

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

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 30, 2009

Ms. Kelly Krinetz
Anne Arundel County
Office of Planning and Zoning
2664 Riva Road, MS 6301
Annapolis, Maryland 21401

Re: 1204 Crain Highway
S 09-0008-00NC, G02013058

Dear Ms. Krinetz:

Thank you for forwarding the above mentioned site plan. Previously, this office reviewed this site in conjunction with the Blazek Properties, LLC after-the-fact variance request to perfect new impervious area within the 100-foot tributary stream Buffer in the Critical Area. We submitted a comment letter dated October 28, 2008. We noted in this letter that should the Hearing Officer grant the variance, mitigation is required at a ratio of 3:1 for the area of disturbance in the 100-foot Buffer, in addition to that which is required for abatement of the violation. Subsequently, the variance request was granted. The variance granted the applicant a Buffer variance of 75 feet to allow impervious surfaces already developed 25 feet from Sawmill Creek. At this time, it appears that the site plan shows the after-the-fact permitted impervious surfaces, a proposed fence that will enclose that impervious area, and a proposed grass swale to address the 10% pollutant reduction requirement for development on the 22,231 square foot Intense Development Area (IDA) property. I have outlined several questions and comments raised by this proposal below:

- 1) Please have the applicant quantify the total area within the 100-foot Buffer that was disturbed by grading, clearing of vegetation and creation of impervious surfaces on the property. Because the whole property is within the 100-foot Buffer, the area of disturbance for any of these activities on the property is counted toward the total area of Buffer disturbance. While the area of existing impervious surface is provided on the plan, the applicant does not show how much clearing of vegetation was done on the property beyond this footprint. It appears from a 2005 aerial photo that the majority of the property was in tree cover, while currently the plan shows trees only in a thin strip along the stream. Therefore, please provide the area of tree clearing that was done on the property as well as the area of tree cover that currently remains.
- 2) Effective July 1, 2008, payment of a fine and submission of a restoration plan to the County by the applicant are prerequisites to the County's ability to grant any after-the-fact variance to the Critical Area provisions of the County's Code. Please have the applicant provide

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documentation of the fine that was paid and the restoration plan that was submitted for the Buffer violation on this property for which the after-the-fact variance to retain the impervious surface in the 100-foot Buffer was necessary. The restoration plan should show that at least an area equal to that which was disturbed in the 100-foot Buffer will be planted in the 100-foot Buffer.

For this reason, the planting plan submitted with the variance application which is labeled as the Stream Buffer Planting Plan is not sufficient as a complete restoration plan because it only provides an approximately 25-foot wide strip of plantings on the property to restore disturbances to a property entirely in the 100-foot Buffer that appeared to be mostly in tree cover as of 2005 according to aerial photographs, with no impervious surfaces, and is now mostly cleared, with 9,315 square feet developed as impervious surface. It appears that if the planting plan that was submitted with the variance application is enhanced such that the proposed plantings are provided at the edge of the stream on the property as proposed, as well as providing an additional 9,315 square feet of plantings to be provided in the 100-foot Buffer at an offsite location, this would meet the 1:1 restoration requirement for the total disturbance in the Buffer on the property from clearing and the footprint of the constructed impervious surface. This office generally 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.

- 3) As noted above, the extent of the approved variance was a 75-foot variance to the Buffer to allow impervious surfaces. The variance did not allow for disturbances within the first 25 feet of the Buffer at the edge of Sawmill Creek. However, the applicant's plans show proposed disturbances within the 25-foot Buffer measured from the landward edge of the stream for construction of a proposed grass channel to meet the applicant's 10% pollutant reduction requirement by way of claiming an impervious surface credit. This disturbance is not allowed within the first 25 feet from the edge of the stream under the granted variance and should be removed from the plans. Also, please have the applicant map this 25-foot Buffer as measured from the landward edge of the stream. We recommend that the applicant provide additional plantings where not already proposed within this 25-foot Buffer to meet some of the outstanding planting requirements.
- 4) Please have the applicant complete and submit 10% calculations as is required for development of impervious surfaces within the IDA. As described above, the applicant has proposed to construct a grass channel to address the 10% requirement for development of impervious surfaces within the IDA. However, this proposed construction will create a great amount of additional disturbance on the property within the Buffer through grading without the benefit of providing a recognized pollutant removal. Instead, we recommend that the applicant use a Best Management Practice (BMP) which would provide treatment of pollutants with less of a footprint of disturbance within the Buffer, such as a bioretention facility or a sand filter. Also, we recommend that the applicant re-grade the developed impervious area such that it drains away from the stream, and as a result, the BMP could be sited on the property in a location farthest from the stream.

Ms. Krinetz
March 30, 2009
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- 5) As noted in our October 28, 2008 variance comment letter, we recommend a mitigation requirement at a ratio of 3:1 for the total area of disturbance in the Buffer from clearing, grading and construction of impervious surfaces as a condition of the variance, and this mitigation is in addition to that which is required for abatement of the violation through payment of a fine and submission and completion of a 1:1 restoration plan. Please have the applicant submit a planting plan showing how this 3:1 mitigation requirement associated with the variance will be addressed. We note that there is not enough room to provide the plantings onsite, so please have the applicant show whether the mitigation will be provided on an offsite property or if it will be addressed through a fee in lieu payment.

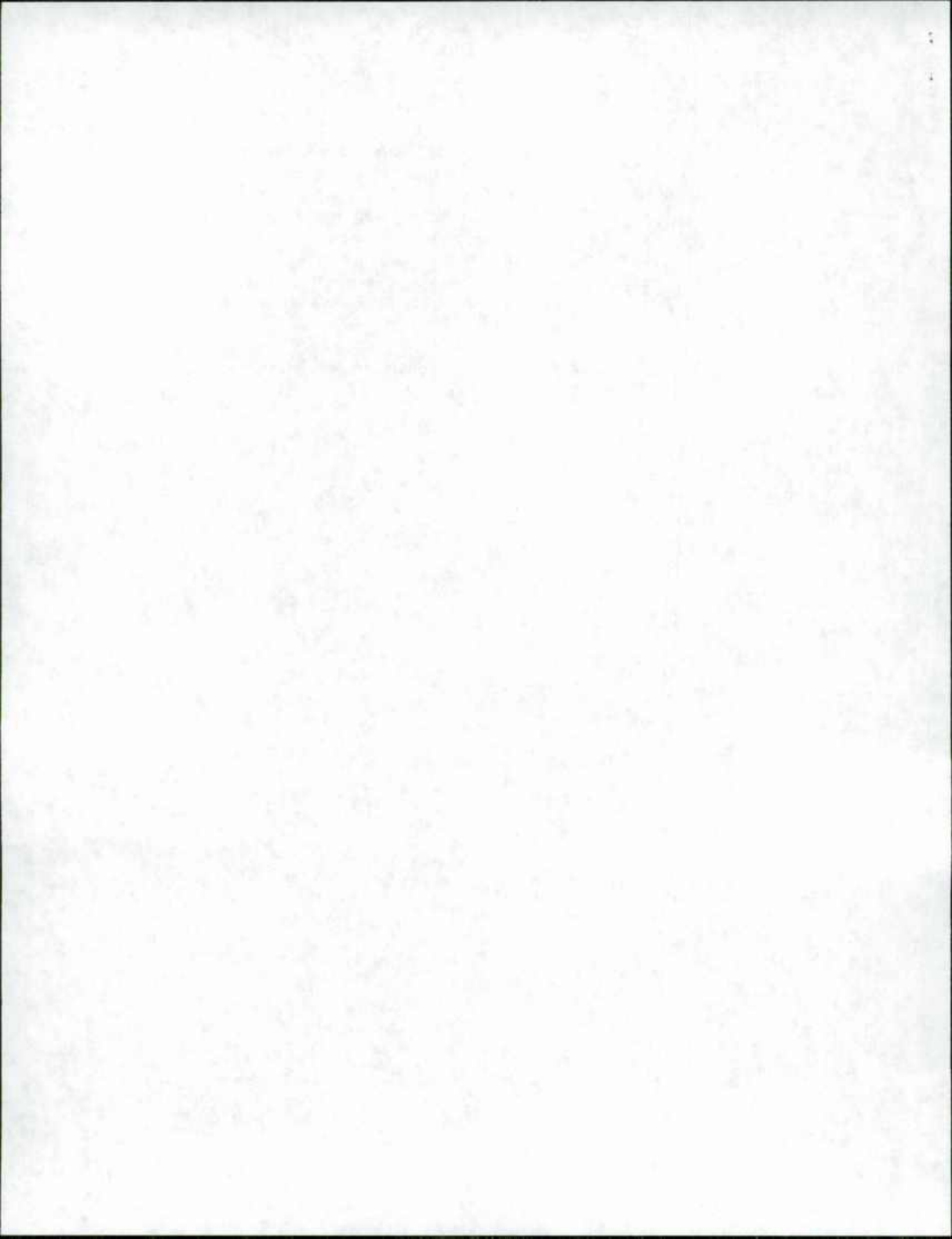
Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3481.

Sincerely,



Amber Widmayer
Natural Resources Planner

cc: AA 60-09
AA 500-08
580-08





January 29, 2009

Anne Arundel County
Permit Application Center
2664 Riva Road
Annapolis, Maryland 21401
Attn: Judy Motta

Re: **1204 Crain Highway
Site Development Plan
Letter of Explanation
Tax Map 10, Block 1, Parcel 402**

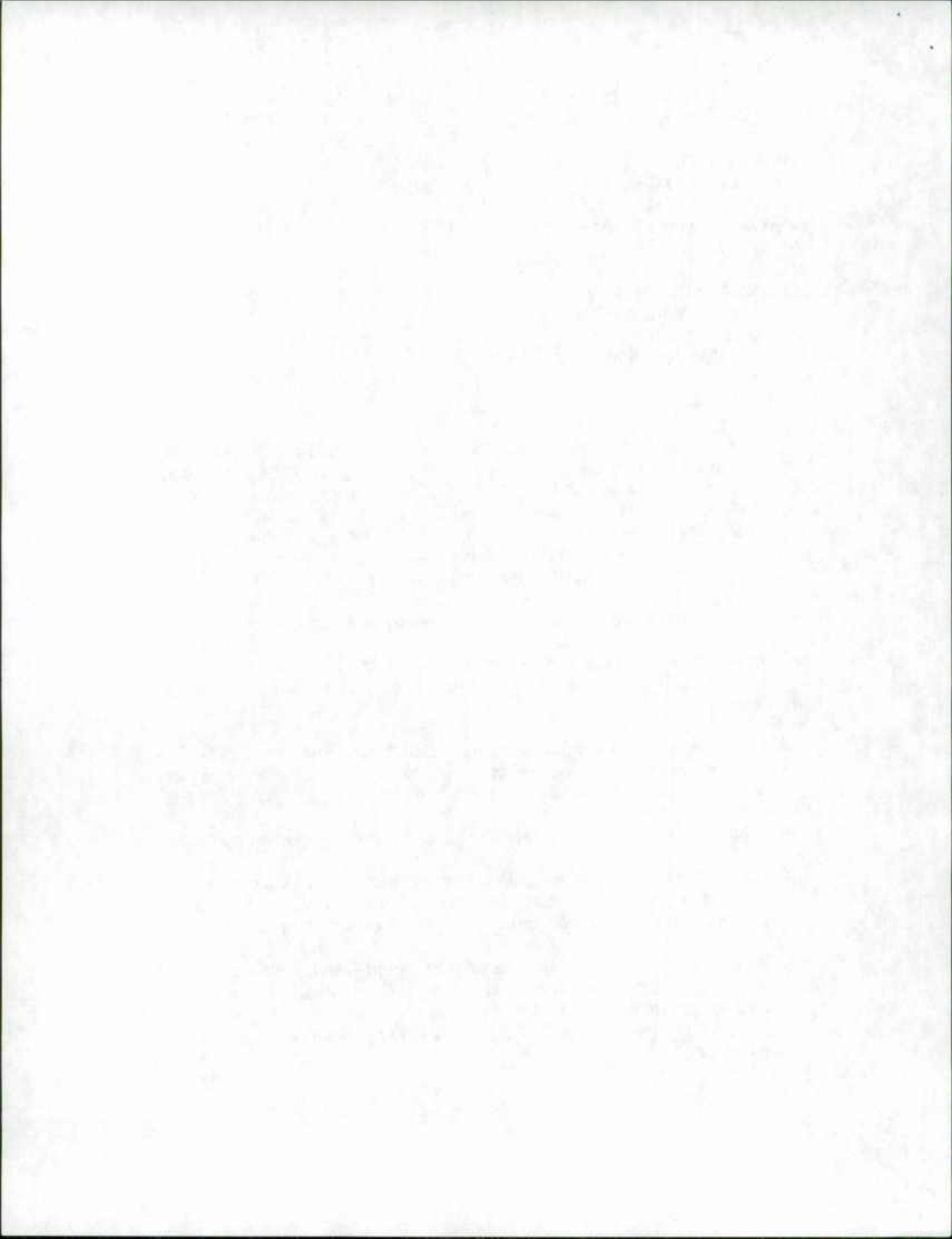
Dear Ms. Motta:

This letter is to provide an explanation of the attached Site Development Plan submission. The property is located on the west side of Crain Highway, 350' north west of Furnace Branch Road (MD Rte. 270). The site, which is zoned C-4, consists of 0.51 acres, more or less and is owned by Blazek, Properties, LLC. The property is currently developed with a parking lot and shall remain that way. The site is located within the Chesapeake Bay Critical Area and is designated IDA – Intensely Developed Areas.

The proposed parking lot is not going to be served by water or sewer.

The following items on the Site Development Plan Checklist are not provided with the site plan submission as they do not apply based upon the below explanations:

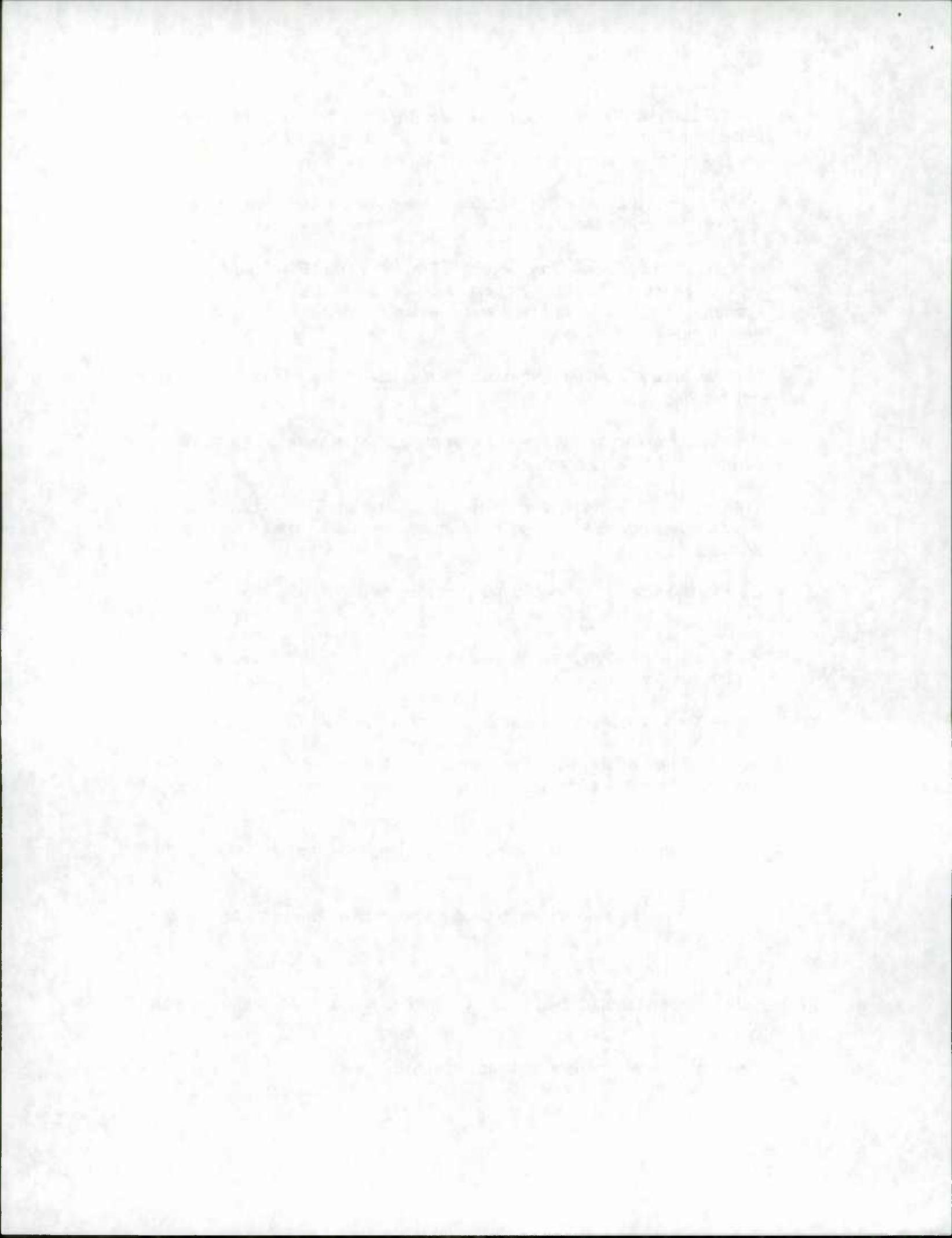
- ✘ ***Community Meeting Minutes Letter and Community Meeting Form is not included with this submittal as it is not required for commercial projects that do not adjoin residentially zoned and developed lots.***
- ✘ ***"Cut and Paste", is not included as the entire site is shown on one sheet.***
- ✘ ***Road Plans, Storm Drain Plans, Computations, check list and Cost Estimates are not provided with this submittal because we are not proposing any public roads and or public storm drain systems.***
- ✘ ***Water and Sewer Plans, Water Treatment Plans, Sewer Study, Pumping Station Design plan and report, Grinder Pump Study, Cost Estimates and check list, are not included as there is existing water and sewer along the frontage, yet the site will not be served as it is only a parking lot.***



- ✘ **Perc Test results and approved Health Department Plan**, are not included as there is existing water and sewer along the frontage, yet the site will not be served as it is only a parking lot.
- ✘ **Flood Plain Study and Computations** are not included as the entire site is within the flood zone.
- ✘ **Forest Stand Delineation, Forest Conservation Plan and Forest Interior Dwelling Species Report**, are not included as the site retains less than 10,000 sf. of forested area, yet we are providing a buffer under easement along the stream.
- ✘ **Critical Area Buffer Management Plan** is not included there will not be any clearing onsite.
- ✘ **Architectural Renderings or Elevations** are not included as there will be no proposed building onsite.
- ✘ **Traffic Plan, Traffic Control Plan, and Traffic Check List** are not included as there will be no road improvements or water and sewer connections.
- ✘ **Bog Protection Plan** is not included as the site is not located within a Bog Area.
- ✘ **Wetland Delineation Plan and Report** are not included as the site does not contain wetlands.
- ✘ **Street Tree Plan** is not required for a commercial project.
- ✘ **EDU Worksheet and SWAMP** are not included as there is existing water and sewer along the frontage, yet the site will not be served as it is only a parking lot.
- ✘ **Written authorization from owner** is not needed as the developer is the owner.
- ✘ There are no **covenants, conditions and restrictions** attached to the property.

Please note this information below as you review this site development plan package.

- This project is within the 4 mile radius from BWI.



- The Geotechnical report / soil boring information and Outfall Walking Tour has been made a part of the Stormwater Management Report.
- The Stormwater Management Plan, Critical Area Plan, Critical Area Replanting Plan, Drainage Area Maps and Landscape Plan has been made a part of the Grading and Sediment Control Plan.
- A Variance has been granted to allow less buffer than required.

