

July 5, 2024

Anne Arundel County Zoning Division Office of Planning and Zoning 2664 Riva Road, 3rd Floor. Annapolis, MD 21401

Re: G02019763 - Lot 102 Bay Highlands - Variance RequestTo Whom It May Concern:

In order to recognize the Site Development as proposed, we are requesting a Variance as follows:

§ 18-4-601. Bulk regulations R2 Zoning – to the Corner Side Setback of 20', to allow a variance. of 12' to this setback.

Existing Conditions:

- 1. As shown on the Resource Map Sheet 3, the site is a legally buildable lot located in the LDA designation of the Critical Area and contains 7,500 s.f. The lot borders Garnett Dr. to the north and is 45.35' wide along this private road, which has recently been constructed and improved with a sewer by others. The rear width of the lot is 57.79' wide. The lot borders Prout Ave. to the west, which is a paper road with no sewer. The length of the lot along this roadway is 154.92' with the opposing lot line abutting undeveloped Lot 103 being 158.47' long.
- 2. The front BRL is 30' along Garnett Drive and the standard side setbacks of 7' and rear setback of 25' are shown on the plan, along with the 20' corner side setback along Prout Ave. for which we are seeking relief.
- 3. Bay Highlands is an old subdivision with many of the surrounding lots having been merged with other lots. Lots 100/101 on the opposite side of Prout Ave. is merged and is under permit review and Lots 92/93 on the other side of Garnett Dr. have also been merged and are under permit review. Lot 103 is an existing building lot to the east of the site and fronts Garnett Dr. This lot is owned by the owner to east who has merged with other lots around their existing home fronting on Henson Ave. The remaining lots on Prout Ave. south of the site are merged with other lots, except for two lots located closer to Bay Highlands Road and are owned by the builder of Lot 102 who plans to access the lots via that roadway. Augusta Park is located on the west side of Prout Ave. abutting Lot 100/101.
- 4. The lot is presently undeveloped and wooded and subject to clearing and impervious limitations as noted on Sheet 3 and 4 of the plans.
- 5. Garnett Dr. and Prout Ave. are private roads with public utility easement overlays. While most of the private roads in Bay Highlands are owned by the BHCA civic association, Garnett and Prout are owned by the abutting owners as was previously established with the development of Garnett Dr. by others. Therefore, the property owner of Lot 102 owns to the center of these streets along their frontage.

Developed Conditions:

- 1. The proposed house has been designed to fit within the standard front, rear and standard 7' side setbacks with the rear basement floor and first floor decks (with gaps) also being located outside the 25' rear setback as shown on Sheet 4. The house is modest in size and is in keeping with the size of houses on similar lots in the neighborhood. Note: the house has been reduced in size from the Prefile plan, which allows for the driveway to come off Garnett Drive and the previous stub road/turnaround on Prout Ave. to be eliminated based on comments from the Engineering Section. Also, the minimum relief to the side setback being requested is now only 12' not 13' since the house has gone from 32' wide to 20' wide.
- 2. Clearing and impervious limitations have been met.
- Stormwater management and sediment controls have been designed and reviewed by the County.Reviewers under the referenced grading permit and demonstrate the site can meet these requirements.

Justification:

- 1. The relief is the minimum necessary to allow the property owner to develop this non-conforming legally buildable lot.
- 2. The County Code allows relief to the corner side setback when a private road intersects a public road but does not provide this relief to a private road intersecting a private road.
- 3. The A.A. Co. Design Manual requirements specifically say the standards are a general guide for private road design and the Manual states that it was developed in coordination with the GDP General Development Plan and Article 18 of the Code. A specific requirement of intersection setbacks is covered in the Manual and requires more restrictive setbacks in certain conditions. It is our belief that this is why the Code provided specific relief to the public/private intersection since it involved a public road which must seek relief via variances or modifications if not in compliance with the Manual, while it is only a guide for a private road so there would have been no need to put formal relief in the Code for a private'/private intersections. Only those provisions specifically related to private roads in the Code would require relief through the modification and/or variance process.
- 4. The previous Assistant Planning and Zoning Officer (Christopher Soldano) stated in an email in 2006 that setbacks do not apply to private roads because they are not shown on the GDP and that only a 5' setback or 18' setback if parking was to be provided in front of the house on the private road would be necessary. These are the same setbacks that the Code applies to standard cluster lots as described in the Code. As stated in the email, it was being forwarded to the Planning and Zoning Officer (Joseph Rutter), the head planner (Steve Callahan) and Gary Maragos (currently Planning Maps).
- 5. Prout Ave. is a paper road and unlikely to be developed as all of the other surrounding lots are developed/merged and have access to other existing streets (Henson Rd, Garnett Dr., Bay Highlands Ave). If the sewer were ever extended thru Prout Ave. to tie into the sewer in Garnett Dr. (highly unlikely) the lot has been designed to provide the required setbacks to the sewer (such as 50' to a well).
- 6. The owner attempted to purchase the abutting Lot 103 in order to merge the lots and meet the setback, but the asking price of \$100k was cost prohibitive.

Requirements for All Variances:

- 1. The Site Design is the minimum relief necessary because the house is 32' wide and the lot in the area of the house (set at the limit of the 30' front setback) is only approximately 46' wide
- 2. The granting of the Variances will not:
 - i. Alter the essential character of the neighborhood or district in which the Lot is located because the lot and house will be in keeping with the character of the neighborhood and will be of similar size with regards to both. Placement on the lot will be in line with the house on Lot 100/101.
 - ii. Substantially impairs the appropriate use or development of adjacent property. Adjacent properties are currently developed or being developed. Lot 103 is a separate building lot which will require variances of its own to be developed if the property owner does not merge it with his developed abutting lot. The design uses the minimum buildable area necessary to build the house, drive, utilities well and sewer (from ex. sewer cleanout) and stormwater management and maintain necessary setbacks. The lot development has been designed so that if a permit is sought by the abutting owner for Lot 103, then our development would not interfere with their ability to meet utility setbacks and the house would likely be very similar to the one being proposed on Lot 102 since it is also a narrow single lot.
 - iii. reduce forest cover in the limited development and resource conservation areas of the critical area as a reforestation fee will be paid prior to permit approval for planting elsewhere in the critical area as allowed for by Code.
 - iv. be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area; as stated above the site meets the clearing allowed requirement for its lot size and a fee in lieu of reforestation will be provided prior to permit approval. The site is not in a bog area.
 - v. nor be detrimental to the public welfare, because the lot is being developed off of an 18' wide roadway with a tee turnaround which allows for fire/police access and all building codes for the house will be followed (sprinklers, etc.)

In summary, we believe the Variance is necessary to Allow Development of the Lot in accordance with all Critical Area and other criteria as outlined in the Code. If you should have any questions or comments or need additional information, please do not hesitate to call our office at (410) 266-1160 x307or email stacy@terrainmd.com

Sincerely, TERRAIN

Stacy R. Kimmett

BAY HIGHLANDS LOT 102

VARIANCE PLANS

STANDARD RESPONSIBILITY NOTES

a. ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THIS SEDIMENT AND EROSION CONTROL PLAN, AND FURTHER, AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT (AASCD) 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: TBD

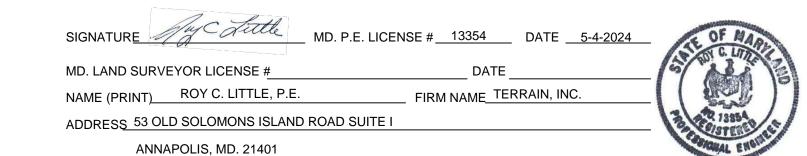
1. I (WE) CERTIFY THAT:

- C IF APPLICABLE, THE APPROPRIATE ENCLOSURE WILL BE CONSTRUCTED AND MAINTAINED ON SEDIMENT BASIN(S) INCLUDED IN THIS PLAN. SUCH STRUCTURE(S) WILL BE IN COMPLIANCE WITH THE ANNE ARUNDEL COUNTY CODE.
- 2. THE DEVELOPER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, RIGHT, AND/OR RIGHTS-OF-WAY THAT MAY BE REQUIRED FOR THE SEDIMENT AND EROSION CONTROL PRACTICES, STORM WATER MANAGEMENT PRACTICES AND THE DISCHARGE OF STORM WATER ONTO OR ACROSS ADJACENT OR DOWNSTREAM PROPERTIES INCLUDED IN THE PLAN.
- 3. FOR INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT AND/OR TEMPORARY STABILIZATION PER THE AASCD VEGETATIVE ESTABLISHMENT SHALL BE COMPLETED WITHIN THREE 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 SEVEN DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.
- 4. THE GRADING AND SEDIMENT CONTROL APPROVAL ON THIS PLAN EXTENDS ONLY TO THOSE AREAS WITHIN THE LIMITS OF
- 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 PERTAINING TO ENVIRONMENTAL ISSUES.
- 6. THE DEVELOPER MUST REQUEST THAT THE SEDIMENT AND EROSION CONTROL INSPECTOR APPROVE WORK COMPLETED IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, THE GRADING OR BUILDING PERMIT, AND THE ORDINANCE.
- 7. ALL MATERIAL SHALL BE TAKEN TO A SITE WITH AN APPROVED SEDIMENT AND EROSION CONTROL PLAN.
- 8. FIRST PHASE INSPECTION AND APPROVAL OF THE SEDIMENT AND EROSION CONTROL INSPECTOR SHALL BE REQUIRED UPON COMPLETION OF THE INSTALLATION OF EROSION AND SEDIMENT CONTROLS PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING. OTHER BUILDING OR GRADING INSPECTION APPROVALS MAY NOT BE AUTHORIZED UNTIL THE INITIAL APPROVAL BY THE SEDIMENT AND EROSION CONTROL INSPECTOR IS GIVEN. INSPECTION AND PERMITS MAY ALSO REQUIRE THAT AN INSPECTION AND CERTIFICATION OF THE INSTALLATION OF SEDIMENT CONTROL ALSO BE PERFORMED BY A DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION COMMENCING.
- 9. APPROVAL FROM THE INSPECTOR MUST BE REQUESTED ON FINAL STABILIZATION OF ALL SITES PRIOR TO REMOVAL OF SEDIMENT AND EROSION CONTROLS.
- 10 EXISTING TOPOGRAPHY MUST BE FIELD VERIFIED BY RESPONSIBLE PERSONNEL TO THE SATISFACTION OF THE SEDIMENT CONTROL INSPECTOR PRIOR TO COMMENCING WORK.

