

M.A.F. & Associates, LLC  
Matthew A. Forgen  
55 Jones Station Road, W.  
Severna Park, MD 21146  
Phone: 443-864-8589

September 1, 2023

Planner  
Department of Planning & Zoning  
2664 Riva Road  
Annapolis MD 21401

**RE: Parkview Lot, 1  
201 Customs Way, Millersville MD 21108**

Dear Planner:

Please accept this submittal of a variance for the above referenced project. We are proposing the construction of a new detached garage (accessory structure). The proposed garage is a 2-story structure with a height of 24'. The structure has an overall footprint of 56' x 26' and is setback 10' from the southern, side property line and 53.81' from the northern property line. This proposal will require a zoning variance of 5' to allow development within the side lot line setback.

Please note this is a standard size R1 zoned property and therefore required to meet the setbacks as required in 18-4-601 of the County Code. For an accessory structure, this section of the County Code requires a front setback of 50', a side setback of 15', and a rear setback of 15'. We are proposing a detached garage setback 10' from the side property line, necessitating a 5' zoning variance.

***WE REQUEST A 5' VARIANCE TO ARTICLE 18-4-601 THAT REQUIRES A SIDE LOT LINE SETBACK OF 15' FOR AN ACCESSORY STRUCTURE, TO ALLOW FOR THE CONSTRUCTION OF THE NEW DETACHED GARAGE. THE DETACHED GARAGE IS PROPOSED BE CONSTRUCTED AT 10.00' TO THE SIDE LOT LINE.***

We feel this zoning variance request meets the requirements of Article 18-16-305 (a) & (c) and therefore the variances should be granted. Below is the justification for granting the above noted variances.

***18-16-305(a)(1) Because of certain unique physical conditions, such as irregularity, narrowness or shallowness of lot size and shape or exceptional topographical conditions peculiar to and inherent in the particular lot, there is no reasonable possibility of developing the lot in strict conformance with this article; or:***

This site is an existing legally platted lot. The lot was recorded in 1992. At this point the lot was greatly restricted by a clear site easement as shown on the record plat. A copy of this plat is attached. As of today, this easement is no longer needed because of the reconfiguration of Jumpers Hole Road but per the Zoning Department we are not able to build the garage within the easement. This easement requires the garage to be placed closer to the side lot line than permitted by the county code. This site also requires 2 replacement septic systems to be shown for the Anne Arundel County Health Department. There is limited room for these replacement mounds because of the site characteristics. We are required to hold a setback of 25' from the mound to any part of the garage structure. This limits the placement of the garage as well. With the size of the site and required Health Department setbacks and the platted clear sight easement, there is no way of building the garage without the need for this zoning variance. These are the unique characteristics of the lot.

**18-16-305(a)(2) Because of exceptional circumstances other than financial considerations, the grant of a variance is necessary to avoid practical difficulties or unnecessary hardship and to enable the applicant to develop the lot:**

With the unique characteristics of this site, we are not able to develop the property without the need for a variance. If a variance is not granted, we would only be able to construct a very narrow garage.

**18-16-305(c)(1): the variance is the minimum variance necessary to afford relief:**

This variance is the minimum variance necessary to afford relief in that the proposed garage is held as tight to the clear sight easement and mound system as possible. We feel this is a minimal impact to these setbacks.

**18-16-305(c)(2) the granting of the variance will not:**

**(i) alter the essential character of the neighborhood or district in which the lot is located:** The approval of these variances will not alter the essential character of the neighborhood. Detached garages are commonly enjoyed by property owners of single-family dwellings.

**(ii) substantially impair the appropriate use or development of adjacent property:** This proposed development would not impair the appropriate use or development of adjacent properties. The neighboring property is currently developed with a single-family dwelling. This proposal does not impact this dwelling nor the ability of the owner to improve or further develop their property.

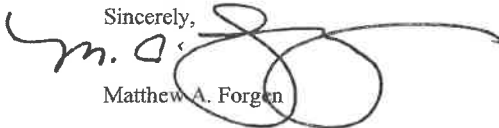
**(iii) reduce forest cover in the limited development and resource conservation areas of the critical area:** The property is not located within the Chesapeake Bay Critical Area.

**(iv) be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area:** The property is not located within a bog protection area and is not contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area.

**(v) be detrimental to the public welfare:** This development is not detrimental to the health and welfare of the community. This proposal will not have an increased impact on the public water and sewer system. Storm water management plantings will be required the required building permit application.

If you should have any questions regarding this submittal, please feel free to contact me at the number above.

