stabilization Methods and Materials.
- V. Topsoil Application
- i. When topsailing, maintain needed erasian and sediment contral practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slape Silt Fence and Sediment Traps and Baeins.
- ii. Grades on the areas to be tapsoiled, which have been previously established, shali be maintained, albeit 4" - 8" higher in elevation.
- iii. Tapsoil shall be uniformly distributed in a $4^{*} 8^{*}$ layer and lightly pacted to a minimum thickness of 4". Spreading such a manner that sodding or seeding can praceed with a minimum af additional soli preparatian and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order ta prevent the formation of depressions or water pockets.
- iv. Topsoil shall nat be placed while the tapsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.
- VI. Alternative far Permanent Seeding Instead of appiying the full amaunte of iime and commercial fertilizer, composted sludge and amendments may be applied as specified below:
- Composted Siudge Material far use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and far -sites having disturbed areas under 5 acres shall conform to the following requirements:
- a. Composted sludge shall be supplied by, or originate from, a person or persons that are permitted (at the time of acquisition of the compost) by the Maryland Department of the Environment under COMAR 26.04.06. b. Composted sludge shali cantain at least 1 percent nitragen, 1.5 percent
- phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. if campost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.
- il. Campasted sludge shall be amended with a patassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate. References: Guideline Specifications, Soll Preparation and Sodding. MD–VA, Pub. #1, Caaperative Extension Service, University of Maryland and Virginia Palytechnic institutes. Revised 1973.

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE DETAIL 22A - REINFORCED SILT FENCE - 48" MINIMUM LENGTH FENCE POSI DRIVEN A MINIMUM OF 16" INTO GROUND BERM (6" MIN.) 8' MAXIMUM CENTER TO EXISTING PAVEMEN F==== -16" MINIMUM HEIGHT C GEOTEXTILE CLASS F - FARTH FILL CONDUCT COMPLETE WORKS APPROVAL. PIPE AS NECESSARY * GEOTEXTILE CLASS 'C'-OR BETTER MINIMUM 6" OF 2"-3" AGGREGATE OVER LENGTH AND WIDTH OF STRUCTURE - 8" MINIMUM DEPTH -EXISTING GROUND PROFILE 48" MINIMUM FENCE------* 50" MINIMUM----PERSPECTIVE VIEW FILTER MINIMUM 20" ABOVE . HELDED WIRE FENCING CLOTH FLOW FLOW 10' MINIMUN FENCE POST DRIVEN MINIMUM OF 16" IN THE GROUND MIN. 2' OVERLAP AT JOIN CONNECT WITH WIRE OR ZIP TIE **0** 6" O.C. PLAN VIEW STANDARD SYMBOL CROSS SECTION FILTER FABRIC _____24____ SCE STANDARD SYMBOL TU" OR "T" POST ATTACH W/ WIRE OR ZIP TIES Construction Specification m RSF Length - minimum of 50' (*30' for single residence lot). WELDED WIRE MESH JOINING TWO ADJACENT FABRIC SECTIONS . Width — 10' minimum, should be flared at the existing road to provide a turning ------ TW ------TOP VIEW Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require eingle family Construction Specifications 1. Mstol fence posts shall be a minimum of 48" long driven 16" minimum into the ground. Posts shall be stondard T or U section weighting not less than 1.00 pound per linear foot. reeldences to use geotextile. ----- LOD -----4. Stane — crushed aggregate (2" to 3") or recigimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the 2. Geotextile shall be fastened securely to each fence post with wire ties RSF------RSF----entrance. or zip ties at tap and mid-section and shall meet the following requirements for Geotextile Class F: Eb ----- Eb 5. Surface Water - all surface water flowing to or diverted toward construction Test: MSMT 509 Test: MSMT 509 Test: MSMT 327 Test: MSMT 32 entronces shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a Tensile Strength Tensile Modulus 50 lbs/in (mln.) 20 lbs/in (min.) 0.3 gai ft?minute (max.) SCE mountable berm with 5:1 slopes and a minimum of 6° of stone over the pips. 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 6° minimum will be required. 3. Where ends of geotextile fobric come together, they shall be overlapped

APPROVED BY LEGEND ---- 22---- EXISTING GRADE PROPOSED GRADE SPOT FLEVATION (EX., PROP.) EX. WOODS LINE TIDAL WETLANDS FLOW ARROW DISTURBANCE REINFORCED SILT FENCE EARTH DIE TABILIZED CONSTRUCTION ENTRANCE TEMPORARY STOCKPILE AREA \boxtimes PRIVATE STORMWATER

PRIV. SWI

MANAGEMENT DEVICE

c. Camposted sludge shall be applied at a rate of 1 tan/1,000 square feet.

