- AA 371-07 Knox, June SUB 07-0113

5/829-6279



Anthony G. Brown



Margaret G. McHale

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/

April 9, 2009

Mr. Tom Burke Anne Arundel County Office of Planning and Zoning 2664 Riva Road, MS 6301 Annapolis, Maryland 21401

Re: Knox, June

S 07-041, P 07-0113

Dear Mr. Burke:

Thank you for forwarding revised plans for the above-referenced subdivision request. The applicant proposes to subdivide an existing 1.14 acre parcel into two lots, and to build a new dwelling and driveway on each of the two proposed lots. The property is classified as a Limited Development Area (LDA) and is currently undeveloped. The applicant has addressed this office's comments from my October 31, 2008 letter, and I have no further comments on the project at this time.

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3481.

Sincerely,

Amber Widmayer

Natural Resources Planner

Anthony G. Brown Lt. Governor



Margaret G. McHale

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/

October 31, 2008

Mr. Tom Burke Anne Arundel County Office of Planning and Zoning 2664 Riva Road, MS 6301 Annapolis, Maryland 21401

Re: Knox, June

S 07-041, P 07-0113

Dear Mr. Burke:

Thank you for forwarding the above-referenced revised subdivision request. The applicant proposes to subdivide an existing 1.14 acre parcel into two lots, and to build a new dwelling and driveway on each of the two proposed lots. The property is classified as a Limited Development Area ("LDA") and is currently undeveloped. The applicant has addressed most of this office's comments from my July 14, 2008 letter. I have my provided my remaining comment below.

1. Please have the applicant provide a planting plan showing the size and species of the proposed onsite mitigation plantings. This office recognizes 100 square feet of planting credit per 2-inch caliper tree and 50 square feet of planting credit per seedling or shrub in a 3-5 gallon container. If a large tree is planted in a cluster with either two smaller trees or three shrubs, this office will recognize 400 square feet of planting credit for each cluster. The plantings should be native species and a list of such species can be found in the U.S. Fish and Wildlife Service's Native Plants for Wildlife Habitat and Conservation Landscaping: Chesapeake Bay Watershed document which is available at http://www.nps.gov/plants/pubs/chesapeake/.

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3481.

Sincerely,

Amber Widmayer

Natural Resources Planner

Anthony G. Brown
Lt. Governor



Margaret G. McHale

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/

July 14, 2008

Mr. Tom Burke Anne Arundel County Office of Planning and Zoning 2664 Riva Road, MS 6301 Annapolis, Maryland 21401

Re: Knox, June

S 07-041, P 07-0113

Dear Mr. Burke:

Thank you for forwarding the above-referenced revised subdivision request. The applicant proposes to subdivide an existing 1.14 acre parcel into two lots, and to build a new dwelling and driveway on each of the two proposed lots. The property is classified as a Limited Development Area ("LDA") and is currently undeveloped. It appears that the applicant has addressed some of this office's comments from my March 13, 2008 letter. I have my provided my remaining comments below.

- 1. Sheet number three of the plans shows two soil boring test sites in the Buffer. However, no proposed development is shown in the Buffer on the plans that corresponds with these test sites. Please have the applicant explain why the soil boring tests sites are located in the Buffer. This subdivision should not be approved if it can not be developed without locating development or septic fields in the Buffer. Such disturbance within the Buffer would require a variance. This office can not support variances for disturbance in the Buffer for development of newly created non-grandfathered lots.
- 2. Please have the applicant provide a planting plan showing the size and species of the proposed onsite mitigation plantings. This office recognizes 100 square feet of planting credit per 2-inch caliper tree and 50 square feet of planting credit per seedling or shrub in a 3-5 gallon container. If a large tree is planted in a cluster with either two smaller trees or three shrubs, this office will recognize 400 square feet of planting credit for each cluster. The plantings should be native species and a list of such species can be found in the U.S. Fish and Wildlife Service's Native Plants for Wildlife Habitat and Conservation Landscaping: Chesapeake Bay Watershed document which is available at http://www.nps.gov/plants/pubs/chesapeake/.
- 3. The cover sheet of the proposed plat indicates that 6,952 square feet of impervious surface area is proposed. However, the plans show that 7,460 square feet will ultimately be developed. Please have the applicant resolve this inconsistency.

TTY for the Deaf Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450 Mr. Burke July 14, 2008 Page Two

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3481.

Sincerely,

Amber Widmayer

Natural Resources Planner

Anthony G. Brown Lt. Governor



Margaret G. McHale

Ren Serey
Executive Director

### STATE OF MARYLAND CRITICAL AREA COMMISSION CHESAPEAKE AND ATLANTIC COASTAL BAYS

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

March 13, 2008

Mr. Tom Burke Anne Arundel County Office of Planning and Zoning 2664 Riva Road, MS 6301 Annapolis, Maryland 21401

Re: Knox, June

S 07-041, P 07-0113

Dear Mr. Burke:

Thank you for forwarding the above-referenced subdivision request. The applicant proposes to subdivide an existing 1.14 acre parcel into two lots, and to build a new dwelling and driveway on each of the two proposed lots. The property is classified as a Limited Development Area ("LDA") and is currently undeveloped. It appears that the applicant has addressed some of this office's comments from my October 23, 2007 letter. I have my provided my comments below.

- 1. There is a feature on the plans labeled as an expanded Buffer. It is unclear what this feature represents since it does not appear that the Buffer is expanded for steep slopes and the applicant has stated that it has not expanded the Buffer to include contiguous hydric soils. Please clarify what this expanded Buffer is meant to represent.
- 2. We recommend that the applicant include a notation on the plat and plans that there will be a shared pier for the two lots. Doing so will ensure that the extent of potential disturbance to the Buffer and tidal waters for pier construction will not be doubled as a result of this subdivision.

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3481.

Sincerely,

Amber Widmayer

Natural Resources Planner

Anthony G. Brown Lt. Governor



Margaret G. McHale

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/

October 23, 2007

Mr. Tom Burke Anne Arundel County Office of Planning and Zoning 2664 Riva Road, MS 6301 Annapolis, Maryland 21401

Re: Knox, June

S 07-041, P 07-0113

Dear Mr. Burke:

Thank you for forwarding the above-referenced subdivision request. The applicant proposes to subdivide an existing parcel into two lots, and to build a new dwelling on each of the two proposed lots. The property is classified as a Limited Development Area ("LDA") and is currently undeveloped. It appears that the applicant has addressed some of this office's comments from Megan Sine's July 6, 2007 letter. I have my provided my comments below.

- 1. As this office previously noted, the 100-foot Buffer is expanded on this property to include the hydric soils that are contiguous with the 100-foot Buffer, as is required by Anne Arundel County's Critical Area Program. §18-13-104 of Anne Arundel County Code states, "the 100foot Buffer shall be expanded beyond 100-feet to include contiguous sensitive areas, such as slopes of 15% or greater and hydric soils or highly erodible soils whose development may impact streams, wetlands, or other aquatic environments." As shown on the applicant's plans, the hydric soil Donlonton (DnA) is contiguous with the 100-foot Buffer. The hydric DnA soil is located within and beyond the 100-foot Buffer and covers the majority of the proposed lots. It appears that disturbance of this hydric soil for development will impact the tidal wetlands and waters within and abutting this property. Therefore, development activities on the proposed lots will require a variance for disturbance to the expanded Buffer. This office will not support a request for variances on newly created, non-grandfathered lots in a subdivision. Further, new subdivisions should be required to meet the current standards and requirements outlined within the County's ordinances and Critical Area Program. This office is unable to support the recordation of a new subdivision which requires variances to develop. We recommend that the proposed subdivision not be approved by the County.
- 2. The applicant has incorrectly shown in the forest calculations chart that 30% of clearing is allowed on the property. Instead, Anne Arundel County Code § 17-8-601 provides that, "clearing on lots in the LDA and RCA other than residential lots of one-half acre or less in

TTY for the Deaf Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450 Mr. Burke October 23, 2007 Page Two

existence on or before December 1, 1985 may not exceed 20% of the lot, except that the Office of Planning and Zoning may approve clearing up to 30%." Therefore, this column in the chart should be corrected to show 20% of clearing as the allowed amount, or it should be removed.

- 3. Environmental Conservation Note letter 'b' states, "this project does not have any wetlands on it." However, it appears that there are tidal wetlands on the property. Please clarify what is meant by this note. For example, the note could read, "there are no proposed impacts to wetlands on this site."
- 4. It appears that there is proposed clearing through existing forest cover on lot 2 for a six-foot path to the water. While this office does not object to such paths, they should not be wider than 3-feet and should not require clearing of existing forest or grading. The paths should be pervious and surfaced with mulch.
- 5. As this office previously noted, the applicant has proposed to develop 15% of the property as impervious surface. We are concerned that the creation of new subdivisions with the maximum 15% proposed impervious surface area will inevitably require variances in the future. Realistically, the reasonable use of a single family home will require additional impervious area that has not been reserved within the building footprint of the current plans, including such amenities as patios, sheds, and decks. If the current subdivision plans are approved and platted, although the applicant will technically meet the impervious limit, future homeowners that desire to make additional impervious area use of their properties will be faced with applying for a variance to the 15% impervious surface area limit. This office will not support such variances for lots that were created after the County's Critical Area program went into effect. In order to prevent this foreseeable dilemma, the applicant should reserve enough impervious surface area within the subdivision so future homeowners will not be prohibited from making reasonable use of their newly created homes and property as a result of the applicant's subdivision design.
- 6. Please have the applicant obtain and submit a letter from Maryland Department of Natural Resources Wildlife Heritage Service confirming that there are no rare, threatened or endangered species or other Habitat Protection Areas on the property.

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3481.