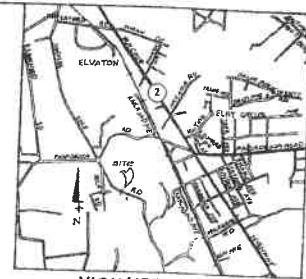
Sincerely,

  
Matthew A. Forgan

COORDINATES				CURVE DATA			
NO.	NORTH	EAST	NO.	NORTH	EAST	NO.	RADIUS
1	464048.88	918985.98	1	25.0	300.0	1	300.0
2	463798.11	919371.77	2	30.0	200.0	2	200.0
3	463414.55	919347.49	3	35.0	150.0	3	150.0
4	463338.46	918422.89	4	40.0	100.0	4	100.0
5	464026.03	918261.08	5	45.0	50.0	5	50.0
6	463795.00	918471.9	6	50.0	0.0	6	0.0
7	463795.00	918471.9	7	55.0	0.0	7	0.0
8	463627.12	918261.08	8	60.0	0.0	8	0.0
9	463627.12	918261.08	9	65.0	0.0	9	0.0
10	463627.12	918261.08	10	70.0	0.0	10	0.0
11	463627.12	918261.08	11	75.0	0.0	11	0.0
12	463627.12	918261.08	12	80.0	0.0	12	0.0
13	463795.00	918471.9	13	85.0	0.0	13	0.0
14	463795.00	918471.9	14	90.0	0.0	14	0.0
15	463795.00	918471.9	15	95.0	0.0	15	0.0
16	463795.00	918471.9	16	100.0	0.0	16	0.0
17	463795.00	918471.9	17	105.0	0.0	17	0.0
18	463795.00	918471.9	18	110.0	0.0	18	0.0

TEMPORARY CONSTRUCTION EASEMENT

A TEMPORARY CONSTRUCTION EASEMENT IS RESERVED ON ALL LOTS SHOWN HEREON BETWEEN THE RIGHT-OF-WAY LINE AND THE BUILDING RESTRICTION LINE FOR THE PURPOSE OF CONSTRUCTION OF THE ROADS SHOWN HEREON ONLY THAT WORK NECESSARY FOR THE EXECUTION OF THE APPROVED ROAD CONSTRUCTION PLANS SHALL BE PERFORMED WITHIN EASEMENT SAID EASEMENT WILL CEASE TO EXIST UPON COMPLETION OF THESE ROADS AND THE RELEASE OF ANY MAINTENANCE BOND HELD BY ANNE ARUNDEL CO, MARYLAND



VICINITY MAP SCALE: 1"=200'

OWNERS DEDICATION

WE, SUNSHINE HOMES, INC., CHARLES R. MADSON AND ANGELA EMBEL-MADSON, JAMES R. ANDERSON AND CYNTHIA ANDERSON AND GALE L. LESLIE AND PATRICIA LESLIE, OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION TO ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE THE STREETS, ALLEYS, WALKWAYS, AND OTHER EASEMENTS, WIDENING STRIPS, WETLANDS AND FLOOD PLAINS TO PUBLIC USE SUCH LANDS TO BE DEED TO ANNE ARUNDEL COUNTY OR THE STATE OF MARYLAND ADMINISTRATION, IN AS MANY AS APPROPRIATE OR FEASIBLE.

THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS SHOWN AND ALL PARTIES IN INTEREST THERE TO HAVE HERETO AFFIXED THEIR SIGNATURES, INDICATING THEIR ASSENT THERETO AND THEIR WILLINGNESS TO JOIN IN THIS PLAN OF SUBDIVISION. THE REQUIREMENTS OF SUBSECTION 3-102(a) OF ARTICLE 21 OF THE ANNOTATED CODE OF MARYLAND, 1987 EDITION AS AMENDED 1975 TITLE, REAL PROPERTY AS FAR AS RELATED TO THE MARKING OF THIS PLAN AND SETTING OF MARKERS HAVE BEEN COMPLIED WITH. WE HEREBY ASSENT TO GO HERETO JOIN IN THIS PLAN OF SUBDIVISION.

Jim Edwards, President, Sunshine Homes, Inc. Date: 10-5-92
Charles R. Madson, Owner, Lot 3 Date: 10/2/92
Cynthia Anderson, Owner, Lot 4 Date: 10/2/92
Gale L. Leslie, Owner, Lots 6 and 7 Date: 10/2/92
Patricia Leslie, Owner, Lots 6 and 7 Date: 10/2/92