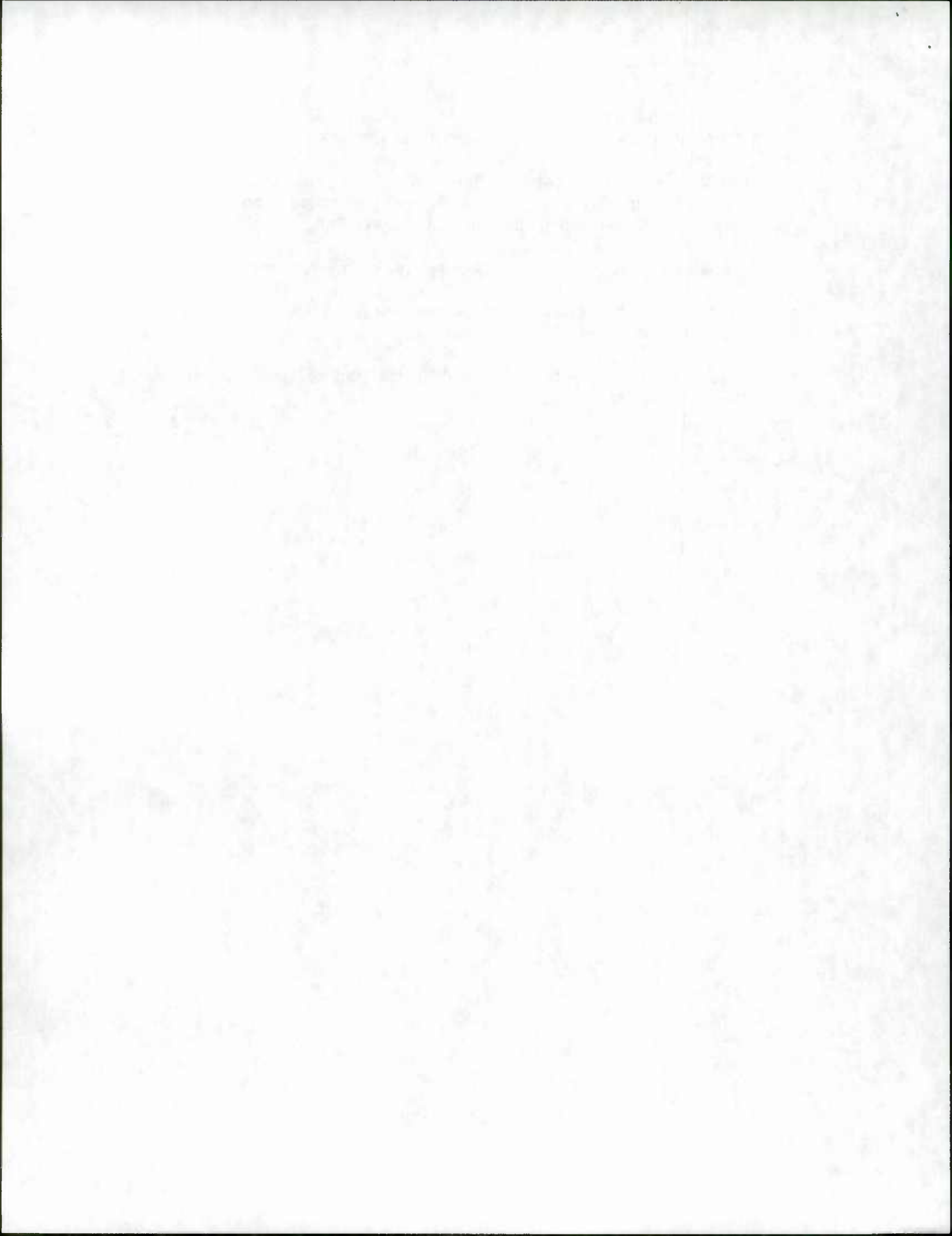
We have not included the review fee as we are exempt because we previously submitted a grading permit.

If you should have any questions or comments please do not hesitate to call me at your earliest convenience.

Sincerely,

Steve Andraka, P.E.
Vice President, Design





Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

Ren Serey
Executive Director

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www.dnr.state.md.us/criticalarea/

October 28, 2008

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

Re: 2008-0312-V -- Blazek Properties LLC

Dear Ms. Cotter:

Thank you for forwarding the above-referenced variance request. The applicants request a variance to perfect a new impervious area within the 100-foot Buffer to a tributary stream. This lot is 22,963 square feet in size and is designated as an Intensely Developed Area (IDA). It appears from the narrative submitted that a total of 1,250 square feet was disturbed and covered in gravel.

Based on the above information, it appears that the applicant may have paid a fine and completed the required restorative measures in accordance with the requirements of Chapter 119 of the 2008 Laws of Maryland. However, prior to hearing the variance request, we recommend that the Hearing Officer obtain verification from County staff that the violation has been accordingly abated. In regard to the variance request, the Hearing Officer must find that the applicant has met each and every one of the County's variance standards, including the standard of unwarranted hardship and the standard that the request is the minimum variance necessary. Provided that the area of lot coverage requested cannot be located outside of the Buffer, we do not generally oppose this variance request. Should the Hearing Officer grant a variance, mitigation is required at a ratio of 3:1 for the area of disturbance associated with the grading in the 100-foot Buffer. This mitigation at this ratio should be required as a condition of approval. We note that any mitigation associated with the granting of variance is required in addition to that which is associated with abatement of the violation. Both mitigation requirements may be met by planting on site to the extent possible and/or paying a fee in lieu.

Please include this letter in your file and submit it as part of the record for variance. Please notify the Commission of the decision made in this case. I can be reached at 410-260-3476 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Julie Roberts', with a long horizontal flourish extending to the right.

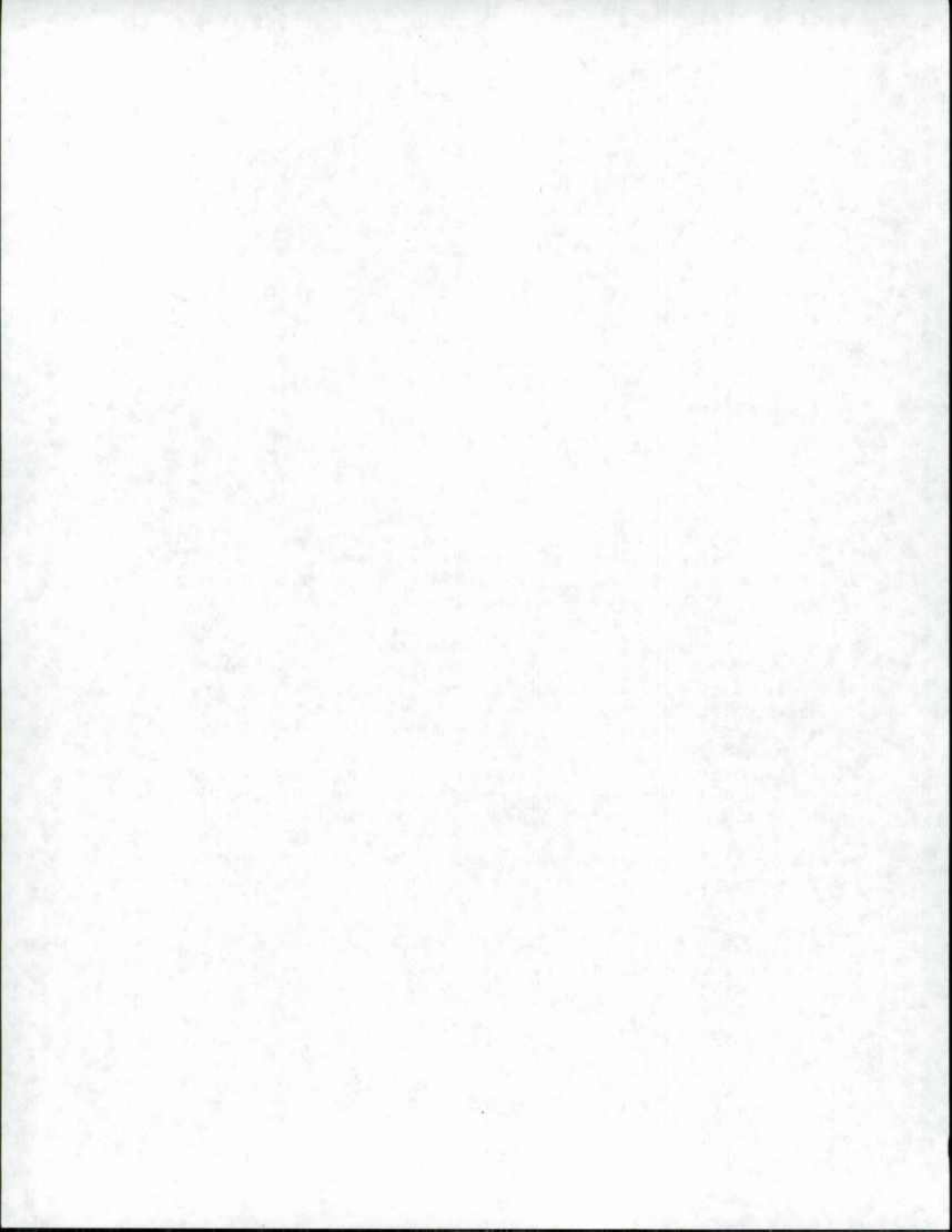
Julie Roberts
Natural Resources Planner

cc: AA 580-08

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Statement in Support of Variance Application
Blazek Properties LLC
Revised November 10, 2008

The applicant is the owner of approximately one-half acre of land located in Glen Burnie on Crain Highway and adjacent to Sawmill Creek ("Property"). The Property is a uniquely configured tract of land in that it is approximately 80' wide at its maximum width but is over three hundred feet in depth. The Property has approximately 374 feet of frontage on Sawmill Creek which is a nontidal creek at its location adjacent to the Property. The Property is located approximately 500 feet from the head of tide according to the State critical area map.

The culverts under the Crain Highway bridge are clogged with trees and debris and the State Highway Administration recently perform some maintenance and partially cleared out the culverts. The State is also proceeding forward with the construction of storm drainage improvements in this area.

The Property is zoned C4 – Highway Commercial and is classified as Intensely Developed Area on the critical area map. The Property is located adjacent to an automobile repair facility and across Crain Highway from a bar and package goods store. The area is characterized by highway commercial development. Historically, the Property was cleared property at the time the critical area law was adopted in 1984. (See Aerial Photograph attached as Exhibit 1). It appears from the 1977 aerial photograph that the front of the property was improved with a structure of some type at that time. (See Exhibit 2).

The owner of the Property operates a tow truck business and owns several very expensive tow trucks. The purpose for buying the Property in 2006 was to enclose it with fencing and establish a safe storage facility for storing the tow trucks and for temporary automobile storage. The C4 District is the only commercial zoning district that allows an automobile and truck towing storage yard. See Exhibit 3, Anne Arundel County Code.

After acquiring the Property in 2006, the owner obtained a County "single lot sheet" approval to install crush and run gravel on the Property in order to operate his business. Subsequently, the County determined that a grading permit was required and filed an action in District Court to require the owner to obtain a grading permit. On June 5, 2007, the District Court issued a judgment that required the owner to pay a \$75.00 fine and obtain a grading permit. The owner hired Severn Surveys to file the grading permit application – G02013058. A copy of the District Court Judgment is attached as Exhibit 4. A County comment on the grading permit application directed the owner to apply for a variance for new impervious area within the 100 foot tributary stream buffer within the critical area. The purpose of this application is to comply with that comment on the grading permit application.

At its closest point, the existing gravel is approximately 20 feet from Sawmill Creek and the area between the Creek and the gravel is stable and covered with vegetation. A tow truck and automobile storage yard requires a wide turning radius for maneuvering the trucks and towed cars on the storage lot plus sufficient area for storage of the truck and cars. If the minimum necessary gravel area is not provided, trucks and cars will be backed onto vegetated areas

damaging the vegetation and causing ruts in the ground and exposed soil. The current application proposes to establish a fence along the edge of the existing gravel both to ensure the safety of the vehicles within the enclosure but also to prevent vehicles from driving off the gravel and damaging the vegetated area along the creek.

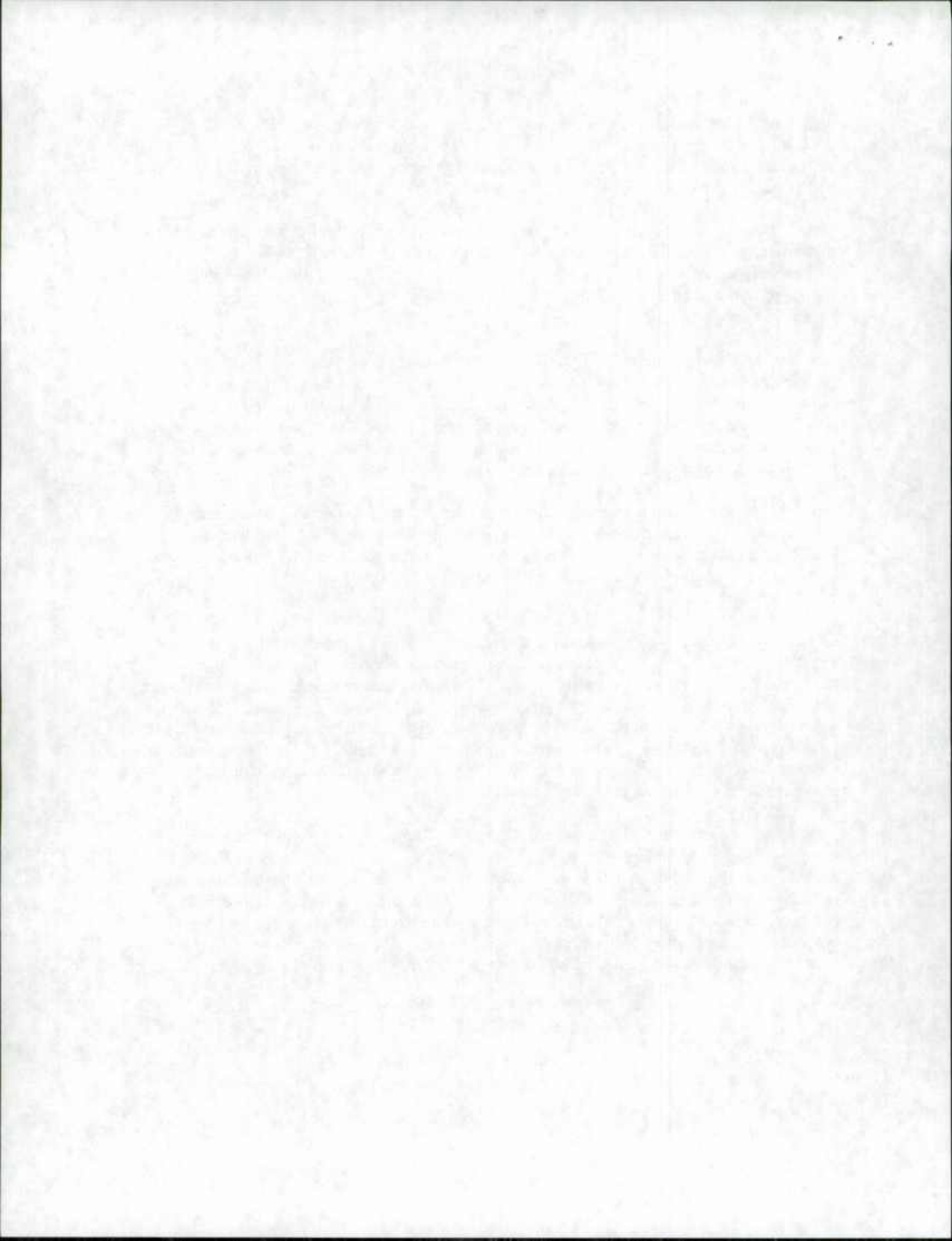
The C4 District allows a maximum coverage by structures and parking of 85% of the gross area of a property. Unlike RCA and LDA classifications, the critical area IDA classification imposes no limitation on impervious surfaces or lot coverage or forest conservation. The applicant is proposing approximately 41% impervious surface lot coverage or 9,168 square feet of the 22,963 square foot Property.

Notably, the Code requires a 20-foot front yard setback and 20-foot rear yard setback for any principal structure in a C4 District. Additionally, the rear service area of any principal structure must be accessible by a 15-foot wide unobstructed right-of-way. The building on the adjacent property to the south is located on the common property line with the Property. No principal structure is proposed with this application and the gravel area is the minimum needed for the operation of the owner's tow truck business.

Since the entire Property is located within the critical area buffer, a denial of variance relief would effectively prohibit commercial use of this C4 property which also has the most intense, IDA critical area classification. This is a classic case where variance relief is needed to avoid an unwarranted hardship to the applicant and allow reasonable use of the Property under its C4 commercial zoning.

The applicant proposes to preserve the area between the existing gravel and the stream in vegetation for the purpose of sheet flow control of stormwater runoff from the Property. A minimum 25-foot wide natural buffer is proposed which is greater than existed on this property at the inception of the critical area program. Additionally, the owner is coordinating with the State Highway Administration on its efforts to improve stormwater management along Crain Highway. On-site stormwater management to improve water quality and provide groundwater recharge is included proposed on the variance site plan. Therefore, the environmental objectives of the critical area will be met with this request.

The request is compatible with the adjacent properties and surrounding area which is already intensely developed with commercial uses. As stated above, the request is the minimum necessary to afford relief and allow the applicant to operate his tow truck business in a safe and effective manner. The applicant will receive no special privilege because variance relief is commonly granted where denial of the variance would effect a confiscation of the Property without just compensation and is necessary to allow reasonable use of the property. Since the entire Property is located in the critical area stream buffer, variance relief is justified.



**Statement in Support of Variance Application
Blazek Properties LLC**

The applicant is the owner of approximately one-half acre of land located in Glen Burnie on Crain Highway and adjacent to Sawmill Creek ("Property"). The Property is a uniquely configured tract of land in that it is less than 80' wide at its maximum width but is over three hundred feet in depth. The Property has approximately 374 feet of frontage on Sawmill Creek which is a nontidal creek at its location adjacent to the Property. The Property is located approximately 500 feet from the head of tide according to the State critical area map.

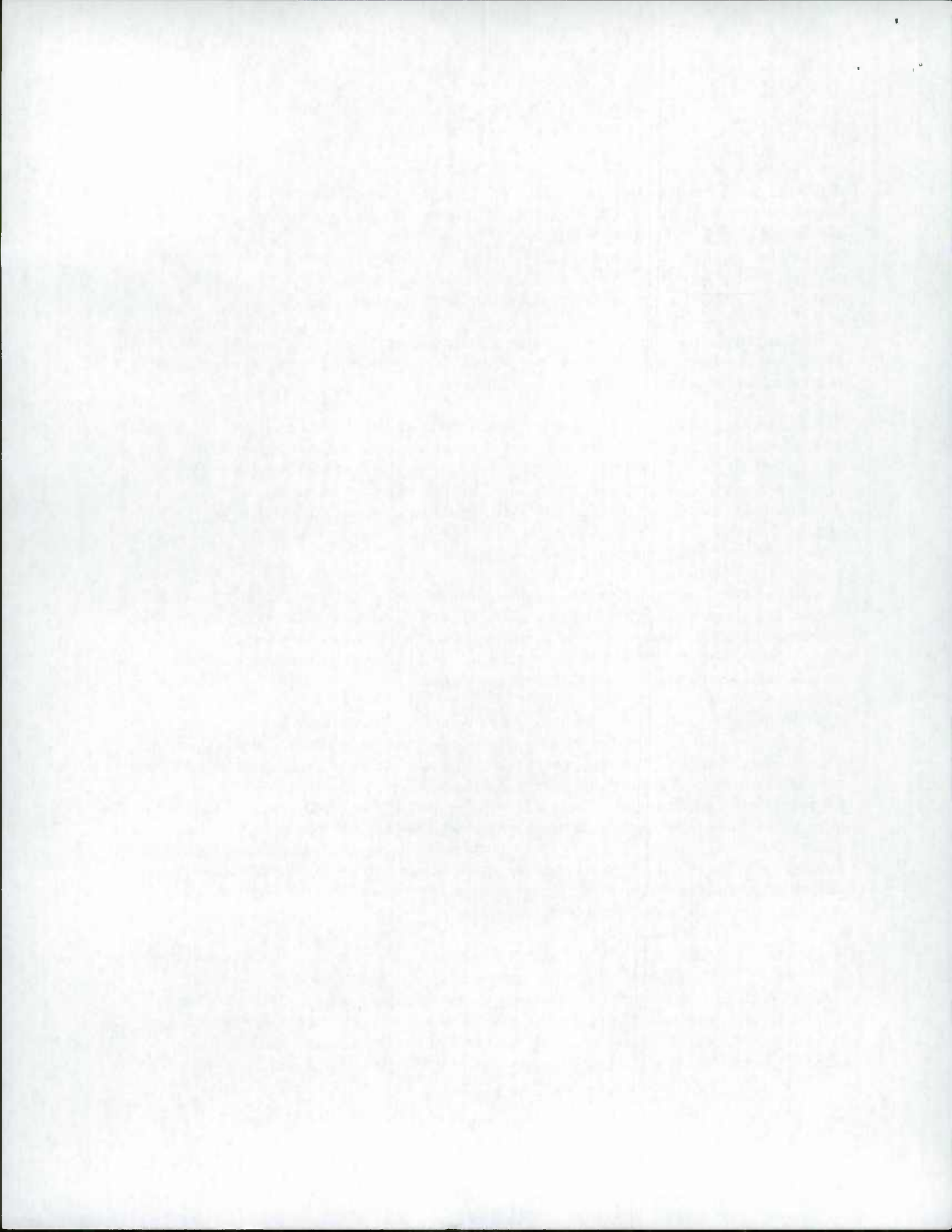
The culverts under the Crain Highway bridge are clogged with trees and debris and the State Highway Administration is planning to perform maintenance and clear out the culverts and also to construct storm drainage improvements in this area.

