10-24-06 comments
JBL

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/

October 24, 2006

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

RE: AA 681-06 Fitzgerald
Local Case # 2006-0352-V

Dear Ms. Plociennik:

Thank you for providing information on the above referenced variance. The applicant is requesting a variance to the front yard setback. The parcel is 4,000 square feet, located in the IDA and is currently improved by a dwelling. The applicant is requesting this variance to replace the existing structure four feet closer to the front yard setback than permitted by law. The applicant is not requesting a variance to the Critical Area law at this time.

It is our understanding that the applicant is not requesting a variance to any Critical Area law at this time, therefore we have no comments on this application.

Thank you for the opportunity to review this variance request. If you have any additional questions please contact me at 410-260-3481.

Sincerely,

Jennifer B. Lester
Natural Resources Planner

681-06

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 2006-0352-V

IN RE: **LINDA FITZGERALD AND DANIEL FITZGERALD, III**

FIRST ASSESSMENT DISTRICT

DATE HEARD: NOVEMBER 16, 2006

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

PLANNER: **LORI RHODES**

DATE FILED: **NOVEMBER 20, 2006**

PLEADINGS

Linda Fitzgerald and Daniel Fitzgerald, III, the applicants, seek a variance (2006-0352-V) to allow a dwelling with less setbacks than required on property located along the north side of Fullerton Road, east of Londontown Road, 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. Ms. Fitzgerald testified that the property was posted for more than 14 days prior to the hearing. I find and conclude that there has been compliance with the notice requirements.

FINDINGS AND CONCLUSIONS

The applicants own a single-family residence with a street address of 1611 Fullerton Road, in the Woodland Beach subdivision, Edgewater. The property comprises 4,000 square feet and is zoned R5 residential with a Chesapeake Bay Critical Area designation as Intensely Developed Area (IDA). The request is to raze the one-story dwelling, followed by the construction of a two-story dwelling. The new dwelling is located 21 feet from the front lot line.

Anne Arundel County Code, Article 18, Section 18-4-701 requires principal structures in the R5 district to maintain a front setback of 25 feet. Accordingly, the proposal requires a variance of four feet.

Lori Rhodes, a planner with the Office of Planning and Zoning, testified that the property is below the minimum area and width with its development further constrained by the siting of the water well in the rear yard. This is an older community with other nonconforming structures. The request is considered unlikely to alter the essential character of the neighborhood. In this regard, the dwelling on the property to the east is nine feet from the front lot line. There were no adverse agency comments. By way of conclusion, Ms. Rhodes supported the request.

Bob Baxter, the applicants' engineering consultant, confirmed the substance of the application and indicated that the replacement dwelling is slightly smaller than the average dwelling size for the community.

There was no other testimony in the matter.

Upon review of the facts and circumstances, I find and conclude that the applicants are entitled to relief from the code. This property satisfies the test of unique physical conditions, consisting of its reduced area and width, and the location of the well, such that there is no reasonable possibility of development in strict conformance with the code. I further find that the variance represents the minimum relief. The dwelling is appropriately sized. 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. Rather, the uncontradicted testimony indicated that the request is consistent with other development in the neighborhood, including the development of the property to the east.

ORDER

PURSUANT to the application of Linda Fitzgerald and Daniel Fitzgerald, III, petitioning for a variance to allow a dwelling with less setbacks than require; and

PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this 20th day of November, 2006,

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

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 ESTABLISHMENT

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

1. Permanent Seeding

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 of dolomitic limestone and 21 pounds 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 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 moist 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 in sandy soils when using other than the hydroseeder 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 for this area 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 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 or approved equal shall 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 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 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 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 the soil. All slopes steeper than 3:1, as shown, are to be permanently sodded or protected with an 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 serecia 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.

G.21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL

Definition
Placement of topsoil over a prepared subsoil prior to establishment of permanent vegetation.

Purpose
To provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

Conditions Where Practice Applies
I. This practice is limited to areas having 2:1 or flatter slopes where:

a. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.

b. The original soil to be vegetated contains material toxic to plant growth.

c. The soil is so acidic that treatment with limestone is not feasible.

II. For the purpose of these Standards and Specifications, areas having slopes steeper than 2:1 require special consideration and design for adequate stabilization. Areas having slopes steeper than 2:1 shall have the appropriate stabilization shown on the plans.