Sincerely,

Amber Widmayer

Natural Resources Planner

Anthony G. Brown Lt. Governor



Margaret G. McHale

Ren Serey
Executive Director

### STATE OF MARYLAND CRITICAL AREA COMMISSION CHESAPEAKE AND ATLANTIC COASTAL BAYS

July 6, 2007

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

Mr. Thomas Burke Anne Arundel County Office of Planning and Zoning 2664 Riva Road, MS 6301 Annapolis, Maryland 21401

Re: Knox

S 07-041, P 07-113

Dear Mr. Burke:

I have received the submittal for the above-referenced subdivision request. The applicant is proposing to subdivide a parcel of 1.14 acres into two parcels of 0.61 and 0.53 acres respectively. Impervious surface area for the entire property is proposed to equal .17 acres (15%). The property is in the Limited Development Area (LDA). My comments are outlined below:

- 1. The 100-foot Buffer and expanded Buffer must be clearly shown and labeled on the plan.
- 2. We do not support development of new lots that will require a variance, and it appears the site may be entirely within the expanded Buffer.
- 3. Seeing as the slope of the land is in the direction of Cadle Creek, extensive clearing being proposed, and the proposed lots appear to be in the Buffer and/or expanded Buffer, it is unclear how the applicant proposes to minimize disturbance such that it will not affect the aquatic environment, and therefore not necessitate the need for an expanded Buffer due to hydric soils.
- 4. It appears lots 1 & 2 will be at, or near the 15% impervious surface limit for each lot. We recommend the applicant reduce the initial impervious area in order to reserve impervious area for the future lot owners and any additions or improvements that may be desired in the future, assuming this subdivision can be approved.
- 5. It appears proposed clearing will be 47% of the existing forested area; therefore, mitigation at a 3:1 ratio is required.

6. In summary, until the issue of the expanded Buffer is resolved, this office cannot support the subdivision request.

Thank you for the opportunity to comment. Please telephone me at (410) 260-3481 or Lisa Hoerger at (410) 260-3478 if you have any questions.

Sincerely,

Megan J. Sines

Natural Resources Planner

Megan o Lines

cc:

AA 371-07



RE: An Appeal from a Decision of the Department of Public Works

BEFORE THE

COUNTY BOARD OF APPEALS

\* OF ANNE ARUNDEL COUNTY

\* CASE NO.: BA 54-08A

Hearing Date: November 12, 2008

JUNE C. KNOX

Petitioner

# MEMORANDUM OF OPINION

# **Summary of Pleadings**

This is an appeal from an administrative decision of the Department of Public Works. This appeal is taken from the determination that allocation cannot be granted because of insufficient capacity at the Mayo Wastewater Reclamation Facility, for property located at the end of Carr's Ridge Rd., Edgewater.

# **Summary of Evidence**

All testimony was stenographically recorded and the recording is available to be used for the preparation of a written transcript of the proceedings.

# Findings and Conclusions

Prior to the commencement of testimony in this matter, the County moved to dismiss the Petitioner's appeal for lack of jurisdiction as permitted by Board of Appeals, Rule 3-104(a)(2). The County argued, in part, that the instant appeal is not an appealable decision since it did not grant or deny any permission requested by the Petitioner, but rather, was advisory only. Following argument from both parties, the Board granted the County's motion to dismiss.

This Board is not without sympathy for the plight of this applicant and other applicants within the Mayo area. Apparently, there are difficulties with the sewage treatment capacity at the Mayo Wastewater Reclamation Facility. The capacity is so limited that a "moratorium"

affecting some development has been issued. That moratorium has and will continue to impact would be developers of property in that area. On the heels of the issuance of the moratorium, several appeals have been made to this Board.

That said this Board has limited jurisdiction. The State delegated only the following powers to Charter Counties regarding the establishment and authority of a County Board of Appeals as set forth in Md. Ann. Code, Article 25A, Section 5(U):

# (U) County Board of Appeals

To enact local laws providing (1) for the establishment of a county board of appeals whose members shall be appointed by the county council; (2) for the number, qualifications, terms, and compensation of the members; (3) for the adoption by the board of rules of practice governing its proceedings; and (4) for the decision by the board on petition by any interested person and after notice and opportunity for hearing and on the basis of the record before the board, of such of the following matters arising (either originally or on review of the action of an administrative officer or agency) under any law, ordinance, or regulation of, or subject to amendment or repeal by, the county council, as shall be specified from time to time by such local laws enacted under this subsection: An application for a zoning variation or exception or amendment of a zoning ordinance map; the issuance, renewal, denial, revocation, suspension, annulment, or modification of any license, permit, approval, exemption, waiver, certificate, registration, or other form of permission or of any adjudicatory order; and the assessment of any special benefit tax: . . (emphasis added).

Accordingly, the powers of this Board are further refined in the Anne Arundel County Charter, §602, et seq. The Anne Arundel County Code ("Code") includes several limitations on those having rights to appeal to this body. Code, §3-1-104.

This Petitioner has applied for subdivision (Subd. #2007-014, Proj. #2007-0113) of her land. She or her agent received a letter dated August 8, 2008 from Ronald E. Bowen, Director, Department of Public Works. The letter states, in part, as follows:

The purpose of this letter is to notify and inform you of a moratorium on approval of allocation of capacity at the Mayo Wastewater Reclamation Facility, effective August 8, 2008. Although your subdivision has been actively pursuing approvals, allocation cannot be granted because there is insufficient capacity at the Mayo Facility... I regret that this action needs to be taken and the adverse impact that it will have on your subdivision plans.

Thereby, this property owner was notified of the moratorium and the writer's belief that the moratorium would negatively impact her subdivision plans. However, and this is key, Mr. Bowen has no authority to grant or deny the subdivision application. The authority over the requested permission (subdivision of property) is vested solely in the Planning and Zoning Officer. Therefore, until the Planning and Zoning Officer denies (or approves) the requested subdivision, no final decision has been made. Currently, Ms. Knox's subdivision request is still pending. Until a final decision is rendered, this Board is without authority to hear this appeal.

The courts have decided that county boards of appeal may only consider matters that actually grant, deny, decide or order something in the nature of an "approval" or "decision". See, UPS, Inc., v. People's Counsel, 336 Md. 569 (1994); see also, Beth Tfiloh Cong. v. Glyndon Community Ass'n., 152 Md. App. 97 (2003). Therefore, the issue or dispute must be a final departmental decision upon an actual pending application or request (i.e., denial of a subdivision request, denial of a variance request, denial of a nonconforming use, denial of a building permit application), and not a mere comment from a County employee/official regarding the possible impact of this moratorium on the subdivision request. This Board obtains jurisdiction only if a final decision on this subdivision application is made.

As all constitutionally created bodies, this Board has only those powers granted to it. While the appellant would like this Board to consider the Mayo Wastewater Reclamation Facility capacity and moratorium issues, we cannot. We are simply without the power to review the letter from Mr. Bowen stating that the moratorium may have an adverse impact on the subdivision. The fact remains, the Petitioner may still get her subdivision or not, but the Planning and Zoning Officer must act first before that decision can be appealed to this Board.

We understand the Petitioner's frustration with the Mayo sewer moratorium, but this Board is a creation of the law and has very limited jurisdiction. The Petitioner's counsel made capable, though not dispositive, equity arguments designed to sway this Board in the interest of justice. The facts, however, remain that the Office of Planning and Zoning has yet to issue a decision to grant or deny the Petitioner's request. And the Petitioner has yet to appeal that final decision.

## **ORDER**

For the reasons set forth in the foregoing Memorandum of Opinion, it is this day of January, 2009, by the County Board of Appeals of Anne Arundel County, ORDERED, that Appeal No. BA 54-08A is hereby **DISMISSED** for lack of jurisdiction.

Any appeal from this decision must be in accordance with the provisions of Section 604 of the Charter of Anne Arundel County, Maryland.

If this case is not appealed, exhibits must be claimed within 90 days of the date of this Order; otherwise, they will be discarded.

Any notice to this Board required under the Maryland Rules shall be addressed as follows: Anne Arundel County Board of Appeals, Arundel Center, P.O. Box 2700, Annapolis, Maryland 21404, ATTN: Mary M. Leavell, Clerk.

COUNTY BOARD OF APPEALS OF ANNE ARUNDEL COUNTY

William C. Knight, III, Chairman

John W. Boring, Member

Carroll P. Hicks, Jr., Member

William Moulden, Member

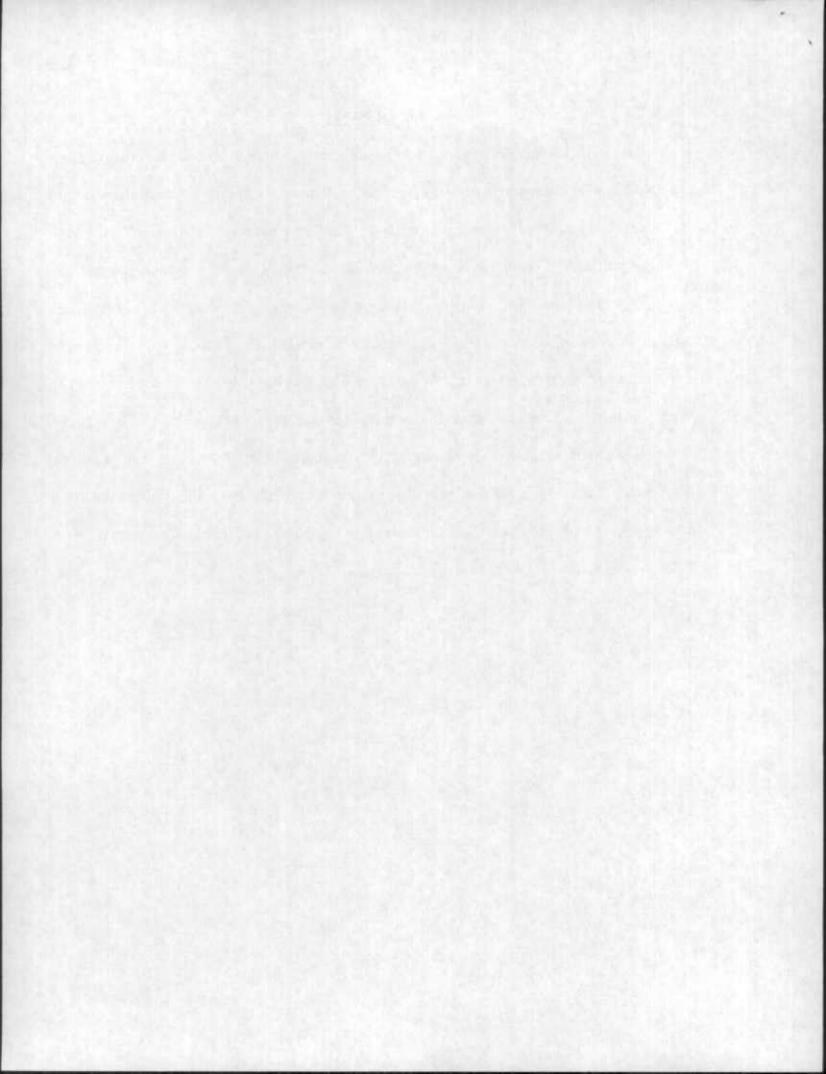
Andrew C. Pruski, Member

(Arnold W. McKechnie, Vice Chairman, did not participate in this appeal.)