The Property is zoned C4 – Highway Commercial and is classified as Intensely Developed Area on the critical area map. The Property is located adjacent to an automobile repair facility and across Crain Highway from a bar and package goods store. The area is characterized by highway commercial development. Historically, the Property was cleared property at the time the critical area law was adopted in 1984. (See Aerial Photograph attached as Exhibit 1). It appears from the 1977 aerial photograph that the front of the property was improved with a structure of some type at that time. (See Exhibit 2).

The owner of the Property operates a tow truck business and owns several very expensive tow trucks. The purpose for buying the Property in 2006 was to enclose it with fencing and establish a safe storage facility for storing the tow trucks and for temporary automobile storage. The C4 District is the only commercial zoning district that allows an automobile and truck towing storage yard. See Exhibit 3, Anne Arundel County Code.

After acquiring the Property in 2006, the owner obtained a County "single lot sheet" approval to install crush and run gravel on the Property in order to operate his business. Subsequently, the County determined that a grading permit was required and filed an action in District Court to require the owner to obtain a grading permit. On June 5, 2007, the District Court issued a judgment that required the owner to pay a \$75.00 fine and obtain a grading permit. The owner hired Severn Surveys to file the grading permit application – G02013058. A copy of the District Court Judgment is attached as Exhibit 4. A County comment on the grading permit application directed the owner to apply for a variance for new impervious area within the 100 foot tributary stream buffer within the critical area. The purpose of this application is to comply with that comment on the grading permit application.

At its closest point, the existing gravel is approximately 26 feet from Sawmill Creek and the area between the Creek and the gravel is stable and covered with vegetation. A tow truck and automobile storage yard requires a wide turning radius for maneuvering the trucks and towed cars on the storage lot plus sufficient area for storage of the truck and cars. If the minimum necessary gravel area is not provided, trucks and cars will be backed onto vegetated areas damaging the vegetation and causing ruts in the ground and exposed soil. The current



application proposes to establish a fence along the edge of the existing gravel both to ensure the safety of the vehicles within the enclosure but also to prevent vehicles from driving off the gravel and damaging the vegetated area along the creek.

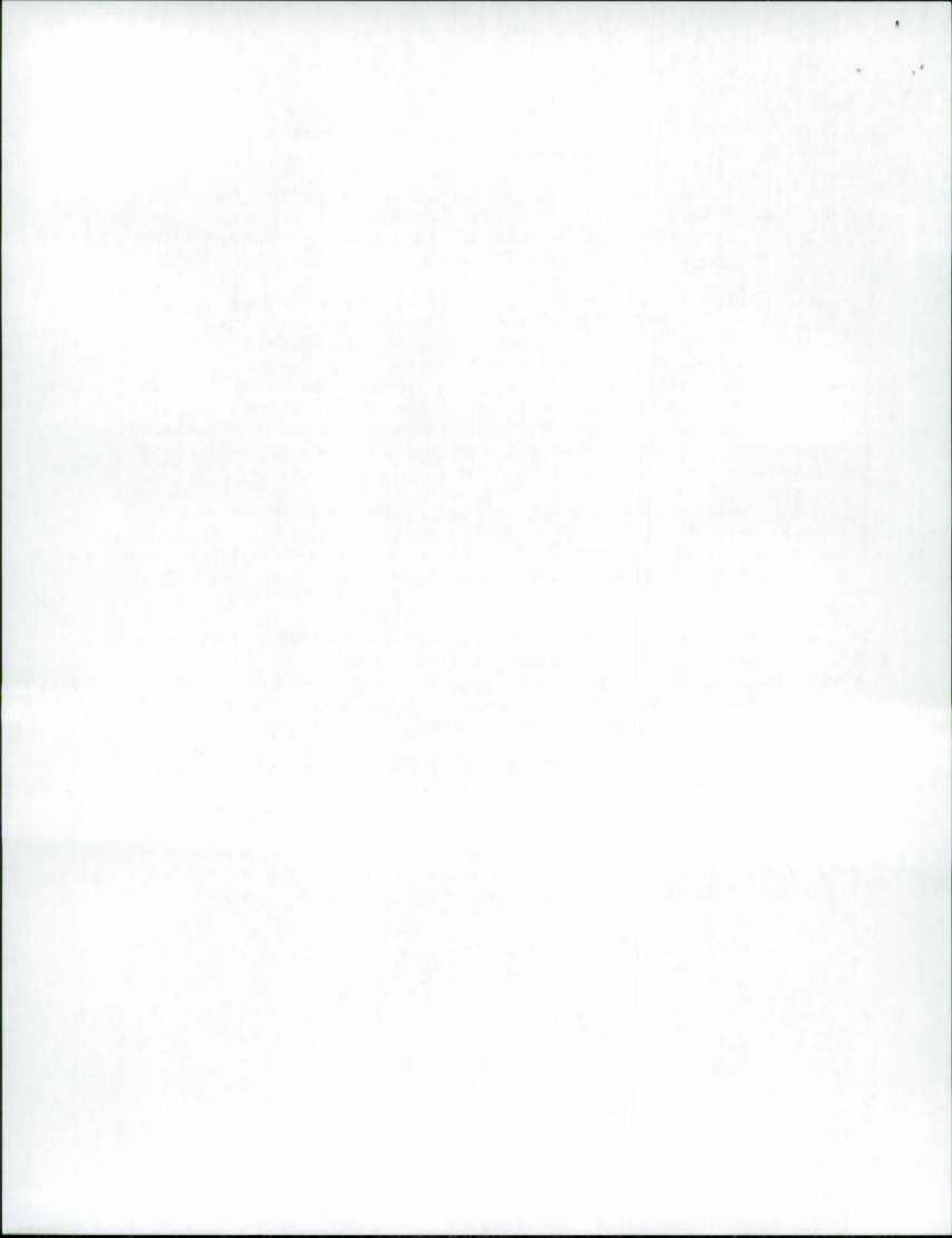
The C4 District allows a maximum coverage by structures and parking of 85% of the gross area of a property. Unlike RCA and LDA classifications, the critical area IDA classification imposes no limitation on impervious surfaces or lot coverage. The applicant is proposing approximately 45% impervious surface lot coverage or 10,350 square feet of the 22,963 square foot Property.

Notably, the Code requires a 20-foot front yard setback and 20-foot rear yard setback for any principal structure in a C4 District. Additionally, the rear service area of any principal structure must be accessible by a 15-foot wide unobstructed right-of-way. The building on the adjacent property to the south is located on the common property line with the Property. Therefore, in order to accommodate a principal structure and the required rear access drive plus a reasonable setback from the adjacent building for fire and access reasons, the existing setback of impervious surfaces is the minimum necessary to afford relief. While no principal structure is proposed with this application, the existing gravel area is the minimum needed for the operation of the owner's tow truck business.

Since the entire Property is located within the critical area buffer, a denial of variance relief would effectively prohibit commercial use of this C4 property which also has the most intense, IDA critical area classification. This is a classic case where variance relief is needed to avoid an unwarranted hardship to the applicant and allow reasonable use of the Property under its C4 commercial zoning.

The applicant proposes to preserve the area between the existing gravel and the stream in vegetation for the purpose of sheet flow control of stormwater runoff from the Property. Additionally, the owner is coordinating with the State Highway Administration on its efforts to improve stormwater management along Crain Highway. Therefore, the environmental objectives of the critical area will be met with this request.

The request is compatible with the adjacent properties and surrounding area which is already intensely developed with commercial uses. As stated above, the request is the minimum necessary to afford relief and allow the applicant to operate his tow truck business in a safe and effective manner. The applicant will receive no special privilege because variance relief is commonly granted where denial of the variance would effect a confiscation of the Property without just compensation and is necessary to allow reasonable use of the property. Since the entire Property is located in the critical area stream buffer, variance relief is justified.





SUBJECT
PROPERTY

EXHIBIT "1"

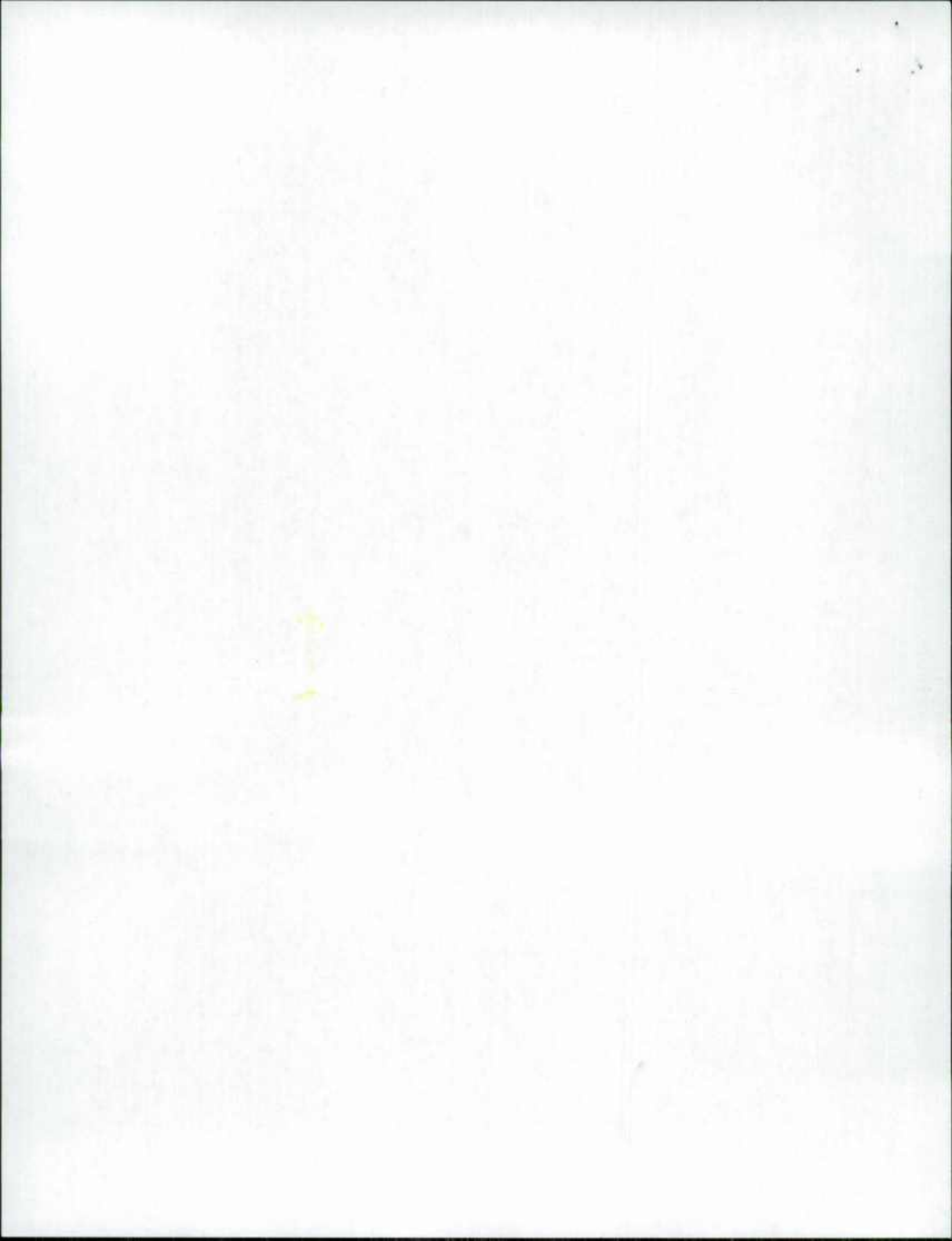
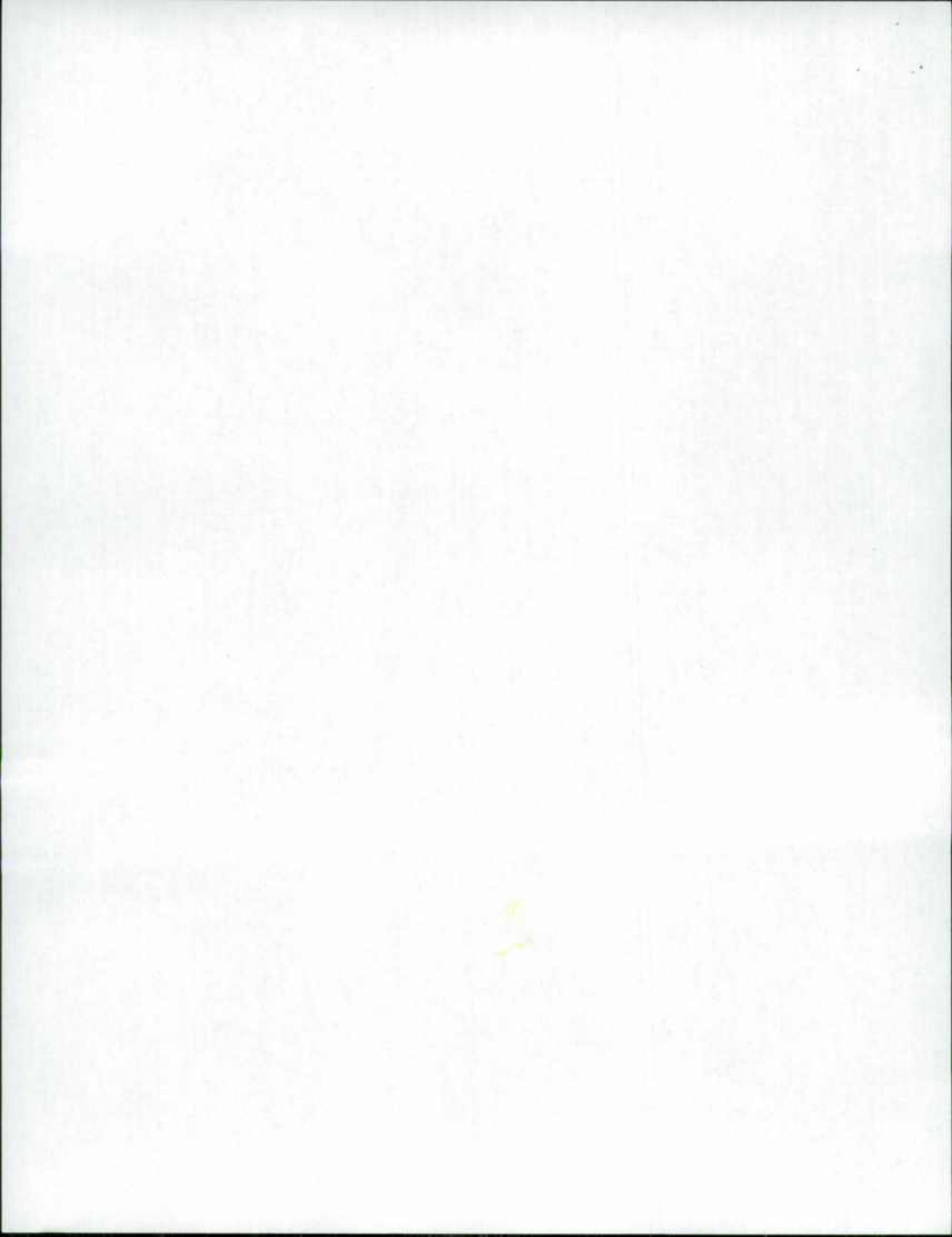
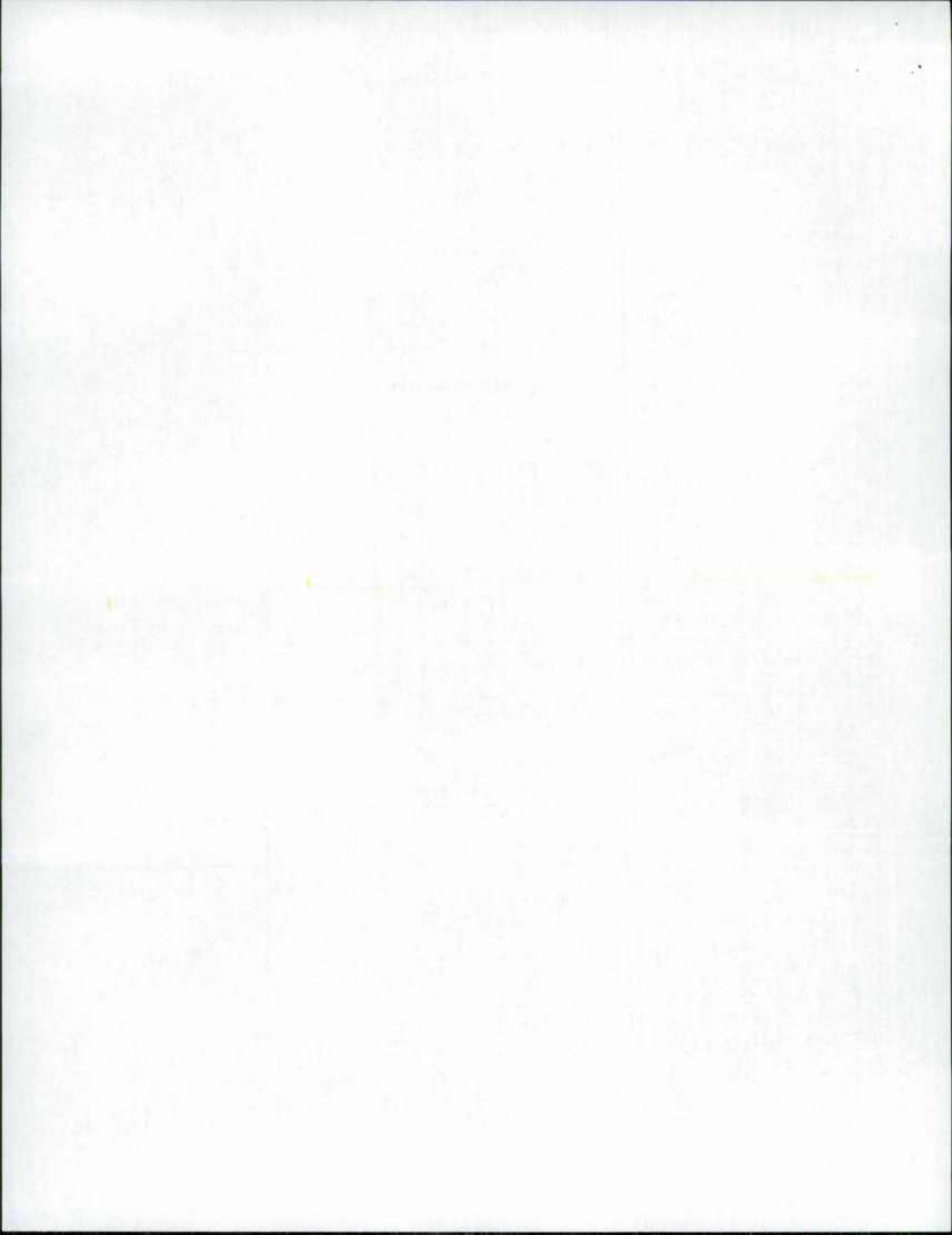