SIGNATURE OF DEVELOPER/OWNER	DATE 5-19-2023
PRINT NAME: <u>JEREMY GIOFFRE</u> AFFILIATION: INFINITY CUSTOM BUILDERS, L	TITLE: MEMBER
ADDRESS: 336 THOMPSON CREEK MALL	
STEVENSVILLE, MD 21666	
TELEPHONE NUMBER: 443-699-6008	EMAIL ADDRESS: jeremy@infinitycustomhomes.com

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 AASCD PLAN SUBMITTAL GUIDELINES AND HE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER.



Permit Number		
Project Number		
Project Name	LOT 102	
Structure Address	1205 GARNETT DR	
Structure City	ANNAPOLIS	
State	MD	
Structure Zip		21403
Total Drainage Area		
(Acres)		0.38
RCN - Pre		
Construction		77
RCN - Post		
Construction	80/65 REDUCED RCN	
RCN - Woods		80
Total Number of		
BMPs		6
PE Required (see		
Note 1)		1.6
PE Addressed (see		
Note 2)		1.6
MD 8-Digit HUC (see		
Note 4)		2131002

CHANGES/MODIFICATIONS ARE SHOWN IN RED.

USGS 12-Digit HUC Blank - County Use

For Each Pra	actice in the Drainage Area	E, S, or A		New development (NEWD), Redvelopment (REDE), or Restoration (REST)		MDP Code						New	New
				, ,				IMPERVIOUS AREA				Maintenance Responsibility	
							DEVICE	DRAINING TO	IMPERVIOUS	MD NORTH		WQ _v	
		MDE BMP	MDE BMP	CONSTRUCTION			DRAINAGE	DEVICE (Square	ACRES RESTORED	COORD	MD EAST COORD	(ft3) (See	
STORM_ID	STRU_NAME	CLASS	TYPE	PURPOSE	ON or OFF SITE	LAND USE	AREA (acres)	feet)	(See Note 3)	(NAD83 - FT)	(NAD83 - FT)	Note 5)	Comments
Blank - County Use	ROOFTOP DISCONNECTS A-B	E	NDRR	NEWD	ON	12	0.022	975	0	see plan	see plan	77 Owner	
	DRYWELL#1	E	MIDW	NEWD	ON	12	0.027	1211	0	see plan	see plan	96 Owner	N/A
	DRYWELL #2	E	MIDW	NEWD	ON	12	0.01	439	0	see plan	see plan	35 Owner	
	PERMEABLE PAVING	Е	APRP	NEWD	ON	12	0.014	629	0	see plan	see plan	50 Owner	
NOTES	NON ROOFTOP DISCONNECT	E	NDNR	NEWD	ON	12	0.001	47	0	see plan	see plan	4 Owner	

(CPv)

(Qp10)

(Qf)

(ESDv)

AUGUSTA PARK LOCATION MAP KEY

Scale: 1"=100'

STORMWATER MANAGEMENT SUMMARY TABLE

YMBOL VOLUME REQUIRED

(CUBIC-FEET)

27 CF

N/A

343 CF

VOLUME PROVIDED

CUBIC-FEET)

209 CF

27 CF

ESD TO MEP, SO

OUTFALL STATEMENT

A FIELD INVESTIGATION OF THE SITE OUTFALL WAS PERFORMED BY TERRAIN INC. IN JANUARY, 2022 AND JULY, 2023. THE SITE CONTAINS A LEGAL LOT 102 IN THE SUBDIVISION OF BAY HIGHLANDS (1925) THAT IS AN UNDEVELOPED LOT LOCATED ON THE SOUTH SIDE OF A PRIVATE R/W WITH A PUBLIC UTILITY EASEMENT OVERLAY THAT HAS BEEN IMPROVED WITH A GRAVEL ROAD (GARNETT DR.) BY OTHERS. THE PUBLIC SEWER HAS ALSO BEEN INSTALLED UNDER G0209497 & A PUBLIC WORKS AGREEMENT (SEE DPW DWG #58391). THE PROPOSED DEVELOPMENT IS THE CONSTRUCTION A NEW HOUSE, DRIVEWAY, SEWER HOUSE CONNECTION TO THE EXISTING CLEANOUT, PRIVATE WELL AND STORMWATER MANAGEMENT ON THE LOT TO PROVIDE A SINGLE BLILLDING SITE. ALL AREAS ARE WELL VEGETATED AND STABLE. SWM SHALL BE PROVIDED FOR ALL IMPERVIOUS VIA ROOFTOP AND NON-ROOFTOP DISCONNECTS, PERMEABLE PAVING AND DRYWELLS. THESE ESD METHODS PROVIDE WATER QUALITY, RECHARGE AND CPV. OP IS ADDRESSED BY PROVIDING ADDITIONAL VOLUME IN THE DRYWELLS THAT PROVIDES A REDUCED RCN AND RETURNS FLOW TO THE EXISTING CONDITION. (RATE/CFS). THE OUTFALL CONFIGURATION, SOIL TYPE AND VEGETATIVE COVERS ARE SUCH THAT EROSION OR SEDIMENTATION SHALL NOT OCCUR AS A RESULT OF THE PROPOSED DEVELOPMENT, IF ALL CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS AND THE AA.CO. DESIGN CRITERIA UTILIZING THE DETAILS AND SPECIFICATION

MINIMUM SIZING

CRITERIA

WATER QUALITY

VOLUME

RECHARGE VOLUME

CHANNEL PROTECTION

STORAGE VOLUME

OVERBANK FLOOD

PROTECTION

EXTREME FLOOD

ESD VOLUME

PUBLIC SEWER NOTE /PRIVATE ROAD NOTE

SWM PRACTICE

ROOFTOP AND NON-ROOFTOP

PAVING AND DRYWELLS

DISCONNECTS, PERMEABLE

DISCONNECTS, PERMEABLE

PAVING AND DRYWELLS

PROVIDED BY REDUCED RCN

NOT REQUIRED

ROOFTOP AND NON-ROOFTO

DISCONNECTS, PERMEABLE **PAVING AND DRYWELLS**

THE PUBLIC SEWER LINE WAS APPROVED UNDER DWG#58391 BY OTHERS AND BONDED UNDER A PWA W/G0209497 (LOTS 92-93 & ROAD PERMIT). THE PUBLIC UTILITY EASEMENT OVERLAY EXISTS. AS OF MAY, 2024 THE PUBLIC SEWER HAS BEEN CONSTRUCTED.

LDA = CRTICAL AREA

AuB = SOIL TYPE 'C'

(R2) = ZONING

THE PRIVATE ROAD IMPROVEMENT OF GARNETT DR. WAS INCLUDED UNDER GRADING PERMIT G0209497 AND IS TO BE MAINTAINED BY THE BAY HIGHLANDS CIVIC ASSOCIATION ALONG WITH HENSON AVE. AND THE OTHER PRIVATE ROADS IN THE SUBDIVISION (SEE NOTE ON SHT. 3&4)

STORMWATER MANAGEMENT NOTE

THIS SUBDIVISION WAS REVIEWED UNDER THE 2010 REGULATIONS FOR STORMWATER MANAGEMENT. STORMWATER MANAGEMENT PRACTICES HAVE BEEN PROVIDED FOR THIS PERMIT IN ACCORDANCE WITH ARTICLE 16, TITLE 4 OF THE ANNE ARUNDEL COUNTY CODE. ESD TO THE MEP HAS BEEN ACHIEVED THROUGH ROOFTOP DISCONNECTS, NON-ROOFTOP DISCONNECTS PERMEABLE PAVING AND DRYWELLS FOR LOT DEVELOPMENT AND A LEVEL SPREADER FOR THE STUB ROAD IMPROVEMENT IN PROUT AVE.

SITE TABULATIONS

TOTAL SITE AREA = 7,500 S.F. OR 0.17 AC. (LOT 102)

ZONING = R2; FIRM ZONE X (LESS THAN 0.2% CHANCE FLOOD) CRITICAL AREA = LDA (ENTIRE SITE)

SEE SHTS. 3 & 4 FOR DETAILED BREAKDOWN OF IMPERVIOUS/CLEARING ETC.

