

1/10/67  
Combs  
JBL

AA 823-06  
VAR

Liddle, David  
0418

MSA-S-1829-5543

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
Chairman

Ren Serey  
Executive Director

STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401  
(410) 260-3460 Fax: (410) 974-5338  
[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

January 10, 2007

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

**RE: AA 823-06 David Liddle**  
**Local Case # 2006-0418-V 2155 Lake Drive**

Dear Ms. Plociennik:

Thank you for providing information on the above referenced variance. The applicant is requesting a variance to allow disturbance to the 100-foot Buffer for a replacement dwelling. The parcel is 21,850 square feet, located in the LDA, and is currently improved by a log cabin. The applicant is requesting this variance to impact the 100-foot Buffer to replace the existing log cabin with a single-family dwelling. The proposed impervious area will be 3,195 square feet.

Provided that the lot is properly grandfathered we do not oppose this variance. The property is impacted by the 100-foot Buffer and due to the location of Sewage Reserve Areas the applicant is limited in areas to place the dwelling. In addition, the applicant appears to have minimized impacts. If this variance is granted we recommend mitigation at a ratio of 3:1 for impacts to the Buffer. It appears that the applicant has already developed a planting plan to provide the required mitigation for Buffer impacts. In addition to the mitigation provided, any areas disturbed during construction should be replanted with native vegetation.

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

Sincerely,

A handwritten signature in black ink, appearing to read "J. Lester", with a long horizontal line extending to the right.

Jennifer B. Lester  
Natural Resources Planner

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

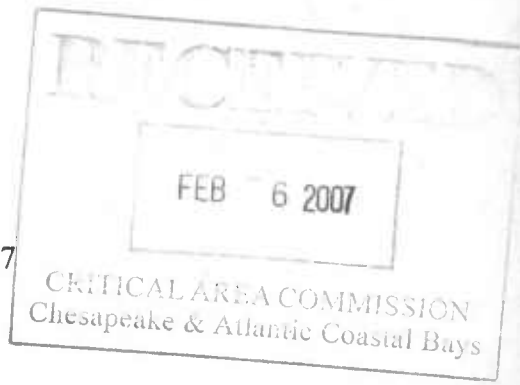
CASE NUMBER 2006-0418-V

---

IN RE: DAVID AND JULIA LIDDLE

THIRD ASSESSMENT DISTRICT

DATE HEARD: JANUARY 25, 2007



---

ORDERED BY: STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OFFICER

PLANNER: PATRICIA A. COTTER

---

DATE FILED: FEBRUARY 1<sup>st</sup>, 2007

## **PLEADINGS**

David and Julia Liddle, the applicants, seek a variance (2006-0418-V) to allow a dwelling with less buffer than required on property located along the south side of Lake Drive, west of Burgess Road, Pasadena.

## **PUBLIC NOTIFICATION**

The hearing notice was posted on the County's web site in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 175 feet of the property was notified by mail, sent to the address furnished with the application. Stan Serwatka, the applicants' development consultant, 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 2155 Lake Drive, in the Bayside Beach subdivision, Pasadena. The property comprises 21,850 square feet and is zoned R-2 residential with a Chesapeake Bay Critical Area designation as Limited Development Area (LDA). This is a waterfront lot on Boyd Pond. The request is to raze the dwelling, followed by the construction of a new dwelling 85 feet from the shoreline.

Anne Arundel County Code, Article 18, Section 18-13-104(a) establishes a 100-foot buffer from tidal waters. Accordingly, the proposal requires a buffer variance of 15 feet.

Patricia A. Cotter, a planner with the Office of Planning and Zoning, testified that the property is irregular in configuration, narrowing at the water. The majority of the site lies in the 100-foot buffer. The existing dwelling (24 by 24 feet), which is centered on the lot, is 88 feet from water. The replacement dwelling is in the same location but with an expanded – albeit irregular – footprint (71 by 37 feet, including garage addition). In the circumstances, Ms Cotter questioned whether the relief has been minimized. In this regard, the County's Critical Area review team suggested relocating the dwelling to maximize the buffer while still accommodating the septic mound system. Finally, the Chesapeake Bay Critical Area Commission requested mitigation and revegetation of disturbed areas with native species. By way of conclusion, Ms. Cotter opposed the application.