### DISSENT

I cannot join in the decision to dismiss this appeal for lack of jurisdiction. The August 6, 2008 letter to Mr. Knox from Mr. Bowen, Director, Department of Public Works, states that the "County may not approve a subdivision" given that a moratorium is in effect. This letter is officially titled as "RE: Mayo Sewer Moratorium and June Knox Property Subdivision". As stated previously, this Petitioner is requesting a subdivision and I believe that any layperson receiving such letter would believe that their requested subdivision was denied. The letter is misleading and unclear, otherwise. In the future, I suggest that letters on County letterhead be written with much more care than the one at issue in this appeal. I would not require a citizen receiving such a letter from the County to sort through whether Mr. Bowen is or is not the approving authority for subdivisions before permitting an appeal. The government is established to serve the people and this applicant deserves the opportunity to be heard and get answers from the County—now.

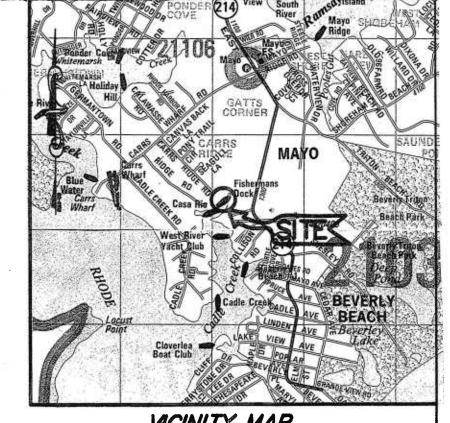
James R. Rzepkowski, Member

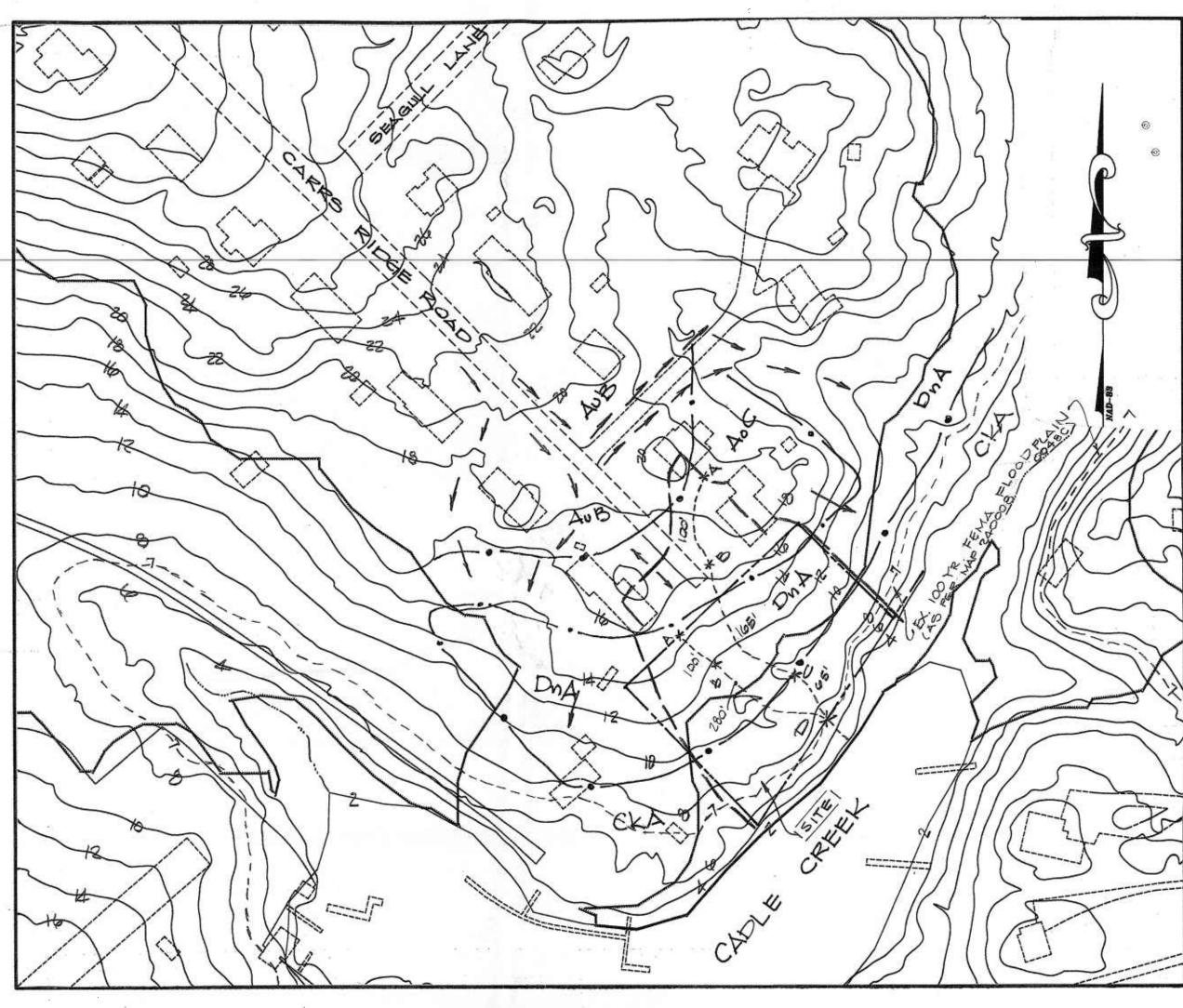


# TAX MAP 60, BLOCK 23, PARCEL 287 JUNE C. KNOX PROPERTY

4202 CARRS RIDGE ROAD, EDGEWATER

(INCLUSIVE OF GRADING & STORMWATER MANAGEMENT PLANS)





# EXISTING CONDITIONS DRAINAGE AREA MAP

SCALE: 1" = 100'

# PRE-DEVELOPMENT DRAINAGE AREA MAP

SCALE: 1" = 100' AREA : 1.50 Acres

15 minutes (apeak = 817 csm (love) & 641 csm (lyr.)

OWNER/DEVELOPER John W. Knox, Jr 7841 Manet Way Severn, Maryland 21144

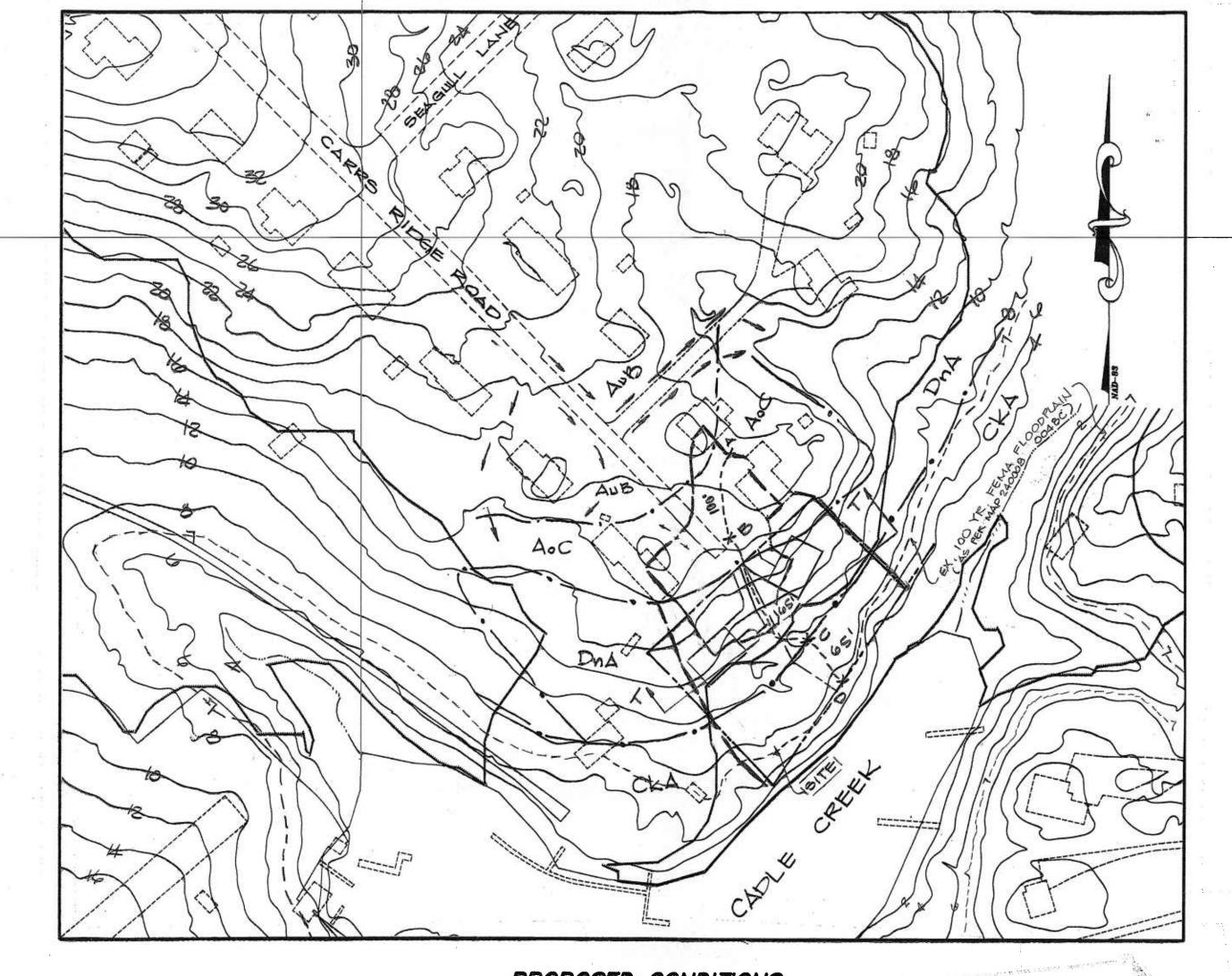
FEB 2 6 2009

LEGEND PROPOSED ELEVATION PERIMETER DIKE SWALE \( \rightarrow \frac{PD-S}{r} \)

gro 10: 2,60 inches 010: 4.98 efs, where Q=(qpeak)(Qeo)(Ac/640) RCN: 70 woods-onsite (I.Ac) 80 offsite (0.5Ac) 01: 1.35 cfs RCHAVE= 73 900 (1yr): 0,68 inch P: 5.4 in. (10yr) = 2.7 in. (1yr.)