STRUCTURE/ PARKING ANALYSIS

ZONING R2

A. MAXMIUM HEIGHT FOR PRINCIPLE STRUCTURE _______ 35 ____FT. (ALLOWED)

= 34.55 MAX FT. (PROVIDED)

B. MAXIMUM COVERAGE (30 % OF GROSS AREA) = $\frac{2,250}{}$ SQ. FT. (ALLOWED) $(\underline{22.2 \%} \text{ OF GROSS AREA}) = \underline{1,662} \text{ SQ. FT. (COVERAGE BY STRUCTURES)}$

C. FLOOR AREA PRINCIPLE STRUCTURE = 4354 SQ. FT. (TL. FLOORS + GAR.)

D. PARKING REQUIRED/PROVIDED= 3 MIN. REQ. / 3 MIN. PROV (2 + 1 EXTRA REQ. WHEN ON STREET PARKING IS PROHIBITED)

SITE ANALYSIS

(EARTHWORKS/DISTURBANCE) 1. CUT 380 ± CUBIC YARDS 2. FILL 200 ± CUBIC YARDS 180 ±CUBIC YARDS SPOIL/BORROW 3. PREDOMINANT SOIL TYPE: AuB 'C' 4A. TOTAL AREA STRUCTURALLY STABILIZED <u>0.06</u> AC.± <u>2446</u> SQ. FT.± 2346 S.F. ONSITE 100 S.F. OFFSITE

4B. TOTAL AREA VEGETATIVELY STABILIZED 0.09 AC. ± 4117 SQ. FT. ± 4017 S.F. ONSITE 100 S.F. OFFSITE

0.15 AC.± 6563 SQ. FT.± 4C. TOTAL AREA OF DISTURBANCE IS 6363 S.F. ONSITE

SEQUENCE OF CONSTRUCTION

OBTAIN ALL NECESSARY PERMITS. CONDUCT A PRE-CONSTRUCTION MEETING: CONTRACTOR TO NOTIFY THE ANNE ARUNDEL COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS AT (410) 222-7780 AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. WORK MAY NOT COMMENCE UNTIL THE PERMITTEE OR THE RESPONSIBLE PERSONNEL HAVE MET ON-SITE WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR TO REVIEW THE APPROVED PLANS 1 DAY

NOTE: THE PERMITEE OR CONTRACTOR SHALL NOT COMMENCE WITH CLEARING OR ANY EARTH DISTURBANCE ON THE SITE DURING OR BEFORE PREDICTED WET WEATHER EVENTS, ONCE SITE WORK BEGINS, CLEARING AND GRUBBING ACTIVITIES SHALL BE FOR THE INSTALLATION AND STABILIZATION OF THE PERIMETER EROSION CONTROL MEASURES ONLY.

INSTALL STABILIZED CONSTRUCTION ENTRANCE AND ALL SEDIMENT CONTROLS AS SHOWN ON PLAN. NO CLEARING OR GRADING IS TO BE DONE EXCEPT WHERE NECESSARY FOR THE INSTALLATION OF SEDIMENT CONTROLS.

3. CONTACT THE INSPECTOR FOR APPROVAL OF SEDIMENT CONTROL INSTALLATION. INSPECTIONS AND PERMITS MAY REQUIRE THAT AN INSPECTION & CERTIFICATION OF THE INSTALLATION OF SEDIMENT CONTROLS ALSO BE PERFORMED BY A DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION COMMENCING.

4. CLEAR, GRUB AND ROUGH GRADE SITE ONLY AS SHOWN WITHIN THE LIMITS OF DISTURBANCE. HAUL ALL DEBRIS TO AN APPROVED SITE.

INSTALL SEPTIC SYSTEM, WELL OR OTHER UTILITIES AT THIS TIME IF THE ACCESS WILL BE BLOCKED BY BUILDING CONSTRUCTION. ANY SEDIMENT CONTROLS DAMAGED MUST BE REPLACED

6. CONSTRUCT PROPOSED FOUNDATION AND ASSOCIATED IMPROVEMENTS. CONSTRUCTION OF THE FIRST FLOOR WALLS OF ANY BUILDING OR STRUCTURE MAY NOT PROCEED UNTIL THE FOUNDATION HAS BEEN BACKFILLED AND ALL DISTURBED AREAS WITHIN THE LIMITS OF DISTURBANCE HAVE BEEN PERMANENTLY OR TEMPORARILY STABILIZED. UTILIZE SEED & CURLEX ON SLOPES GREATER THAN 3:1. A CERTIFICATE IS TO BE PROVIDED BY THE ENGINEER TO THE INSPECTOR VERIFYING THE GRADES AND DRAINAGE PATTERNS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN OBTAINED.

7. ONCE THE SITE IS STABILIZED, WITH THE GRADING INSPECTORS APPROVAL, FRAMING MAY COMMENCE ABOVE THE GROUND FLOOR. DURING BUILDING CONSTRUCTION BEYOND THE GROUND FLOOR, ALL DISTURBED AREAS MUST BE STABILIZED AT THE END OF EACH BUSINESS DAY. ALL AREAS ARE TO BE VEGETATIVELY STABILIZED PER ANNE ARUNDEL SOIL CONSERVATION DISTRICT'S DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT.

8. ONCE UPSTREAM AREAS ARE 95%, **INSTALL SWM SYSTEMS, AND DEVICES AND/OR PLANTINGS. (SEDIMENT IS TO BE PREVENTED FROM ENTERING SWM SYSTEMS DURING CONSTRUCTION: INFLOW PIPES TO BE CONNECTED AFTER CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.) THE ENGINEER MUST CERTIFY SWM INSTALLATION.

9. FINAL GRADE AND STABILIZE ALL DISTURBED AND AFFECTED AREAS. INSTALL DRIVEWAY IMPROVEMENT TO FINAL SURFACE AND STABILIZE ACCESS WITH CR-6 GRAVEL OR PAVEMENT FROM RIGHT-OF-WAY TO THE STRUCTURE.

10. WITH GRADING INSPECTOR'S APPROVAL, REMOVE REMAINING SEDIMENT CONTROLS 1 DAY 11. MAINTENANCE.

**SWM DEVICE TO BE INSPECTED AND CERTIFIED BY REGISTERED P.E PHOTOGRAPHS TO BE TAKEN DURING/AFTER INSTALLATION & MATERIAL COST ESTIMATE FOR PLANTING TO BE PROVIDED TO CONSULTANT FOR ASBUILT PHASE.

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER TH

VARIANCE NOTE

A VARIANCE HAS BEEN REQUESTED TO THE CORNER SIDE SETBACK OF 20' ALONG PROUT AVE. TO ALLOW THE STRUCTURE TO BE CONSTRUCTED AT A SIDE SETBACK OF 8' (A REDUCTION OF 12')

PURPOSE NOTE

THE PURPOSE OF THIS PERMIT IS TO CONSTRUCT A SINGLE FAMILY HOME ON LOT 102. THE ADDRESS TO THIS LOT IS CURRENTLY 1205 GARNETT DRIVE AND THE MAILBOX SHALL BE APPROPRIATELY LOCATED ALONG GARNETT DRIVE.

NO.	DESCRIPTION
1	COVER SHEET
2	EX/DEV. DRAINAGE AREA MAPS
3	EXISTING CONDITIONS/RESOURCE MAP
4	DEVELOPED CONDITIONS
5	SEDIMENT CONTROL NOTES AND DETAILS
6	SWM NOTES AND DETAILS SHEET

SHEET INDEX

LAND ENGINEERING & DEVELOPMENT SERVICES

53 OLD SOLOMON'S ISLAND ROAD, SUITE I

ANNAPOLIS, MARYLAND 21401

GENERAL NOTES

- 1. THIS SITE IS KNOWN AS LOT 102 IN BAY HIGHLANDS SHOWN ON SUBDIVISION PLAT RECORDED IN P.B. 9, PG. 49. THE STREET ADDRESS IS 1205 GARNETT DR. ANNAPOLIS, MD 21403.
- 2. EXISTING ZONING IS: R2 AND SITE LIES IN A PRIORITY FUNDING AREA. PRINCIPAL STRUCTURE SETBACKS: FRONT- 30 FT

REAR - 25 FT SIDE - 7', CORNER SIDE: 20' (VARIANCE REQUESTED)

- MIN. LOT WIDTH @ B.R.L. IS 80' MIN. 3. EXISTING USE IS A SINGLE FAMILY RESIDENTIAL VACANT LOT
- 4. PROPOSED USE OF THE SITE IS A SINGLE FAMILY RESIDENTIAL HOMESITE. 5. PRIVATE WELL AND PUBLIC SEWER TO BE INSTALLED AND UTILIZED. MASTER PLAN CATEGORIES:

SEWER- S10 - EXISTING WATER-W10 - NO PLANNED SERVICE (RURAL)

- 6. THE SITE LIES ON F.E.M.A. (FIRM) MAP #24003C0265F; AND IS ENTIRELY IN ZONE X, WHICH IS AN AREA OF <0.2% CHANCE FLOODING. 7. THIS SITE LIES IN THE LDA DESIGNATION OF OF THE CHESAPEAKE BAY
- CRITICAL AREA. 8. THIS SITE IS LOCATED WITHIN THE WEST CHESAPEAKE BY WATERSHED.
- 9. THIS SITE IS NOT IN A BOG PROTECTION AREA.
- 10. GARNETT AVE. & PROUT AVE. ARE NOT A SCENIC & HISTORIC ROAD. THESE ROADS ARE CLASSIFIED AS LOCAL PRIVATE ROADS WITH A PUBLIC UTILITY EASEMENT OVERLAY, BAY HIGHLANDS CIVIC ASSOC, MAINTAINS THE ROADS
- 11. BOUNDARY & TOPO AND EX. SEWER/POLES/PAVING FOR LOTS 100, 101, 92, 93 AND GARNETT DRIVE ARE BASED ON A FIELD SURVEY BY TERRAIN, INC. DATED JANUARY, 2022. REMAINING OFFSITE TOPO IS BASED ON A.A. CO. DIGITAL TOPOGRAPHY, PLATS & UTILITY OPERATIONS MAPS OF RECORD, AND GOOGLE EARTH IMAGERY. THE CONTRACTOR SHALL VERIFY THE ELEVATIONS TO HIS OWN SATISFACTION PRIOR TO STARTING WORK, ANY DISCREPANCIES SHALL
- BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY. 12. CUT AND FILL QUANTITIES PROVIDED UNDER SITE ANALYSIS DO NOT REPRESENT BID QUANTITIES. THESE QUANTITIES DO NOT DISTINGUISH BETWEEN TOPSOIL, STRUCTURAL FILL OR EMBANKMENT MATERIAL, NOF DO THEY REFLECT CONSIDERATION OF UNDERCUTTING OR REMOVAL OF UNSUITABLE MATERIAL. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF
- WITH SITE CONDITIONS WHICH MAY AFFECT THE WORK. 13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING AND REPLACING ANY EXISTING FENCES, DRIVEWAYS ETC. DAMAGED OR
- REMOVED DURING CONSTRUCTION. 14. THE CONTRACTOR SHALL NOTIFY MISS UTILITY 1-800-257-7777, FIVE(5) WORKING DAYS BEFORE STARTING WORK SHOWN ON THESE DRAWINGS.
- 15. THIS PLAN IS INTENDED TO PROVIDE SEDIMENT CONTROL DURING THE GRADING OF THE ROAD AND LOTS AND THE CONSTRUCTION OF THE 16. TERRAIN INC. HAS NOT FIELD VERIFIED ALL OF THE EXISTING UTILITY
- INFORMATION. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT AND OBTAIN ALL RECORDS. INFORMATION AND LOCATION PRIOR TO COMMENCEMENT OF GRADING OPERATIONS, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEERS ATTENTION IMMEDIATELY.
- 17. ANY PERTINENT INFORMATION WITHIN 100' OF PROPERTY LINE IS SHOWN.