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 cooperation with Maryland Agricultural Experimental Station.

II. Topsoil Specifications – Soil to be used as topsoil must meet the following:

I. Topsoil shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Regardless, topsoil shall not be a mixture of contrasting textured subsoils and shall contain less than 5% by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, 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 specified.

III. Where the subsoil is either highly acidic, or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.

III. For sites having disturbed areas under 5 acres:

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

IV. For sites having disturbed areas over 5 acres:

I. On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:

a. pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrates a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.

b. Organic content of topsoil shall be not less than 1.5 percent by weight.

c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

d. No sod or seed shall be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

Note: Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

II. Place topsoil (if required) and apply soil amendments as specified in G.20.0 Vegetative Stabilization – Section I – Vegetative Stabilization Methods and Materials.

V. Topsoil Application

i. When topsoiling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins.

ii. Grades on the areas to be topsoiled, which have been previously established, shall be maintained, albeit 4" – 8" higher in elevation.

iii. Topsoil shall be uniformly distributed in a 4" – 8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations shall be corrected in order to prevent the formation of depressions or water pockets.

iv. Topsoil shall not be placed while the topsoil 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 for Permanent Seeding – Instead of applying the full amounts of lime and commercial fertilizer, composted sludge and amendments may be applied as specified below:

I. Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall be tested to prescribe amendments and for 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 shall contain at least 1 percent nitrogen, 1.5 percent phosphorus, and 0.2 percent potassium and have a pH of 7.0 to 8.0. If compost does not meet these requirements, the appropriate constituents must be added to meet the requirements prior to use.

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

II. Composted sludge shall be amended with a potassium fertilizer applied at the rate of 4 lb/1,000 square feet, and 1/3 the normal lime application rate.

References: Guideline Specifications, Soil Preparation and Sodding. MD-VA, Pub. #1, Cooperative Extension Service, University of Maryland and Virginia Polytechnic Institutes. Revised 1973.

STANDARD RESPONSIBILITY NOTES

I(We) certify that:

1. 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 personnel on site: DANIEL FITZGERALD

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 adjacent or downstream properties included in the plan.

3. Initial soil disturbance or 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 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 does not relieve the developer/consultant from complying with 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 two 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. This will require first phase inspections. 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 two 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.

Signature of Developer/Owner [signature] Date 3.29.06

Name: DANIEL FITZGERALD Title: OWNER

Affiliation: OWNER OF PROPERTY

Address: 1611 FULLERTON ROAD
EDGEWATER, MD. 21037

Telephone: (410) 721-8168

SEQUENCE OF CONSTRUCTION:

1. Contractor/Developer shall contact the Anne Arundel County Department of Inspections and Permits at 410-222-7780 at least 48 hrs. prior to the start of construction. Work may begin upon approval by Dept. of Inspections and Permits. — 2 Days
2. Install S.C.E. Reinforced Silt Fence and/or Super Silt Fence as indicated. — 2 Days
3. Begin clearing and rough grading of site. Excavate for basement, footers, and foundation. At house backfill stabilize all affected areas as per the stabilization specifications — 2 Weeks
4. Upon Inspector's approval framing may commence. — 2 Weeks
5. Install all utilities*, including WATER WELL and driveway. Finish construction of house. — 3 Months
6. Fine grade site. — 2 Days

6A. Provide required Water Quality Planting for SWM. — 2 Days

7. Stabilize all disturbed areas with seed and mulch as indicated. Upon inspector's approval remove any remaining sediment control devices. — 2 Days
8. Final cleanup and maintenance. — 2 Days

*Utilities Note: Disturb only that area which can be backfilled and stabilized in one working day.

DRIVEWAY NOTES:

1. Driveway shall be 10' minimum width.
2. Material shall be minimum 6" thick, CR-6 gravel w/ 2" Bituminous Concrete surface course.
3. A paved apron, constructed in accordance with Anne Arundel County Design Manual Standard Detail I-6A, shall be provided within and to the ultimate right-of-way line of the intersecting public road, as part of this grading permit.

Article 16 Title 3
Storm water management requirements

The Water Quality Volume (WQv) and Recharge Volume (Rev) requirements are being addressed via onsite Landscape Plantings for the rooftop and non rooftop runoff due to limited surface area on site. A total of **(8)** trees and **(21)** shrubs to manage **1,412 square feet** of house and driveway impervious coverage are being provided.