Mr. Serwatka testified that the proposal retains two large trees between the dwelling and the septic system, which has already received a waiver to the offset from Lake Drive. The dwelling comprises 1,500 square feet of living space all on one level above a crawl space. The neighborhood includes some substantially larger homes that are closer to the water and on smaller lots. The design attempts to minimize both the woodlands clearing and buffer disturbance.

Ms. Liddle testified that the design includes handicapped accessibility via a ramp into the garage addition. Mr. Liddle reiterated the efforts to minimize the disturbance. 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. 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 redevelop 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 to other lands in the Critical Area. 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 assets and harmonizes with the general spirit and intent of the program. I further find that the variance represents the minimum relief. Although the replacement dwelling is spread out, it is only nominally closer to the shore than the existing dwelling. The size of the dwelling is not excessive. Finally, the site plan preserves two substantial trees. I further find that the granting of the variance 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.

**ORDER**

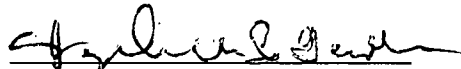
PURSUANT to the application of David and Julia Liddle, petitioning for a variance to allow a dwelling with less buffer than required; and

PURSUANT to the notice, posting of the property, and public hearing and in accordance with the provisions of law, it is this 1<sup>st</sup> day of February, 2007,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicants are **granted** a buffer variance of 15 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 new accessory structures are not allowed.
2. The applicants shall provide mitigation and revegetation of disturbed areas with native species as determined by the Permit Application Center.
3. The applicants shall retain the two large trees between the dwelling and the septic system.

  
Stephen M. LeGenre  
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.



**ANNE ARUNDEL COUNTY SOIL CONSERVATION DISTRICT  
DETAILS AND SPECIFICATIONS  
FOR VEGETATIVE ESTABLISHMENT**

Following initial soil disturbance or re-disturbance, 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.

**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 rough grading. 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 sulfides.

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 levoargin or sorbic levoargin 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 Specifications for Topsoil or amendments made as recommended by a certified agronomist.

B. Seeded 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 seeded drill, cultipacker seeder or hydroseeder (slurry includes seeds and fertilizer, recommended on steep slopes only). Maximum seed depth should be 1/4 inch in clay soils and 1/2 inch in sandy soils when using other than the hydroseeder method. Irrigate where necessary to support adequate 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:

- 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.
- 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.
- Liquid binders may be used and applied heavier at the edges where wind catches mulch, such as in valleys and on crests of slopes. The remainder of the area should appear uniform after binder application. Binders listed in the 1994 Standards and Specification for Soil Erosion and Sediment Control or approved shall be applied at rates recommended by the manufacturer.
- Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturer's recommendations.

**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).

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 2-306, and compacted to 90% density. Compaction to be determined by ASTM D-1557-87 (Modified Proctor). Any fill within the building area is to be compacted to a minimum of 95% as determined by methods previously mentioned. Fills for 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.

**Permanent Sod:**  
Installation of sod shall follow permanent seeding dates. 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 applied on frozen ground. Sod shall not be harvested or transported 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 insure established sod.

**Mining Operations:**  
Sediment control plans for mining operations must include the following seeding dates and mixtures:  
for seeding dates of:  
February 1 through April 30 and August 15 through October 31, use seed mixture of tall fescue at the rate of 2 pounds per 1,000 square feet and sericea lespedeza at the minimum rate of 0.5 pounds per 1,000 square feet.

Topsoil shall be applied as per the Standard and Specifications for Topsoil from current Maryland Standards and Specifications for Soil Erosion and Sediment Control.  
NOTE: Use of this information does not preclude meeting all of the requirements of the current Maryland Standards and Specifications for Soil Erosion and Sediment Control.  
NOTE: Projects within 4 miles of the BWI Airport will need to adhere to Maryland Aviation Administration's seeding specification restrictions.