NOTICE TO TITLE EXAMINERS

- 1. THIS PLAT HAS BEEN APPROVED FOR RECORDING ONLY AND SHALL BECOME NULL AND VOID UNLESS:
a. AN INSPECTION AGREEMENT OR A PUBLIC WORKS AGREEMENT HAS BEEN EXECUTED AND RECORDED WITHIN 2 YEARS AFTER THIS PLAT IS APPROVED.
b. IF REQUIRED, A UTILITY AGREEMENT HAS BEEN EXECUTED AND RECORDED WITHIN 2 YEARS AFTER THIS PLAT IS APPROVED.
c. CONSTRUCTION UNDER EACH OF THESE AGREEMENTS HAS BEEN CONTINUOUS WITHOUT INTERRUPTION FOR MORE THAN 1 YEAR AT ALL TIMES.
2. A SALE OR CONTRACT OF SALE OF ANY LOTS SHOWN HEREIN MAY NOT BE MADE UNTIL NECESSARY IMPROVEMENTS HAVE BEEN:
a. SATISFACTORILY COMPLETED UNDER AN INSPECTION AGREEMENT AND THE SUBDIVIDER HAS PROVIDED THE COUNTY WITH A WAIVER OF LIENS FROM ALL CONTRACTORS AND SUBCONTRACTORS OR
b. SATISFACTORILY GUARANTEED BY A PUBLIC WORKS AGREEMENT SUPPORTED BY A SURETY BOND, CERTIFIED CHECK, CASH, OR IRREVOCABLE LETTER OF CREDIT FROM A LOCAL BANK, OR OTHER SECURITY AS AUTHORIZED BY LAW.
c. IF REQUIRED, SATISFACTORILY GUARANTEED BY A UTILITY AGREEMENT SUPPORTED BY A SURETY BOND, CERTIFIED CHECK, CASH, OR IRREVOCABLE LETTER OF CREDIT FROM A LOCAL BANK OR SUCH OTHER SECURITY AUTHORIZED BY LAW.
3. A BUILDING PERMIT OTHER THAN A SAMPLE PERMIT MAY NOT BE ISSUED FOR ANY CONSTRUCTION IN THIS DEVELOPMENT UNTIL THE REQUIREMENTS OF PARAGRAPH 2 ABOVE HAVE BEEN COMPLIED WITH. BUILDING OR STRUCTURE IN THE SUBDIVISION UNLESS IMPROVEMENTS AND BASIC IMPROVEMENTS REQUIRED UNDER A PUBLIC WORKS AGREEMENT BY ARTICLE 25 SECTION 3-101 OF THE ANNE ARUNDEL COUNTY CODE HAVE BEEN COMPLETED.
4. ALL UTILITIES INCLUDING GAS, ELECTRIC AND COMMUNICATIONS SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH THE PUBLIC SERVICE COMMISSION STATEWIDE RULE OF JUNE 14, 1965.
5. MARKERS SHALL BE CONSISTENT WITH AND UNDERTAKEN ONLY FOR THOSE AREAS DELINEATED ON THE FINAL DEVELOPMENT PLAN ON FILE WITH THE OFFICE OF PLANNING AND ZONING AND SHALL GENERALLY FOLLOW THE CONCEPT AND INTENT OF THE PLAN.

\* THE PURPOSES OF THIS PLAT ARE TO ELIMINATE THE STORM WATER MANAGEMENT DRYWELL FROM LOT 2 AND TO ADD RIGHTS-TO-DISCHARGE ON LOTS 1, 2, 3 AND 4.

\* NOTES: 1. THIS PLAT IS SUBJECT TO ALL NOTES AND CONDITIONS APPEARING ON THE PREVIOUSLY RECORDED PLATS ENTITLED "PARKVIEW" AS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND AS PLATS NUMBERED 6505 AND 6504, PLAT BOOK 104, PLAT PAGES 20 AND 30. 2. THE STATE MORTGAGE APPROVAL:

Michael M. Wexler, V.P. 1-25-92
Michael M. Wexler, V.P. 10/6/92
Henry R. Meyer 12-24-92

AREA TABULATIONS

Table with 2 columns: Description and Area. Includes 100% SITE AREA (504,400 sq ft), TOTAL LOT AREA (257,161 sq ft), TOTAL NUMBER OF LOTS (7), TOTAL AVERAGE LOT AREA (1,178 sq ft), TOTAL MINIMUM LOT AREA (40,000 sq ft).

RECREATION AREA: REQUIRED 1000 sq ft, PROVIDED 1061 sq ft.

STORMWATER MANAGEMENT AREA: 13,324 sq ft. ZONING: R-1. NON-TIDAL WETLANDS: 17,936 sq ft.

R.O.W. PROP PUBLIC ROADWAY: 20118 sq ft. PROP RW WIDENING (SOUTH): 19,313 sq ft. PROP RW WIDENING (NORTH): 63,131 sq ft. EXISTING PUBLIC ROADWAY: 27,457 sq ft. OPEN SPACE: 0. PROVIDED (S.W.M. POND): 19,321 sq ft.

R1 SETBACKS

FRONT: 40' SIDE: 10' CORNER: 40' REAR: 25'. MIN. LOT FRONTAGE: 125'. MIN. LOT FRONTAGE: 15'.

LEGEND

MONUMENT: IRON PIN. LOT NUMBER: #55. CURVE NUMBER: 55. POINT NUMBER: 55.

WAIVER \*BIFSA TO PAY A FEE IN LIEU OF PROVIDING RECREATION AND OPEN SPACE LOT SIZE WAS GRANTED ON DECEMBER 5, 1988 BY THE PLANNING/ZONING OFFICER.

- NOTE: 1) LOTS 1 THROUGH 4 SHALL BE ACCESSED BY CUSTOMERS. 2) LOTS 1 & 2 SHALL NOT HAVE ACCESS TO JUMPER'S HOLE RD. 3) LOT 7 MAY NOT BE FURTHER SUBDIVIDED. 4) LOT 7 MAY CONTINUE TO GAIN ACCESS FROM JUMPER'S HOLE RD.

RIGHT-TO-DISCHARGE: THE OWNERS HEREOF, THEIR SUCCESSORS AND ASSIGNS, DO HEREBY GRANT AND WARRANT TO ALL UPSTREAM PROPERTY OWNERS AND ANNE ARUNDEL COUNTY, MD. THE PERPETUAL RIGHT TO DISCHARGE AND SHOW THE PERPETUAL RIGHT TO DISCHARGE THE FLOW OF STORMWATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO AND ADJACENT PROPERTIES INTO EXISTING WATERWAY OF NATURAL DRAINAGE COURSES AND/OR BROOK EXISTING OR TO BE CONSTRUCTED. SUCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOL AS SHOWN GRAPHICALLY ON THIS PLAT.