STORMWATER MANAGEMENT SUMMARY TABLE

Step	Requirement	Volume Required (cu-ft)	Notes
1a	Water Quality (WQv)	114	Water Quality Plantings
2a	Recharge (Rev)	105	Vol. Included w/in WQv Storage
3	Channel Protection (Cpv)	N/A	qi < 2 cfs
4	Overbank Flood (Qp)	0	Water front Community Ultimate tidal discharge
5	Extreme Flood (Qf)	0.00	n/a

Compute WQv Volume

$WQv = \frac{(P)(Rv)(A)}{12}$

Rv = 0.05 + 0.009I

I = % Imperviousness

A = Site Area

P = 1.00 Eastern Zone; 0.90 Western Zone

*WQv minimum = 0.2" per acre

Site Data

A =	0.09	acres
Impervious Area =	0.03	acres
% Impervious =	33.3	%
Rv =	0.35	
Zone =	eastern	
P =	1	inches
WQv =	0.003	ac-ft
or	114	cf

Compute Recharge Volume (Rev)

Rev = (S)(Rv)(A) / 12 (percent volume method)

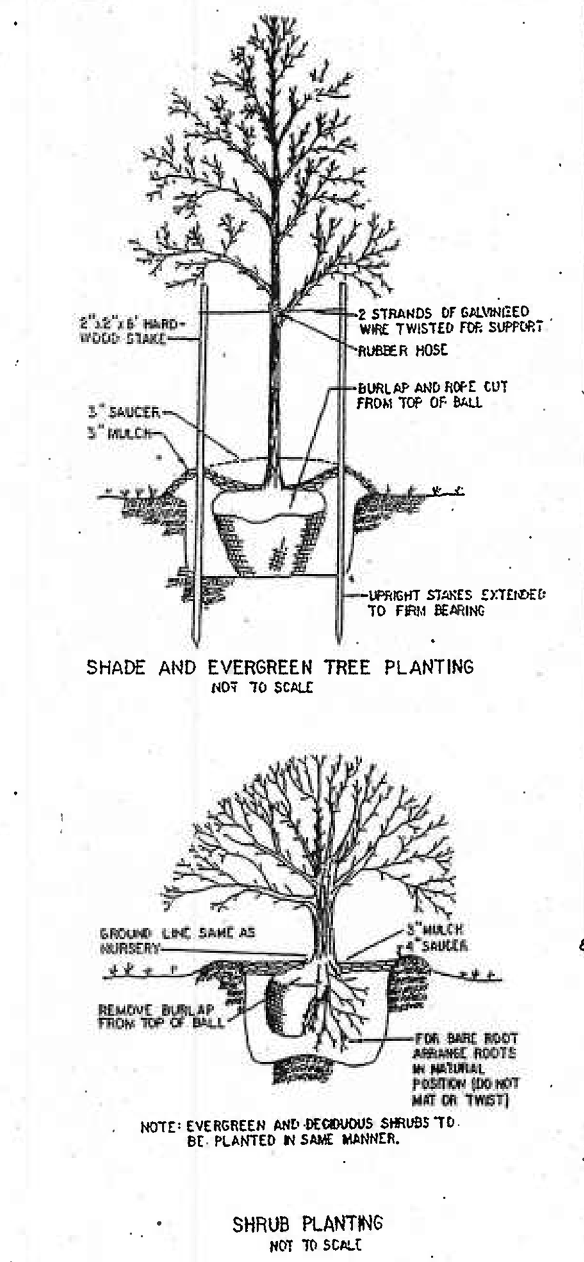
Rev = (S)(A) / 12 (percent area method) (Ai) = 0.09 ac.