**SEQUENCE OF CONSTRUCTION:**

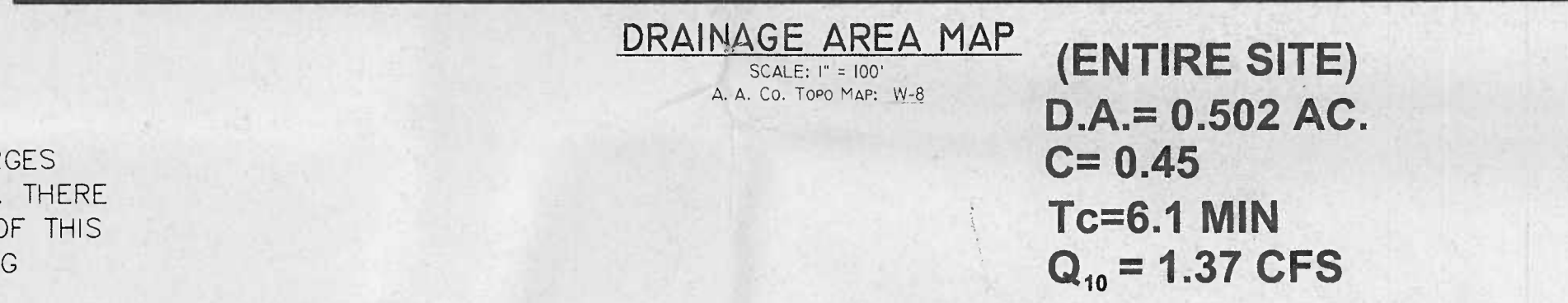
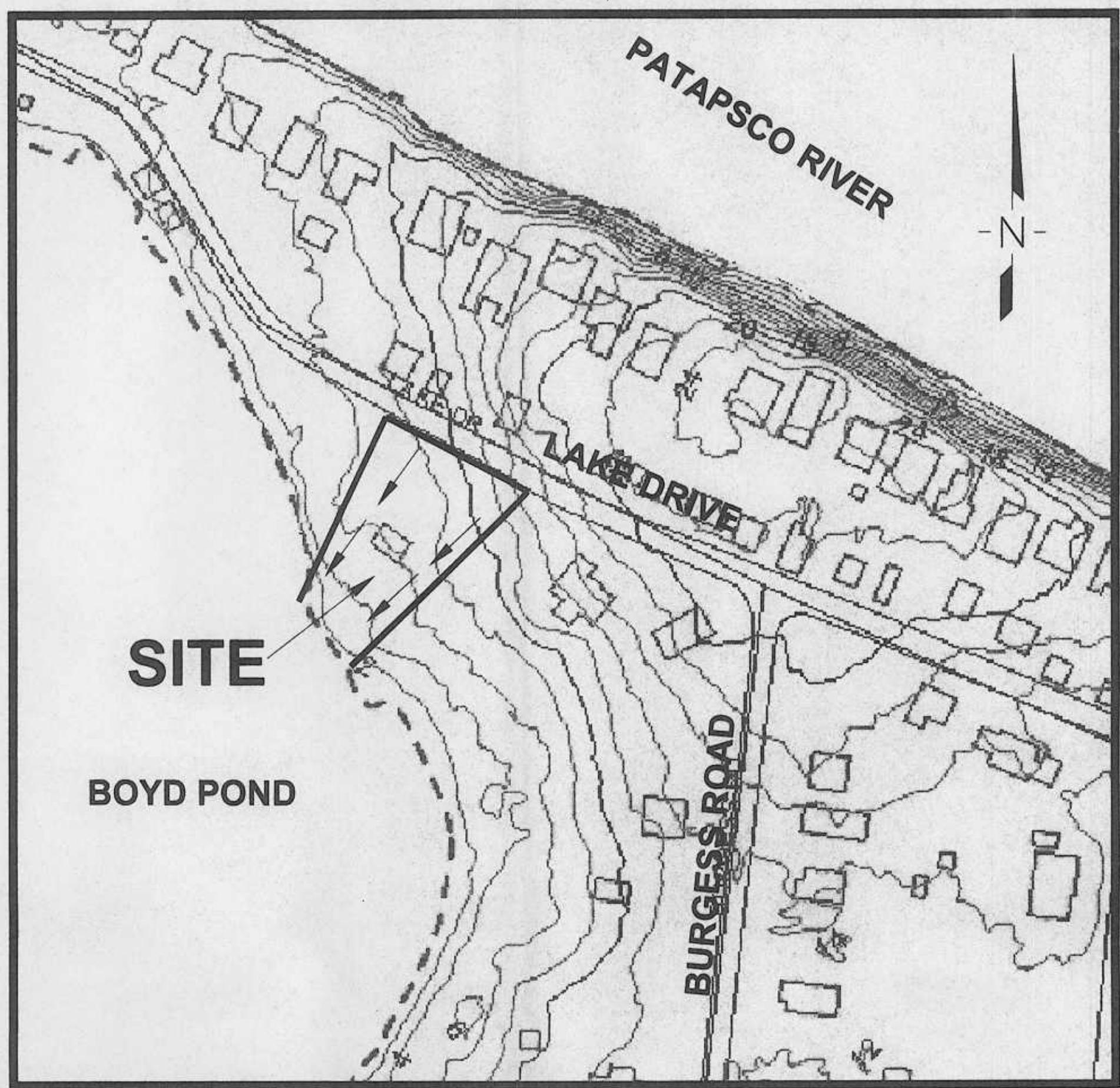
- Contractor/Developer shall contact the Anne Arundel County Department of Inspections and Permits at 410-222-7780 at least 48 hrs. prior to the start of construction. Work may begin upon approval by Dept. of Inspections and Permits. 2 Days
- Install S.C.E. and Reinforced Silt Fence as indicated. 2 Days
- Begin clearing and rough grading of site. Excavate for 2-3 basement, footings, and foundation. Begin house construction. 2 Weeks at house backfill stabilize all affected areas as per the stabilization specifications.
- Install all utilities\*, including WELL AND SEPTIC. 3 Months and driveway. Finish construction of house. 2 Days
- Plant swm trees and shrubs. 3 Days
- Fine grade site. 2 Days
- Stabilize all disturbed areas with seed and mulch as indicated. Upon inspector's approval remove any remaining sediment control devices. 2 Days
- Final cleanup and maintenance. 2 Days