EXHIBIT "2"



Permitted, Conditional, Special Exception, and Business Complex Auxiliary Uses	C1	C2	C3	C4
Adult bookstores				C
Adult day care centers	P	P	P	P
Adult movie theaters				C
Alcoholic beverage uses as accessory to other uses	C	C	C	C
Amusement parks				SE
Animal hospitals and veterinary clinics				P
Appliance sales and service facilities			P	P
Arcades			P	P
Arcades located at least 1,000 feet from an existing dwelling with a maximum floor area of 3,000 square feet	P	A		
Assisted living facilities		C	C	
Auction establishments				P
Automobile and truck detailing shops			P	P
Automobile and truck dismantling and recycling facilities				SE
Automobile and truck repair and painting facilities				P
Automobile and truck rental establishments				P
Automobile and truck towing storage yard, temporary storage not to exceed 90 days				P
Automobile gasoline stations	SE		SE	C
Automobile and truck parts, supply stores, and tire stores			P	P
Automobile service facilities providing oil change, lubrication, and related services			P	P
Automobile towing facilities in conjunction with automobile gasoline service stations			SE	SE
Automobile, truck, and recreational vehicle sales				P
Bakery or donut shops	P	A	P	P
Bakeries, wholesale				P
Banks	P	P	P	P
Banquet halls			P	P
Barbershops	P	A	P	P
Bicycle, motorscooter, and moped sales and service facilities				P
Bicycle, motorscooter, moped sales and service without outside storage	P		P	
Billiard and pool halls			P	P
Bingo, commercial				C
Boat showroom or sales facilities				P
Building material storage, including sales and yards				P
Bulk storage for agricultural products			P	P
Bus terminals				P



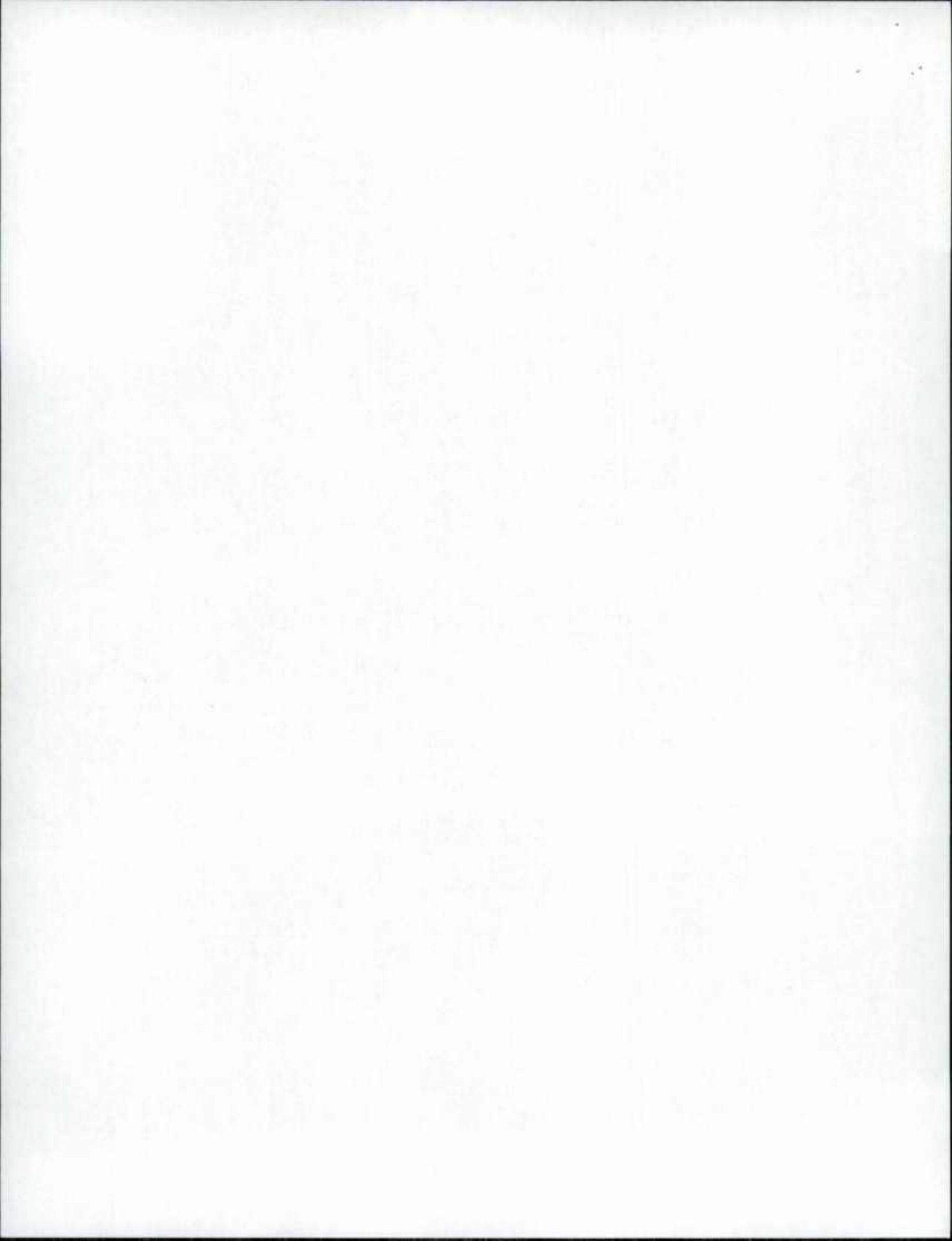
SUBTITLE 5. C4 – HIGHWAY COMMERCIAL DISTRICTS

§ 18-5-501. Bulk regulations.

Except as provided otherwise in this article, the following bulk regulations are applicable in a C4 District:

Minimum size lot	10,000 square feet
Maximum coverage by structures and parking	85% of gross area
Minimum setbacks for principal structures:	
Front lot line	20 feet
Rear lot line	20 feet
All lot lines	60 feet from right-of-way line of a divided principal arterial road
Minimum setbacks for accessory structures in the side or rear yard:	
Side lot line	10 feet
Rear lot line	10 feet
Minimum lot depth	150 feet
Maximum floor area ratio	1.0
Maximum height limitations	60 feet
Rear service area	Accessible by a 15-foot wide unobstructed right-of-way

(Bill No. 4-05)



ANNE ARUNDEL COUNTY,
MARYLAND

Plaintiff

v.

BLAZEK PROPERTIES, LLC

Defendant

* IN THE
* DISTRICT COURT
* OF MARYLAND FOR
* ANNE ARUNDEL COUNTY
* Citation No. 1Z34010341
*
* W. Furnace Branch Road, Glen Burnie, MD
* Tax Account Number 5000-0260-4705

* * * * *

JUDGEMENT

The above captioned matter having come for trial and the defendant having appeared/failed to appear and having pled/been found guilty of the violation charged, it is this 5 day of April 2007, by the District Court of Maryland for Anne Arundel County:

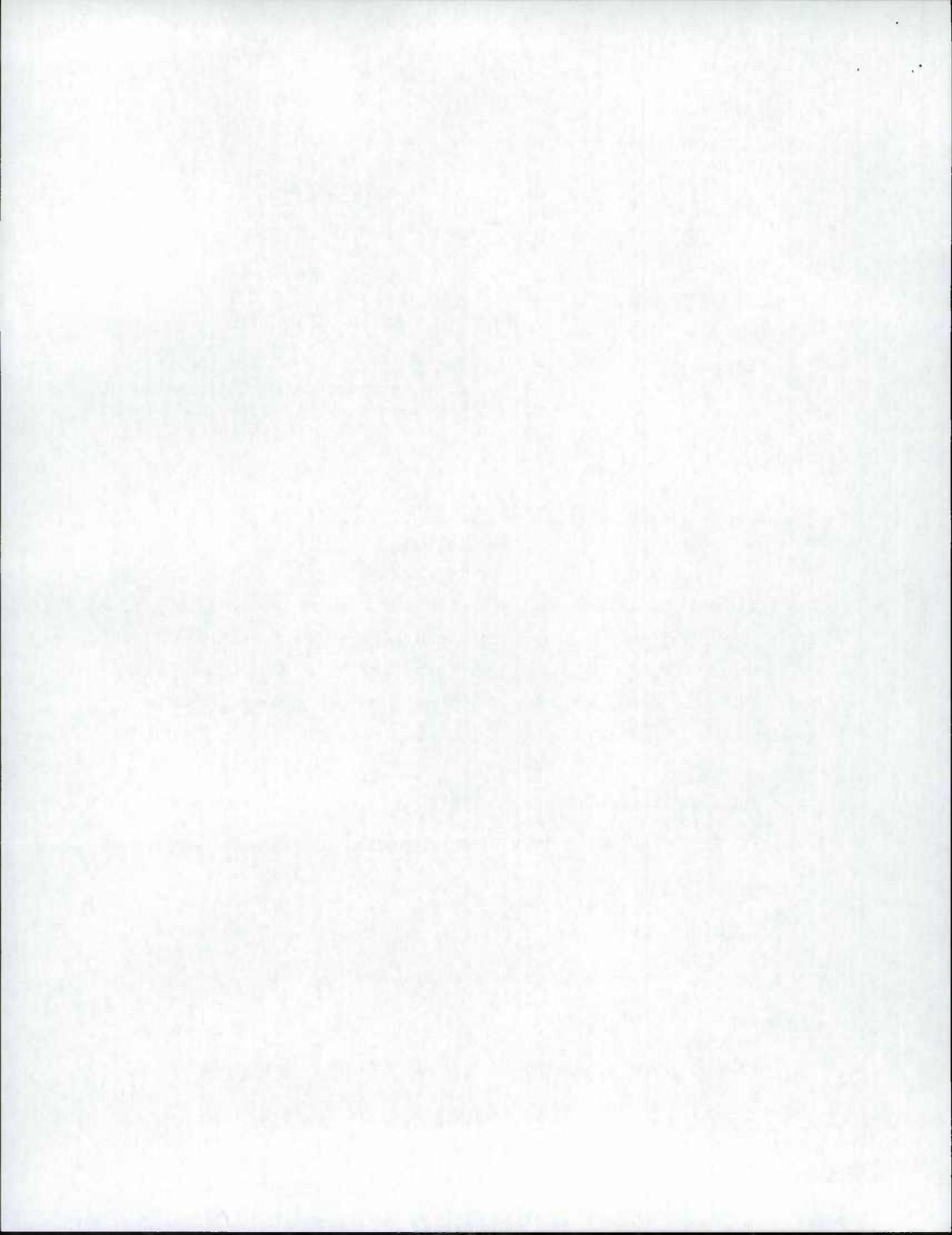
ORDERED, that the defendant is guilty of grading without a permit or approval in violation of §16-2-201 of the Anne Arundel County Code as alleged in Citation 1Z34010341; and it is further

ORDERED, that that Defendant pay a fine of 75; and it is further

ORDERED, that said civil fine is immediately payable and reduced to judgment in favor of Plaintiff; and it is further

ORDERED, that the civil fine shall be payable to "Anne Arundel County" and shall be delivered to: Department of Inspections & Permits, 2664 Riva Road, Annapolis, MD 21401; and it is further

ORDERED, that the Defendant shall abate the violation at W. Furnace Branch Road,



Glen Burnie, Maryland, Tax Account Number 5000-0260-4705 (subject property) as follows:

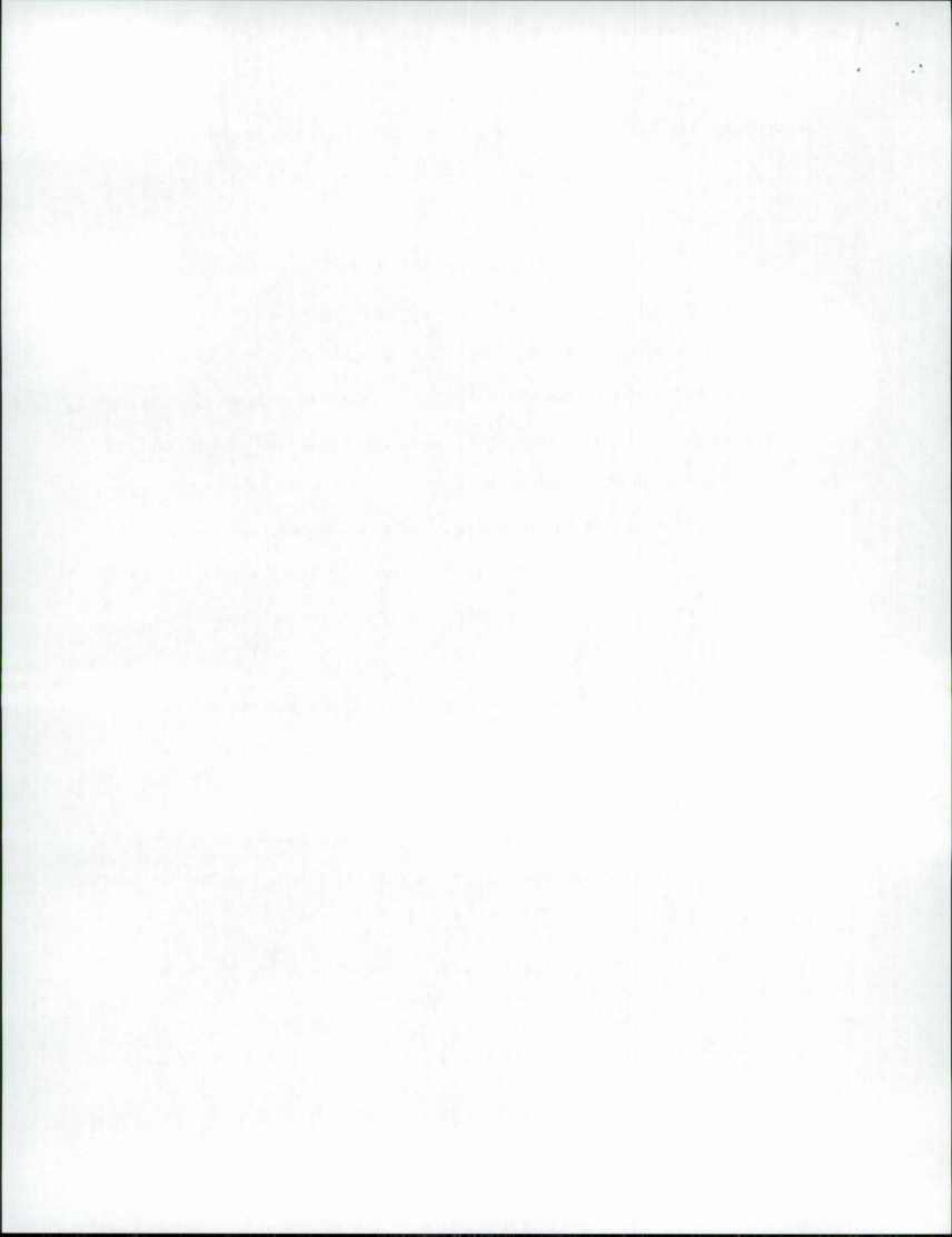
1. Immediately shall stop all grading on the subject property without first obtaining the required grading permit; and
2. Within thirty (30) days of the date of this Order, Defendant shall make application for a grading permit from the Department of Inspections and Permits, to establish a plan for restoring and maintaining the entire subject property in compliance with the Anne Arundel County Code and to properly restore and stabilize all areas that have been graded illegally and to complete all grading work on the subject property pursuant to an approved grading permit; and
3. Comply with all comment letters and/or directives of the Anne Arundel County Department of Inspections and Permits to bring the subject property into compliance with the Anne Arundel County Code, including, but not limited to, applying for a variance, if so required, and diligently pursuing said variance application to issuance, should one be required; and it is further

ORDERED, that the Defendant shall in any event, diligently pursue and obtain the required approvals to bring the property into compliance with the Anne Arundel County Code; and it is further


ORDERED, that inspectors with the Department of Inspections and Permits, have right of entry onto the subject property for the purpose of inspection for compliance with this Order; and it is further

ORDERED, that the Defendant shall pay the costs of this proceeding upon receipt of a bill from this Court; and it is further

ORDERED, that the Plaintiff may record this order in the Land Records for Anne



Arundel County, Maryland.

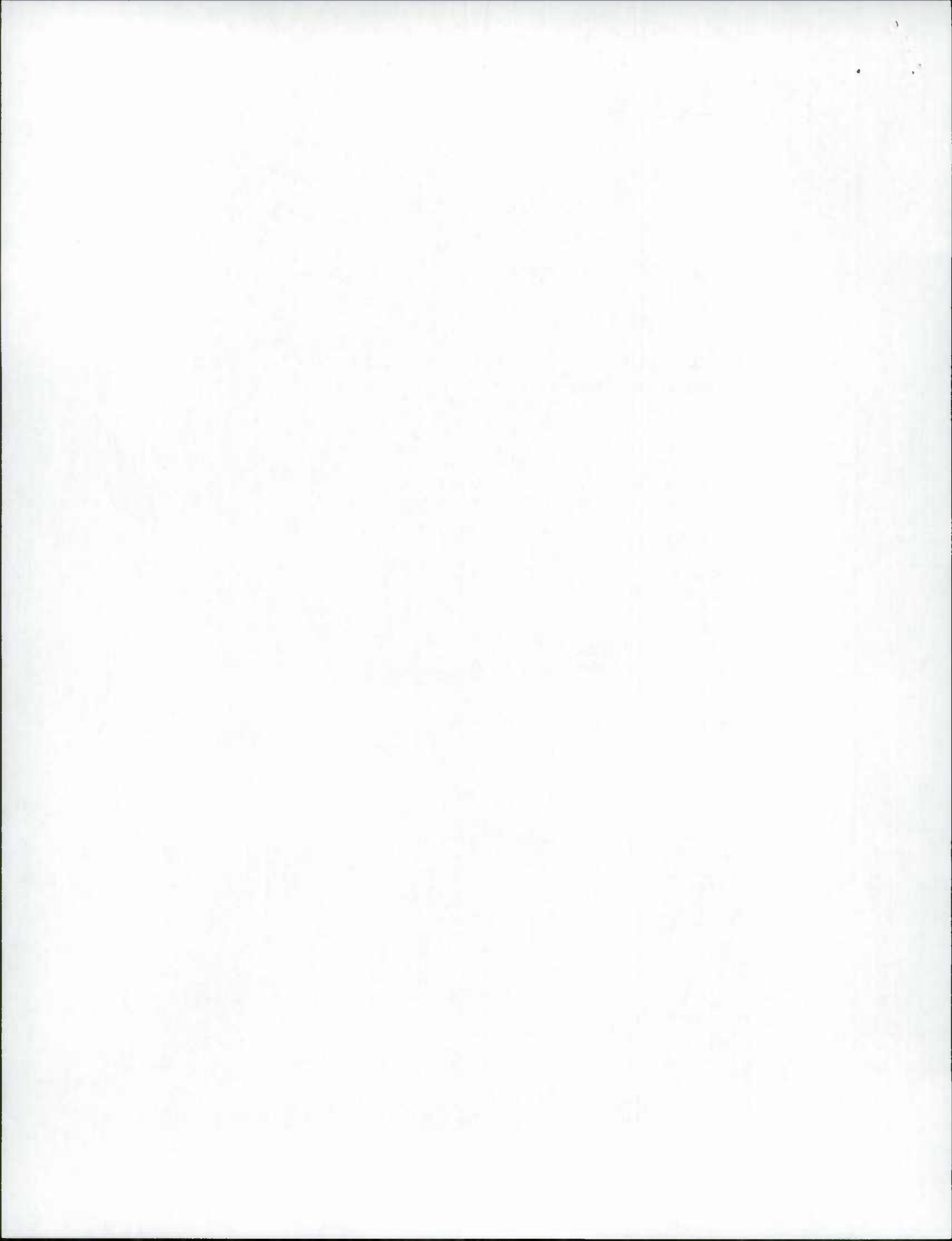


JUDGE

cc:

Robert J. Sager
Assistant County Attorney
Anne Arundel County Office of Law
2660 Riva Road
Annapolis Maryland 21401
Attorney for Anne Arundel County

Blazek Properties, LLC
by Carl Blazek, Pres.
403 Aurora Drive
Millersville, Maryland 21108
Defendant





SEVERN SURVEYS
8009-J JUMPERS HOLE ROAD
PASADENA, MARYLAND 21122
PHONE: 410-760-9817, FAX: 410-760-9821
E-mail: severnsurveys@aol.com
443-865-0275 Cell phone

VARIANCE
CRITICAL AREA INFORMATION

G 02013058

Tax Map 10 Block 01 Parcel 402

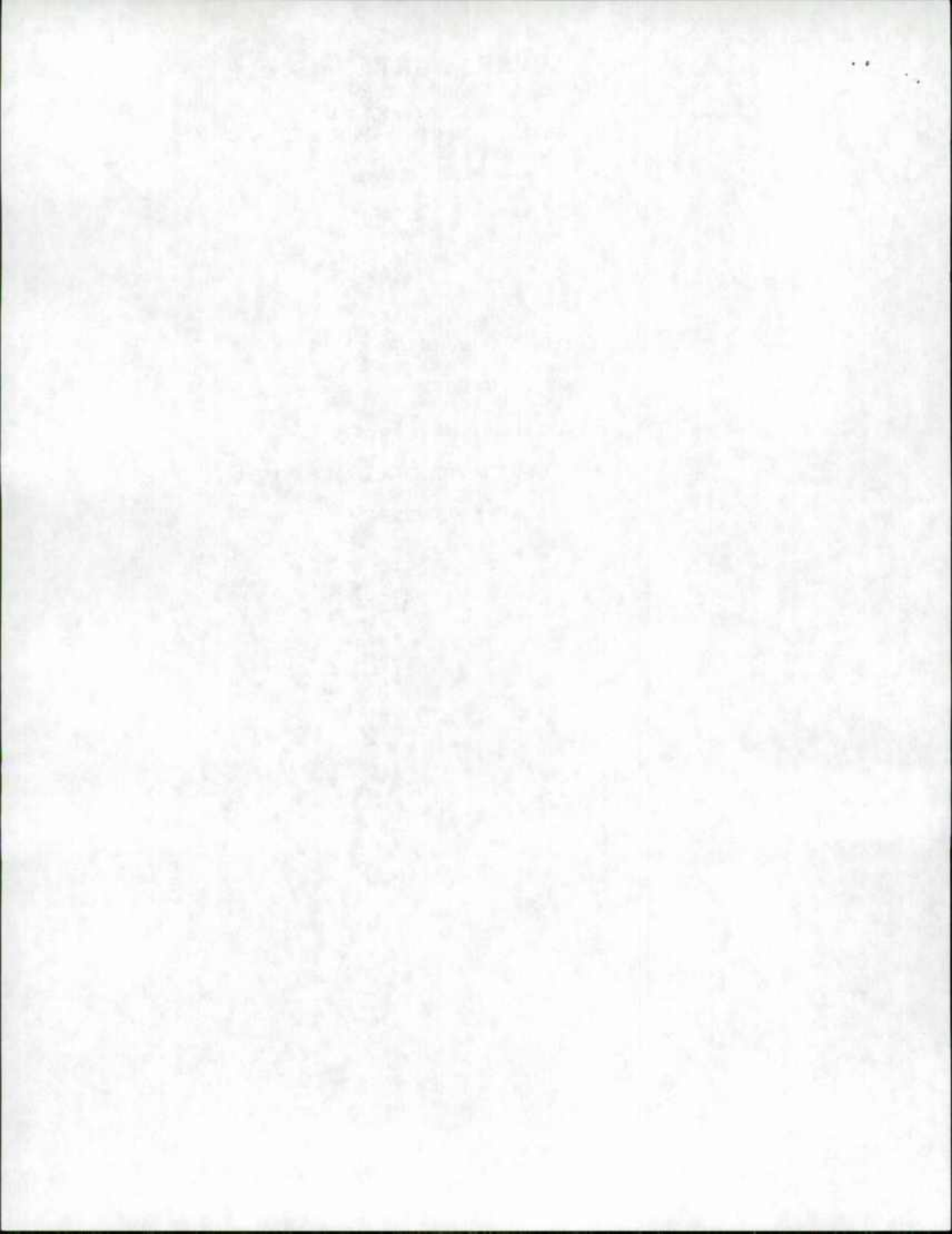
CRAIN HIGHWAY @ FURNACE BRACH ROAD

BLAZEK PROPERTY

RECEIVED

FEB 20 2009

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays



CRITICAL AREA INFORMATION

Owner: Blazek Properties, LLC
403 Aurora Drive
Millersville, Maryland 21108
410-977-6518

TAX MAP 10 BLOCK 1 PARCEL 402
EXISTING ZONING: C-4
See Deed 17804, folio 179
Tax Account no. 05-000-0264705

Existing Soil Type
BM Bibb silt loam
EuC Evesboro Urban Land Complex

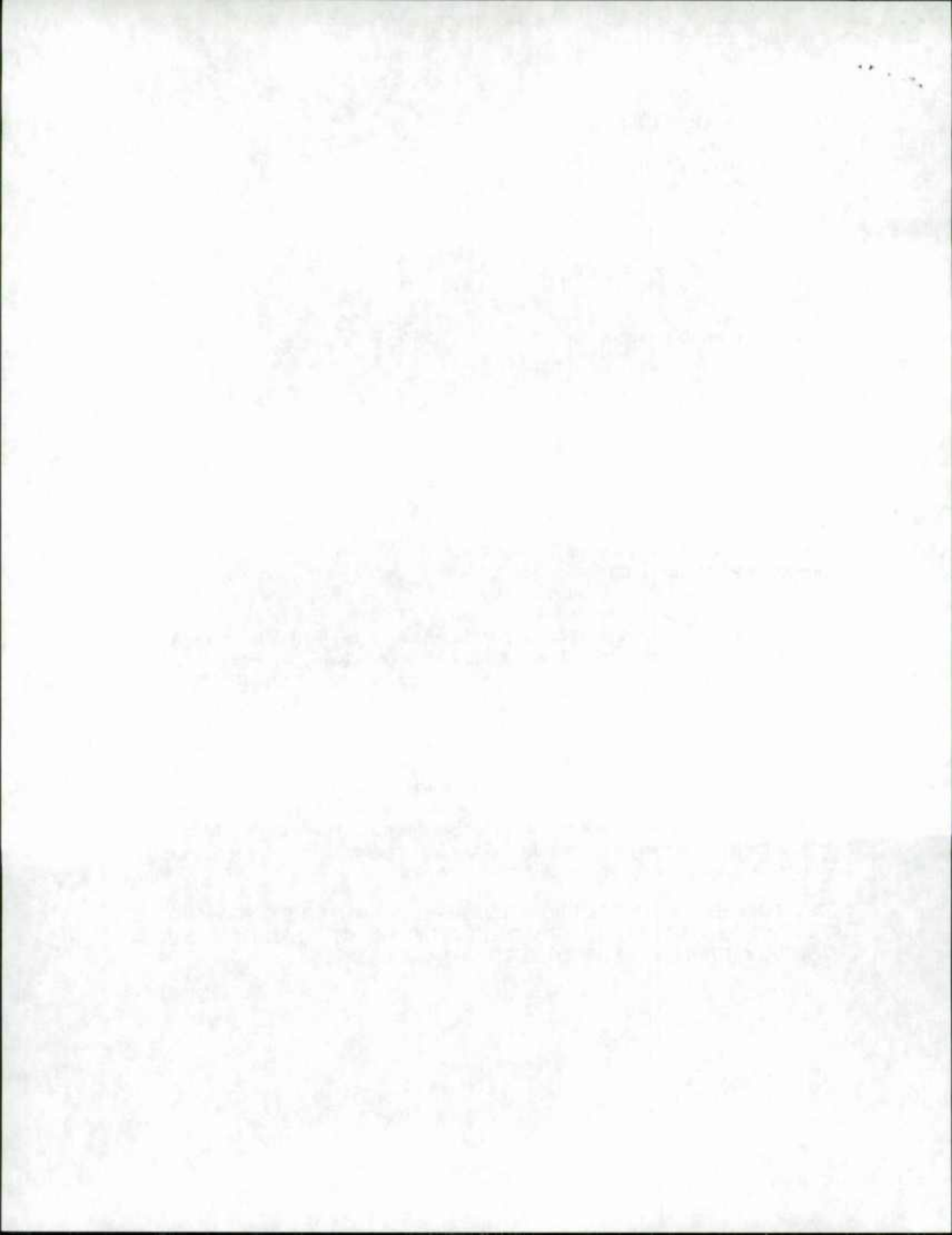
FEMA MAP 24 Zone A-4 no elevation established on map
Critical Area Designation IDA INTENSELY DEVELOPED AREA

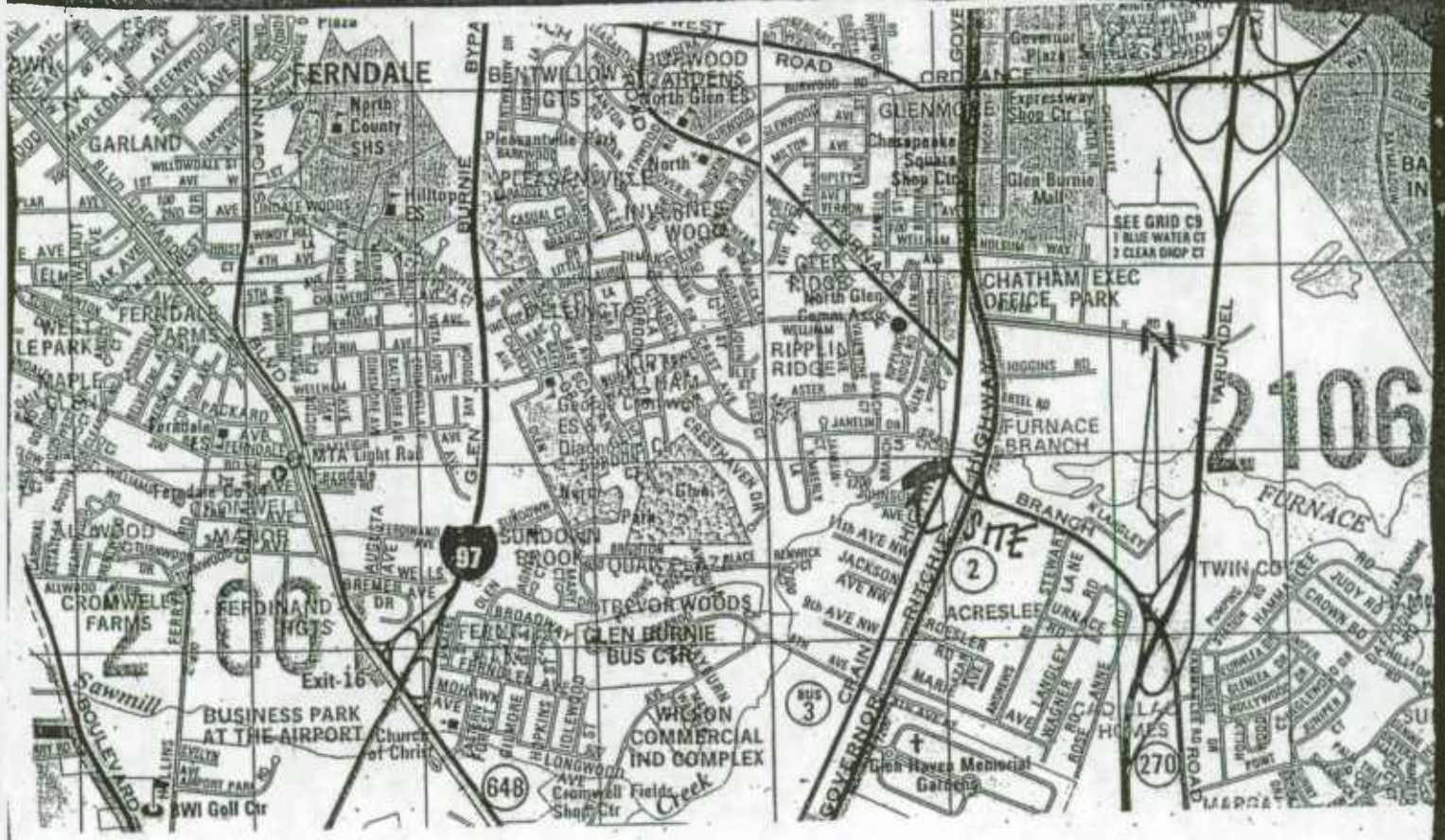
Lot Area = 22,963 sq. ft. or 0.527 acre
Total Disturbed Area= 1,250 sq. ft. or 0.350 acre
Vegetatively Stabilized= 5,000 sq. ft. or 0.112 acre
Ex. Impervious Area= 10,350 sq. ft. or 0.238 acre

This site is developed with a gravel surface placed as shown on the plan as included with this information. The site has been stabilized with ground cover on all areas not covered by gravel. Site is subject of a GRADING PERMIT that is being processed thru ANNE ARUNDEL COUNTY as no. G 02013058

The site meets all the required regulation of Anne Arundel County, that includes frontage on a paved State Highway, acceptable outfall (SAWMILL BRANCH), Crain Highway road frontage is to be reconstructed in the near future, with new Storm Drainage System along the frontage. The on site improvements will maintain any storm water management via an level spreader and infiltration into the existing surface along the branch. The sites only additional improvements will be fence to enclose the gravel surface area. A stabilize construction entrance will be placed at future curbed entrance that is required by the State Highway Administration.

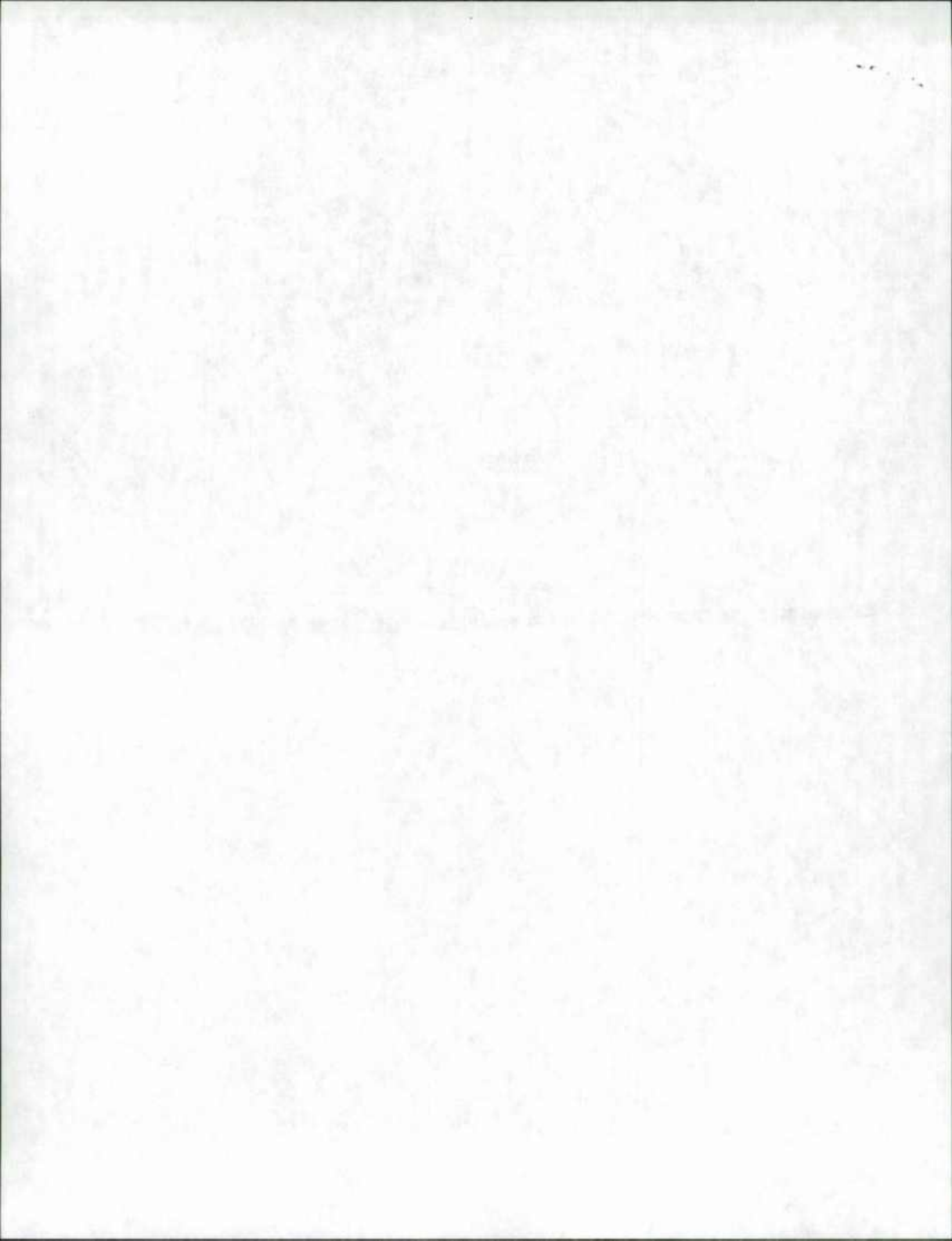
DEVELOPMENT OF THIS SHOULD NOT BE AFFECTED WITH THE IMPROVEMENTS THAT IS NOW PLACE ON THE SITE WILL RUN OFF THE SITE THRU THE STORM WATER MANAGEMENT STRUCTURE TO SAWMILL BRANCH.