18. BENCHMARKS:

3/4" IRON PIPE FD N:461639.5697 E:1463187.9091

EL. 38.6

3/8" IRON PIPE FD N:461546.4197 E:1463252.0685 EL. 39.55

G 02019763

COVER SHEET

VARIANCE PLANS

BAY HIGHLANDS 'LOT 102'

RECORDED IN P.B. 9. PG. 49 **TAX MAP 57, GRID 15, P/O PARCEL 14**

TAX ACCT. NO. 2-046-07656620 ADDRESS: 1205 GARNETT DR. ANNAPOLIS MD 21403 2ND TAX DISTRICT * ZONING R2 * MD NAD 83/91 * A.A.CO., MD

DRAWN BY: S.R.K. DATE: JUNE, 2024 PHONE: (410) 266-1160 * FAX (410) 266-6129 * EMAIL: TERRAIN@COMCAST.NE SCALE: AS SHOWN CHECKED BY: R.C.L SHEET: 1 OF 6 TERRAIN NO. 3078LT102

STORMWATER MANAGEMENT RECORD DRAWING CERTIFICATION THIS CERTIFIES TO THE BEST OF MY PROFESSIONAL BELIEF AND KNOWLEDGE, THE APPROVED S.W.M. SYSTEM(S) AS SHOWN HEREON HAVE BEEN CONSTRUCTED IN SUCH A MANNER THAT WOULD BE CONSISTENT WITH THE APPROVED PLANS. ANY

ROY C. LITTLE, P.E. #13354 (EXP. 02/28/25)

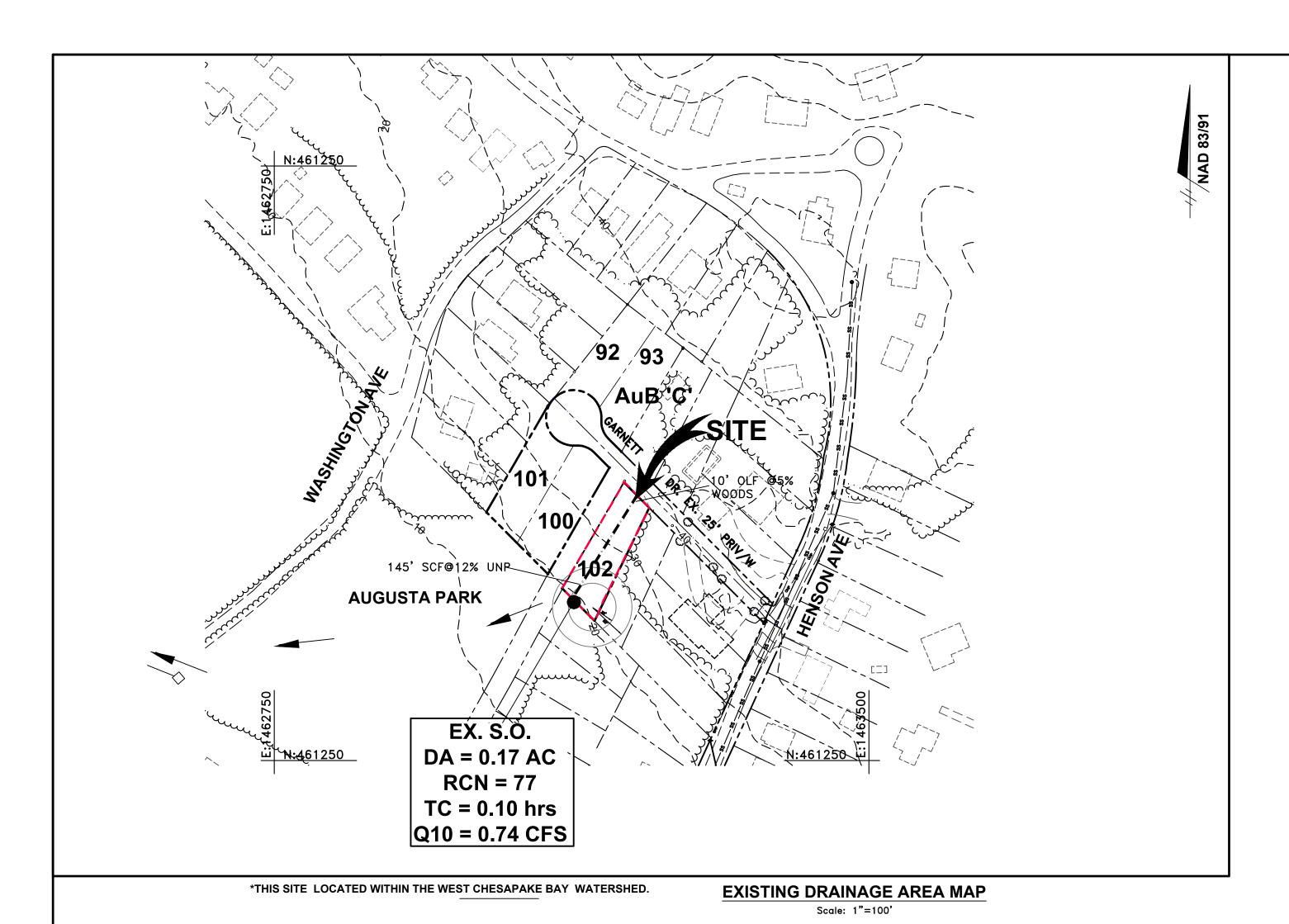
ALL GRADING. DRAINAGE. STRUCTURES AND EROSION AND SEDIMENT CONTROL PRACTICES INCLUDING FACILITIES AND VEGETATIVE MEASURES HAVE BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS." (OWNER) ROY C. LITTLE, PE (ENGINEER) LICENSE#13354

AS-BUILT NOTE

LAWS OF THE STATE OF MARYLAND, LICENSE # 13354 AND CORPORATE LICENSE #48856, EXPIRATION DATE:2-28-2025 KELLY & JOHN CHRISTOPHER ELLIOTT MAILING:23424 CLARKSRIDGE RD CLARKSBURG MD 2087 CONTACT:kellyelliott0808@gmail.com PHONE: 240-654-7779 DEED:39993/448
INFINITY CUSTOM BUILDERS, LLC **DEVELOPER** 336 THOMPSON CREEK MALL #537 STEVENSVILLE, MD 21666
Jeremy Gioffre:Jeremy@infinitycustombuilders.cor PHONE: 443-699-6008

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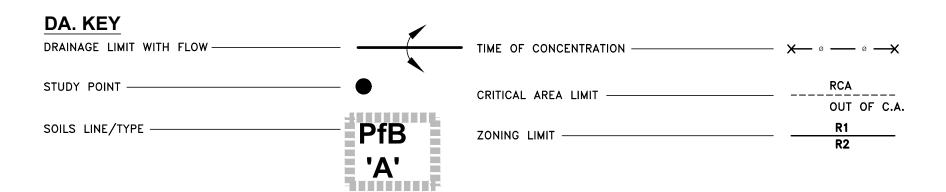
120' SCP @12% UNP 50' SCF @5% UNP DEV. S.O. DÊV. S.O. DA = 0.17 ACDA=0.17 AC ULT. RCN = 80 | RED RCN = 65 TC = 0.10 hrs | TC = 0.10 hrs Q10 = 0.81 CFS Q10 = 0.46 CFS

DEVELOPED DRAINAGE AREA MAP

Scale: 1"=100'

*THIS SITE LOCATED WITHIN THE WEST CHESAPAKE BAY WATERSHED.

ZONING & SOILS TABLE SITE/D.A. ZONING: R2 **ERODIBILITY FACTOR CLASS K FACTOR & SLOPES** SYMBOL | SOILS TYPE ANNAPOLIS URBAN 'C' 0.24, 0-5% SLOPES LAND COMPLEX



OVERBANK FLOOD PROTECTION STATEMENT

THE EXISTING RUNOFF IS 0.74 CFS (10 YR.) AFTER RUNNING THE DEVELOPED DRAINAGE AREA USING THE ULTIMATE ZONING CN OF 80 (R2, C SOIL) THE RUNOFF IS INCREASED TO 0.81 CFS. HOWEVER, AFTER CONSIDERING THE JUST THE 6 CF EXTRA VOLUME PROVIDED ABOVE THE ESDV REQUIRED (FROM THE DRYWELLS), THE SITE CN IS REDUCED TO 65 AND ADDRESSES QPV BY REDUCING THE POST DEVELOPMENT CN TO 65 WELL BELOW THE EX. CN OF 77 AND A RATE OF 0.46 CFS WELL BELOW THE EX. RATE OF 0.74 CFS.

THEREFORE, THE OUTFALL IS ADEQUATE AND NO FURTHER VOLUMES ARE NEEDED.