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

**STANDARD RESPONSIBILITY NOTES**

- (We) certify that:
  - 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.
  - 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: DAVID A. LIDDLE
  - 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.
- 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.
- 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.
- The sediment control approvals on this plan extend only to areas and practices identified as proposed work.
- The approval of this plan for sediment and erosion control does not relieve the developer/consultant from complying with Federal, State or County requirements pertaining to environmental issues.
- 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.
- All material shall be taken to a site with an approved sediment and erosion control plan.
- 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.
- Approval shall be requested on final stabilization of all sites with disturbed areas in excess of two acres before removal of controls.
- 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: \_\_\_\_\_ Date: 7/10/06  
Print: Name: DAVID A. AND JULIA R. LIDDLE  
Title: DEVELOPER  
Address: 8316 DOCK ROAD  
PASADENA, MARYLAND 21122  
Telephone Number: 410-255-3525



**OUTFALL STATEMENT**

A FIELD INVESTIGATION OF THE OUTFALL FOR THIS PROPERTY AND GROUND DOWNSTREAM FROM THIS PROPERTY WAS CONDUCTED ON JUNE, 2006 THE INVESTIGATION REVEALED THAT THIS SITE SHEET FLOWS TOWARDS THE REAR OF THE PROPERTY WHICH DISCHARGES INTO BOYD POND. THE OUTFALL IS GRASS AND WOODED AND STABLE. THERE IS NO EVIDENCE OF EROSION OR SEDIMENTATION OVER THE COURSE OF THIS OUTFALL BEFORE DEVELOPMENT; NOR SHALL THERE BE ANY OCCURRING AFTER DEVELOPMENT.

**STORMWATER MANAGEMENT NOTE**

DUE TO LIMITED AREA ONSITE, STORMWATER MANAGEMENT PLANTINGS WILL BE PROVIDED FOR THE IMPERVIOUS AREA OF THE DRIVE AND ROOF AREA Qp AND Qe IS NOT REQUIRED DUE TO DISTURBANCE IS LESS THAN 15,000 S.F.