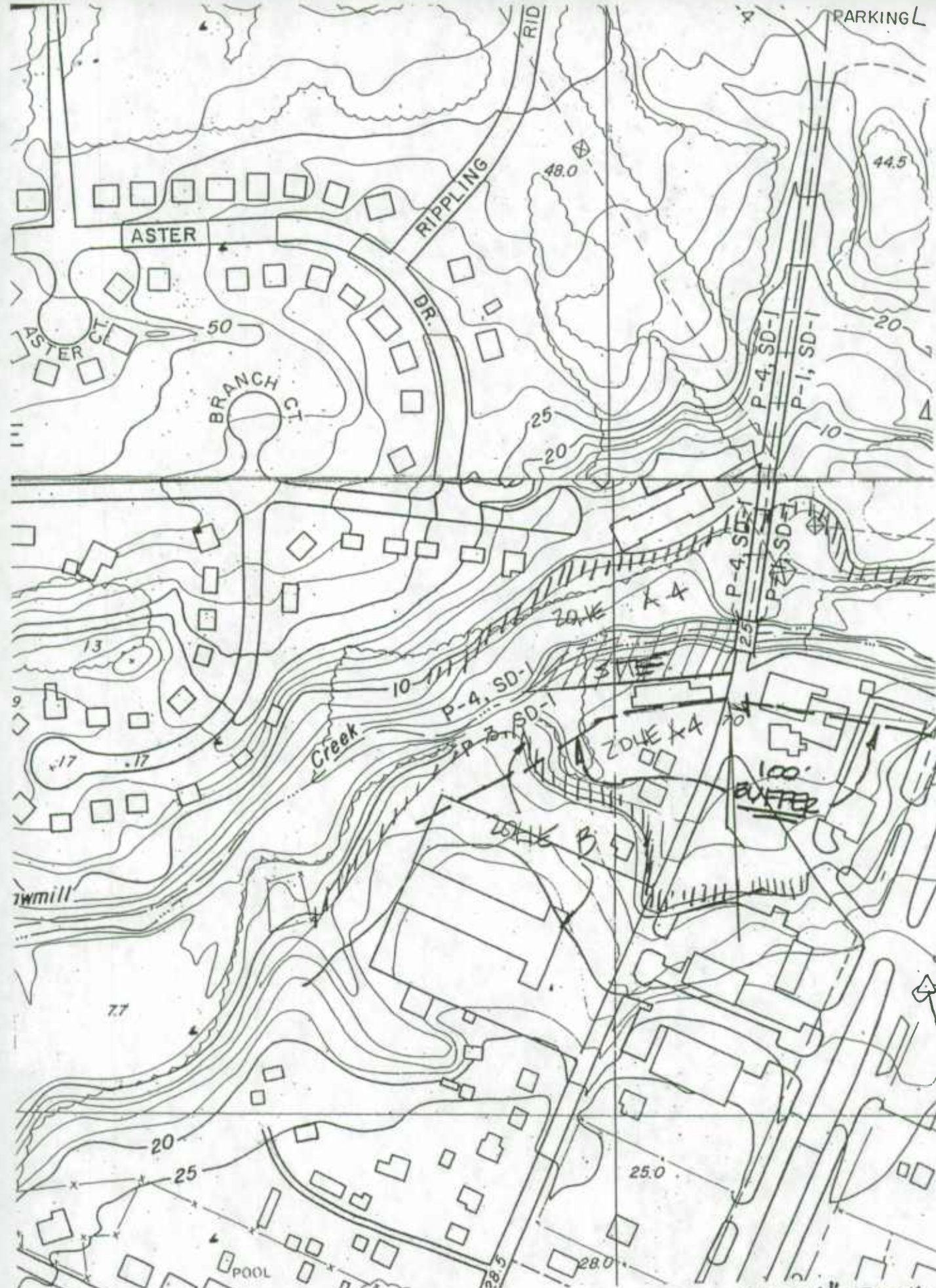




VICINITY MAP

SCALE: 1" = 2000'



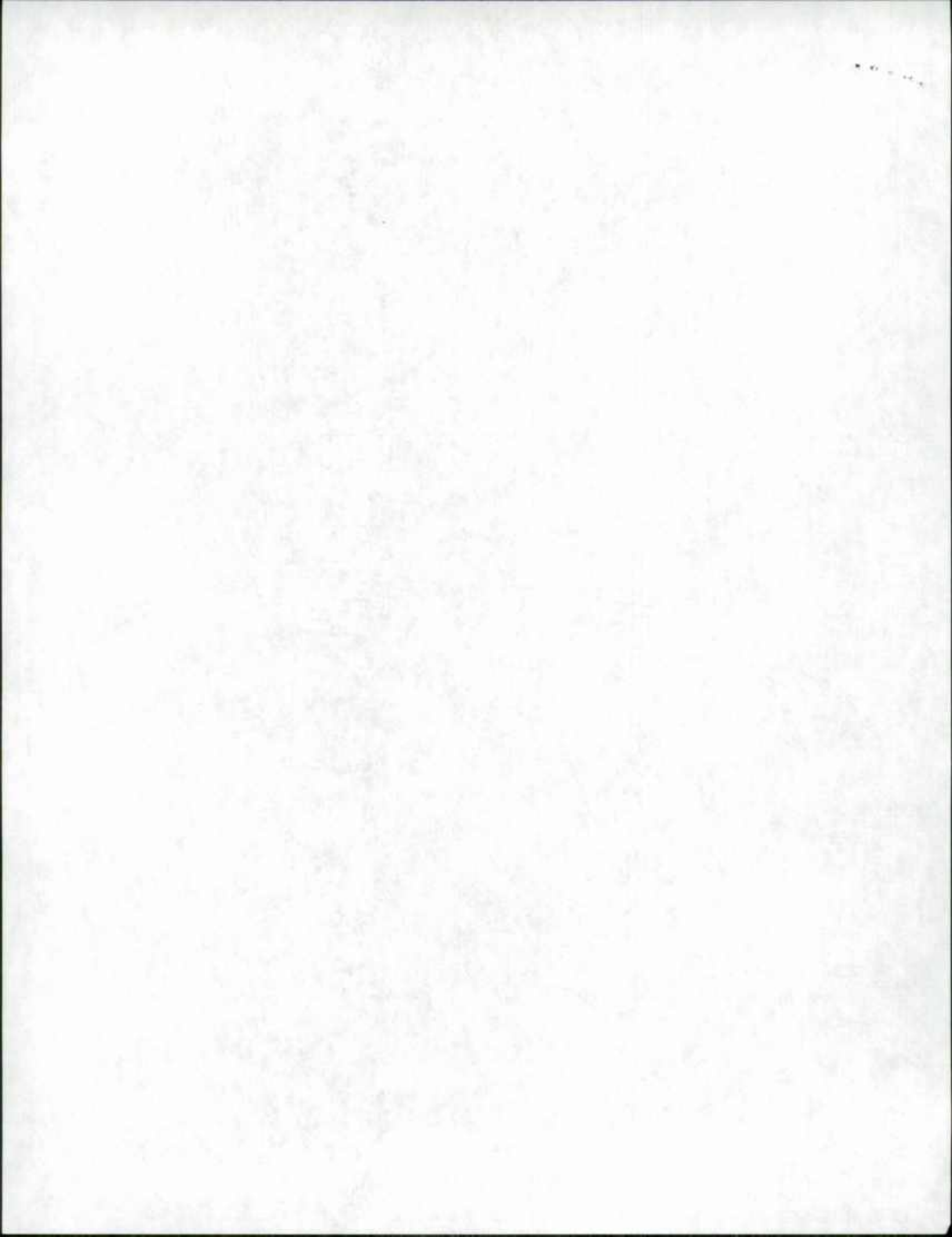


BM
4-C126
ELEV.
1699

DRAINAGE AREA MAP
SCALE 1"=200'

SEE PLAN MAP H-6

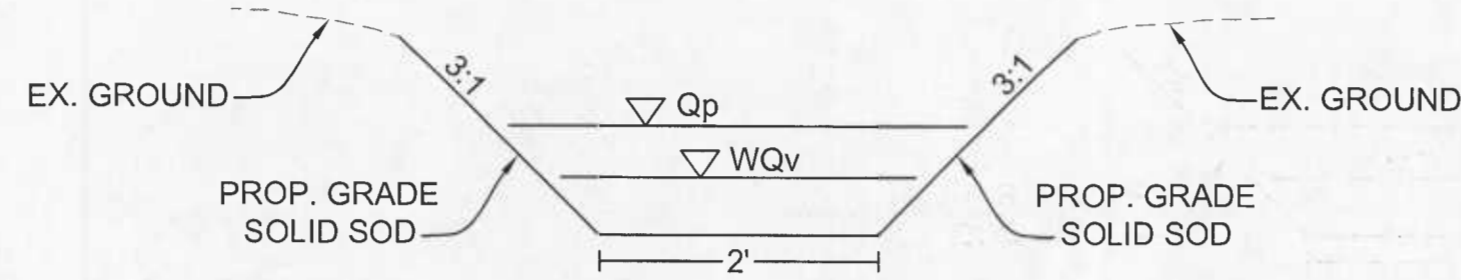
CRITICAL AREA "IDA"



WEST FURNACE BRANCH ROAD SITE DEVELOPMENT AND VARIANCE PLAN

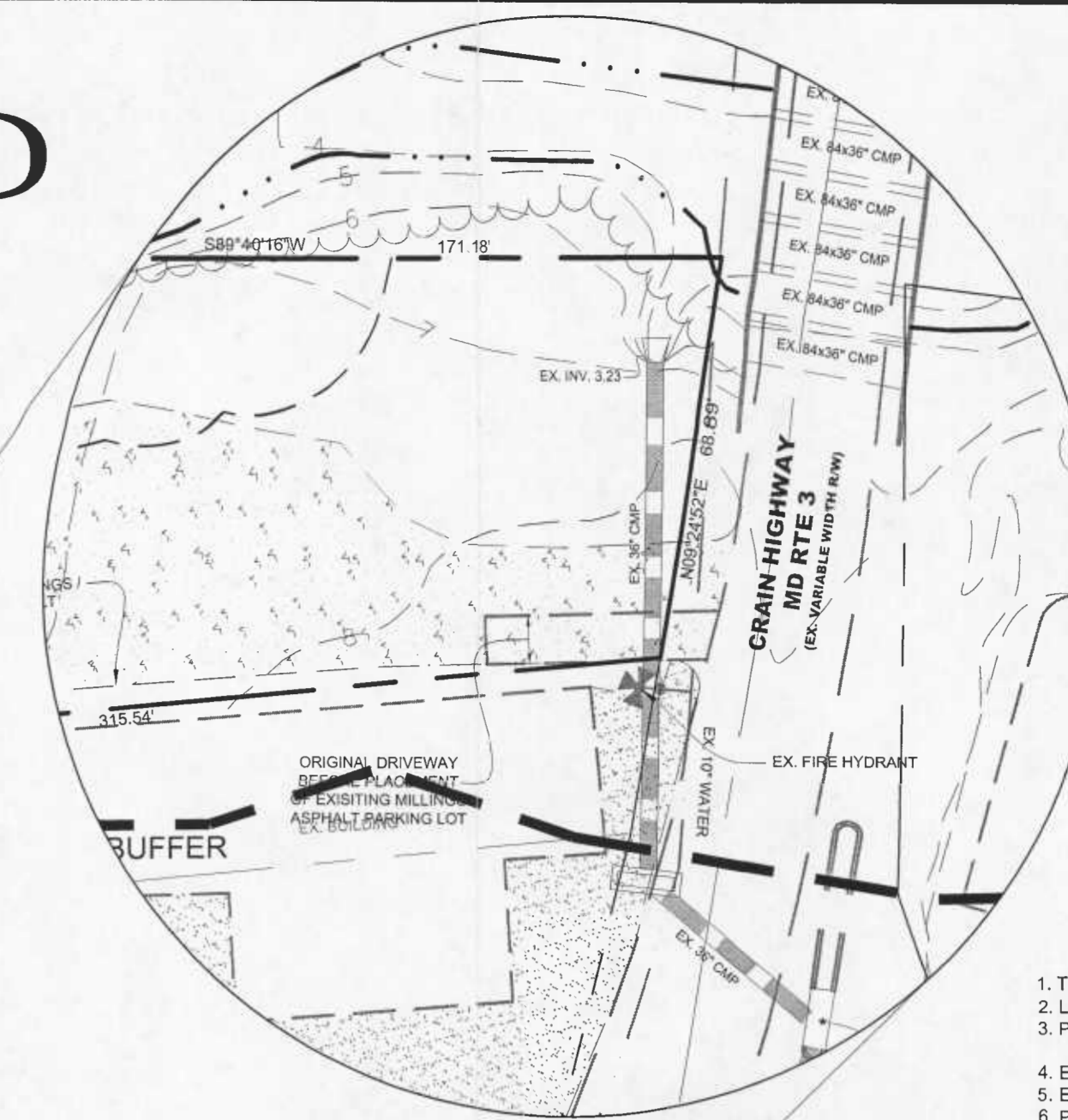
Q WQv = 0.69 cfs
V WQv = 0.46 cfs
D WQv = 0.45 ft

Qp = 3.08 cfs
V Qp = 1.08 cfs
D Qp = 0.70 ft



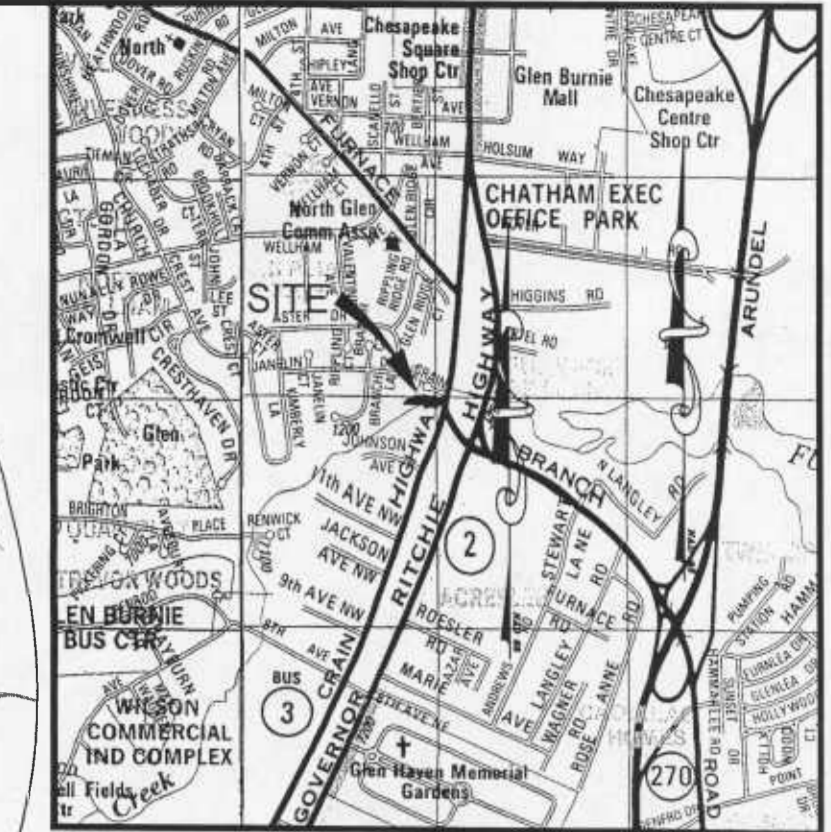
GRASS CHANNEL DETAIL, SECTION A-A

NOT TO SCALE



PRE-SHA IMPROVEMENTS DETAIL

SCALE: 1" = 30'



VICINITY MAP

SCALE: 1"=2000'
©DC The Map People
Permitted Use Number: 2011220

SITE NOTES

- TOTAL AREA OF SITE IS 0.51 AC. OR 22,231 SF.
- LIMIT OF DISTURBANCE IS 0.33 AC. OR 14,160 SF.
- PREDOMINANT SOIL TYPE: Uz(D) - URBAN LAND
ZBA(D) - ZENIAH AND ISSUE SOILS
- EXISTING ZONING IS C-4
- EXISTING USE OF THE SITE: MILLINGS / ASPHALT PARKING LOT
- PROPOSED USE: COMMERCIAL BUILDING AND PARKING LOT
- THE SITE IS WITHIN THE CRITICAL AREA (IDA)
- THE SITE IS WITHIN THE 100 YEAR FLOODPLAIN (ZONE A4) AS SHOWN ON FIRM # 240908 0006C.
- TOPOGRAPHY AND BOUNDARY INFORMATION IS BASED UPON A SURVEY PERFORMED BY SEVERN SURVEYS (COMPLETED 08 / 07)

C-4 ZONING SETBACKS

- FRONT 20'
REAR 20'
RIGHT OF WAY 60'

C-4 ZONING REGULATIONS

- MAX COVERAGE BY STRUCTURES AND PARKING 85%
MIN. REAR SERVICE AREA RW 15'

IDA CRITICAL AREA SITE CALCULATIONS

- TOTAL SITE 0.51 AC / 22,231 SF.
TOTAL SITE (INSIDE CRITICAL AREA) = 0.51 AC. / 22,231 SF.
EX. WOODS (ON SITE) 0.05 AC. / 2,001 SF.
PROP. WOODLAND CLEARING 0.00 AC. / 0 SF.
PROP. BUFFER PLANTING AREA 0.15 AC. / 6,352 SF.
EX. LOT COVERAGE IN 100' BUFFER 0.21 AC. / 9,315 SF.
EX. LOT COVERAGE TO BE REMOVED 0.00 AC. / 147 SF.
PROPOSED LOT COVERAGE IN 100' BUFFER 0.21 AC. / 9,168 SF.
(= 41.2% OF THE SITE)
- REFORESTATION/ LOT COVERAGE LIMITS - NONE REQUIRED FOR IDA CRITICAL AREA

STORMWATER MANAGEMENT NOTE

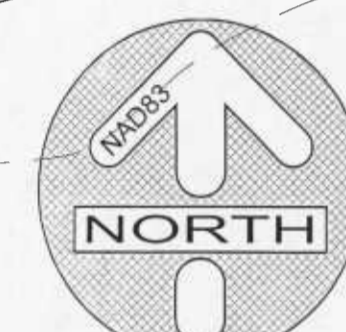
- WQV - WATER QUALITY (WQV) - THE WQV REQUIREMENT FOR THE SITE IS PROVIDED USING A GRASS CHANNEL CREDIT.
REV - RECHARGE VOLUME (REV) - THE REV REQUIREMENT FOR THE SITE IS PROVIDED USING A GRASS CHANNEL CREDIT.
CPV - CHANNEL PROTECTION VOLUME (CPV) - CPV IS NOT REQUIRED SINCE THE SITE DISCHARGES LESS THAN 2 CFS UNDER DEVELOPED CONDITIONS FOR THE 1-YEAR STORM.
QP - OVER BANK PROTECTION (QP) - OVER BANK PROTECTION (QP) IS NOT REQUIRED FOR THIS SITE AS THE PERENNIAL STREAM THE SITE OUTFALLS DISCHARGES TO TIDAL WATERS IMMEDIATELY DOWNSTREAM.
QF - EXTREME FLOOD (QF) - EXTREME FLOOD (QF) MANAGEMENT IS NOT REQUIRED AS 100% OF THE SITE FALLS WITHIN THE FEMA A4 FLOODPLAIN AND CONSIDERING THE CLOSE PROXIMITY TO TIDAL WATERS.
*THE CRITICAL AREA STORMWATER POLLUTANT 10% REDUCTION RULE (10% RULE) IS MET USING THE GRASS CHANNEL CREDIT.