Ia: 0.74 (Ia = 0.25) where S=(1000/RCH)-10

Ia/P: 0.14 (10YR) = 0.27 (1Yr.)



Credited Development Area: 1.50 Acres Te : 15 minutes

Q10yr.: 4,98 = Ps (See TR-55 run)

AS-BUILT NOTE:

AS-BUILT CERTIFICATION:

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

PROPOSED CONDITIONS DRAINAGE AREA MAP SCALE: 1" = 100'

POST-DEVELOPMENT DRAINAGE AREA MAP

AREA : 1.50 Acres 15 minutes (apeak = 737 csm (love) & 633 csm (lyr.) 010: 5.51 ets, where Q = (qpeak) (Q20) (Ac/640)

PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER 01 : 1.67 cfs
THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 10714, EXPIRATION DATE JANUARY 4, 2010 9ro(1ýr): 0.93 inch

P: 5.4 in. (loyr) = 2.7 in. (lyr.)

Ia: 0.50 (Ia=0.28, where 5= (1000/2011)-10)

Ia/P: 0.10(104R) = 0.19(14r.)

SHEET INDEX COVER SHEET & DRAINAGE AREA MAPS NOTES & DETAILS FINAL DEVELOPMENT & S.W.M. PLAN FOREST CONSERVATION PLAN SUBD. NO. 2007-041 PROJECT NO. 2007 - 113

ED BROWN &

LAND SURVEYORS - LAND PLANNERS DEVELOPMENT CONSULTANTS PLAZA ONE 1511 RITCHIE HIGHWAY, SUITE 301

ARNOLD, MARYLAND 21012

TELEPHONE 410-757-2002 FAX NO. 410-757-2011

EMAIL ADDRESS EDBROWNASSOC@COMCAST.NET

SCALE: AS SHOWN DATE: JANUARY, 2009 DRAWN BY: DEJ

CHECKED BY: DEJ

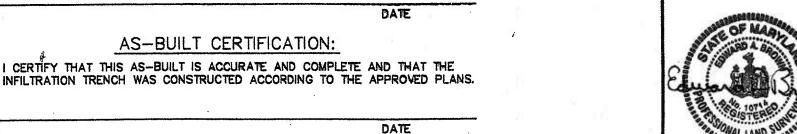
JOB NO: 05-259

SHEET NO: 1 OF 5

ONINOT DNA ONINNAJ9

COVER SHEET & DRAINAGE AREAS MAPS MINOR SUBDIVISION

JUNE C. KNOX PROPERTY TAX MAP 60, BLOCK 23, PARCEL 287 R-2 ZONING, NAD83 EDGEWATER SITE ZIP CODE 21037 FIRST DISTRICT ANNE ARUNDEL COUNTY, MARYLAND



# DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT Foliowing initial soil disturbance 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 herizontal 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 site greater than 5 acres. Soil tests will be done of 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 (groyish 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 offer a 6-week incubation period to allow oxidation of sulfates. The minimum soil conditions required for permanent vegetative establishment are: a. Soils off shall be between 6.0 and 7.0. The minimum soil canditions required for permanent vegetative establishment are: a. Soils pH shall be between 6.0 and 7.0. b. Soluble sats shall be less than 500 parts per million (ppm). c. The eall shall contain less than 40% clay but enough fine grained material (.30% ellt plue clay) to provide the capacity to hold a moderate amount of moisture. A exception is if lovegross or serecia lespedeza is to be planted, then a sandy soil (.30% silt plus clay) would be acceptable. d. Soile 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 agranomist. B. Seedbed Preparation: Area to be seeded shall be loose and frioble to a depth of at least 3 inches. The top loyer 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 seeding: Apply 5-6 pounds par 1,000 square lest of tal rescue between reprudy I and April 30 of between August 13 and October 31. Apply seed uniformly on a moist firm seedbed with a cyclone seeder, cultipacker seeder or hydroseeder (surry includes seeds and fertilizer, recommended on steep slapes 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 if soil moisture is deficient 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 Mointenance Areas" from the current Standards and Specification for Soil Erosion and Sediment Control. Mixes suitable for this are 1, 3, and 5-7. Mixes 5-7 are suitable in non-mowable alternation. D. Mulching: Mulch shoil be applied to all seeded areas immediately ofter seeding. During the time periods when seeding is not permitted, mulch shall be opplied immediately after grading. Mulch shall be unrotted unchapped, small grain etrow applied at a rate of 2 tans per acre of 90 pounds per 1,000 square feet (2 bales). If a mulch anchoring tool is used, apply 2.5 tans per acre. Mulch materials shall be relatively free of all kinds of weeks and shall be completely free of prohibited noxious weeds. Spread mulch uniformly, mechanically or by hand, to a depth of 1—2 inches. 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 flot (II) Wood cellulose fiber may be used for anchoring strow. 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 muich, 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 sholl be applied rotes recommended by the manufacturers. (iv) Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturer's recommendation "100 pounds of dolomitic limestone per 1,000 square feet. 15 pounds of 10–10–10 per 1,000 square feet. Perennial rye – 0.92 pounds per 1,000 square feet. (February 1 through April 30 or August 15 through 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 harizontal loyers, each layer having a loose thickness of not more than 8 inches. All fill in roadways and parking ares 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—D1557—66T (Modified Proctor). Any fill within the building area is to be compacted to a minimum of 95% density as determined by methods proviously mentioned. Fills for pand embankments shall be compacted as per MD—378 Construction Specifications. All other fill shall be compacted sufficiently so as to be stable and prevent erosion and slippage. 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 sad: lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to loying sad. Sad 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 sadded or protected with an approved erasion control netting. Additional watering for establishment may be required. Sad is not to be installed on frazen ground. Sad shall not be transplanted when maisture content (dry or wet) and/or extreme temperature may adversely affect its survival. In the absence of adequate rainfoli irrigation should be performed to ensure establishment of sod. Mining Operations: Sediment control pigns 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 toll fescue of the rate of 2 pounds per 1,000 square feet and serices lespedeza at the rate of 0.5 pounds per 1,000 square feet. . Topsoil shall be applied as per the Standard and Specifications for Topsoil from the current Maryland Standards and Specifications for Soil Erosionand Sediment Cantrol. NOTE: Use of this Information does not preciude meeting all of the requirements of the "1994 Maryland Standards and Specifications for Sall Erosion and Sediment Control". NOTE: Projects within 4 miles of the BWI Airport will need to adhere to Moryland Aviation Administration's seeding specification erstrictions. STANDARD RESPONSIBILITY NOTES (We) certify that: a. All development and construction will be done in accordance with this sediment and erosion control plan, and further, authorize the right of entry for periodic on-site evaluation by the Anne Arundel Soll 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: c. If applicable, the appropriate enclosure will be constructed and maintained on sediment basin(s) included in this plan. Such structures(s) will be in compliance with the Anne Arundel County Code. The developer is responsible for the acquisition of all easements, rights, and/or rights-of-way that may be required for the sediment and erosion control practices, stormwater management proctices and the discharge of stormwater onto or across adjacent or downstream properties included in this plan. He is also responsible for the acquisition of all easements, rights, and/ar rights-of-way that may be required for grading and/or work on adjacent properties included in this plan. Initial soll disturbance or redisturbance, permanent or temporary 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 greas 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 cantrol inspector. 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. 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. On all sites with disturbed areas in excess of 2 acres, approval of the Department of Inspections and Permits 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 erasion 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 9. Approval shall be requested on final stabilization of all sites with disturbed areas in excess of two acres before 10. Existing topography must be field verified by responsible personnel to satisfaction of the sediment control Inspector prior to commencing work. JOHN WALTER KMOX, JR. SEVERN, MARYLAND 21144 410 463 6931 21.0 STANDARD AND SPECIFICATIONS Placement of topsoll over a prepared subsoil prior to establishment of permanent vegetation. To provide a suitable soll medium for vegetative growth. Solls of concern have low maisture 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 texture of the exposed subsoil/parent material is not adequate to produce vegetative growth. b. The soil material is so shallow that the rooting zone is not deep enough to support plants or fumish continuing supplies os moisture and plant nutrients. c. The original soll to be vegetated contains materials toxic to plant growth d. The soll 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 these plans. Stabilization shown on these plans. Construction and Material Specifications Topsoll salvaged from the existing site may be used provided that it meets the standards as seet forth in these specifications. Typically, the depth of topsoll 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

EXISTING PAVEMENT EARTH FILL PIPE AS NECESSARY \*\* GEOTEXTILE CLASS 'C' MINIMUM 6° OF 21-3° AGGREGATE OVER LENGTH AND WIDTH OF STRUCTURE EXISTING GROUND PROFILE PLAN VIEW STANDARD SYMBO SCE Construction Specification Length - minimum of 50' (#30' for single residence (at). 2. Width - 10' minimum, should be flored of the existing road to provide a turning Geotextile fobric (filter cloth) shall be ploced over the existing ground prior to placing stone, \*\*The plan opprovol authority may not require single fomily residences to use geotextile. 4, Stane - cryshed oggregate (2° to 3°) or recloimed or recycled cancrete equivalent shall be ploced of least 6° deep over the length and width of the 5, Surface Water - oil surface water flowing to or diverted toward construction entronces shall be piped through the entronce, maintaining positive drainage. Pipe installed through the stobilized 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 occarding to the drainage. When the SCE is located of o 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. 5, 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. MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION F - 17 - 3 SUIL CONSERVATION SERVICE DETAIL 22A - REINFORCED SILT FENCE APPROVED BY MDE 2-7-05 48' MINIMUM LENGTH FENCE POST DRIVEN A MINIMUM OF 16' SOIL BORING 48' MINIMUM FENCE-PERSPECTIVE VIEW UNDISTURBED FENCE POST DRIVEN MINIMUM OF 8' VERTICALLY CROSS SECTION FILTER FABRIC-ATTACH W/ WIRE WELDED WIRE FENCE JOINING TWO ADJACENT FABRIC SECTIONS TOP VIEW Construction Specifications 1. Metal fence post shall be a minimum of  $48^{\prime}$  long driven  $16^{\prime}$  minimum into the ground. Post shall be standard T or U section weighting not less than 1.00 pound per linear foot. 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 Fi Tensile Strength 50 lbs/in (min.) Test: MSMT 509 Test MSMT 509 20 lbs/in (min.) Tensile Modulus 0.3 gal ft\*/ minute (max.) Testi MSMT 322 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 reached 50% of the fabric height. PAGE MARYLAND DEPARTMENT OF ENVIRONMENT
E - 15 - 38 WATER MANAGEMENT ADMINISTRATION 21.0 STANDARD AND SPECIFICATIONS FOR TOPSOIL Structures, Earth Dikes, Slope Silt Fence and Sediment Traps and Basins. Il. Grades on the areas to be topsolled, which have been previously established, shall be maintained, albeit

DETAIL 24 - STABILIZED CONSTRUCTION ENTRANCE

- 50' MINIMUM -

V. Topsoll Application
i. When topsolling, maintain needed erosion and sediment control practices such as diversions, Grade Stabilization

III. Topsoll shall be uniformly distributed in a 4"-8" layer and lightly compacted to a minimum thickness of 4". Spreading shall be preformed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tiliage. 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 otherwis be detrimental to proper grading and seedbed preparation.