(SEE SWM ESD & ONE YEAR RUNOFF COMPS ON SHT. 6)

REDUCED RCN COMPUTATIONS COMPUTE THE REDUCED RCN FOR THE SITE (IN THIS CASE FOR THE SITE = ESD D.A.):

FROM TR-55/TR-20 AND ESD COMPUTATION **D.A. = 0.17 AC.**

Q DEV. = 1.7670 " FROM THE DEVELOPED TR-55/TR-20 RUN FOR THE S.O. DRAINAGE A Q STORED = 6 CF X 12 / 7500 S.F. = 0.0096" 6 EXTRA C.F. PROV. IN DRYWELLS 0.0096 " (CF PROV X 12) / D.A. (SITE) (SF) FROM ESD/QPv COMPS

(Q DEV - Q STORED) 5.2 (10 YR. STORM) $200/[(P+2Q+2) - (\sqrt{5}PQ+4Q^2)]$

65 USE THE REDUCED RCN FOR THE SITE OF 0.17 AC. & RE-RUN TR-55 REDUCED RCN FOR SITE =

SI	TE OUTFA	LL CN COMPARISON	
EXISTING RCN @ SITE OUTFALL	CN =	77	USING PRESENT LAND USE
ULTIMATE RCN @ SITE OUTFALL	CN =	80	BASED ON ZONING APPENDIX F
REDUCED RCN FOR SITE	CN =	65	APPLY REDUCED RCN OF 65 TO SITE
REDUCED RCN @ SITE OUTFALL	CN =	65	AFTER RERUNNING TR-55 W/RED RCN

G 02019763

DRAINAGE AREA MAPS

VARIANCE PLANS

BAY HIGHLANDS 'LOT 102'

RECORDED IN P.B. 9, PG. 49 **TAX MAP 57, GRID 15, P/O PARCEL 14** TAX ACCT. NO. 2-046-07656620

ADDRESS: 1205 GARNETT DR. ANNAPOLIS MD 21403 2ND TAX DISTRICT * ZONING R2 * MD NAD 83/91 * A.A.CO., MD

DATE: JUNE, 2024 DRAWN BY: S.R.K. CHECKED BY: R.C.L. SCALE: AS SHOWN TERRAIN NO. 3078LT102 SHEET: 2 OF 6

OWNER & APPLICANT

KELLY & JOHN CHRISTOPHER ELLIOTT

MAILING:23424 CLARKSRIDGE RD CLARKSBURG MD 20871
CONTACT:kellyelliott0808@gmail.com

PHONE: 240-654-7779 DEED:39993/448
INFINITY CUSTOM BUILDERS, LLC

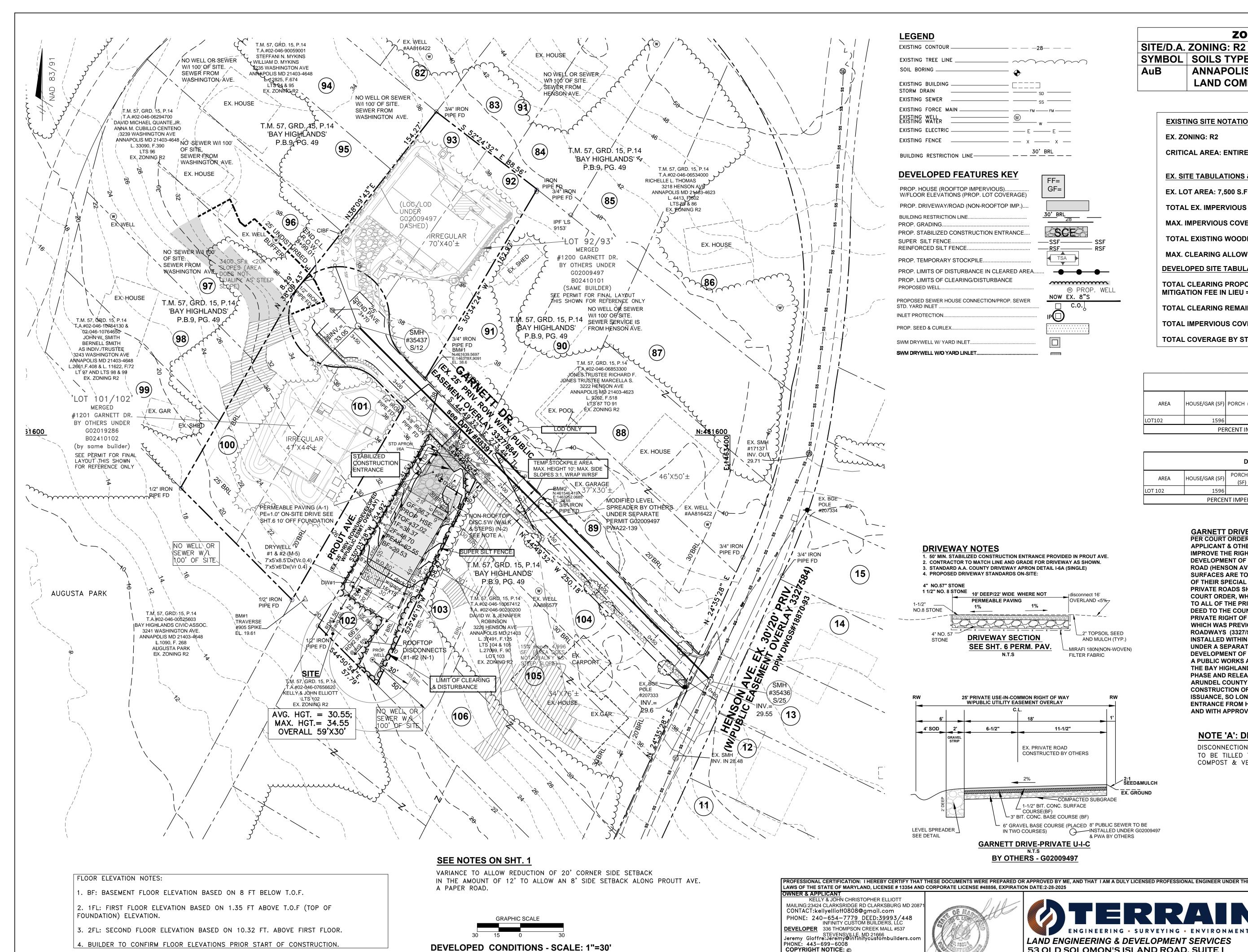
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LAND ENGINEERING & DEVELOPMENT SERVICES 53 OLD SOLOMON'S ISLAND ROAD, SUITE I ANNAPOLIS, MARYLAND 21401 PHONE: (410) 266-1160 * FAX (410) 266-6129 * EMAIL: TERRAIN@COMCAST.NET

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER TH LAWS OF THE STATE OF MARYLAND, LICENSE # 13354 AND CORPORATE LICENSE #48856, EXPIRATION DATE:2-28-2025

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ZONING & SOILS TABLE SITE/D.A. ZONING: R2 **ERODIBILITY FACTOR** SYMBOL | SOILS TYPE CLASS K FACTOR & SLOPES ANNAPOLIS URBAN | 'C' 0.24, 0-5% SLOPES LAND COMPLEX

EXISTING SITE NOTATIONS:

EX. ZONING: R2

CRITICAL AREA: ENTIRE SITE IS IN LDA

EX. SITE TABULATIONS & CRITICAL AREA CLEARING/COVERAGE ALLOWABLES:

EX. LOT AREA: 7,500 S.F. OR 0.17 AC. TL.

TOTAL EX. IMPERVIOUS COVERAGE = 0 S.F. OR 0 AC. TL.

MAX. IMPERVIOUS COVERAGE ALLOWED = 2375 S.F.

TOTAL EXISTING WOODLANDS = 7,500 S.F. OR 0.17 AC. TL.

MAX. CLEARING ALLOWED = FOR SITE LESS THAN 1/2 AC. = 6,534 S.F. MAX.

DEVELOPED SITE TABULATIONS:

TOTAL CLEARING PROPOSED = 6,363 S.F. OR 0.14 AC. TL. (84.8%) MITIGATION FEE IN LIEU = 6,363 S.F. X \$2.00 = \$12,726.00

TOTAL CLEARING REMAINING = 6,534 S.F. - 6,363 S.F. = 171 S.F.

TOTAL IMPERVIOUS COVERAGE PROPOSED = 2,346 S.F. OR 0.05 AC. TL. (31.3%)

TOTAL COVERAGE BY STRUCTURES = 1,662 S.F.(22.2%)

		DE\	/ELOPED II	MPERVIOUS	S COVERAG	E		
AREA	HOUSE/GAR (SF)	PORCH (SF)	FP	WALK (SF)	STEPS (SF)	WINDOW WELL (Sf)	DRIVE (SF) ONSITE	TOTAL (SF)
LOT102	1596	54	10	35	12	10	629	2346
				ACC - / 7 -	00 C C CITE 4	DEA 04 00/		

PERCENT IMPERVIOUS = 2346 S.F. / 7,500 S.F. SITE AREA = 31.3%

		DEVE	ELOPED COVERAGE BY	STRUCTUR	RES		
AREA	HOUSE/GAR (SF)	PORCHES (SF)	STEPS (SF)				TOTAL (SF)
LOT 102	1596	54	12				1662
	PERCE	NT IMPERVIO	OUS = 1662 S.F. / 7,500 S	.F. SITE AREA	A = 0.2216 =2	2.2%	