**CRITICAL AREA NOTES (LDA)**

- Total Site Area: 21,850 sq. ft. or 0.502Ac.±
- Total Existing Woodland Onsite: (36% of total site) 7,848 sq. ft. or 0.180Ac.±
- Total Woodlands to be Cleared: (14.5% of woodlands) 3,178 sq. ft. or 0.072Ac.±
- Total Existing Impervious Area Onsite: 425 sq. ft. or 0.01Ac.±
- Existing Impervious Area to Remain: 0 sq. ft. or 0 Ac.±
- Existing Impervious Area to be Removed: 425 sq. ft. or 0.01Ac.±
- Proposed Impervious Area (House = 2,270 sq.ft.)(Drive 925 S.F.) 3,195 sq. ft. or 0.073 Ac.±
- Total Impervious Area: After Construction 3,195 sq. ft. or 0.073 Ac.±
- Maximum Impervious Area Allowed: (15% OF SITE) 3,277 sq. ft. or 0.075 Ac.±

REFORESTATION NOTE: PLANTINGS IS TO BE ON A 1:1 (20%) BASIS= 3,178 S.F. TO BE PLANTED.

**FLOODPLAIN CERTIFICATION TO ACCOMPANY THE SITE PLAN**

- NOTES:
- Building Permit Number:
  - Benchmark Station: MONUMENT# 1-A-7, EL. 20.14
  - 100-Year Flood Elevation: 9.0 ft. (Zone A-9)
  - See Flood Insurance Rate Map Panel: 15 (FIRM-240008-0015-C)
  - Lowest Floor Level Elevation: 11.84
  - Structure to be built on concrete block.
  - All electrical outlets shall be above the first-floor elevation, and panel box minimum 1.0' above the first-floor elevation.
  - All electrical heat panels shall be above elevation 10.0
  - All plumbing fixtures shall be above elevation 10.0

**\*NATURE OF VARIANCE: TO ALLOW DISTURBANCE TO THE 100' BUFFER TO TIDAL WETLANDS IN THE CRITICAL AREA.**

**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, material toxic to plants, and/or unacceptable soil gradation.

**Conditions Where Practice Applies:**

- This practice is limited to areas having 2:1 or flatter slopes where:
  - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
  - 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.
  - The original soil to be vegetated contains material toxic to plant growth.
  - The soil is so acidic that treatment with limestone is not feasible.
- 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**

- 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-ARS in cooperation with Maryland Agricultural Experiment Station.
- Topsoil Specifications - Soil to be used as topsoil must meet the following:
  - 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 clods, stones, slag, coarser fragments, gravel, sticks, roots, trash, or other material larger than 1 1/2" in diameter.
  - Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, Johnsongrass, nutgrass, poison ivy, stink, or others as specified.
  - Where the subsoil is either highly acidic or composed of heavy clay, 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.