HSG	Recharge factor	Area	%
A	0.42	0.000	0.00%
B	0.26	0.000	0.00%
C	0.14	0.000	0.00%
D	0.08	0.090	100.00%
		0.090	100.00%

S = 0.08

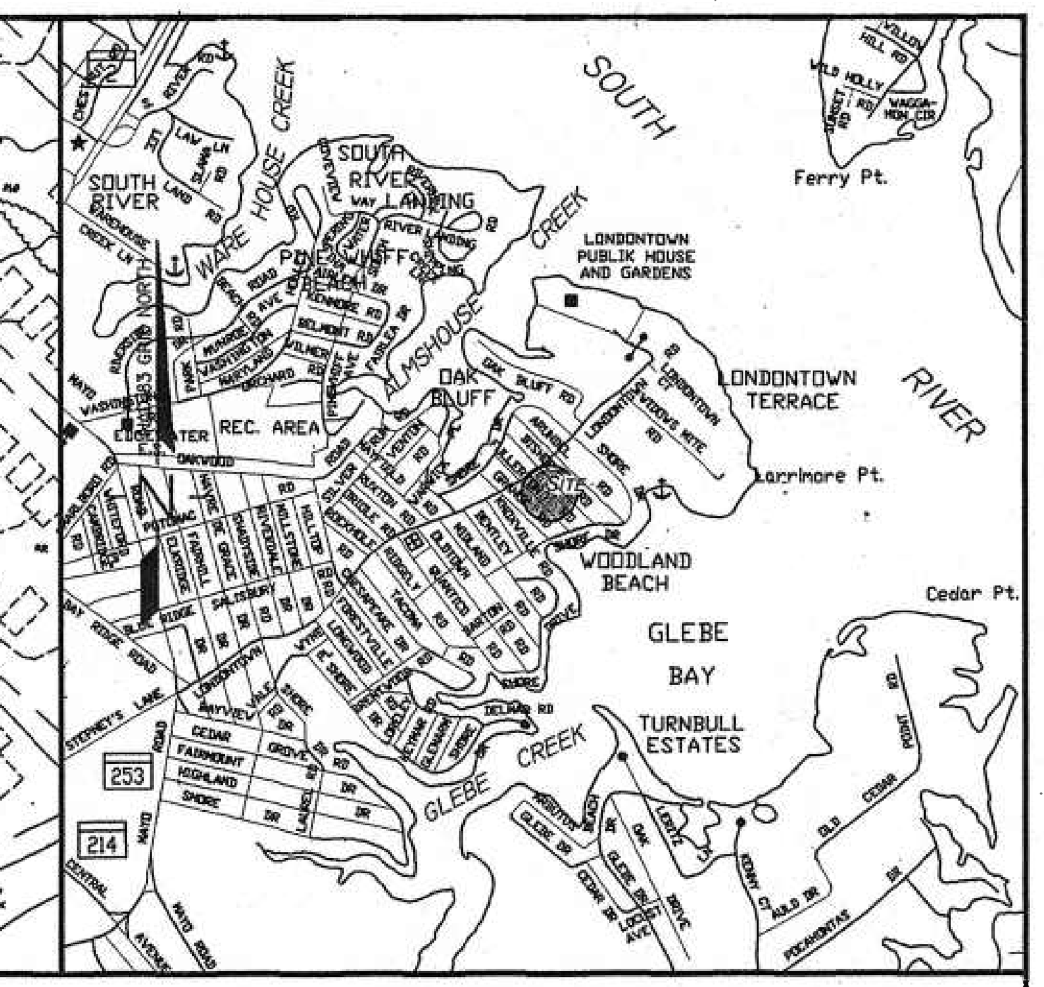
(percent volume method) Rev = 0.000 ac-ft, or 0 cf

(percent area method) Rev = 0.002 ac, or 105 sf



DRAINAGE AREA MAP
SCALE: 1" = 200'
A. A. Co. TOPO MAP: 023

D.A. = 0.09 Ac.
c = 0.49 (R-5, LOAM SOILS)
I 10 = 6.1
Q 10 = 0.27 CFS



VICINITY MAP
SCALE: 1" = 2,000'

STORM WATER MANAGEMENT NOTE
Hydrology and Management Approach

The Water Quality volume and Recharge Volume requirements are being addressed via water quality plantings on site for the **rooftop and non rooftop runoff.** The Channel Protection Volume is not required due to the (qi) of **0.168** cfs being less than the limit of 2 cfs. Overbank Flood Protection (Qp) and Extreme Flood Volumes are not required since the community has tidal discharge to the South River.