GARNETT DRIVE & PROUT AVE. - PRIVATE ROAD & PUBLIC SEWER NOTE: PER COURT ORDER, A COPY OF WHICH IS ON FILE WITH THE OPZ, THE PERMIT APPLICANT & OTHER ABUTTING PROPERTY OWNERS HAVE THE RIGHT TO UTILIZE & IMPROVE THE RIGHTS OF WAY AND INSTALL SEWER AND OTHER UTILITIES FOR DEVELOPMENT OF THEIR LOTS AND FOR INGRESS/EGRESS TO THE ABUTTING PRIVATE ROAD (HENSON AVE.) LEADING TO THE PUBLIC ROADWAYS. FURTHER THE ROAD SURFACES ARE TO BE MAINTAINED BY THE BAY HIGHLANDS CIVIC ASSOC. AS PART OF THEIR SPECIAL PRIVATE ROAD NETWORK STATUS ALONG WITH THE OTHER PRIVATE ROADS SHOWN ON THE PLAT IN THE BAY HIGHLANDS COMMUNITY. THE COURT ORDER, WHICH SPECIFICALLY DEALT WITH GARNETT DRV. BUT IS APPLICABLE TO ALL OF THE PRIVATE ROADS IN BAY HIGHLANDS. FOUND THAT NO FEE SIMPLE DEED TO THE COUNTY IS REQUIRED FROM ANY PROPERTY OWNER FOR EITHER THE PRIVATE RIGHT OF WAY OR THE EXISTING PUBLIC UTILITY EASEMENT OVERLAY, WHICH WAS PREVIOUSLY GRANTED PREVIOUSLY TO THE COUNTY OVER ALL OF THE ROADWAYS (3327/584). GARNETT DRIVE HAS BEEN IMPROVED AND THE PUBLIC SEWER INSTALLED WITHIN THE ROW, BY THE SAME DEVELOPER OF LOTS 100/101 AND LOT 102, UNDER A SEPARATE GRADING PERMIT FOR THE ROAD G02009497 ALONG WITH THE DEVELOPMENT OF LOTS 92/93. THE PUBLIC SEWER HAS BEEN CONSTRUCTED UNDER A PUBLIC WORKS AGREEMENT WITH THAT PERMIT. MAINTENANCE OF THE ROAD BY THE BAY HIGHLANDS CIVIC ASSOCIATION WILL NOT BEGIN UNTIL AFTER THE AS-BUILT PHASE AND RELEASE OF ANY CONSTRUCTION AND MAINTENANCE BONDS BY ANNE ARUNDEL COUNTY ASSOCIATED WITH PERMIT G02009497 / PWA #22-139. THE CONSTRUCTION OF LOTS $\frac{100}{101}$ & LOT 102 MAY BEGIN UPON THEIR INDIVIDUAL PERMIT ISSUANCE, SO LONG AS G02009497 HAS BEEN ISSUED AND THE CONSTRUCTION ENTRANCE FROM HENSON AVE. TO THE SITE HAS BEEN INSTALLED UNDER G02009497 AND WITH APPROVAL OF THE INSPECTOR.

NOTE 'A': DISCONNECTIONS

53 OLD SOLOMON'S ISLAND ROAD, SUITE I

PHONE: (410) 266-1160 * FAX (410) 266-6129 * EMAIL: TERRAIN@COMCAST.NE

ANNAPOLIS, MARYLAND 21401

DISCONNECTION AREAS WITHIN THE LIMIT OF DISTURBANCE ARE REQUIRED TO BE TILLED TO A DEPTH OF 12" PRIOR TO PLACEMENT OF 12" OF COMPOST & VEGETATIVE COVER SUCH AS SOD.

G 02019763

DEVELOPED CONDITIONS

VARIANCE PLANS

BAY HIGHLANDS 'LOT 102'

RECORDED IN P.B. 9, PG. 49

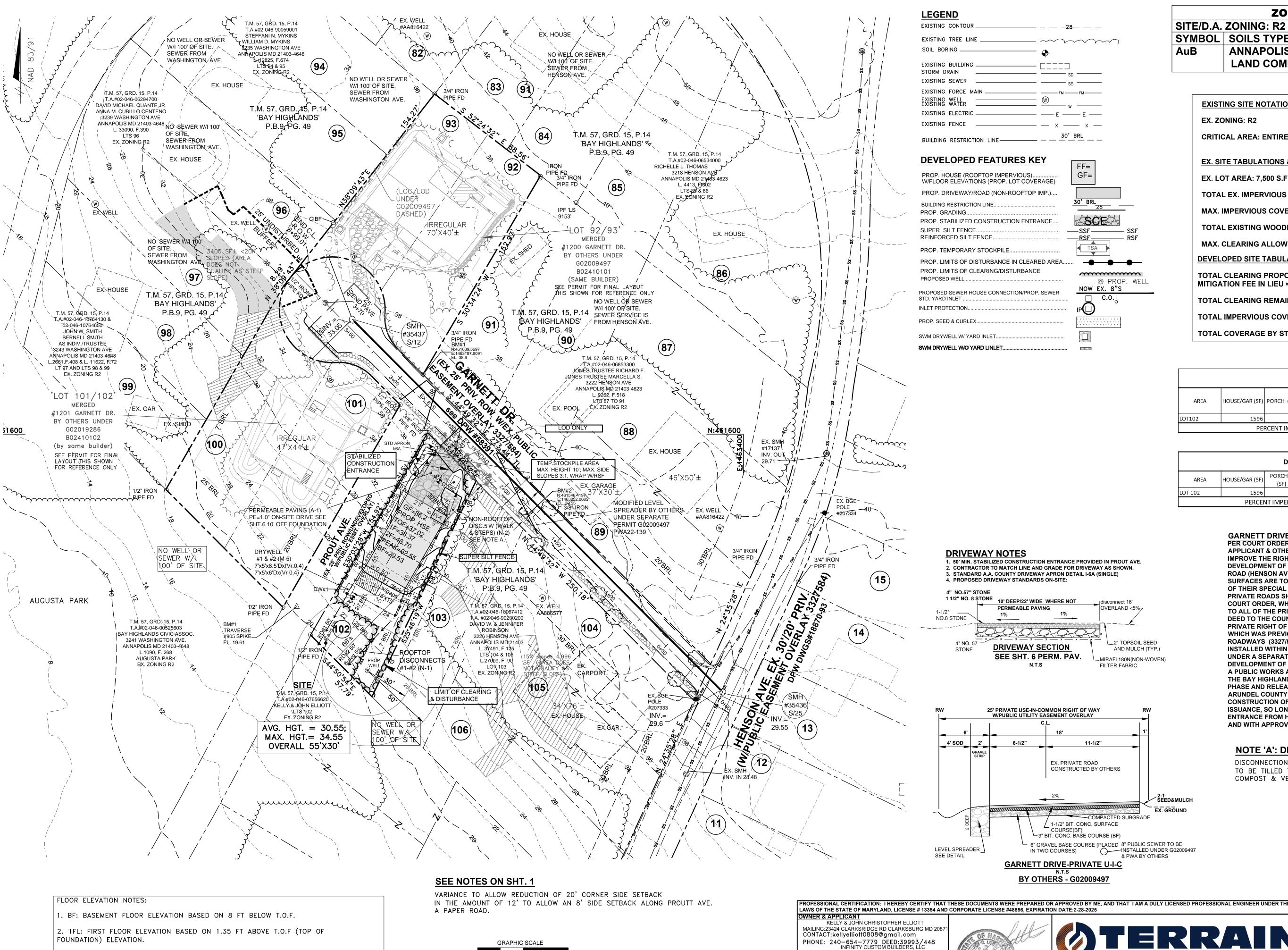
TAX MAP 57, GRID 15, P/O PARCEL 14

TAX ACCT. NO. 2-046-07656620

2ND TAX DISTRICT * ZONING R2 * MD NAD 83/91 * A.A.CO., MD

ADDRESS: 1205 GARNETT DR. ANNAPOLIS MD 21403

DATE: JUNE, 2024	DRAWN BY: S.R.K.
,	CHECKED BY: R.C.L.
SHEET: 4 OF 6	TERRAIN NO. 3078LT102



DEVELOPED CONDITIONS - SCALE: 1"=30"

3. 2FL: SECOND FLOOR ELEVATION BASED ON 10.32 FT. ABOVE FIRST FLOOR.

4. BUILDER TO CONFIRM FLOOR ELEVATIONS PRIOR START OF CONSTRUCTION.

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VARIANCE PLANS

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Jeremy Gioffre:Jeremy@infinitycustombuilders.com

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2:1 SEED&MULCH

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B-4-2 STANDARDS AND SPECIFICATIONS

SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

THE PROCESS OF PREPARING THE SOILS TO SUSTAIN ADEQUATE VEGETATIVE STABILIZATION.

TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH.

CONDITIONS WHERE PRACTICE APPLIES WHERE VEGETATIVE STABILIZATION IS TO BE ESTABLISHED.

A. SOIL PREPARATION

I. TEMPORARY STABILIZATION

- A. SEEDBED PREPARATION CONSISTS OF LOOSENING SOIL TO A DEPTH OF 3 TO 5 INCHES BY MEANS OF SUITABLE AGRICULTURAL OR CONSTRUCTION EQUIPMENT, SUCH AS DISC HARROWS OR CHISEL PLOWS OR RIPPERS MOUNTED ON CONSTRUCTION EQUIPMENT. AFTER THE SOIL IS LOOSENED, IT MUST NOT BE ROLLED OR DRAGGED SMOOTH BUT LEFT IN THE ROUGHENED CONDITION. SLOPES 3:1 OR FLATTER ARE TO BE TRACKED WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE.
- B. APPLY FERTILIZER AND LIME AS PRESCRIBED ON THE PLANS.
- C. INCORPORATE LIME AND FERTILIZER INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.