STORMWATER MANAGEMENT CREDITS NOTE

THE PROPOSED GRASS CHANNEL THAT CONVEYS STORMWATER FROM ALL EXISTING AND PROPOSED ON-SITE IMPERVIOUS AREAS TO THE SITE OUTFALL, MEETS THE REQUIREMENTS OUTLINED IN MDE 2000 FOR THE GRASS CHANNEL CREDIT. THIS CREDIT ACCOUNTS FOR 100% OF THE WQV AND REV REQUIRED FOR THE DEVELOPMENT OF THE SITE. WITH REGARDS TO THE 10% RULE, THIS CREDIT ADDRESSES 100% OF THE POST-DEVELOPMENT SITE IMPERVIOUSNESS USED TO CALCULATE THE AVERAGE ANNUAL LOAD OF TOTAL PHOSPHORUS EXPORTED FROM THE POST-DEVELOPED SITE. THIS CHANNEL IS BEING USED AS A NON-STRUCTURAL STORMWATER MANAGEMENT PRACTICE; THEREFORE, GRASS COVER MUST BE MAINTAINED WITHIN THE CHANNEL.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- LIMIT OF DISTURBANCE
- 100' STREAM BUFFER LINE
- EX. FENCELINE
- EX. PARKING LOT
- EX. PARKING LOT TO BE REMOVED
- EX. TREELINE
- CONSERVATION PROPERTY
- BUFFER PLANTING AREA
- EXISTING 25% STEEP SLOPES



GLEN RIDGE APARTMENT ASSOCIATES
LIMITED PARTNERSHIP
C/O EASELY, MCCALEB & ASSOC.
3609 C. CHAIN BRIDGE ROAD
FAIRFAX, VA. 22030
TMAP 5 BLK 19 P 252
TA #05-000-05887000
7539 / 511

JANICE ODEN
48 MILL POND DRIVE
SELBYVILLE, DE. 19975
TMAP 10 BLK 1 P 462
TA #05-000-90008848
PB 236 PAGE 19
3519 / 263

WILLIAM AND MARGARET ROSE
1200 CRAIN HIGHWAY
GLEN BURNIE, MD. 21061
TMAP-10 BLK 1 P 132
TA #05-000-90006469
5016 / 601

RANDALL WILLIAMS
1120 CRAIN HIGHWAY
GLEN BURNIE, MD. 21061
TMAP 10 BLK 1 P 135
TA #05-000-17547500
5025 / 481

PROMPT INC.
1130 CRAIN HIGHWAY
GLEN BURNIE, MD. 21061
TMAP 10 BLK 1 P 582

POST-SHA IMPROVEMENTS PLAN

SCALE: 1" = 20'

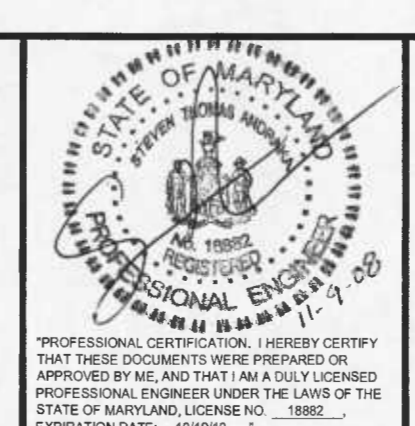
OWNER:
BLAZEK PROPERTIES, LLC
403 AURORA DRIVE
MILLERSVILLE, MD. 21108

DEVELOPER:

DESIGNED	SAP	10.08	date
DRAWN	SAP	10.08	date
CHECKED	STA	10.08	date
APPROVED	STA	10.08	date

REVISIONS		
DATE	BY	DESCRIPTION

DFI ENGINEERS-SURVEYORS-PLANNERS
CONSTRUCTION MANAGERS
1127 BENFIELD BLVD, SUITE K
MILLERSVILLE, MD 21108
WWW.DFIENGINEERING.COM
443-308-2100 FAX 443-308-2108



VARIANCE SITE PLAN
WEST FURNACE BRANCH ROAD
VARIANCE CASE NUMBER 2008-0312V

ZONING: C-4
ZIP CODE 21061

SCALE: AS SHOWN
TAX MAP: 10
FIFTH ASSESSMENT DISTRICT

OCTOBER 2008
BLOCK: 1
PARCEL: 402
ANNE ARUNDEL COUNTY, MARYLAND

RECEIVED
NOV 12 2008
CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bay

SHEET
1
OF
1

STORM WATER MANAGEMENT COMPUTATIONS

- Area Tabulation
 A. Property Area= 22,963 sq ft or 0.527 acres
 B. Proposed Disturbed Area= 15,350 sq ft or 0.35 acre
 C. Existing impervious area = 10,350 sq ft or 0.238 acre
 D. Existing Zoning C-4
 Pavement installed under a single lot permit released by A.A.County

The following storm water management

- Criteria must be addressed
 1. Water Quality Volume (WQv)
 2. Recharge Volume (ReV)
 3. Channel Protection Volume (CpV)
 4. Overbank Flood Protection Volumes (Qp)
 5. Extreme Flood Volume (Qf)

Credit Computation to be used:
 The project is a single commercial lot for storage.
 There is no contiguous land undergoing development by the same owner.
 Total site impervious cover shall 45 per cent of the lot size. The total disturbed area will be heavily seeded and mulched.

Total site impervious coverage is = 10,350 / 22963 or 45 per cent coverage
 Lot size is 0.527 acres
 The remainder of the site is already planted with a ground cover.

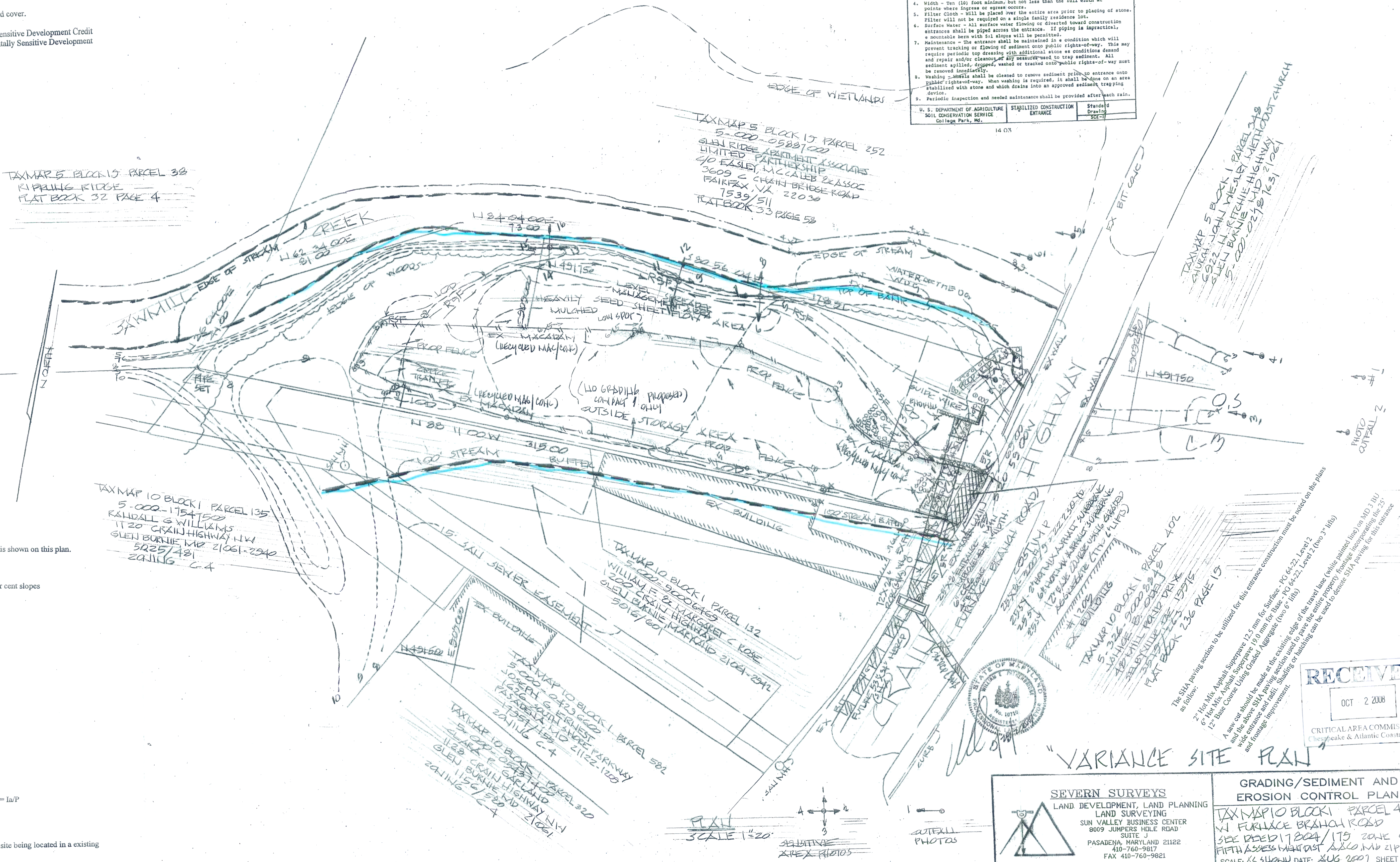
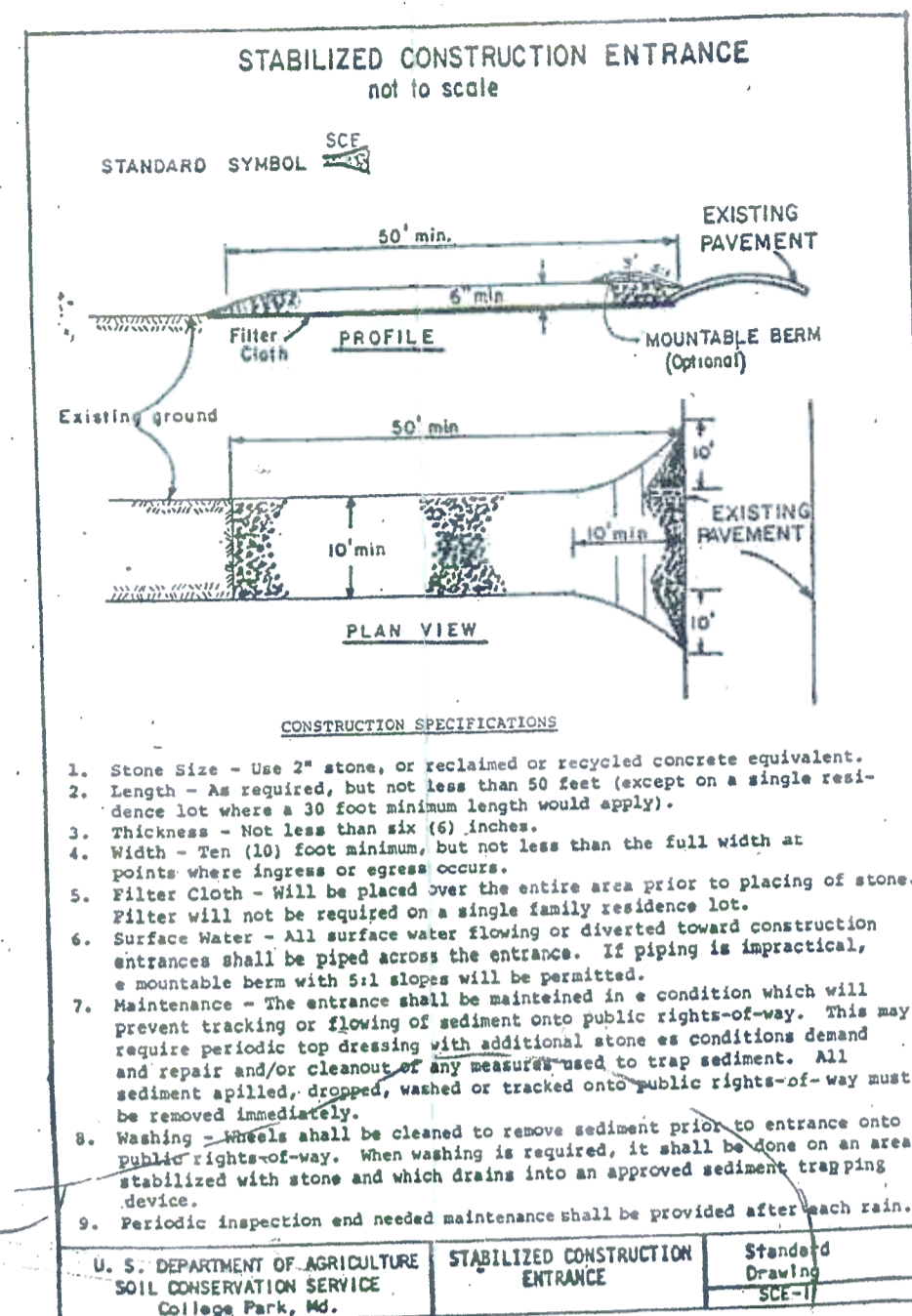
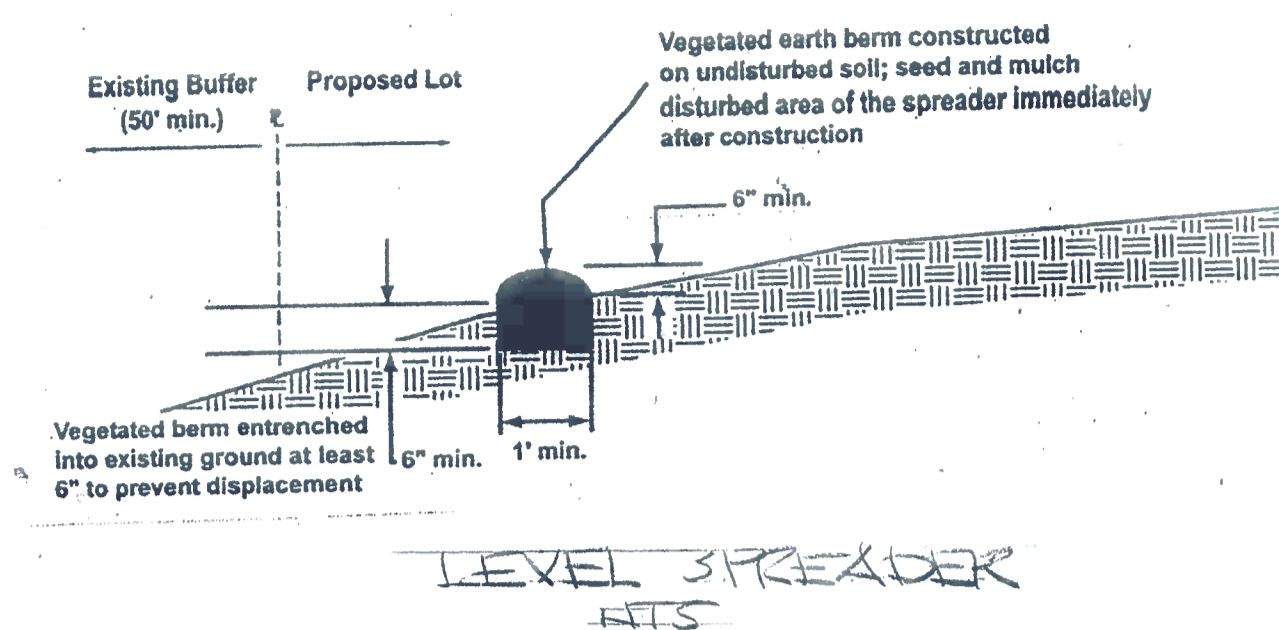
The CpV Quantity accounted for in the Environmental Sensitive Development Credit
 The Qp (10 year) Quantity accounted for in Environmentally Sensitive Development Credit.

Stormwater Management Statement

Storm water management for this site has been addressed via the installation of separate rain gardens down slope from the down spouts planted with the required trees and shrubs, with top soil, mulch placed as required. Roof top disconnect credits are noted, along with the credit in the outfall area, via with Conservation Easement Property and dedicated to Anne Arundel County.

Surface Filtering Systems

1. Filtering systems must be inspected regularly. When ponding is evident on the surface of the filter bed for more than 72 hours, the top few inches of discolored material shall be removed and replaced with fresh material and disposed properly.
2. Silt/sediment removal shall be performed when sediment accumulates a depth that exceeds one inch.
3. Filters with a grass cover shall be mowed a minimum of three times per growing season to maintain grass heights that do not exceed 12 inches.
4. Dead or diseased plant material shall be replaced. Areas devoid of mulch should be re-mulched on an annual basis.
5. Direct maintenance access to the pre-treatment area and filter bed shall be maintained.
6. Vigorous and dense growth should be maintained. Any bare spots, burned out areas, or eroded areas must be re-seeded or re-sodded immediately. Watering and/or fertilization should be provided during the first few months after strip is established and may periodically be needed during periods of drought.



Storm water management
 Water Quality, recharge Volume, Channel Protection
 Storage Volume, Overland Flood Volume, and
 Extreme Flood Volume
 Base datum for the design and management for this site is shown on this plan.

Site Area= 22,963 square feet or 0.527 acre
 Impervious area= 10,350 square feet or 0.238 acre
 Soil Type: Euc Evesboro Urban land Complex 2-10 per cent slopes
 Existing Zoning C-4

SUMMARY TABLE
 Compute Water Quality Volume ac/ft
 $WQv = (P)(Rv)(A)/12 = \text{acre/feet}$
 $WQv = ((1)(0.122)(0.527))/12 = 0.0054 \text{ ac/ft}$
 $WQv = 235.2 \text{ cu. ft.}$

10,350/ 22,963 = .45 or 45 per cent coverage

Compute Volumetric Runoff Coefficient (Rv)
 $Rv = 0.05 + 0.009 (I) = 1 = 6.2$
 $Rv = 0.05 + 0.009 (1) = 0.106$

Recharge Volume ac/ft
 $Rev = (S)(Rv)(A)/12 =$
 $= (0.29)(0.106)(.527)/12 = 0.001 \text{ ac/ft}$
 $= 43.6 \text{ cu. ft.}$

Channel Protection Storage Volume (CpV)
 1 year post development peak discharge
 $C = 0.20 \text{ CN } 92$
 $Ia = 200/N - 2 \text{ or } 200/92 - 2 = 0.17/p \text{ or } 0.17/2.7 = 0.062 = Ia/P$
 $q1 = qa \text{ or } Qa \text{ or } Qp \text{ or } Rv = 1 \times 0.106 = .0507$
 $q1 = (700)(0.007)(0.0507) = 0.24 \text{ cfs less than } 2.00 \text{ cfs}$
 CpV NOT REQUIRED

Overbank and extreme flood are not required due to the site being located in an existing flood prone area.



SEVERN SURVEYS
 LAND DEVELOPMENT, LAND PLANNING
 LAND SURVEYING
 SUN VALLEY BUSINESS CENTER
 8009 JUMPERS HOLE ROAD
 SUITE J
 PASADENA, MARYLAND 21122
 410-760-9817
 FAX 410-760-9821

GRADING/SEDIMENT AND EROSION CONTROL PLAN
 TAX MAP 10 BLOCK 1 PARCEL 402
 W. FERRIS BRANCH ROAD
 SEE DEED 17204/175 ZONE C-4
 FIFTH ASSES WATERTOWN & CO. MAR 21P 21061
 SCALE: AS SHOWN DATE: AUG 2007 SHEET 2 OF 2



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

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

1. Permanent Seeding:
 - A. Soil Tests: Lime and fertilizer will be applied per soil tests results for sites greater than 5 acres. Soil tests will be done at completion of initial rough grading or as recommended by the sediment control inspector. Rates and analyses will be provided to the grading inspector as well as the contractor.
 1. Occurrence of acid sulfate soils (grayish black color) will require covering with a minimum of 12 inches of clean soil with 6 inches minimum capping of top soil. No stockpiling of material is allowed. If needed, soil tests should be done before and after a 6-week incubation period to allow oxidation of sulfates.
 - The minimum soil conditions required for permanent vegetative establishment are:
 - a. Soil pH shall be between 6.0 and 7.0.
 - b. Soluble salts shall be less than 500 parts per million (ppm).
 - c. The soil shall contain less than 40% clay but enough fine grained material (> 30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if lovegrass or sericea lespedeza is to be planted, then a sandy soil (< 30% silt plus clay) would be acceptable.
 - d. Soil shall contain 1.5% minimum organic matter by weight.
 - e. Soil must contain sufficient pore space to permit adequate root penetration.
 - f. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with Section 21 Standard and Specification for Topsoil or amendments made as recommended by a certified agronomist.
 - B. Seedbed Preparation: Area to be seeded shall be loose and friable to a depth of at least 3 inches. The top layer shall be loosened by raking, disking or other acceptable means before seeding occurs. For sites less than 5 acres, apply 100 pounds dolomitic limestone and 21 pounds of 10-10-10 fertilizer per 1,000 square feet. Harrow or disk lime and fertilizer into the soil to a depth of at least 3 inches on slopes flatter than 3:1.
 - C. Seeding: Apply 5-6 pounds per 1,000 square feet of tall fescue between February 1 and April 30 or between August 15 and October 31. Apply seed uniformly on a moist firm seedbed with a cyclone seeder, cultipacker seeder or hydroseeder (slurry includes seeds and fertilizer, recommended on steep slopes only). Maximum seed depth should be 1/2 inch in clayey soils and 1/4 inch in sandy soils when using other than the hydroseeder method. Irrigate where necessary to support adequate growth until vegetation is firmly established. If other seed mixes are to be used, select from Table 25, entitled "Permanent Seeding For Low Maintenance Areas" from the current Standards and Specifications for Soil Erosion and Sediment Control. Mixes suitable for this are 1, 3 and 5-7. Mixes 5-7 are suitable in non-movable situations.
 - D. Mulching: Mulch shall be applied to all seeded areas immediately after seeding. During the time periods when seeding is 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 weeds. Spread mulch uniformly, mechanically or by hand, to a depth of 1-2 inches.

- E. Securing Straw Mulch: Straw mulch shall be secured immediately following mulch application to minimize movement by wind or water. The following methods are permitted:
 - (i) Use a mulch-anchoring tool which is designed to punch and anchor mulch into the soil surface to a minimum depth of 2 inches. This is the most effective method for securing mulch, however, it is limited to relatively flat areas where equipment can operate safely.
 - (ii) Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gallons of water.