Alternative to 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 soll conditioner for site 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 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 - 8.0. If compost does not meet these requirements, the appropriate constituents must

e 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 lbs/1,000 square feet, and 1/3 the normal lime application rate.

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

# **QUANTITIES**

1. CUT 100 . C. Y. 2. FILL 100 C.Y. 3. AREA TO BE VEGETATIVELY STABILIZED: 16.810 S.F. 0.27 ACRES. 4. AREA TO BE MECHANICALY STABILIZED: 5,750 S.F. 0.06 ACRES. NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR THE PURPOSE OF PERMIT FEE CALCULATION, THE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND SOIL TYPES TO HIS OWN SATISFACTION.

| LEGEND                              |          |
|-------------------------------------|----------|
| EXISTING GRADE                      | 110      |
| PROPOSED GRADE                      | 110      |
| EXISTING ELEVATION                  | 110.8    |
| PROPOSED ELEVATION                  | 110x8    |
| SILT FENCE                          | SF SF    |
| LIMIT OF DISTURBANCE                | LOD      |
| STABILIZED CONSTRUCTION<br>ENTRANCE | S. C. E. |
| STOCK PILE                          | (SP)     |

CONSULTANT"S CERTIFICATION

Stormwater Management Note:

Article 16, Title 3

Stormwater Management for this property has been addressed in accordance with

Due to high groundwater elevation (2-feet below ground surface), non-

three native specie shrubs and/or combination thereof.

Therefore, this volume is not necessary.

Therefore, this volume is not necessary.

DEPTH

0 ft. To 6 in

6 in. to 5 ft.

0 ft. To 6 in.

6 in. to 5 ft.

waters. Therefore, this volume is not necessary.

structural devices that is, the conservation area credit, rooftop and non-rooftop

disconnection credits, and native specie plantings are currently being used to

address stormwater management for this project. The planting option we like

to use is 100 square foot of impervious coverage per one native specie tree or

The Channel Protection Volume (Cpv) or one-year post development peak

discharge is not required because the runoff has direct flow to tidal waters.

The Flood Protection Volume (Qp) or the ten-year post development peak

4. The Extreme Flood Volume (Qf) or the one hundred-year post development

peak discharge is not required because the runoff has direct flow to tidal

DESCRIPTION

Water Found

Water Found

ANNE ARUNDEL COUNTY, MARYLAND.

(water found and almost filled the hole and stop at elevation 6.0).

(water found and almost filled the hole and stop at elevation 6.5).

JANUARY 2001.

CONTRACTORS EXPENSE.

OF THE INFORMATION GIVEN.

TO PERFORM SUCH WORK.

SHOWN ON THESE DRAWINGS.

UNLESS OTHERWISE NOTED.

Sandy loam topsoil,

Sandy clayey loam,

Sandy loam topsoil,

Sandy clayey loam,

ADDITIONAL GENERAL

. COORDINATES ARE BASED ON THE MARYLAND STATE COORDINATE SYSTEM

NAD 83 DATUM PROJECTED BY THE DEPARTMENT OF PUBLIC WORKS OF

2. ELEVATIONS ARE BASED ON THE U.S.C. AND G.S. 1929 DATUM PROJECTED

BY THE ANNE ARUNDEL COUNTY DEPARTMENT OF PLANNING AND ZONING.

CONSTRUCTION OF STORM DRAINS, ROADS AND STORMWATER MANAGEMENT,

3. ALL CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH ANNE ARUNDEL

COUNTY DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS FOR

4. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO

PROTECT EXISTING SERVICES AND MAINS, AND ANY DAMAGE TO THEM

DUE TO THEIR NEGLIGENCE SHALL BE REPAIRED IMMEDIATELY AT THE

5. THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST

OWNER NOR ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS

WARRANT OR GUARANTEE THE COMPLETENESS OR THE CORRECTNESS

7. THE CONTRACTOR SHALL NOTIFY BGE. (410)234-5691, FIVE (5) WORKING

8. THE CONTRACTOR SHALL NOTIFY THE VERIZON TELEPHONE COMPANY

(301)393-3648, FIVE (5) WORKING DAYS BEFORE STARTING WORK

10. THE CONTRACTOR SHALL NOTIFY "MISS UTILITY" 1-800-257-7777

12. PIPE ELEVATIONS REFER TO INVERTS UNLESS OTHERWISE NOTED.

13. ALL STORM DRAIN PIPES ARE REINFORCED CONCRETE PIPE (RCP)

14. THIS SITE'S WATERSHED DRAINS INTO THE MAGOTHY RIVER.

9. THE CONTRACTOR SHALL NOTIFY THE ANNE ARUNDEL COUNTY DEPARTMENT

FIVE (5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

15. BENCH MARK A.A.CO. MON. #347-B N.447.262.852, E.1.451,767.487, ELEV. 38.75

A.A.CO. MON.#347-A N.448,120.587, E.1,451,165.953, ELEV. 38.25

OF PLANNING AND ZONING, (410)222-7347, FIVE (5) WORKING DAYS

11. ALL UTILITY POLES SHALL BE BRACED AS NECESSARY AT CONTRACTOR'S

EXPENSE IN CASES WHERE THEY WILL INTERFERE WITH CONSTRUCTION.

EXPENSE. UTILITY POLES SHALL BE RELOCATED AT THE OWNER'S

DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.

MENTION ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE

THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY

6. IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO SPECIFICALLY

AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS OWN SATISFACTION BEFORE STARTING CONSTRUCTION, NEITHER THE

SOIL BORING DATA TABLE

ELEVATION

6.0

6.5

5.5 to 3.0

8.0 to 7.5

5.5 to 3.0

discharge is not required because the runoff has direct flow to tidal waters.

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 Guldelines 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. Land Surveyor License # 10714 Md. Landscape Architect #\_\_\_\_\_ Firm Name: ED BROWN & ASSOCIATES, INC. Name: (Print) EDWARD A. BROWN Street Address: 1511 RITCHIE HWY, SUITE 301, ARNOLD, MARYLAND 21012

GEOTECHNICAL ALL GEOTECHNICAL TESTING AND EVALUATION OF ONSITE SOILS FOR FOOTING DESIGN , RETAINING WALLS OR OTHER STRUCTURAL FEATURES SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER AND THE CONTRACTOR AS HIS AGENT.
DETERMINATION OF SOILS TO BE USED FOR STRUCTURAL FILL SHALL BE BY THE
DEVELOPER'S GEOTECHNICAL ENGINEER.

# AREA TABULATION

TOTAL NUMBER OF LOTS = 2 LOT | AREA = 26,66450.FT = 0.61AC+ LOT 2 AREA = 23,063 SQ. FT. = 0.53 AC. ± TOTAL AREA = 49,727 SQ. FT. = 1.14 AC. ±

# SEQUENCE OF CONSTRUCTION

PRE-CONSTRUCTION MEETING: NOTIFY THE DEPARTMENT OF INSPECTIONS AND PERMITS AT LEAST 48 HOURS BEFORE COMMENCING WORK. WORK MAY NOT COMMENCE UNTIL THE PERMITTEE OR THE RESPONSIBLE PERSONNEL HAVE MET ON SITE WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR 48 HOURS TO REVIEW THE APPROVED PLANS. 2. INSTALL ALL TEMPORARY EROSION CONTROL MEASURES SUCH AS REINFORCED SILT FENCE, STABILIZED CONSTRUCTION ENTRANCE, CONTACT INSPECTIONS 2 DAYS AND PERMITS FOR "PHASE ONE" INSPECTION. 2 WEEKS 3. ROUGH GRADE LIMIT OF DISTURBANCE. 4. EXCAVBATE FOR AND CONSTRUCT FOUNDATION (AT HOUSE BACKFILL, STABILIZE 20 DAYS ALL AFFECTED AREAS AS PER THE STABILIZATION SPECIFICATIONS) GRADE AND STABILIZE REMAINDER OF SITE. MAINTAIN SEDIMENT CONTROL MEASURES.

5. REMOVE EXISTING WOOD FENCING, CONSTRUCT HOUSES, WELLS AND SEWER SYSTEM AND DRIVEWAYS AND MAINTAIN SEDIMENT CONTROL MEASURES. 6. INSTALL THE REQUIRED STORMWATER MANAGEMENT DEVICES AND INSPECT

BY COUNTY AND ENGINEER OF RECORD

CONTROL MEASURES WITH INSPECTOR'S APPROVAL

7. FINAL CLEANUP. STABILIZATION AND REMOVAL OF REMAINING SEDIMENT

# CRITICAL AREA TABULATION

LPA CRITICAL AREA: 49,727 50.FT. = 1.14 AC. ± 32,637 SO.FT. = 0.75AC.± 8,816,50.FT. = 0.20AC.± WOODLAND IN C.A. : WOODLAND CLEARING: ULTIMATE IMPERVIOUS AREA: 7,460 50 FT. = 0.17 AC. ± OR 15% OF TOTAL PROPERTY

DATUM CRITICAL AREA TOTAL TOTAL ALLOWABLE PROPOSED PERCENT MITIGATION ON-SITE WOODLAND WOODLAND CLEARED PROVIDED AT 1.5 TIMES (SQ.FT.) (SQ.FT.) (SQ.FT.) (SQ.FT.) MAXIMUM PROPOSED MICHAELE IMPERIOS LOT IMPERVIOUS CONSERSE 2832\$ 4,000 (15%) 3,720 (14%) 1 24,664 (0,1950 3,059 1,888 18.52% 3400 (96) 3,232 (4%) 2 23.063 \$ 22,442\$ 6.733 \$ 6.928 \$ 30.87% 1.460\$ (15%) 6.952\$ (14%) TOTAL 49,727\$ 32.637\$ 9,792\$ 8,816\$ 27.87% 13,224\$

USING 400 SQ.FT. PER ITREE & 3 SHRUBS (TREE GROUPING) 13,224 + 400 = 33.06 OR 33 TREES AND 100 SHRUBS. GENERAL NOTES 1. TAX MAP GO, BLOCK 23. PARCEL 287. 2. GRID TICKS SHOWN ARE TAKEN FROM ANNE AROUDEL COULT NAD 83 GRID SYSTEM.