**For sites having disturbed areas under 5 acres:**

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

**For sites having disturbed areas over 5 acres:**

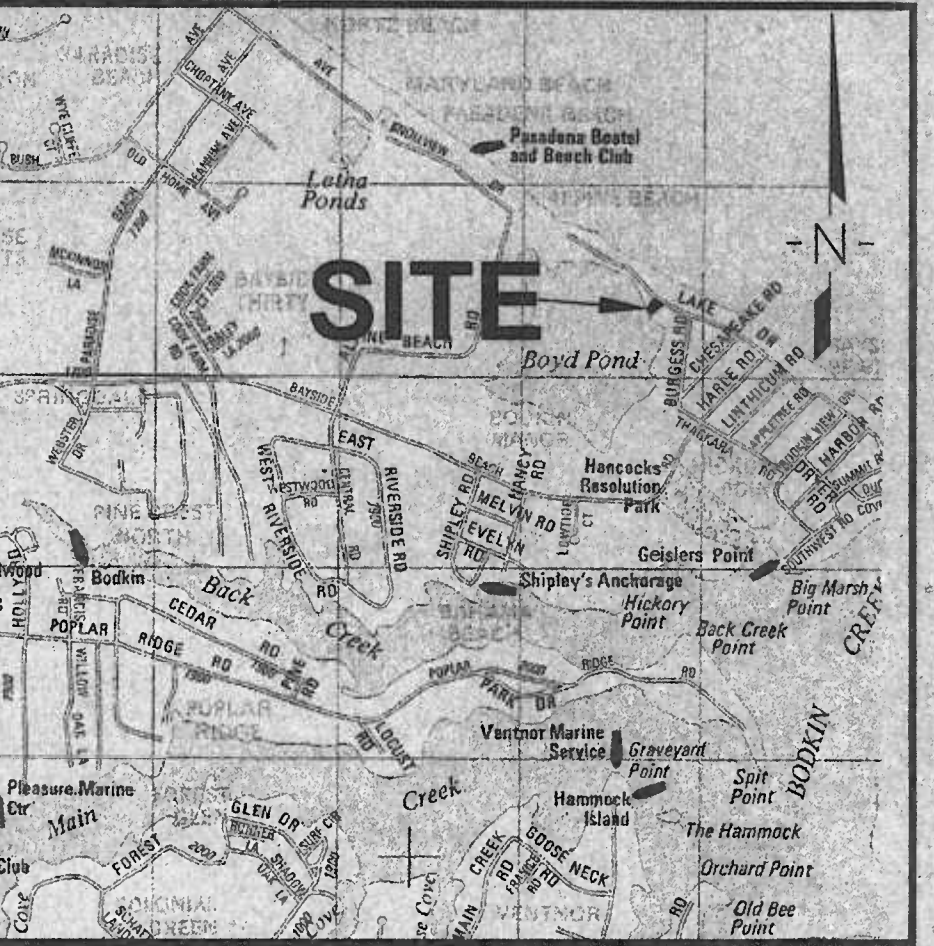
- On soil meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to bring the soil into compliance with the following:
  - pH for topsoil shall be between 6.0 and 7.5. If the tested soil demonstrate a pH of less than 6.0, sufficient lime shall be prescribed to raise the pH to 6.5 or higher.
  - Organic content of topsoil shall be not less than 1.5 percent by weight.
  - Topsoil having soluble salt content greater than 500 parts per million shall not be used.
  - 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 phytotoxic materials.
- Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I - Vegetative Stabilization Methods and Materials.

**Topsoil Application**

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

**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:**

- Composted Sludge Material for use as a soil conditioner for sites having disturbed areas over 5 acres shall conform to the following requirements:
  - 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 26.04.05.
  - 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.
  - Composted sludge shall be applied at a rate of 1 ton/1,000 square feet.
- 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.



**GENERAL NOTES**

- Total area of site is: 21,850 sq. ft. = 0.502 Ac.±
- Existing Zoning is: R2  
Setbacks: Front: 30' Rear: 25' Side: 2' (Combined: 14')
- Existing Use of the site is: EX. SINGLE FAMILY DWELLING
- Proposed Use of the site is: SINGLE FAMILY DWELLING
- Site is known as: 2155 LAKE DRIVE-BAYSIDE BEACH
- Well and Septic to be installed and utilized.
- FEMA-FIRM Map # 240008-0015C Zone A9 Elev. 9.0
- Site is within the Critical Area Zone. Zone: LDA
- No property line survey made at this time.
- This site is not located within the Severn River Watershed.
- The contractor shall be responsible for repairing and replacing any existing fences, driveways, etc. damaged or removed during construction.
- The contractor shall notify "MISS UTILITY" (1-800-257-7777), five (5) working days before starting work shown on these drawings.
- 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.
- C.L.C. 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 CLC, Inc.'s attention immediately.
- Contours shown on this plan are taken from FIELD SURVEY (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 CLC, Inc.'s attention immediately.
- Any pertinent information within 100' of the property line is shown.
- All roof areas shall drain through downspouts onto splash blocks and ultimately discharge to a vegetatively stabilized area.

**EROSION CONTROL GENERAL NOTES:**

- AGENCY NOTIFICATION  
The Contractor shall notify Anne Arundel County Department of Inspection and Permits (410-222-7780) at least 48 hours before starting work.
- MAINTENANCE OF 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 station.
- GENERAL EROSION CONTROL PROCEDURES  
1. Sod is to be placed on all areas shown on and graded areas with slopes greater than 3:1 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 Site Analysis do not represent bid quantities. Three quantities do not distinguish between topsoil, structural fill or embankment material, nor do they reflect consideration of undercutting or removal of unstable material. The contractor shall familiarize himself with site conditions which may affect the work.