SURVEYORS CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IS AN ADMINISTRATIVE PLAT OF SUBDIVISION OF ALL OF THE LANDS CONVEYED BY GALE L. LESLIE AND PATRICIA LESLIE TO SUNSHINE HOMES, INC. BY DEED DATED DEC. 4, 1988 AND RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MD. IN LIBER SCOT, FOLIO 676 (LOTS 2 AND 3), AND OF ALL OF THE LANDS CONVEYED BY SUNSHINE HOMES, INC. TO CHARLES R. MADSON AND ANGELA EMBEL-MADSON BY DEED DATED MAY 20, 1991 AND RECORDED IN THE SAID LAND RECORDS IN LIBER 2044, FOLIO 545 (LOT 3) AND OF ALL OF THE LANDS CONVEYED BY SUNSHINE HOMES, INC. TO JAMES R. AND CYNTHIA ANDERSON BY DEED DATED APRIL 25, 1992 AND RECORDED IN THE SAID LAND RECORDS IN LIBER 2044, FOLIO 545 (LOT 3) AND OF PART OF THE LANDS CONVEYED BY WALTER ZOTTMAN TO GALE L. LESLIE AND PATRICIA A. LESLIE BY DEED DATED JULY 6, 1983 AND RECORDED IN THE SAID LAND RECORDS IN LIBER 3430, FOLIO 364 (LOTS 6 & 7).

I FURTHER CERTIFY THAT IRON PINS MARKED THUS AND CONCRETE MONUMENTS MARKED THUS WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ANNE ARUNDEL COUNTY, MARYLAND. THE REQUIREMENTS OF SECTION 3-102, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1988 REPLACEMENT EDITION, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH. THIS PLAT IS BASED ON THE PREVIOUSLY RECORDED PLAT OF PARKVIEW (SEE NOTE NO. 1).

APPROVED: OFFICE OF PLANNING AND ZONING OF ANNE ARUNDEL COUNTY, MARYLAND. DATE: 3/3/92. APPROVED: HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY, MARYLAND. DATE: 4/20/92.

APPROVED: PLANNING AND ZONING OFFICER. DATE: 3/3/92. APPROVED: COUNTY HEALTH OFFICER. DATE: 4/20/92.

PUBLIC SERVICE AGREEMENT

THIS PLAT HAS BEEN APPROVED FOR RECORDING SUBJECT TO AN AGREEMENT WITH THE BALTIMORE GAS & ELECTRIC COMPANY DATED JUNE 18, 1988 AND WITH THE CHESAPEAKE & POTOMAC TELEPHONE COMPANY DATED APRIL 1989 AS RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY IN LIBER 4928 AT FOLIO 229 AND IN LIBER 4875 AT FOLIO 530 RESPECTIVELY.

FIRST AMENDED PLAT PARKVIEW

(AN ADMINISTRATIVE PLAT) 7 SINGLE FAMILY LOTS. PARCEL 113. THIRD DISTRICT ANNE ARUNDEL CO., MD. PLAT 1 OF 2. SEPT. 1992. SCALE: 1"=100'. SUBD. #28-207 PROJ. # 02-177. DEVELOPMENT FACILITATORS, INCORPORATED. 804 BALTIMORE ANNAPOLIS BOULEVARD SEVERNA PARK, MARYLAND 21146.

T.M. 23 BLK 10 P112  
 CHARLES J. & NORMA J. YODIS  
 P.O. BOX 52  
 PIESANDENA MD 21122  
 3-000-3420055  
 2512/201  
 R-1

FOR OWNER'S DEDICATION NOTICE TO TITLE EXAMINERS  
 AND SURVEYOR'S CERTIFICATE SEE FLAT 1 OF 2. WE  
 AGENT TO AND DO HEREBY JOIN IN THIS FLAT OF SUB-  
 DIVISION.

*Jim Edwards* 10-5-92  
 JIM EDWARDS, PRESIDENT, SUNSHINE HOMES, INC. DATE  
 OWNER, LOTS 1, 2 AND 3.

*Charles R. Madison* 5 Oct 92  
 CHARLES R. MADISON DATE  
 OWNER, LOT 3

*Angela Evell-Madison* 01/5/92  
 ANGELA EVELL-MADISON DATE  
 OWNER, LOT 3

*James R. Anderson*  
 JAMES R. ANDERSON DATE  
 OWNER, LOT 4

*Cynthia Anderson* 10/5/92  
 CYNTHIA ANDERSON DATE  
 OWNER, LOT 4

*Sale L. Leslie* 10/7/92  
 SALE L. LESLIE DATE  
 OWNER, LOTS 6 AND 7

*Patricia Leslie* 10/7/92  
 PATRICIA LESLIE DATE  
 OWNER, LOTS 6 AND 7

*Donald E. Padden* 11/25/93  
 DONALD E. PADDEN DATE  
 MORTGAGEE, LOTS 1, 2 AND 3

*Michael N. Maseella* 12/26/93  
 MICHAEL N. MASEELLA DATE  
 TRUSTEE, LOT 3

*James R. Minor* 12/26/92  
 JAMES R. MINOR DATE  
 TRUSTEE, LOT 4

APPROVED:  
 OFFICE OF PLANNING AND ZONING OF  
 ANNE ARUNDEL COUNTY, MARYLAND  
 PLANNING AND ZONING OFFICER DATE 3/3/92