Outfall Statement

A site visit was conducted on several occasions, one specifically in March, 2006. The property presently is covered existing house, driveway, mowed lawn and the grade is approximately 1%. The abutting properties have existing homes with scattered trees and mowed lawn. The lot drains to the right of way of Fullerton Road. There are no signs of erosion around the perimeter of the lot or right of way.

GENERAL NOTES

1. Total area of site is: 4,000 sq. ft. 0.09 Ac.+/-
2. Existing Zoning is: R5
   Setbacks: Front: 25' Rear: 20' Side: 7'
3. Existing Use of the site is: 1 SINGLE-FAMILY RESIDENCE
4. Proposed Use of the site is: 1 SINGLE-FAMILY RESIDENCE
5. Site is known as: LOT 6152 & 6153, BLK. 56, WOODLAND BEACH
6. [redacted]/Well and Sewer/[redacted] to be installed and utilized.
7. FEMA-FIRM Map # 240008-0043 Zone 6 Elev. 8.0
8. Site is [redacted] within the Critical Area Zone. Zone: IDA
9. No property line survey made at this time.
10. This site is not located within the Severn River Watershed.
11. The contractor shall be responsible for repairing and replacing any existing fences, driveways, etc. damaged or removed during construction.
12. The contractor shall notify "MISS UTILITY" (1-800-257-7777), five (5) working days before starting work shown on these drawings.
13. This plan is intended to provide sediment and erosion control during the grading of the road(s) and lot(s) and the construction of the house(s). Measures have been taken to prevent sediment from leaving the site.
14. D.P., Inc. has not field-verified existing utility information. It is the responsibility of the contractor to contact and obtain all records, information, and locations prior to commencement of grading operations. Any discrepancies shall be brought to D.P., Inc.'s attention immediately.
15. Contours shown on this plan are taken from Aerial Topography (for on-site areas). For off-site areas they are taken from A. A. Co. Topo and Utility Operations maps. The contractor shall verify the elevations to his own satisfaction prior to starting work. Any discrepancies shall be brought to D.P., Inc.'s attention immediately.
16. Any pertinent information within 100' of the property line is shown.
17. All roof areas shall drain through downspouts onto splash blocks and ultimately discharge to a vegetatively stabilized area; or drain to a Stormwater Management device as shown on these plans.

EROSION CONTROL GENERAL NOTES:

A. AGENCY NOTIFICATION
The Contractor shall notify Anne Arundel County Department of Inspection and Permits (410-222-7780) at least 48 hours before starting work.

B. MAINTENANCE OF SOIL EROSION CONTROL PROCEDURES
1. All damage to the soil and erosion methods shown on this plan shall be repaired at the end of each day's work.
2. The contractor is to maintain these Sediment and Erosion Control Structures as specified on each detail.

C. GENERAL EROSION CONTROL PROCEDURES
1. Sod is to be placed on all areas shown and on graded areas with slopes greater than 3 to 1.
2. All downspouts are to be carried to the toe of fill slopes.
3. Splash blocks are to be provided at all downspouts not discharging onto a paved surface.
4. All excess material (if any) shall be removed to a site approved by the Anne Arundel Soil Conservation District (410-222-7822)
5. Cut and Fill quantities provided under Earthwork Analysis do not represent bid quantities. These quantities do not distinguish between topsoil, structural fill or embankment material, nor do they reflect consideration of undercutting or removal of unsuitable material. The contractor shall familiarize himself with site conditions which may affect the work.