3. Denotes house number. 4. THE PURPOSE OF THIS PLAT IS TO DIVIDE PARCEL 287 INTO TWO BUILDABLE LOTS THIS SITE IS LOCATED ENTIRELY WITHIN THE LOA CRITICAL AREA DESIGNATION AND WILL BE SUBJECT TO ALL CRITICAL AREA REQUIREMENTS AT PERMIT STAGE FUTURE DEVELOPMENT POTENTIAL NOTE: NONE OF THESE LOTS HAVE FUTURE SUBDIVISION POTENTIAL BASED ON THE AREA REQUIREMENTS SET FORTH IN ARTICLE 17, SUBTITLE

4, (17-3-401). THE OFF-SITE DRAINAGE FEE SHALL BE PAID DURING THE GRAFING/BUILDING PERMIT APPLICATION PROCESS.

RECREATION AREA REQUIRED IS 2000 F. RECREATION AREA REQUIRED IS 1500 \$ . ACTIVE RECREATION AREA PROVIDED IS OF MODIFICATION NO. AREA WAS GRANTED ON

FOR OPEN SPACE AND RECREATION . A FEE-IN-LIED OF OPEN SPACESTALINITHER ACCIDIUNT OF WAS PAID ON , WITH RECEIPT NO.

# GENERAL NOTES

ZONING IS R - 2.

SETBACKS: FRONT-30'; REAR-25'; SIDES-7' PREDOMINANT SOIL TYPE: ANNAPOLIS SANDY LOAM ("C" SOIL) DONLONTON FINE SANDY LOAM ("C" SOIL) COLEMANTOWN SANDY LOAM ("C/D" SOIL)

5. MONTHS

2 DAYS

5 DAYS

TO.TAL AREA OF SITE: 49,727 S.F. 1.14 ACRES. PROPOSED DISTURBED AREA: 16,810 S.F. 0.27 ACRES. A. A. COUNTY TOPO SHEET: 8-B

ZONE: C F.E.M.A. RATE MAP: 2400080048 C THIS PARCEL IS PARTLY WITHIN THE 100 YEAR FLOOD AREA AT ELEVATION 7 FEET TOPOGRAPHY WAS COMPLETED BY ED BROWN AND ASSOC, INC. ON OR ABOUT HOVEMBER 27, 2006 PRIVATE WATER.

PUBLIC SEWER.

EARTH MOVING: ANY STOCKPILE NECESSARY SHALL REMAIN WITHIN THE LIMITS PROTECTED BY SEDIMENT CONTROL MEASURES. ANY EXCESS SPOIL OR BORROW MATERIAL SHALL BE TAKEN TO OR OBTAINED FROM A. A. CO. APPROVED SITE.

DOWNSPOUT PROTECTION: ALL DOWNSPOUTS ARE TO BE CARRIED TO THE TOE OF THE FILL SLOPES, SPLASH BLOCKS ARE TO BE PROVIDED AT ALL DOWNSPOUTS NOT DISCHARGING ONTO A PAVED SURFACE.

DISTURBANCE WITHIN CARRS RIDGE ROAD MUST BE STABILIZED IMMEDIATELY USING COLD PATCH BITUMINOUS MATERIAL. PERMANENT PAVE PATCHING IN THESE AREAS WITH HOT MIX BITUMINOUS MATERIAL MUST BE COMPLETED WITHIN 14-30 DAYS TO MATCH THE EXISTING PAVEMENT SECTION OF ROAD.

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.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBSERVANCE OF ALL APPLICABLE OSHA REGULATIONS CONCERNING EXCAVATION AND BACKFILL.

"PROFESSIONAL CERTIFICATION": I, JACKIE ALLEN SYME, HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 12267, EXPIRATION DATE JANUARY 11, 2010

I CERTIFY THAT THE SOIL BORING(S) SHOWN HEREON WERE CONDUCTED UNDER MY SUPERVISION AND GUIDANCE. AN ENGINEERING TECHNICAN MADE THE BORINGS, VISUALLY INSPECTED AND CLASSIFIED THE SOILS ENCOUNTERED AND OBTAINED SAMPLES FOR SUBSEQUENT CLASSIFICATION BY ME. THE INFILTRATION RATE(S) IS BASED ON THE USDA TEXTURAL TRIANGLE. I JACKIE SYME. LICENSE NO.: 12267.



MY SEAL AND SIGNATURE AFFIXED HEREON IS FOR CERTIFYING TO THE NOTE AND SOIL BORING DATA TABLE

STANDARD RIGHT-TO-DISCHARGE

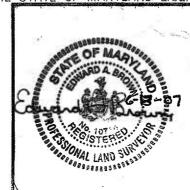
I, JOHN WALTER KNOX, JR., ATTORNEY-IN-FACT FOR JUNE C. KNOX, FOR THEMSELVES AND THEIR HEIRS, LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS HEREBY GRANT THE PERPETUAL RIGHT-TO-DECHARGETHE FLOW OF WATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS AND/OR NATURAL DRAINAGE COURSES AND/OR UPON THE EXISTING GROUND. SÜCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOLS & AND . RESPECTIVELY AS SHOWN ON THIS PLAT. W Knox fr.

JOHN C. KNOX (by god through John Walter Knox, Jr.) COASTAL FLOOD PLAIN AND HIGH HAZARD AREA LOTS I AND Z ARE AFFECTED BY A COASTAL FLOODPLAIN AND/OR A COASTAL HIGH HAZARD AREA AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON THE FLOOD INSURANCE RATE MAPS. THE ELEVATION IS 7 FEET. THE FIRST FLOOR ELEVATIONS AT ALL STRUCTURES LOCATED WITHIN THESE AREAS OR LOTS, SHALLBE CONSTRUCTED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 16, TITLE 1 OF THE ANNE ARUNDEL COUNTY CODE. AS SHOWN

ON FIRM MAP NO. 240008 0048 C, ZONES C & AB, ELEVATION T.O.

VILLE V LINE and whome is a contrate the contrate FEB 2 6 2009

"PROFESSIONAL CERTIFICATION": I, EDWARD A, BROWN CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER SUBD. NO. 2007-041 THE LAWS OF THE STATE OF MARYLAND LICENSE NO. 10714, EXPIRATION DATE JANUARY 4, 2010



ED BROWN & ASSOCIATES, INC. LAND SURVEYORS - LAND PLANNERS

DEVELOPMENT CONSULTANTS PLAZA ONE 1511 RITCHIE HIGHWAY, SUITE 301 ARNOLD, MARYLAND 21012 TELEPHONE 410-757-2002 FAX NO. 410-757-2011 EMAIL ADDRESS EDBROWNASSOCOCOMCAST.NET

SCALE: AS SHOWN DATE: JANUARY, 2009 DRAWN BY: DEJ CHECKED BY: DEJ

JOB NO: 05-259

SHEET NO: 2 OF 5

FINAL DEVELOPMENT, STORMWATER MANAGEMENT GRADING AND SEDIMENT CONTROL PLAN MINOR SUBDIVISION JUNE C. KNOX PROPERTY

TAX MAP 60. BLOCK 23. PARCEL 287 R-2 ZONING. NAD83 **EDGEWATER** SITE ZIP CODE 21037 FIRST DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

Il Topsoli Specifications— Soil to be used as topsoli must meet the following:

by the appropriate approval authority, may be used in lieu of natural tops

described in the following procedures

III For sites having disturbed areas under 5 acres:

Vegetative Stabilization Methods and Materials. IV For sites having disturbed areas over 5 acres:

Vegetative Stabilization Methods and Materials.

I. Topsoll shall be a loam, sandy loam, clay loam, silt loam, sandy clay loam, loamy sand. Other solls may be used

If recommended by an agronomist or sall scientist and approved by the appropriate approval authority. Regardless, topsoll shall not be a mixture of contrasting textured subsolls and shall contain less than 5% by volume of

cinders, stones. siag. coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1-1/2" in diameter. II. Topsoil must be free of plants or plant parts such as bermuda grass, quackgrass, johnsongrass, nutsedge,

poison lvy, thistie, 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 tiliage operations as

I. Place topsoll (if required") and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section I -

bring the soil into compilance 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

d. No sod or seed shall be placed on soll which has been treated with soll sterliants or chemicals used for weed