APPROVED FOR PRIVATE SYSTEMS  
 HEALTH DEPARTMENT OF  
 ANNE ARUNDEL COUNTY, MARYLAND  
 COUNTY HEALTH OFFICER DATE 9/29/92



ISSUED - 6 Feb 94

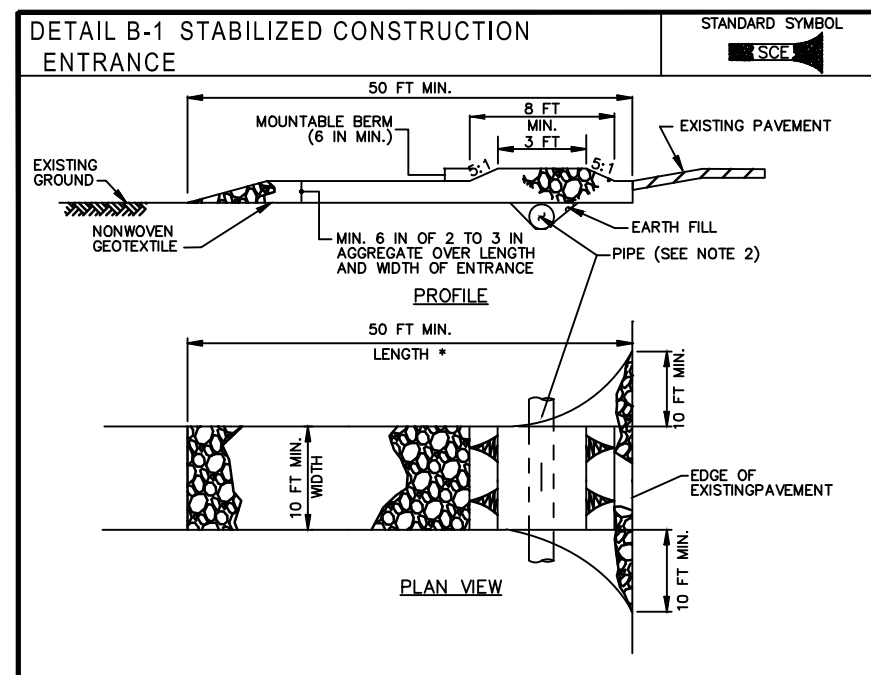
NON-TIDAL WETLANDS

1	N	85° 23' 27"	W	23.00'
2	N	55° 36' 48"	W	32.25'
3	S	85° 18' 13"	W	11.18'
4	S	11° 11' 26"	W	26.17'
5	S	31° 10' 25"	W	29.07'
6	S	40° 51' 44"	W	32.20'
7	S	14° 28' 27"	W	23.34'
8	S	25° 38' 53"	W	27.78'
9	S	11° 44' 01"	E	0.06'
10	S	57° 26' 15"	W	34.89'
11	S	00° 57' 37"	W	39.12'
12	N	85° 10' 12"	E	110.00'
13	N	04° 36' 31"	E	175.00'

T.M. 23 BLK 17 P120  
 ARUNDEL COUNTY  
 110 WEST ROAD  
 BALTIMORE MD 21204  
 3-000-70014045  
 1071220  
 R-1

FIRST AMENDED FLAT  
**PARKVIEW**  
 (AN ADMINISTRATIVE FLAT)  
 TAXMAP 23 BLOCK 10 PARCEL 113  
 7 SINGLE FAMILY LOTS  
 THIRD DISTRICT ANNE ARUNDEL CO., MD  
 SEPT. 1992 FLAT 2 OF 2  
 ZONING: R-1 SCALE: 1"=100'  
 SUBD. #88-307 PROJ. 92-177  
 DEVELOPMENT FACILITATORS, INCORPORATED  
 504 BALTIMORE ANNAPOLIS BOULEVARD  
 SEVERN PARK, MARYLAND 21146  
 FLAT \_\_\_\_\_ BOOK \_\_\_\_\_ PAGE \_\_\_\_\_