EARTHWORK ANALYSIS

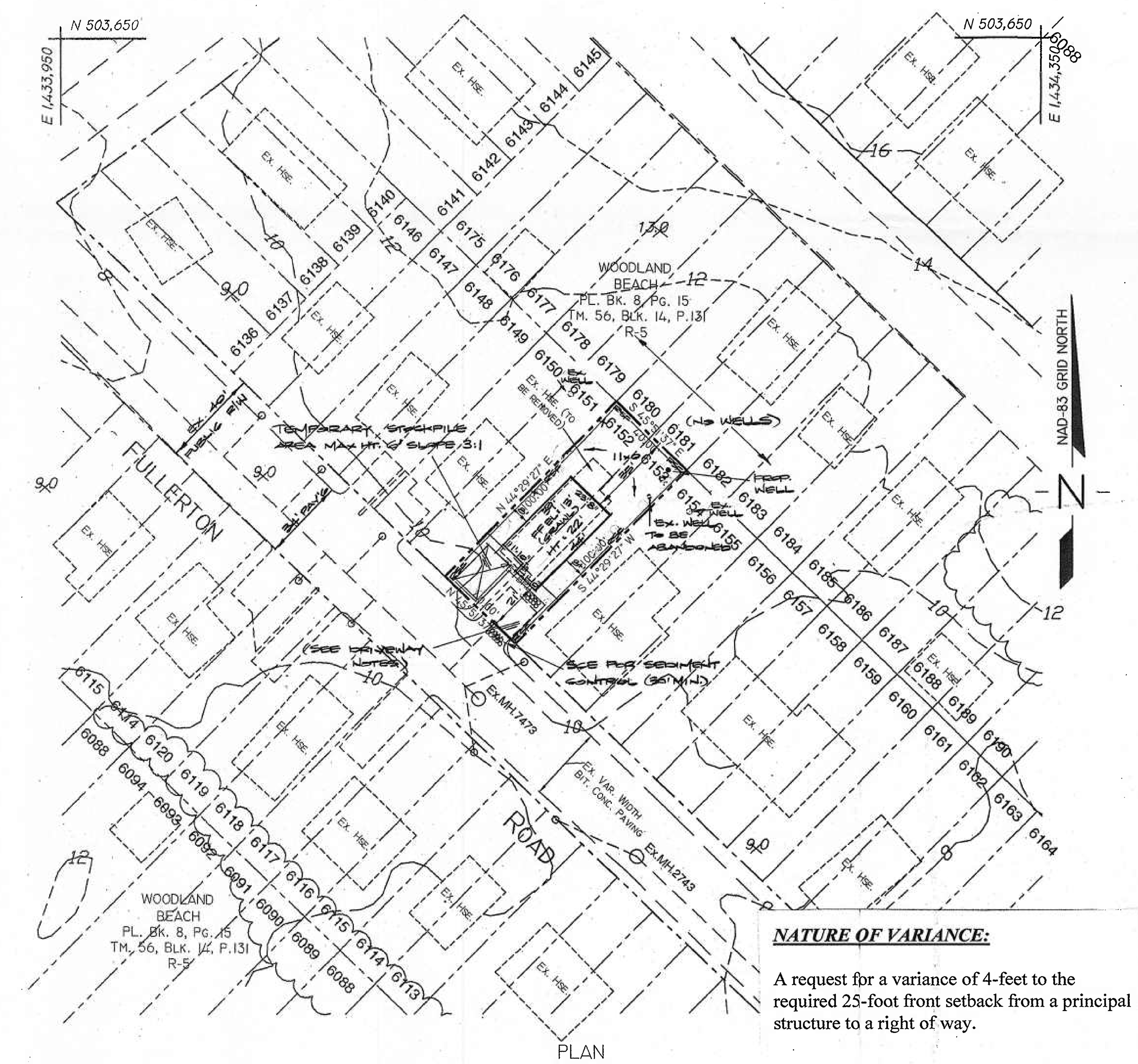
1. CUT: 225 CU. YDS. +/-
2. FILL: 100 CU. YDS. +/-
3. SPOIL / BORROW: 125 CU. YDS. +/-

4a. TOTAL AREA STRUCTURALLY STABILIZED: 1,412 SQ. FT. 0.03 Ac.+/-

4b. TOTAL AREA VEGETATIVELY STABILIZED: 2,668 SQ. FT. 0.064 Ac.+/-

4c. TOTAL AREA DISTURBED: 4,080 SQ. FT. 0.094 Ac.+/-

5. PREDOMINANT SOIL TYPE: (CnB) Colemantown-Urban Land Complex H.S.G.= C,D



PLAN
SCALE: 1" = 40'

NATURE OF VARIANCE:

A request for a variance of 4-feet to the required 25-foot front setback from a principal structure to a right of way.