PERMANENT STABILIZATION

A SOIL TEST IS REQUIRED FOR ANY EARTH DISTURBANCE OF 5 ACRES OR MORE. THE MINIMUM SOIL CONDITIONS REQUIRED FOR PERMANENT VEGETATIVE ESTABLISHMENT ARE:

I. SOIL PH BETWEEN 6.0 AND 7.0.

- II. SOLUBLE SALTS LESS THAN 500 PARTS PER MILLION (PPM).
- III. SOIL CONTAINS LESS THAN 40 PERCENT CLAY BUT ENOUGH FINE GRAINED MATERIAL (GREATER THAN 30 PERCENT SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION: IF LOVEGRASS WILL BE PLANTED, THEN A SANDY SOIL (LESS THAN 30 PERCENT SILT PLUS CLAY) WOULD BE ACCEPTABLE.
- IV. SOIL CONTAINS 1.5 PERCENT MINIMUM ORGANIC MATTER BY WEIGHT.
- v.SOIL CONTAINS SUFFICIENT PORE SPACE TO PERMIT ADEQUATE ROOT PENETRATION.
- B. APPLICATION OF AMENDMENTS OR TOPSOIL IS REQUIRED IF ON—SITE SOILS DO NOT MEET THE ABOVE
- C. GRADED AREAS MUST BE MAINTAINED IN A TRUE AND EVEN GRADE AS SPECIFIED ON THE APPROVED PLAN, THEN SCARIFIED OR OTHERWISE LOOSENED TO A DEPTH OF 3 TO 5 INCHES.
 - D. APPLY SOIL AMENDMENTS AS SPECIFIED ON THE APPROVED PLAN OR AS INDICATED BY THE RESULTS OF A SOIL
 - E. MIX SOIL AMENDMENTS INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS. RAKE LAWN AREAS TO SMOOTH THE SURFACE, REMOVE LARGE OBJECTS LIKE STONES AND BRANCHES, AND READY THE AREA FOR SEED APPLICATION. LOOSEN SURFACE SOIL BY DRAGGING WITH A HEAVY CHAIN OR OTHER EQUIPMENT TO ROUGHEN THE SURFACE WHERE SITE CONDITIONS WILL NOT PERMIT NORMAL SEEDBED PREPARATION. TRACK SLOPES 3:1 OR FLATTER WITH TRACKED EQUIPMENT LEAVING THE SOIL IN AN IRREGULAR CONDITION WITH RIDGES RUNNING PARALLEL TO THE CONTOUR OF THE SLOPE. LEAVE THE TOP I TO 3 INCHES OF SOIL LOOSE AND FRIABLE. SEEDBED LOOSENING MAY BE UNNECESSARY ON NEWLY DISTURBED AREAS.

B. TOPSOILING

- TOPSOIL IS PLACED OVER PREPARED SUBSOIL PRIOR TO ESTABLISHMENT OF PERMANENT VEGETATION. THE PURPOSE IS TO PROVIDE A SUITABLE SOIL MEDIUM FOR VEGETATIVE GROWTH. SOILS OF CONCERN HAVE LOW MOISTURE CONTENT, LOW NUTRIENT LEVELS, LOW PH, MATERIALS TOXIC TO PLANTS, AND/OR UNACCEPTABLE SOIL GRADATION.
- TOPSOIL SALVAGED FROM AN EXISTING SITE MAY BE USED PROVIDED IT MEETS THE STANDARDS AS SET FORTH IN THESE SPECIFICATIONS. TYPICALLY, THE DEPTH OF TOPSOIL TO BE SALVAGED FOR A GIVEN SOIL TYPE CAN BE FOUND IN THE REPRESENTATIVE SOIL PROFILE SECTION IN THE SOIL SURVEY PUBLISHED BY USDA-NRCS.
- TOPSOILING IS LIMITED TO AREAS HAVING 2:1 OR FLATTER SLOPES WHERE:
- THE TEXTURE OF THE EXPOSED SUBSOIL/PARENT MATERIAL IS NOT ADEQUATE TO PRODUCE VEGETATIVE GROWTH. B. THE SOIL MATERIAL IS SO SHALLOW THAT THE ROOTING ZONE IS NOT DEEP ENOUGH TO SUPPORT PLANTS OR FURNISH CONTINUING SUPPLIES OF MOISTURE AND PLANT NUTRIENTS.
- C. THE ORIGINAL SOIL TO BE VEGETATED CONTAINS MATERIAL TOXIC TO PLANT GROWTH. D. THE SOIL IS SO ACIDIC THAT TREATMENT WITH LIMESTONE IS NOT FEASIBLE.
- 4. AREAS HAVING SLOPES STEEPER THAN 2:1 REQUIRE SPECIAL CONSIDERATION AND DESIGN
- TOPSOIL SPECIFICATIONS: SOIL TO BE USED AS TOPSOIL MUST MEET THE FOLLOWING CRITERIA:
- TOPSOIL MUST BE A LOAM, SANDY LOAM, CLAY LOAM, SILT LOAM, SANDY CLAY LOAM, OR LOAMY SAND. OTHER SOILS MAY BE USED IF RECOMMENDED BY AN AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY. TOPSOIL MUST NOT BE A MIXTURE OF CONTRASTING TEXTURED SUBSOILS AND MUST CONTAIN LESS THAN 5 PERCENT BY VOLUME OF CINDERS, STONES, SLAG, COARSE FRAGMENTS, GRAVEL, STICKS, ROOTS, TRASH, OR OTHER MATERIALS LARGER THAN I Y2 INCHES IN DIAMETER.
- B. TOPSOIL MUST BE FREE OF NOXIOUS PLANTS OR PLANT PARTS SUCH AS BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUT SEDGE, POISON IVY, THISTLE, OR OTHERS AS SPECIFIED.
- TOPSOIL SUBSTITUTES OR AMENDMENTS, AS RECOMMENDED BY A QUALIFIED AGRONOMIST OR SOIL SCIENTIST AND APPROVED BY THE APPROPRIATE APPROVAL AUTHORITY, MAY BE USED IN LIEU OF NATURAL TOPSOIL.

TOPSOIL APPLICATION

- A. EROSION AND SEDIMENT CONTROL PRACTICES MUST BE MAINTAINED WHEN APPLYING TOPSOIL.
- UNIFORMLY DISTRIBUTE TOPSOIL IN A 5 TO 8 INCH LAYER AND LIGHTLY COMPACT TO A MINIMUM THICKNESS OF 4 INCHES. SPREADING IS TO BE PERFORMED IN SUCH A MANNER THAT SODDING OR SEEDING CAN PROCEED WITH A MINIMUM OF ADDITIONAL SOIL PREPARATION AND TILLAGE. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.
- TOPSOIL MUST NOT BE PLACED IF THE TOPSOIL OR SUBSOIL IS IN A FROZEN OR MUDDY CONDITION, WHEN THE SUBSOIL IS EXCESSIVELY WET OR IN A CONDITION THAT MAY OTHERWISE BE DETRIMENTAL TO PROPER GRADING

AND SEEDBED PREPARATION.

C. SOIL AMENDMENTS (FERTILIZER AND LIME SPECIFICATIONS)

- SOIL TESTS MUST BE PERFORMED TO DETERMINE THE EXACT RATIOS AND APPLICATION RATES FOR BOTH LIME AND FERTILIZER ON SITES HAVING DISTURBED AREAS OF 5 ACRES OR MORE. SOIL ANALYSIS MAY BE PERFORMED BY A RECOGNIZED PRIVATE OR COMMERCIAL LABORATORY. SOIL SAMPLES TAKEN FOR ENGINEERING PURPOSES MAY ALSO BE USED FOR CHEMICAL ANALYSES.
- FERTILIZERS MUST BE UNIFORM IN COMPOSITION, FREE FLOWING AND SUITABLE FOR ACCURATE APPLICATION BY APPROPRIATE EQUIPMENT. MANURE MAY BE SUBSTITUTED FOR FERTILIZER WITH PRIOR APPROVAL FROM THE APPROPRIATE APPROVAL AUTHORITY. FERTILIZERS MUST ALL BE DELIVERED TO THE SITE FULLY LABELED ACCORDING TO THE APPLICABLE LAWS AND MUST BEAR THE NAME, TRADE NAME OR TRADEMARK AND WARRANTY OF THE PRODUCER.
- LIME MATERIALS MUST BE GROUND LIMESTONE (HYDRATED OR BURNT LIME MAY BE SUBSTITUTED EXCEPT WHEN HYDROSEEDING) WHICH CONTAINS AT LEAST 50 PERCENT TOTAL OXIDES (CALCIUM OXIDE PLUS MAGNESIUM OXIDE). LIMESTONE MUST BE GROUND TO SUCH FINENESS THAT AT LEAST 50 PERCENT WILL PASS THROUGH A #!00 MESH SIEVE AND 98 TO I 00 PERCENT WILL PASS THROUGH A #20 MESH SIEVE.
- 4. LIME AND FERTILIZER ARE TO BE EVENLY DISTRIBUTED AND INCORPORATED INTO THE TOP 3 TO 5 INCHES OF SOIL BY DISKING OR OTHER SUITABLE MEANS.
- 5. WHERE THE SUBSOIL IS EITHER HIGHLY ACIDIC OR COMPOSED OF HEAVY CLAYS, SPREAD GROUND LIMESTONE AT THE RATE OF 4 TO 8 TONS/ACRE (200-400 POUNDS PER I ,000 SQUARE FEET) PRIOR TO THE PLACEMENT OF