6. Location — A stabilized construction entrance shall be located at every point

where construction traffic enters or leaves a construction site. Vehicles Isaving

the eite must travel over the entire length of the stabilized construction entronce.

U.S. DEPARTMENT OF AGRICULTURE PAGE MARYLAND DEPARTMENT OF ENVIRONMENT SCIL CONSERVATION SERVICE F - 17 - 3 WATER MANAGEMENT ADMINISTRATION

I(We) certify that:

and the Ordinance.

erosion control plan.

Affiliation

a. All development and construction will be dane in accordance with this sediment and erasian cantral plan, and further, autharize the right of entry for periodic on—site evaluation by the Anne Arundel Soil Conservatian District Board of Supervisors or their authorized

Responsible personnel on site: WILLIAM TREVILLIAN

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 Caunty

2. The developer is respansible for the acquisition of all easements, right, and/or rights—of—way that may be required for the sediment and erosion cantral practices, stormwater management practices and the discharge of stormwater anto or across adjacent ar downstream properties included in the plan. 3. Initial eoil disturbance ar re-disturbance, permanent

initial eoil disturbance ar re-disturbance, permanent stabilization shall be completed within seven calendar days for the surface of all controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and faurteen days far 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 allawed at the discretion of the sediment cantrol inspectar. The sediment control approvais on this pian extend any to areas and practices identified as prapased work.

5. The approval of this plan for sediment and erosian control does not relieve the developer/consultant fram complying with Federal, State, or County requirements appertaining ta environmental issues.

6. The developer must request that the Sediment Control Inspector approve wark completed in accordance with the approved erosian and sediment control plan, the grading ar building permit,

7. All material shall be taken to a site with an approved sediment and

8. On all sites with disturbed areas in excess of two acres, approval of the sediment and crosian cantrol inspectar shall be required an campletian of installation of perimeter crosian and sediment cantrols It before proceeding with any other earth disturbance ar grading. his will require first phase inspectians. Other building ar grading inspection appravals may nat be authorized until the initial a

y the sediment and erosian control inspector is given. 9. Approval shall be requested an final stabilization of all sites with isturbed areas in excess of two acres before removal of controls

10. Existing tapography must be field verified by responsible persannel to the sediment control inspector prior to commencing



Address: 7865 QUARTERFIELD RD. SEVERN. MD. 21144

Telephone: (410) 761-2430

SEQUENCE OF CONSTRUCTION

	1.	Contractor/Developer shall contact the Anne Arundel Caunty Department of inspections and Permits at 410-222-7780 at		; 0
		begin upon approval by Dept. of Inspections and Permits.	2	Days
	2.	Install S.C.E. Reinfarced Silt Fence and/ar Super Silt Fence as indicated. ALSO INSTALL EARTH DIKE AS SHOWN	- 2	Days
	3.	Begin clearing and raugh grading of site. Excavate for basement, footers, and foundation. At hause backfill stabilize all affected areas as per the stabilization specifications	2	Week
	4.	Upon inspector's approval framing may commence.	2	Week
	5.	Instoll all utilities*, including <u>2" FORGE MAIL' MARO TANK</u> , WELL and driveway. Finish canstruction of house.	3	Mont
	6.	Fine grade site.	2	Days
	7.	Stabilize all disturbed areas with seed and mulch as indicated. Upan Inspector's appraval remave any remaining sediment cantrol devices.	2	Day
			2	Days
	8.	Final cleanup and maintenance.	2	Days
		*Utilities Note: Disturb any that area which can be backfilled		