**EARTHWORK ANALYSIS**

1. CUT:	50	CU. YDS. +/-
2. FILL:	50	CU. YDS. +/-
3. SPILL / BORROW:	0	CU. YDS. +/-
4a. TOTAL AREA STRUCTURALLY STABILIZED:	3,195	SQ. FT. 0.073 Ac.±
4b. TOTAL AREA VEGETATIVELY STABILIZED:	4,985	SQ. FT. 0.112 Ac.±
4c. TOTAL AREA DISTURBED:	8,080	SQ. FT. 0.185 Ac.±
5. PREDOMINANT SOIL TYPE:	P#B PEPPERBOX, URBAN LAND COMPLEX 0 TO 5% SLOPES (type XXX)	

**RECEIVED**

DEC 26 2006  
CRITICAL AREA COMMISSION

Anne Arundel Soil Conservation District  
Sediment and Erosion Control Approval

District Official	Date
AASCD #	SMALL POND(S) #

Reviewed for technical adequacy by:  
USDA, Natural Resources Conservation Service

**VARIANCE PLAN**

LOTS 1 AND 2 SECTION 'P' PLAT 5  
**BAYSIDE BEACH**  
2155 LAKE DRIVE, PASADENA  
Anne Arundel County, Maryland 21122  
TAX MAP: 18 GRID: 11 PARCEL: 206  
TAX DISTRICT: 03 SUBDIV: 080 TAX ACCT. NO.: 31835100

DRAWN BY: \_\_\_\_\_ Job #621  
CHECKED BY: E.G.G. SCALE: As Noted  
DATE: NOVEMBER, 2006 SHEET 1 OF 2

**AS-BUILT NOTE**

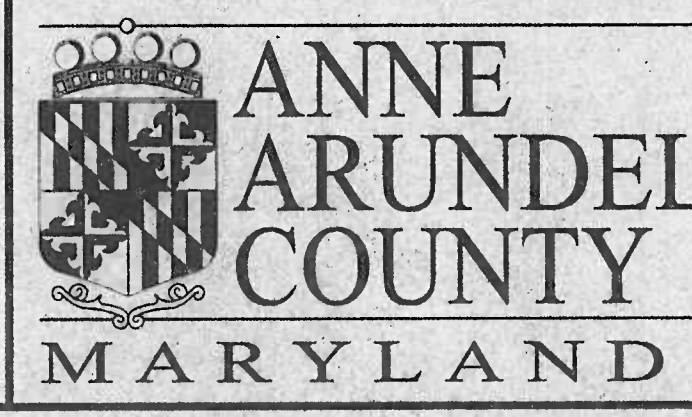
ALL GRADING, DRAINAGE, STRUCTURES, AND/OR SYSTEMS, EROSION AND SEDIMENT CONTROL PRACTICES INCLUDING FACILITIES AND VEGETATIVE MEASURES HAVE BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, EXCEPT AS NOTED.

(OWNER)

**CONSULTANTS CERTIFICATE**

"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."

MD. P.E. LICENSE # 6884  
MD. LAND SURVEYOR LICENSE # \_\_\_\_\_  
MD. LANDSCAPE ARCHITECT # \_\_\_\_\_  
NAME Emil George Germanos  
FIRM NAME Associated Designers, Inc.  
405 Headquarters Drive, Suite 206a  
Millsville, Md 21108 410-987-1866



**OWNER/DEVELOPER**  
DAVID A. AND JULIA R. LIDDLE  
8316 DOCK ROAD  
PASADENA, MARYLAND 21122  
TEL: 410-255-3525  
LIBER: 6577, FOLIO: 149

**ASSOCIATED DESIGNERS, INC.**  
Engineering  
Construction  
Architecture  
405 Headquarters Drive  
Suite 206A  
Millsville, MD 21108  
Phone: 410-987-1866  
Fax: 410-987-5161