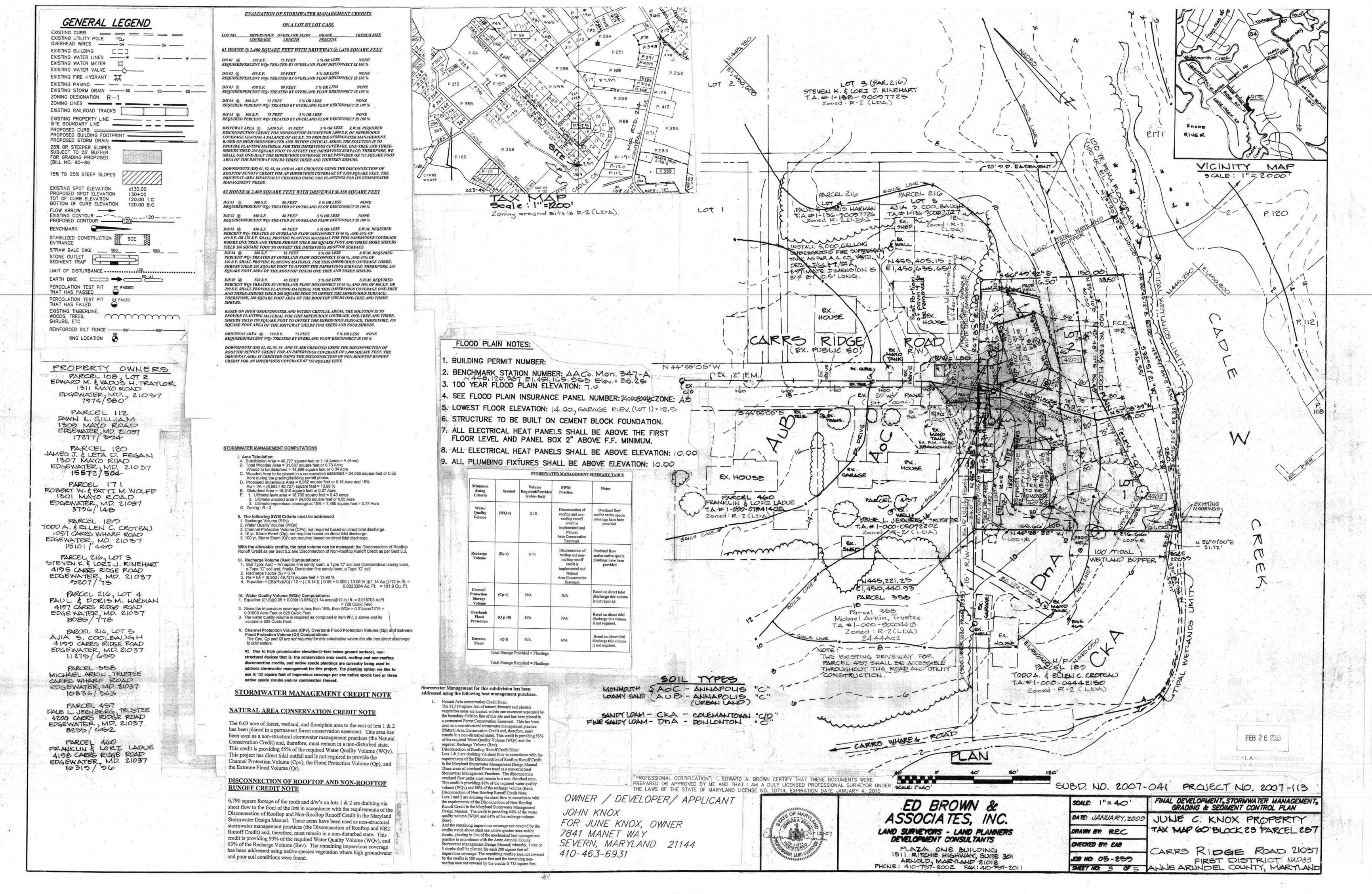
Note: Topsoll substitutes or amendments, as recommended by a qualified agronomist or soll scientist and approved

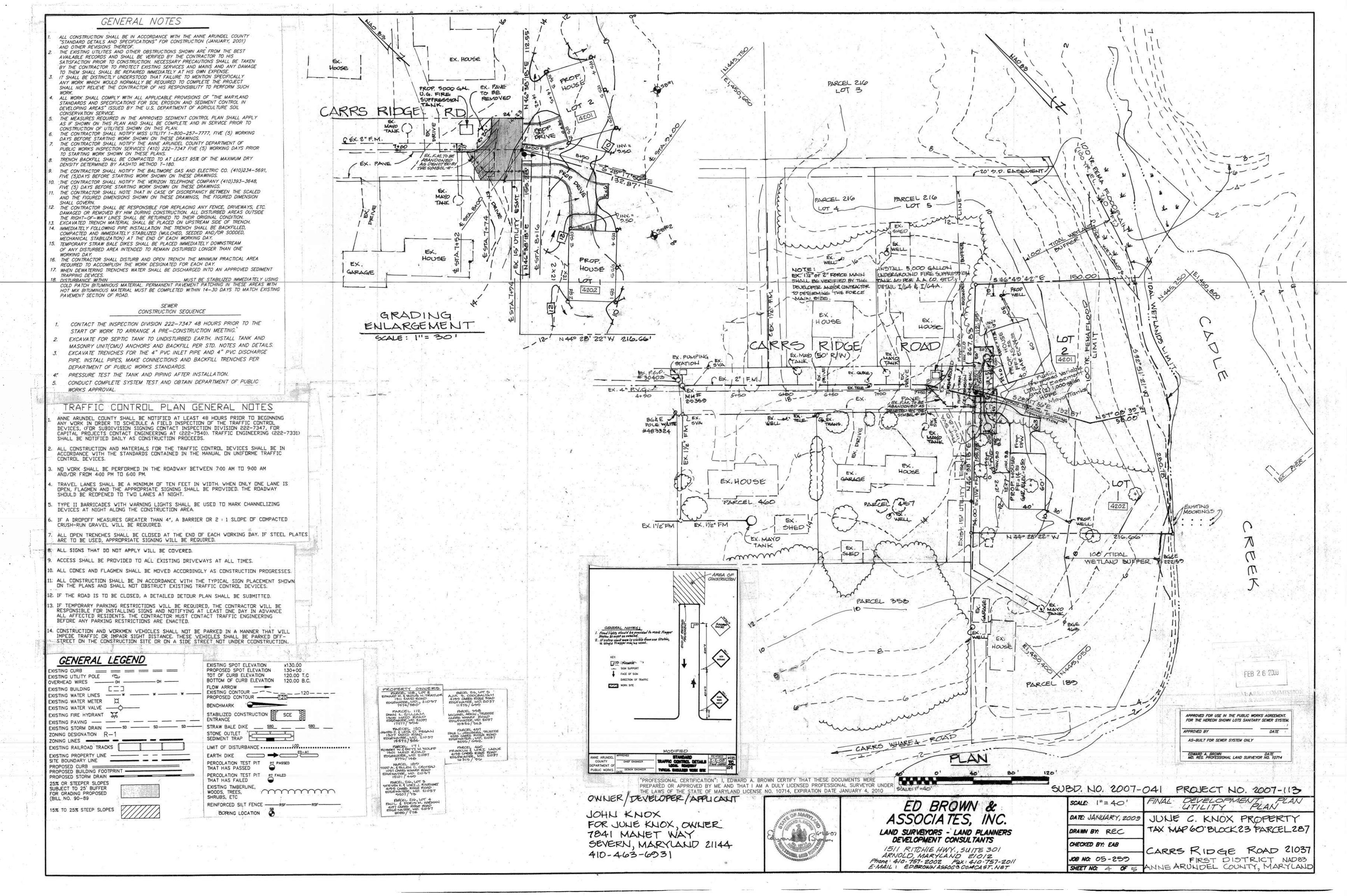
II. Place topsoil (if required) and apply soil amendments as specified in 20.0 Vegetative Stabilization - Section

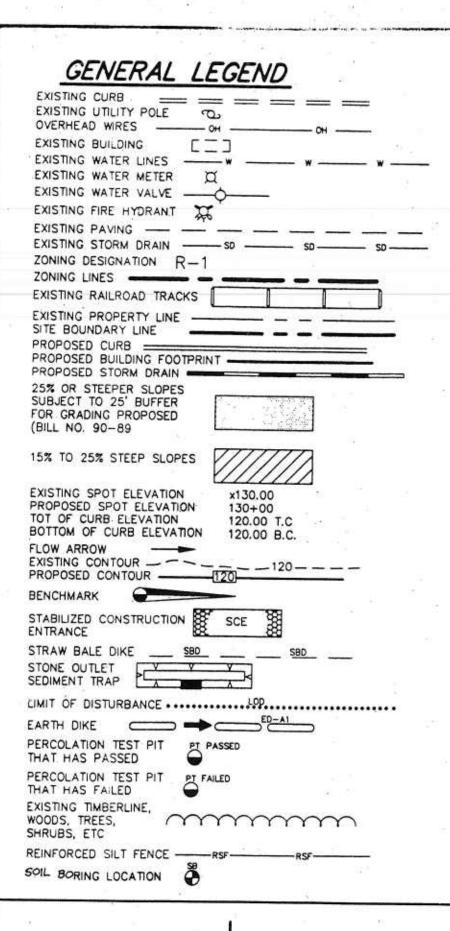
I. On soll meeting Topsoil specifications, obtain test results dictating fertilizer and lime amendments required to

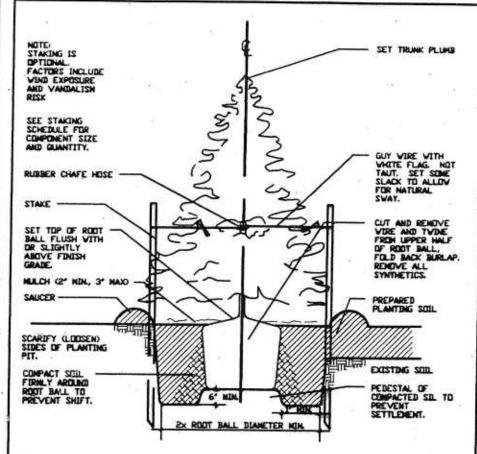
cantrol until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.

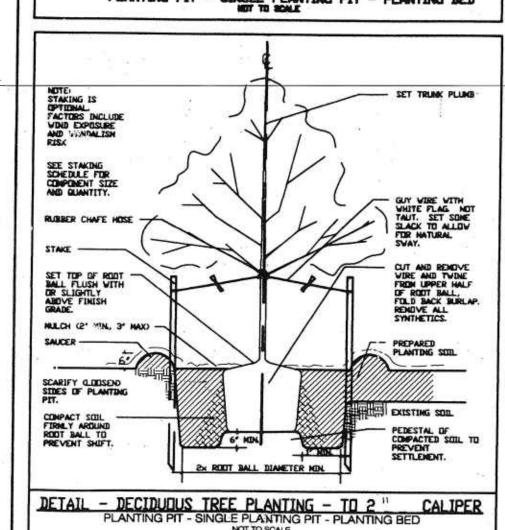
lime shall be perscribed to raise the pH to 6.5 or higher.
b. Organic content of topsoil shall be not less than 1.5 percent by weight.
c. Topsoil having soluble salt content greater than 500 parts per million shall not be used.