and stabilized in one working day. MAYO TANK SYSTEM GENERAL NOTES

MATO TANK SYSTEM GENERAL NOTES ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE ANNE ARUNDEL COUNTY "STANDARD DETAILS AND SPECIFICATIONS FOR CONSTRUCTION" (SEPTEMBER 1988) AND ALL REVISIONS THERETO. THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS AND ANY DAMAGE TO THEM SHALL BE REPAIRED AT HIS OWN EXPENSE. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK WHICH WOULD NORMALLY BE REOUTRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK. THE CONTRACTOR SHALL NOTIFY MISS UTILITY (800)257-7777 FIVE (5) WORKING DAYS BEFORE STARTING WORK ON THESE DRAWINGS. THE CONTRACTOR SHALL NOTIFY THE ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS (410) 222-7347 FIVE WORK ING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHOWS SHOWN ON THESE DRAWINGS. THE CONTRY OF PUBLIC WORKS ON THESE DRAWINGS. SANITARY SEWER PIPE ELEVATIONS SHOWN ON THESE DRAWINGS REFER TO INVERTS UNLESS OTHERWISE NOTED. THE COMPLETE SYSTEM MUST BE TESTED PRIOR TO ACCEPTANCE BY THE APPLICABLE SUB-CONTRACTOR AND MUST GUARANTEE THEIR WORKMANSHIP FOR ONE YEAR AFTER ACCEPTANCE BY THE DEPARTMENT OF PUBLIC WORKS. TRENCH BACKFILL SHALL BE COMPACTED TO AT LEAST 95 PERCENT OF THE MINIMUM DRY DENSITY DETERMINED BY AASHTO METHOD T-180. DISTUBBANCE WITHIN LINDEN AVENUE MUST BE STABILIZED IMMEDIATELY USING COLD PATCH BITUMINOUS MATERIAL. PERMANENT PAVEMENT PATCHING IN THESE AREAS WITH HOT MIX BITUMINOUS MATERIAL MUST BE COMPLETED WITHIN 14-30 DAYS TO MATCH EXISTING PAVEMENT SECTION OF ROAD. THIS PLAN DOES NOT CONTAIN THE NECESSARY COMPONENTS TO SATISFY THE O.S.H.A. REQUIREMENTS FOR THE SCAVATION/TRENCHING SAFETY. THE CONTRACTOR IS REPONSIBLE FOR THE SAFETY OF THIS

CONSTRUCTION SEQUENCE -CONTACT THE INSPECTION DIVISION (410) 222-7347 48 HOURS PRIOR TO THE START OF WORK TO ARRANGE A PRE-CONSTRUCTION EXCAVATE FOR SEPTIC TANK TO UNDISTURBED EARTH. INSTALL ND MASONRY UNIT (CMU) ANCHORS AND BACKFILL AS PER STANDARD AND MASCHART UNTIL (CMO) ANCHORS AND BACKFILL AS PER STANDARD NOTES AND DETAILS. EXCAVATE TRENCHES FOR THE 4" PVC INLET PIPE AND 4" PVC DISCHARGE PIPE. INSTALL PIPES, MAKE CONNECTIONS AND BACKFILL TRENCHES PER DEPARTMENT OF PUBLIC WORKS STANDARDS. PRESSURE TEST THE TANK AND PIPING AFTER INSTALLATION COMPLETE SYSTEM TEST AND OBTAIN DEPARTMENT OF PUBLIC

SAFETY. THE CONTRACTOR IS REPONSIBLE FOR THE SAFETY OF THIS

FOR THE HEREON SHOWN LOTS SANITARY SEWER SYSTEM APPROVED FOR USE IN THE PUBLIC WORKS AGREEMENT

x

DATE

Storm water management requirements (Rev) requirements are being addressed via onsite















1. Seed and cover with straw mulch. 2. Seed and cover with Freekon Control Matting or line with soid 3, 4" - 7" stone or recycled concrete equivalent pressed into the soil 7" minimum . Construction Specifications 1. All temporary earth dikes shall have uninterrupted positive grade to an outlet. Spot elevations may be necessary for grades less than 1%. 2. Runoff diverted from a disturbed area shall be conveyed to a sodknent 3. Runoff diverted from an undisturbed area shall outlet directly into an undisturbed, stabilized area at a non-erasive velocity. 4. All trees, brush, stumps, obstructions, and other objectional material shall be removed and disposed of so as not to interfere with the proper functioning of the disc.

OUT OR FILL SLOPE

5. The dike shall be excavated or shaped to line, grade and cross section as required to meet the criteria specified herein and be free of bank projections or other knegularities which will impede normal flow.

6. Fill shall be compacted by parth moving equipment

- 8. Inspection and maintenance must be provided periodically and after





- 1. Driveway shall be 10' minimum width. Material shali be minimum 6" thick, CR-6 gravei w/ 2"
- Bituminous Concrete surface course.
- Anne Arundel County Design Manual Standard Detail $\underline{1-6A}$, shall be provided within and to the ultimate right-of-way line of the intersecting public road, as part of this grading permit.

equals 100 sq. ft. OR

TREE: American Holly or Equivalent (6'-8' in height, B & B) SHRUB: Azalea Bush or Equivalent



3. A paved apran, constructed in accardance with

(1) 1 ½ cal. Tree @ 20-feet o.c. (3) shrubs equals 100 sq. ft.

(4-5 Gallon Container)

INR #