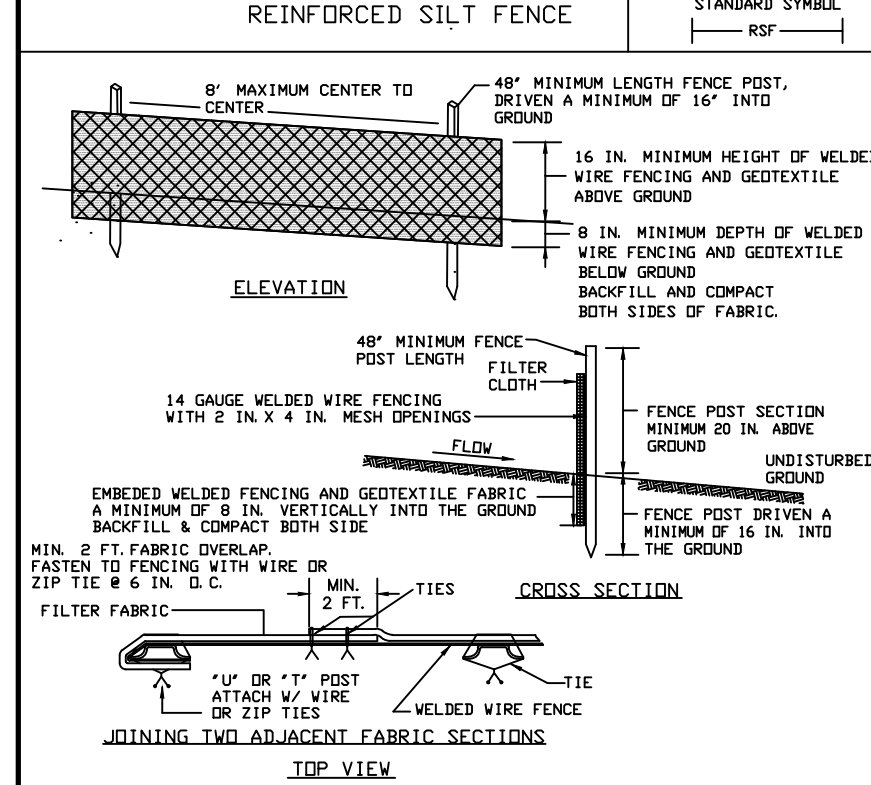




**CONSTRUCTION SPECIFICATIONS**

- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE ENTRANCE. USE MINIMUM LENGTH OF 50 FEET (100 FEET FOR SINGLE RESIDENCE LOTS). USE MINIMUM WIDTH OF 10 FEET. FLARE SIZE TO FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SITE UNDER THE ENTRANCE MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SITE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SITE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SITE IS NOT LOCATED AT A HIGH SPOT.
- PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
- PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SITE.
- MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT, ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE. MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY AND/OR DRIVEWAY AND/OR SEWERAGE. WASHING TOWARD TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
 U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES ADMINISTRATION



**Construction Specifications**

1. Metal fence post shall be a minimum of 48 inches long, driven 16 inches minimum into the ground and no more than 8 feet apart. Post shall be standard 1" or 1 1/2" section lightweight pipe less than 1.00 pound per foot. Reinforcement shall be 14 gauge welded wire fencing with 2 inch x 4 inch mesh openings.
2. Geotextile shall be fastened securely to each fence post with wire ties or zip ties at top and mid section. Where ends of geotextile fabric come together, they shall be overlapped. Folded end wire tied or zip tied to post to prevent soilment bypass. shall meet the following requirements for geotextile Class F.
3. Use woven geotextile as specified in section H-1 materials, and fasten to the outside side of the fence post with wire or zip ties at the top and mid section. The Manufacturer's certification that the fabric meets the requirements in section H-1 must be made available to the inspector/enforcement authority.
4. Extend both ends of reinforced silt fence a minimum of five (5) horizontal feet up slope at 45 degrees to the main fence alignment to prevent runoff from going around ends.
5. Remove accumulated sediment and debris when bulges develop in the reinforced silt fence fabric, or when sediment reaches 20% of the fence height. Replace geotextile if 10% of the fabric is damaged or missing. If damage occurs, reinstall fence.