A.A.S.C.D. APPROVAL STAMP AREA

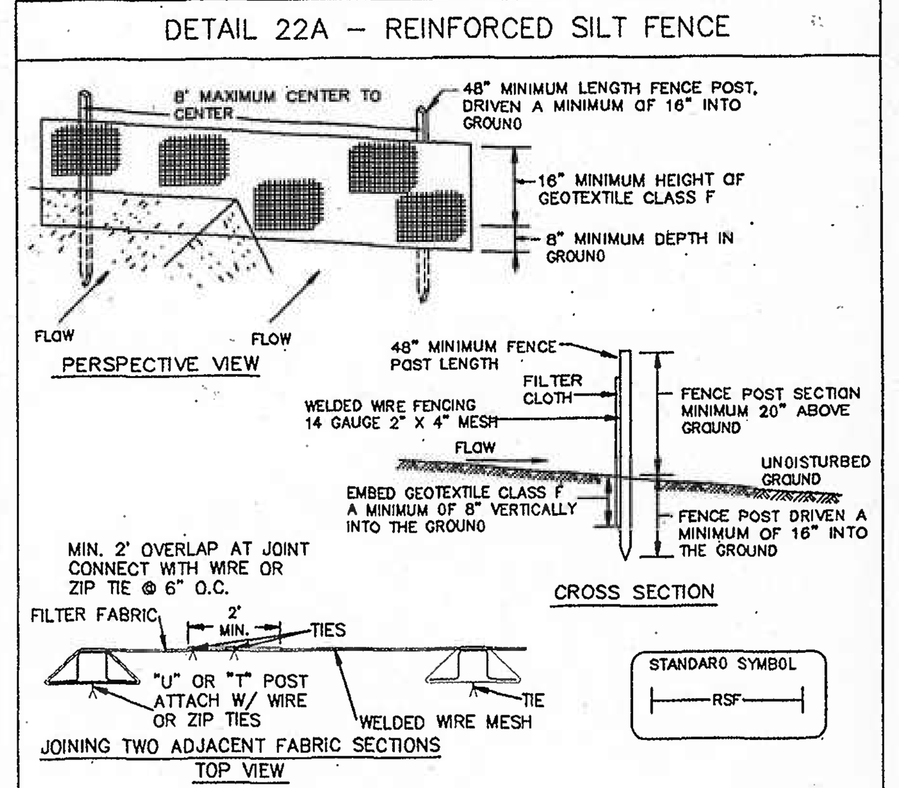
Anne Arundel Soil Conservation District
Sediment and Erosion Control Approval

District Official OCT 11 2006 Date

AASCD# SMALL POND(S) #

Reviewed for technical adequacy by USDA, Natural Resource Conservation Service

DETAIL 22A – REINFORCED SILT FENCE



Construction Specifications

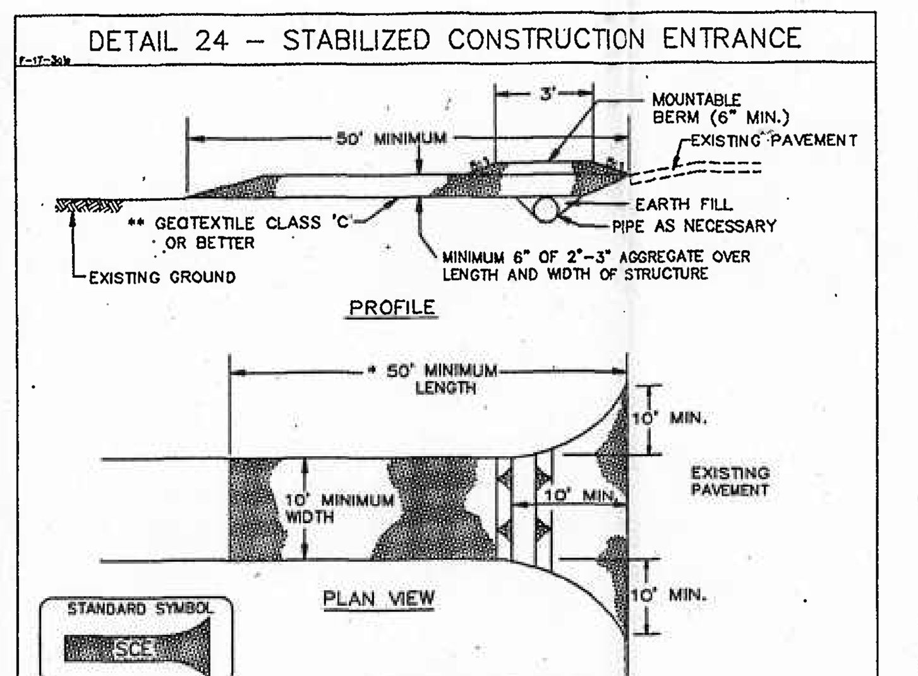
1. Metal fence posts shall be a minimum of 48" long driven 16" minimum into the ground. Posts shall be standard T or U section weighing not less than 1.00 pound per linear foot.
2. Geotextile shall be fastened securely to each fence post with wire ties or zip ties at top and mid-section and shall meet the following requirements for Geotextile Class F:

Tensile Strength	50 lbs/in (min.)	Test: MSMT 509
Tensile Modulus	20 lbs/in (min.)	Test: MSMT 509
Flow Rate	0.3 gal ft²/minute (max.)	Test: MSMT 322
Filtering Efficiency	75% (min.)	Test: MSMT 322

3. Where ends of geotextile fabric come together, they shall be overlapped, folded and wired tied or zip tied to prevent sediment bypass.
4. Silt Fence shall be inspected after each rainfall event and maintained when bulges occur or when sediment accumulation reaches 50% of the fabric height.

ANNE ARUNDEL SOIL CONSERVATION DISTRICT | PAGE E - 15 - 3B | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 24 – STABILIZED CONSTRUCTION ENTRANCE



Construction Specification

1. Length – minimum of 50' (*30' for single residence lot).
2. Width – 10' minimum, should be flared at the existing road to provide a turning radius.
3. Geotextile fabric (filter cloth) shall be placed over the existing ground prior to placing stone. **The plan approval authority may not require single family residences to use geotextile.
4. Stone – crushed aggregate (2" to 3") or reclaimed or recycled concrete equivalent shall be placed at least 6" deep over the length and width of the entrance.
5. Surface Water – all surface water flowing to or diverted toward construction entrances shall be piped through the entrance, maintaining positive drainage. Pipe installed through the stabilized construction entrance shall be protected with a mountable berm with 5:1 slopes and a minimum of 6" of stone over the pipe. Pipe has to be sized according to the drainage. When the SCE is located at a high spot and has no drainage to convey a pipe will not be necessary. Pipe should be sized according to the amount of runoff to be conveyed. A 6" minimum will be required.
6. Location – A stabilized construction entrance shall be located at every point where construction traffic enters or leaves a construction site. Vehicles leaving the site must travel over the entire length of the stabilized construction entrance.

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

LEGEND

- Existing Grade
- Proposed Grade
- Spot Elevation (Ex., Prop.)
- Ex. Woods Line
- Flow Arrow
- Limit of Disturbance
- Reinforced Silt Fence
- Stabilized Construction Entrance
- Temporary Stockpile Area
- Private Stormwater Management Device

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

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

SHRUB: Azalea Bush or Equivalent (4-5 Gallon Container)

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 the plan. I certify that this plan of erosion and sediment control represents a practical and workable plan based on my personal knowledge of this site, and was prepared in accordance with the requirements of the Anne Arundel Soil Conservation District Plan Submittal Guidelines and the current Maryland Standards and Specifications for Sediment and Erosion Control. I have reviewed this erosion and sediment control plan with the owner/developer."

Signature: [signature] MD P.E. License # 12267 Date: 4/6/06

Name: Jackie A. Syme MD Land Surveyor License #

Firm Name/Address: Diversified Permits, Inc., P.O. Box 242, Millersville, MD 21108 Phone: (410) 859-5583

ANNE ARUNDEL COUNTY MARYLAND

DIVERSIFIED PERMITS, INC.
CIVIL DESIGN AND PERMIT SERVICES
P.O. Box 242
Millersville, MD 21108
Phone: 410-859-5583
Fax: 410-859-5584
E-Mail: robertbaxter27@aol.com

GRADING, EROSION AND SEDIMENT CONTROL PLAN

LOTS 6152 & 6153
WOODLAND BEACH
1611 Fullerton Rd, Edgewater,
ANNE ARUNDEL COUNTY, MARYLAND 21037
TAX MAP: 56 GRID: 14 PARCEL: 131
TAX DISTRICT: 7th TAX ACCT. NO.: 1904-0284-1327

DRAWN BY: JAM	G.P. # G02012093
CHECKED BY: REB	SCALE: As Noted
DATE: MAR 2006	SHEET 1 OF 1

JOB #