- (iii) Liquid binders may be used. Apply at higher rates at the edges where wind catches mulch, such as in valleys and on crests of slopes. The remainder of the area should appear uniform after binder application. Binders listed in the 1994 Standards and Specifications for Soil Erosion and Sediment Control or approved equal shall be applied at rates recommended by the manufacturers.
 - (iv) Lightweight plastic netting may be used to secure mulch. The netting will be applied to the ground according to manufacturer's recommendations.
2. Temporary Seeding:

Lime: 100 pounds of dolomitic limestone per 1,000 square feet.

Fertilizer: 15 pounds of 10-10-10 per 1,000 square feet.

Seed: Perennial rye - 0.92 pounds per 1,000 square feet (February 1 through April 30 or August 15 through November 1).
Millet - 0.92 pounds per 1,000 square feet (May 1 through August 15).

Mulch: Same as 1 D and E above.
 3. No fills may be placed on frozen ground. All fill to be placed in approximately horizontal layers, each layer having a loose thickness of not more than 8 inches. All fill in roadways and parking areas is to be classified Type 2 as per Anne Arundel County Code - Article 21, Section 2-308, and compacted to 90% density, compaction to be determined by ASTM D-1557-66T (Modified Proctor). Any fill within the building area is to be compacted to a minimum of 95% density as determined by methods previously mentioned. Fills for pond embankments shall be compacted as per MD-378 Construction Specifications. All other fills shall be compacted sufficiently so as to be stable and prevent erosion and slippage.
 4. Permanent Sod:

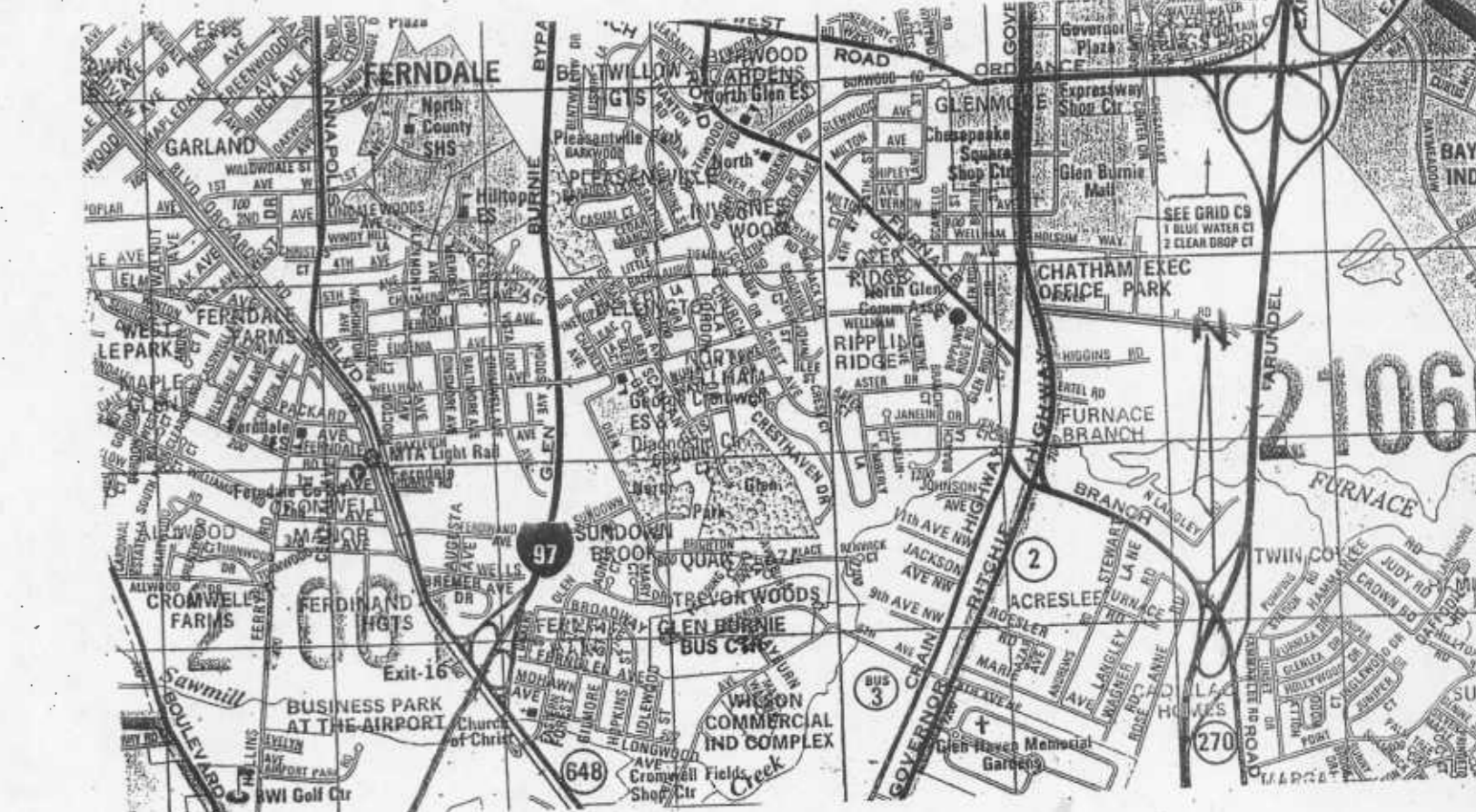
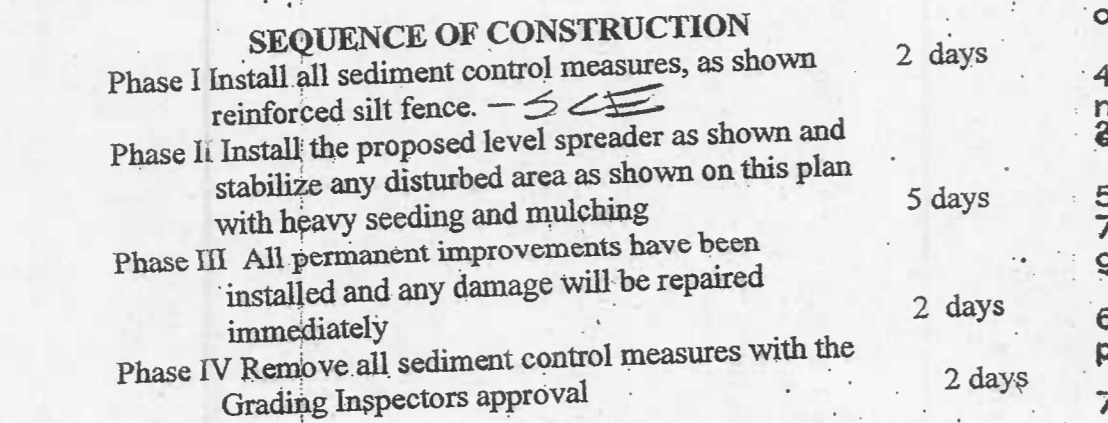
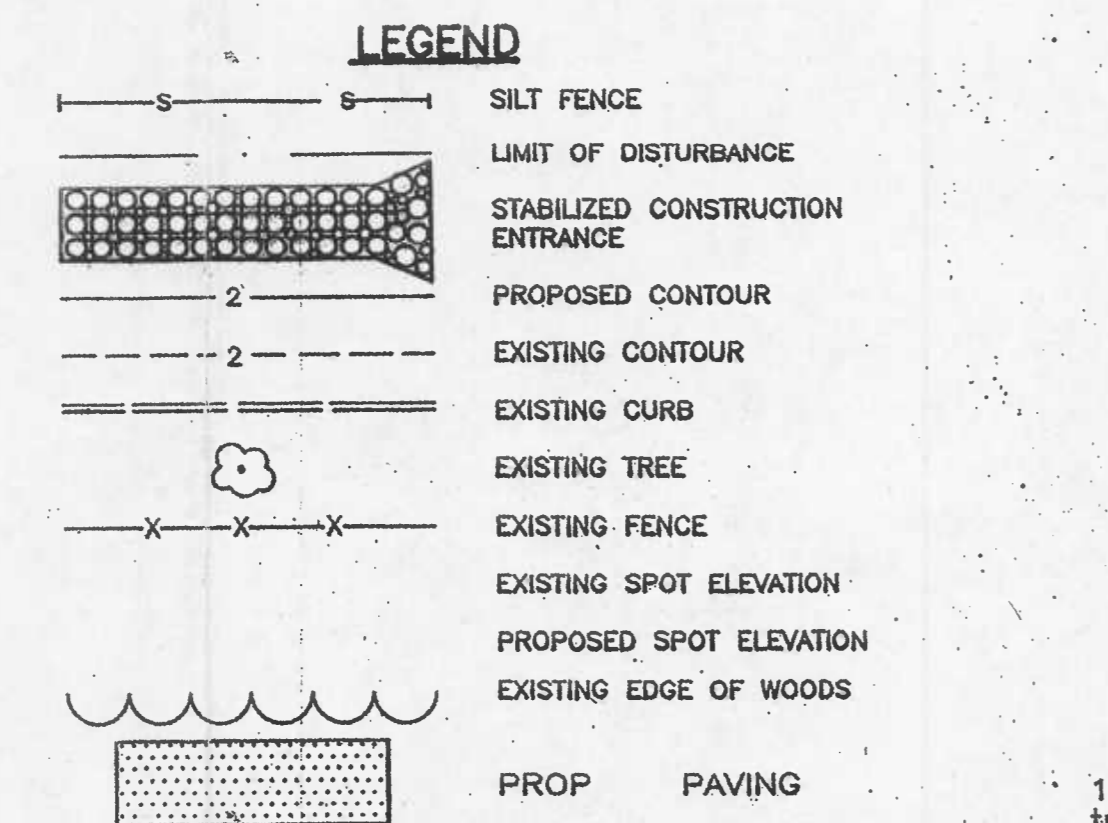
Installation of sod should follow permanent seeding dates. Seedbed preparation for sod shall be as noted in section (B) above. Permanent sod is to be tall fescue, state approved soil, lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying sod. Sod is to be laid on the contour with all ends tightly abutting. Joints are to be staggered between rows. Water and roll or tamp sod to insure positive root contact with the soil. All slopes steeper than 3:1, as shown, are to be permanently sodded or protected with an approved erosion control netting. Additional watering for establishment may be required. Sod is not to be installed on frozen ground. Sod shall not be transplanted when moisture content (dry or wet) and/or extreme temperature may adversely affect its survival. In the absence of adequate rainfall, irrigation should be performed to ensure establishment of sod.
 5. Mining Operations:

Sediment control plans for mining operations must include the following seeding dates and mixtures:

For seeding dates of:
February 1 through April 30 and August 15 through October 31, use seed mixture of tall fescue at the rate of 2 pounds per 1,000 square feet and sericea lespedeza at the minimum rate of 0.5 pounds per 1,000 square feet.
 6. Topsoil shall be applied as per the Standard and Specifications for Topsoil from the current Maryland Standards and Specifications for Soil Erosion and Sediment Control.

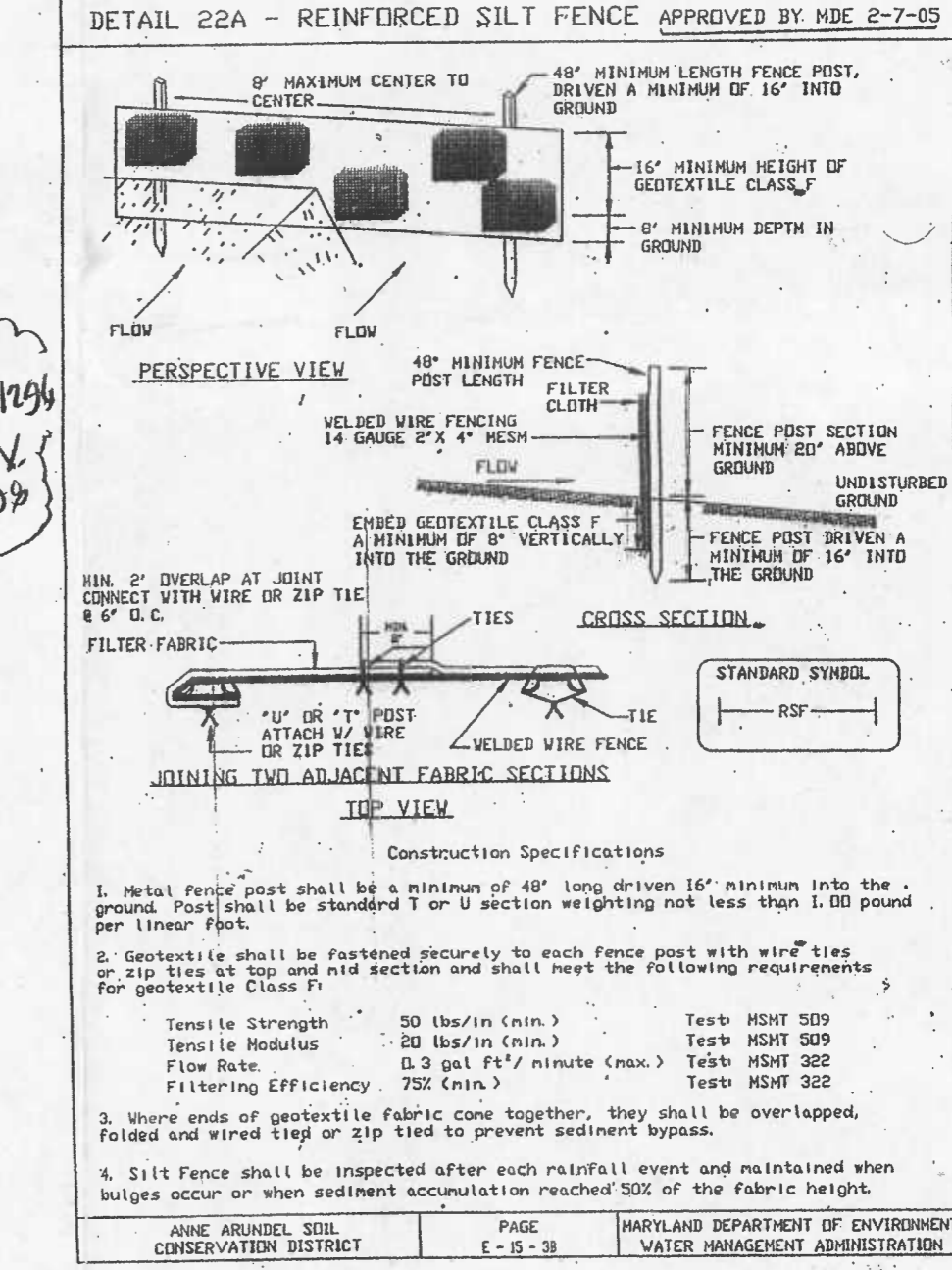
NOTE: Use of this information does not preclude meeting all of the requirements of the current Maryland Standards and Specifications for Soil Erosion and Sediment Control.

NOTE: Projects within 4 miles of the BWI Airport will need to adhere to Maryland Aviation Administration's seeding specification restrictions.



OUTFALL STATEMENT
A field inspection August, 2007 of site shows an existing bit. conc. parking lot to be used for outside storage. Improvements were installed via a A.A.Co. permit. The entire site is stabilized with ground cover with no erosion visible

STORMWATER MANAGEMENT STATEMENT
STORMWATER ADDRESSION IN HEAVILY GRASSED AREA NORTH OF EXISTING GRAVEL PROVIDE SHALLOW LEVEL SPREAD TO BLOCK FLOW TO SAWNILL BRANCH TO MAINTAIN MANAGEMENT



CONDUCT A PRE-CONSTRUCTION MEETING AT LEAST 48 HOURS PRIOR TO COMMENCING WORK ON THIS PROJECT BY CONTACTING THE DEPARTMENT OF INSPECTION AND PERMITS AT 410-222-7780. WORK MAY NOT COMMENCE UNTIL THE PERMITTEE AND THE EROSION CONTROL INSPECTOR HAVE REVIEWED THE PLANS.

GENERAL NOTES

1. All temporary stockpiles shall be within the disturbed area shown and draining to the sediment controls shown.
2. The site is ~~not~~ within the 100 year flood plain. ~~ZONE A-A FLOOD MAP IS G (LDA)~~
3. All roof drains shall be piped through fill areas outlet onto splash blocks.
4. The contractor shall maintain sediment control measures daily until removed per the sequence of construction.
5. Notify AAc's Environmental Programs. (410) 222-7778/79/80/81, 48 hours prior to any clearing or grading.
6. All sediment control measures must be installed prior to any clearing, grubbing, or grading.
7. Predominant Soil Type: ~~BM SLEB SILT LOAM~~ EUC-EBESBORO URBAN LAND COMPLEX

AREA TABULATIONS:
Total Site Area = 22,963 sf (0.521 ac)
Total Disturbed Area = 15,350 sf (0.35 ac)
Area to be Vegetatively Stabilized = 5,000 sf (0.112 ac)
Total Impervious Area = 10,350 sf (0.238 ac)

CONSULTANT'S CERTIFICATION

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

MD P.E. License # _____
MD Land Surveyor License # 10710
MD Landscape Architect # _____
Name: WILLIAM E PETHERBOROUGH
Firm Name: SEVERN SURVEYS
Street Address: 2005 J JUMPERS HOLE ROAD
PASADENA MARYLAND 21122
410-760-9817 410-760-9811 FAX
410-265-0215 CELL SEVERN SURVEYS & LCL.COM



STANDARD RESPONSIBILITY NOTES

1. (We) certify that:

1. All development and construction will be done in accordance with this sediment and erosion control plan, and further, authorize the right of entry for periodic on-site evaluation by the Anne Arundel Soil Conservation District Board of Supervisors or their authorized agents.
2. Any responsible personnel involved in the construction project will have a certificate of attendance from the Maryland Department of the Environment's approved training program for the control of sediment and erosion before beginning the project.

Responsible personnel on site: _____

3. If applicable, the appropriate enclosure will be constructed and maintained on sediment basin(s) included in this plan. Such structure(s) will be in compliance with the Anne Arundel County Code.
4. The developer is responsible for the acquisition of all easements, right, and/or rights-of-way that may be required for the sediment and erosion control practices, stormwater management practices and the discharge of stormwater onto or across adjacent or downstream properties included in the plan.
5. Initial soil disturbance or 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 3:1 horizontal to 1 vertical (3:1) and fourteen days for all other disturbed or graded areas on the project site. Temporary stabilization of the surface of perimeter controls, dikes, swales, ditches, and perimeter slopes may be allowed at the discretion of the sediment control inspector.
6. The sediment control approvals on this plan extend only to areas and practices identified as proposed work.
7. The approval of this plan for sediment and erosion control does not relieve the developer/consultant from complying with Federal, State or County requirements pertaining to environmental issues.
8. The developer must request that the Sediment Control Inspector approve work completed in accordance with the approved erosion and sediment control plan, the grading or building permit, and the ordinance.
9. All material shall be taken to a site with an approved sediment and erosion control plan.
10. On all sites with disturbed areas in excess of 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 approval by the sediment and erosion control inspector is given.
11. Approval shall be requested on final stabilization of all sites with disturbed areas in excess of two acres before re-oval of controls.
12. 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: Carl Blaylock Date: 11/2/07

Name: BLAZER PROPERTIES LLC (AGENCY FOR CARL BLAZER)
Title: OWNER
Address: 1133 JEFFERSON DRIVE MILLERSVILLE, MD 21109
Telephone Number: 410-571-2612
410-987-1265

" VARIANCE SITE PLAN "

NO.	REVISIONS	BY	DATE	RECEIVED	GRADING/SEDIMENT AND EROSION CONTROL PLAN
				OCT 2 2008	XXXXXXXXXX BLOCK PARCEL 402 AT FURNACE BRANCH ROAD SEE CAD 17204/173 ZONE C-4 FLETHA RESIDENTIAL DIST. 2X60' X 120' 21/2001 SCALE: 1"=AS SHOWN DATE: 2/06/2007 SHEET 1 OF 1

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