**REINFORCED SILT FENCE**

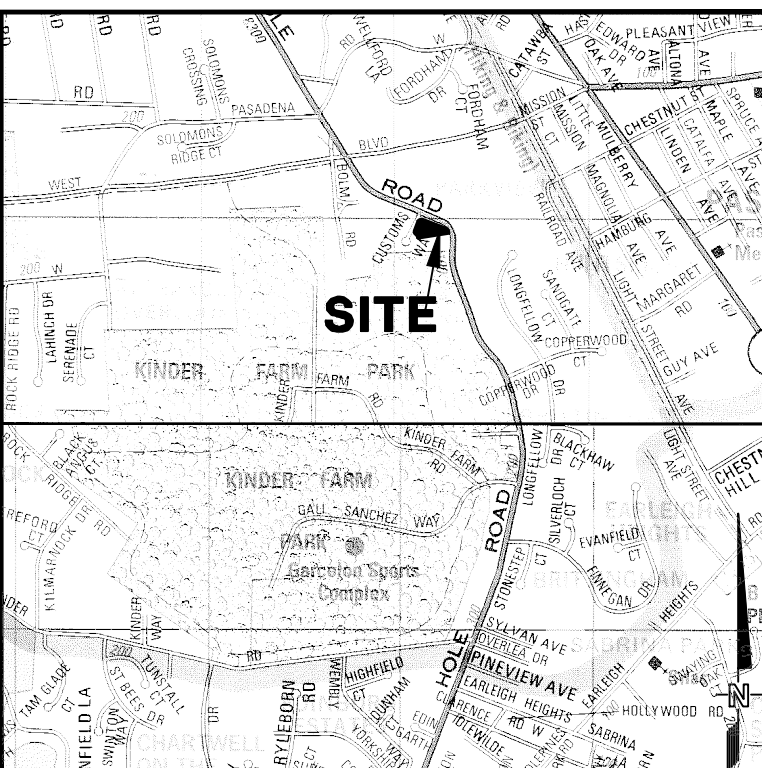
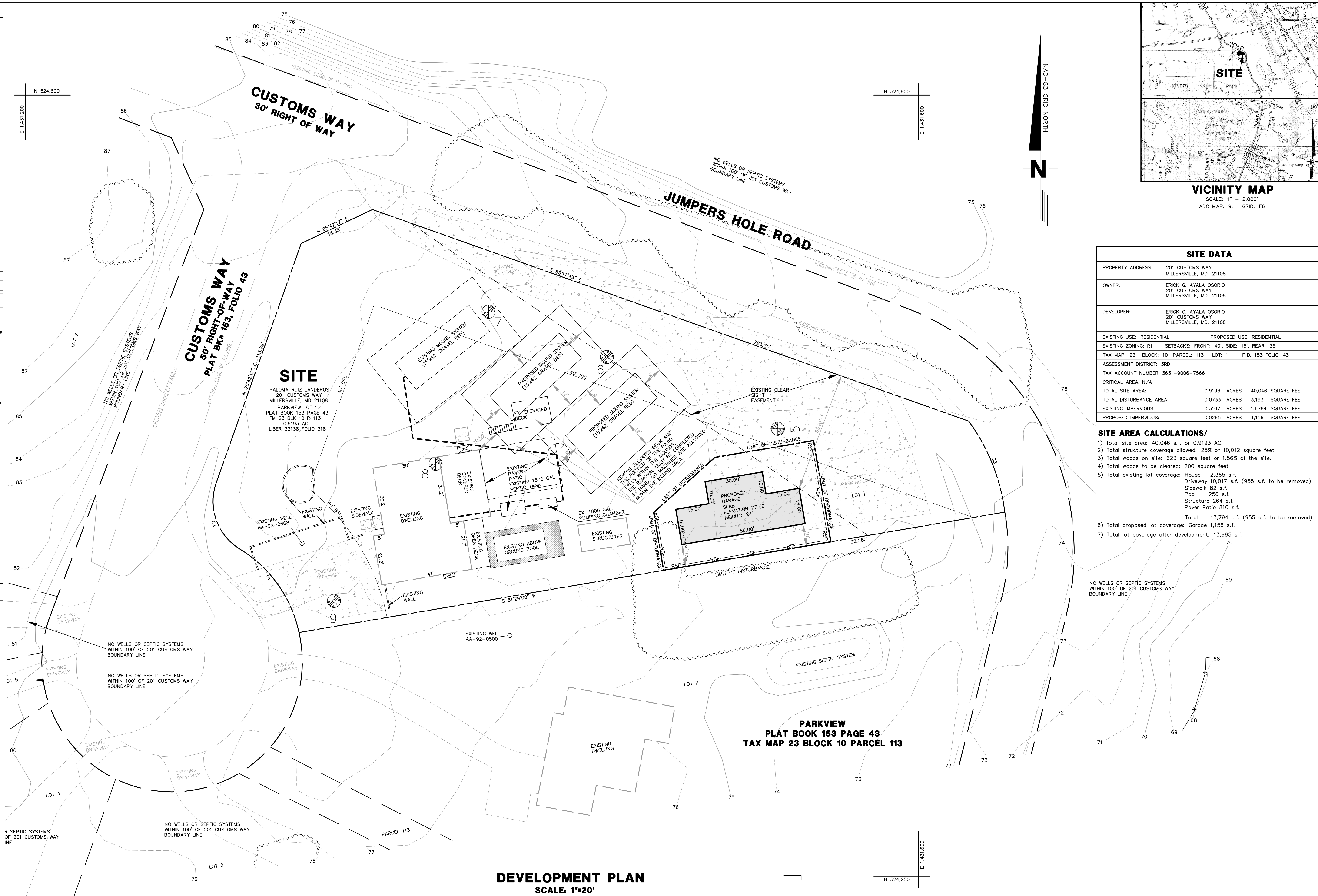
Design Criteria  
Reinforced Silt Fence Design Constraints

Average Slope Steepness	Maximum Slope Length	Maximum Silt Fence Length
Flatter than 50:1 (<20)	300 feet	Unlimited
50:1 to 10:1 (2-100)	125 feet	1,000 feet
10:1 to 5:1 (10-200)	100 feet	750 feet
5:1 to 3:1 (>200)	40 feet	250 feet

Maximum slope length is unlimited on the Hydraulic Soil Group (HSG) "A" soils above.

1. The use of Reinforced Silt Fence must conform to the design constraints listed above.
2. The area downgrade of the Reinforced Silt Fence must be undisturbed ground.
3. Reinforced Silt Fence must be placed along the contour.
4. Reinforced Silt Fence should be used with caution in areas where rocky soils may prevent trenching.
5. Extend both ends of reinforced silt fence a minimum of five (5) horizontal feet up slope at 45 degrees to the main fence alignment to prevent runoff from going around the ends.