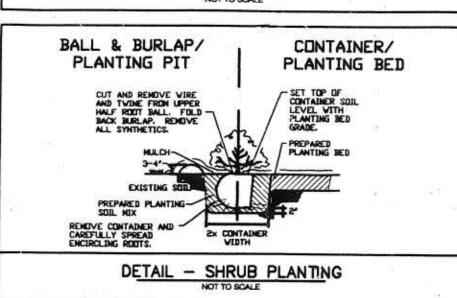












# PLANTING NOTES:

1. All planting shall conform to currently approved standard horticultural practice. See PLANTING DETAILS. Planting shall take place between MArch 15—June 1 or September 15 — November 15.

2. All plants shall conform to current standards as defined by the American Nurseryman's Associationand each shall be clearly tagged with its botanical name. No substituitions shall be permitted after bid is accepted. No plants shall be pruned other than to remove a damaged branch. No plant with a dead or pruned out central leader will be accepted.

3. All plants shall be certified by the Contractor to be free of pests, fungi and diseases and/or deformities or damage.

4. Planting beds and pits shall be rendered free of all rocks over 2" and any debris found during the tilling and preparation process.

5. Planting beds shall be tilled to a minum depth of 8". If any unsuitable conditions, such as extreme compaction or high water table are encountered, the Landscape Architect shall be notified immediately.

6. A minimum of 2" depth 'Leaf-Gro', peat moss or equivalent and 2" clean loamy topsoil shall be spread evenly over all planting beds and incorporated by tilling. In compacted or clay conditions, a minimum of 1" depth of sand shall also be incorporated.

7. A suitable slow-release fertilizer shall be used in accordance with the manufacturer's recommendations and based on soil samples taken on-site after grading has been completed. Submit fertilizer information to the Landscape Architect for approval prior to commencing planting operations. Composted cow manaure may be substituted for slow-release fertilizer, applied at a minimum depth of 1/2" and tilled in with other soil amendments.

8. Soil mix for planting pits shall consist of 3 parts by volume of exoisting on—site soil, i part 'Leaf—Gro', peat moss or equivalent and slow—release fertilizer combined per manufacturer's recommendations. In compacted conditions or clay, also add 1 part clean sand. This mix shall be prepared prior to use as backfill Planting Mix.

9. If any underground obstructions or other site conditions are encountered that conflict with the planned plantings, notify the Landscape Architect immediately.

10. Landscape Architect shall be notified in writing for inspection and approval of all plant materials prior to any installation. This may be waived by the General Contractor/Owner.

11. If any conflicts are found between the information shown on the Landscape Plan and that shown in the Plant Lists, notify the Landscape Architect prior to the time the final bid is submitted.

12. All planting beds shall be neatly hand edged unless otherwise specified.

13. All planting beds and pits shall be provided with a 3" depth of shredded, bark mulch, spread evenly, unless otherwise specified. In addition, planting pits shall have a 6" high rim or 'saucer' provided.

14. A water source for planting and maintennance operations will be provided by the Owner/Client. If a source is not available on—site, Contractor will included a water supply cost in his/her bid.

15. Any lawn, paving or other surfaces damaged by the Contractor's operations shall be repaired in kind before the project will be accepted for final approval and payment.

16. The Owner's property and any affected abutting property shall be left clean and free of any debris or excess materials resulting from any phase of the landscape operations.

17. The Contractor is responsible for repairing or replacing as necessary, any property of the Owner/Client or any affected abutting property that is damaged by the Contractor's operations, equipment or crew. Any such repair or replacement shall take place in a timely fashion and in a manner that meets with the approval of the Owner/Client.

18. Contractor shall notify the Landscape Architect or Owner/Client at the completion of landscape installation for a project acceptance inspection. All plants must be in accordance with specifications and be in healthy, vigorous condition for acceptance.

19. All plant material shall be warranted for one year starting from the date of installation acceptance. This shall include one replacement to match the original. If the Contractor is of the opinion that a specified plant will not survive its planned location, the Landscape Architect shall be notified prior to bid. A tree shall be replaced if the main leader has died back or if the canopy is 25% or greater dead. A shrub shall be replaced if the crown is 25% or greater dead.

20. Contractor is responsible for all maintenance for a three month period following project acceptance. Maintenance shall include but not be limited to to watering, herbicide, pesticide, fungicide or fertilizer applications, patching or reapplying mulch to maintain depth, pruning, adjusting stakes, weeding and repairing bed edges. This shall be included as a separate bid item. During the entire warranty period the Contractor is responsible for checking the project and making maintenance suggestions to the Owner/Client.

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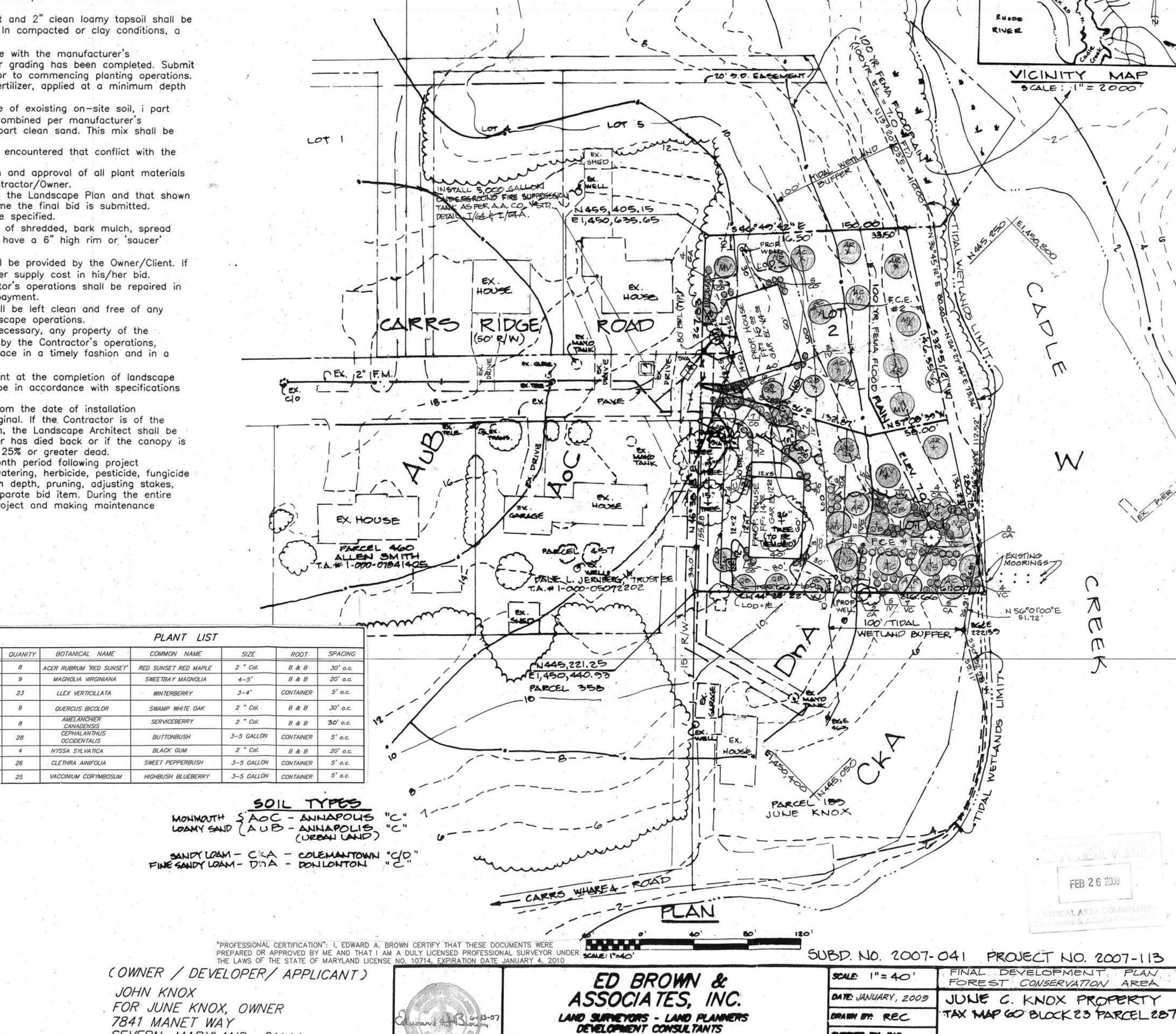
SEVERN, MARYLAND 21144

410-463-6931

GENERAL CONSTRUCTION NOTES:

- Check location of all underground utilities. Call "MISS UTILITY" at 1-800-257-7777 at least 5 days prior to any excavation.
- Contractor is required to carry any/all Workman's Compensation and other liability insurances as required by the General Contractor / Owner.
- Contractor is required to comply with any/all codes, regulations and ordinances that apply to the work performed on this project.
- Contractor shall co-ordinate the execution of all work performed with the General Contractor / Owner and shall complete all work in a timely fashion.
- General Contractor / Owner is responsible for obtaining site permits and paying applicable fees unless otherwise specified.
- All clearing, grubbing, rough and fine grading, installation and maintenance of erosion control devices, sodding and seeding are separate operations and not included in this Landscape Plan. Except as specifically stated or in areas to be landscaped, all disturbed areas shall be sodded or seeded per Grading or Erosion Control Plan by others.
- If stockpile areas are required on-site, locations will be designated by the General Contractor / Owner.

| Tree Size                                | Stake Quantit | y Stake Size      | Wire Size                 |
|--|---------------|-------------------|---------------------------|
| 6 - 10' or<br>1 - 2' callper             | 2             | 2" x 2" x 6" min. | 14 gauge                  |
| 10 - 12' or<br>2 - 3" , caliper          | 2             | 2' x 2' x 8' nin. | 14 gauge                  |
| 12 - 16' or<br>2 - 4'                    | 3 deadmen     | 24' min.          | 12 gauge                  |
| caliper<br>16 - 20' or<br>4 - 6' caliper | 3 deadmen     | 30° min.          | 14 gauge                  |
| over 20' or<br>over 6' callper           | 3 deadnen     |                   | 3/16' with<br>turnbuckles |



PLAZA ONE BUILDING 1511 RITCHIE HIGHWAY, SUITE 301

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CHECKED BY: EAB

108 NO. 05-250

CARRS RIDGE ROAD 21037

SHET HO 5 0 5 ANNE ARUNDEL COUNTY, MARYLAND

FIRST DISTRICT NAD 83

LOT 3

LOT