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2015



**SITE DATA**

PROPERTY ADDRESS:	201 CUSTOMS WAY MILLERSVILLE, MD, 21108
OWNER:	ERICK G. AYALA OSORIO 201 CUSTOMS WAY MILLERSVILLE, MD, 21108
DEVELOPER:	ERICK G. AYALA OSORIO 201 CUSTOMS WAY MILLERSVILLE, MD, 21108
EXISTING USE: RESIDENTIAL	PROPOSED USE: RESIDENTIAL
EXISTING ZONING: R1	SETBACKS: FRONT: 40', SIDE: 15', REAR: 35'
TAX MAP: 23 BLOCK: 10 PARCEL: 113 LOT: 1 P.B. 153 FOLIO. 43	ASSESSMENT DISTRICT: 3RD
TAX ACCOUNT NUMBER: 3631-9006-7566	TOTAL SITE AREA: N/A
CRITICAL AREA: N/A	TOTAL DISTURBANCE AREA: 0.0733 ACRES 3,193 SQUARE FEET
TOTAL SITE AREA: 0.9193 ACRES 40,046 SQUARE FEET	EXISTING IMPERVIOUS: 0.3167 ACRES 13,794 SQUARE FEET
TOTAL DISTURBANCE AREA: 0.0733 ACRES 3,193 SQUARE FEET	PROPOSED IMPERVIOUS: 0.0265 ACRES 1,156 SQUARE FEET

**SITE AREA CALCULATIONS/**

- 1) Total site area: 40,046 s.f. or 0.9193 AC.
- 2) Total structure coverage allowed: 25% or 10,012 square feet
- 3) Total woods on site: 623 square feet or 1.56% of the site.
- 4) Total woods to be cleared: 200 square feet
- 5) Total existing lot coverage: House 2,365 s.f., Driveway 10,017 s.f. (955 s.f. to be removed), Sidewalk 82 s.f., Pool 256 s.f., Structure 264 s.f., Paver Patio 810 s.f.

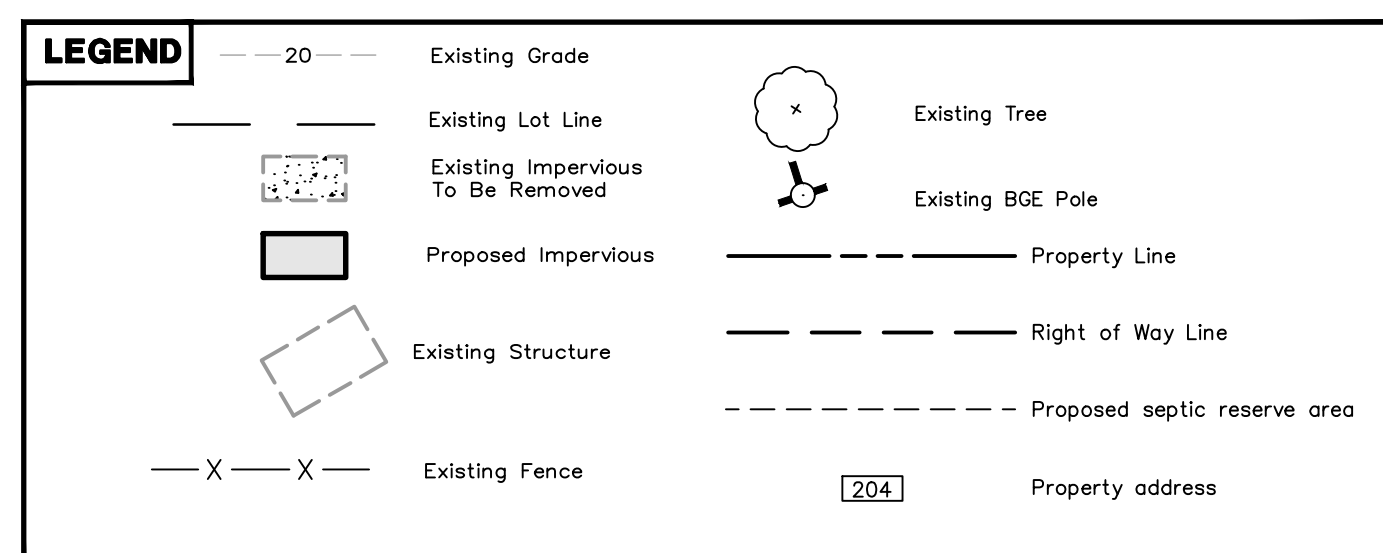
Total 13,794 s.f. (955 s.f. to be removed)

- 6) Total proposed lot coverage: Garage 1,156 s.f.
- 7) Total lot coverage after development: 13,995 s.f.

**DEVELOPMENT PLAN**  
SCALE: 1"=20'

**AREA TABULATION**  
 LOT 1: 40,046 SQUARE FEET = 0.9193 ACRES  
 TOTAL: 40,046 SQUARE FEET = 0.9193 ACRES

**AREA TABULATION BY ZONING**  
 R1: 40,046 SQUARE FEET = 0.9193 ACRES



**ONSITE SEWAGE DISPOSAL/SITE DEVELOPMENT PLAN**

PERC NUMBER: T020

**PARKVIEW LOT 1**  
**201 CUSTOMS WAY, MILLERSVILLE, MD. 21108**

3RD DISTRICT ANNE ARUNDEL COUNTY, MARYLAND  
 SCALE: AS SHOWN SEPTEMBER 1, 2023  
 TAX MAP 23 BLOCK 10 PARCEL 113  
 ZONING: R1 ZIPCODE: 21108

**GRAPHIC SCALE**  
 20 10 0 20 40  
 SCALE: 1" = 20'

MARYLAND NAD-83

**M.A.F. & ASSOCIATES, LLC**  
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