2018 VEGETATI VE ESTABLI SHMENT NOTES

FOLLOWING INITIAL SOIL DISTURBANCES OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN THREE CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND SEVEN 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
- 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).
- THE SOIL SHALL CONTAIN LESS THAN 40% CLAY BUT ENOUGH FINE GRAINED MATERIAL (> 30% SILT PLUS CLAY) TO PROVIDE THE CAPACITY TO HOLD A MODERATE AMOUNT OF MOISTURE. AN EXCEPTION IS IF LOVEGRASS OR SERECIA LESPEDEZA IS TO BE PLANTED, THEN A SANDY SOIL (< 30% SILT PLUS CLAY) WOULD BE ACCEPTABLE.
- D. SOIL SHALL CONTAIN 1.5% MINIMUM ORGANIC MATTER BY WEIGHT
- 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 THE STANDARD AND SPECIFICATION FOR SOIL PREPARATION, TOPSOILING AND SOIL AMENDMENTS FROM
- 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL 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 3-5 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 3-5 INCHES ON SLOPES FLATTER THAN 3:1.
- C. SEEDING: APPLY 5-6 POUNDS PER 1,000 SQUARE FEET OF TALL FESCUE BETWEEN FEBRUARY 1 AND APRIL 30 OR BETWEEN AUGUST 15 AND OCTOBER 31. APPLY SEED UNIFORMLY ON A MOIST FIRM SEEDBED WITH A CYCLONE SEEDER. CULTIPACKER SEEDER OR HYDROSEEDER (SLURRY INCLUDES SEEDS AND FERTILIZER. RECOMMENDED ON STEEP SLOPES ONLY). MAXIMUM SEED DEPTH SHOULD BE 1/4 INCH IN CLAYEY SOILS AND 1/2 INCH IN SANDY SOILS WHEN USING OTHER THAN THE HYDROSEEDER METHOD. IRRIGATE WHERE NECESSARY TO SUPPORT ADEQUATE GROWTH UNTIL VEGETATION IS FIRMLY ESTABLISHED. IF OTHER SEED MIXES ARE TO BE USED, SELECT FROM TABLE B3 AND B5 OF THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- 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). APPLY MULCH TO ACHIEVE A UNIFORM DISTRIBUTION AND DEPTH SO THAT THE SOIL SURFACE IS NOT EXPOSED. IF A MULCH-ANCHORING TOOL IS USED, APPLY 2.5 TONS PER ACRE. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE COMPLETELY FREE OF PROHIBITED NOXIOUS WEEDS. SPREAD MULCH UNIFORMLY, MECHANICALLY OR BY HAND, TO A DEPTH OF 1-2 INCHES.
- E. SECURING STRAW MULCH: STRAW MULCH SHALL BE SECURED IMMEDIATELY FOLLOWING MULCH APPLICATION TO MINIMIZE MOVEMENT BY WIND OR WATER. THE FOLLOWING METHODS ARE PERMITTED:
- i. USE A MULCH-ANCHORING TOOL WHICH IS DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE TO A MINIMUM DEPTH OF 2 INCHES. THIS IS THE MOST EFFECTIVE METHOD FOR SECURING MULCH, HOWEVER, IT IS LIMITED TO RELATIVELY FLAT AREAS WHERE EQUIPMENT CAN OPERATE SAFELY.
- ii.WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY WEIGHT OF 750 POUNDS PER ACRE. IF MIXED WITH WATER, USE 50 POUNDS OF WOOD CELLULOSE FIBER PER 100 GALLONS OF WATER.
- iii. LIQUID BINDERS MAY BE USED. APPLY AT HIGHER RATES AT THE EDGES WHERE WIND CATCHES MULCH, SUCH AS IN VALLEYS AND ON CRESTS OF SLOPES. THE REMAINDER OF THE AREA SHOULD APPEAR UNIFORM AFTER BINDER APPLICATION. BINDERS LISTED IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL OR APPROVED EQUAL SHALL BE APPLIED AT RATES RECOMMENDED BY THE MANUFACTURERS.
- iv. LIGHTWEIGHT PLASTIC NETTING MAY BE USED TO SECURE MULCH. THE NETTING WILL BE STAPLED TO THE ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.

2. TEMPORARY SEEDING:

SAME AS 1 D AND E ABOVE.

- 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 OCTOBER 31). MILLET - 0.92 POUNDS PER 1,000 SQUARE FEET (MAY 1 THROUGH AUGUST 15). MULCH:
- 3. NO FILLS MAY BE PLACED ON FROZEN GROUND. ALL FILL IS TO BE PLACED IN APPROXIMATELY HORIZONTAL LAYERS, EACH LAYER HAVING A LOOSE THICKNESS OF NOT MORE THAN 8 INCHES. ALL COMPACTION REQUIREMENTS ARE IN ACCORDANCE TO ANNE ARUNDEL COUNTY STANDARD SPECIFICATIONS FOR CONSTRUCTION AS WELL AS THE AA COUNTY DESIGN MANUAL AND STANDARD DETAILS. FILLS FOR POND EMBANKMENTS SHALL BE COMPACTED AS PER MD-378 CONSTRUCTION SPECIFICATIONS. ALL OTHER FILLS SHALL BE COMPACTED SUFFICIENTLY SO AS TO BE STABLE AND PREVENT EROSION AND SLIPPAGE.

4. PERMANENT SOD:

- INSTALLATION OF SOD SHOULD FOLLOW PERMANENT SEEDING DATES. SEEDBED PREPARATION FOR SOD SHALL BE AS NOTED IN SECTION (B) ABOVE. PERMANENT SOD IS TO BE TALL FESCUE, STATE APPROVED SOD; LIME AND FERTILIZER PER PERMANENT SEEDING SPECIFICATIONS AND LIGHTLY IRRIGATE SOIL PRIOR TO LAYING SOD. SOD IS TO BE LAID ON THE CONTOUR WITH ALL ENDS TIGHTLY ABUTTING. JOINTS ARE TO BE STAGGERED BETWEEN ROWS. WATER AND ROLL OR TAMP SOD TO INSURE POSITIVE ROOT CONTACT WITH THE SOIL. ALL SLOPES STEEPER THAN 3:1, AS SHOWN, ARE TO BE PERMANENTLY SODDED OR PROTECTED WITH AN APPROVED EROSION CONTROL NETTING.
- ADDITIONAL WATERING FOR ESTABLISHMENT MAY BE REQUIRED. SOD IS NOT TO BE INSTALLED ON FROZEN GROUND. SOD SHALL NOT BE TRANSPLANTED WHEN MOISTURE CONTENT (DRY OR WET) AND/OR EXTREME TEMPERATURE MAY ADVERSELY AFFECT ITS SURVIVAL. IN THE ABSENCE OF ADEQUATE RAINFALL, IRRIGATION SHOULD BE PERFORMED TO ENSURE ESTABLISHMENT OF SOD.

5. MINING OPERATIONS:

- SEDIMENT CONTROL PLANS FOR MINING OPERATIONS MUST INCLUDE THE FOLLOWING SEEDING DATES AND MIXTURES:
- FOR SEEDING DATES OF FEBRUARY 1 THROUGH APRIL 30 AND AUGUST 15 THROUGH OCTOBER 31, USE SEED MIXTURE OF TALL FESCUE AT THE RATE OF 2 POUNDS PER 1,000 SQUARE FEET AND 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 SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS FROM THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
- USE OF THESE VEGETATIVE ESTABLISHMENT SPECIFICATIONS DOES NOT PRECLUDE THE PERMITTEE OR CONTRACTOR FROM MEETING ALL OF THE REQUIREMENTS SET FORTH IN THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

IF TEMPORARY SEEDING IS TO BE UTILIZED, THE FOLLOWING APPLIES:

- 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: AS STATED BELOW.
- MULCHING: TO PREVENT EROSION OF FRESHLY GRADED SITES.

DETAIL E-3 SUPER SILT FENCE

CHAIN LINK FENCING -

WOVEN SLIT FILM GEOTEXTILE-

CONSTRUCTION SPECIFICATIONS

ELEVATION

FASTEN 9 GAUGE OR HEAVIER GALVANIZED CHAIN LINK FENCE (2% INCH MAXIMUM OPENING) 42 INCHES IN HEIGHT SECURELY TO THE FENCE POSTS WITH WIRE TIES OR HUG RINGS.

FASTEN WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS. SECURELY TO THE

SECTION. EMBED GEOTEXTILE AND CHAIN LINK FENCE A MINIMUM OF 8 INCHES INTO THE GROUND.

. WHERE ENDS OF THE GEOTEXTILE COME TOGETHER, THE ENDS SHALL BE OVERLAPPED BY 6 INCHES, FOLDED, AND STAPLED TO PREVENT SEDIMENT BY PASS.

EXTEND BOTH ENDS OF THE SUPER SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE A

45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SUPER SILT FENCE.

PROVIDE MANUFACTURER CERTIFICATION TO THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.

REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL CHAIN LINK FENCING AND GEOTEXTILE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

2011

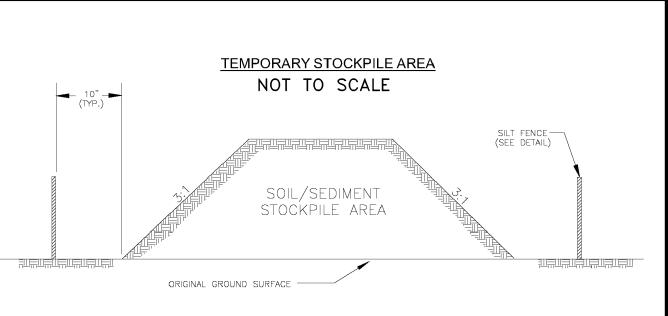
- DURING THE TIME PERIODS WHEN SEEDING IS NOT PERMITTED, MULCH SHALL BE APPLIED IMMEDIATELY AFTER GRADING.
- MULCH SHALL BE UNROTTED, UNCHOPPED, SMALL GRAIN STRAW APPLIED AT A RATE OF 2 TONS PER ACRE (90 POUNDS PER 1,000 SQUARE FEET (2 BALES)). IF A MULCH-ANCHORING TOOL IS USED, APPLY 2.5 TONS PER ACRE. MULCH MATERIALS SHALL BE RELATIVELY FREE OF ALL KINDS OF WEEDS AND SHALL BE COMPLETELY FREE OF PROHIBITED NOXIOUS WEEDS. SPREAD MULCH UNIFORMLY, MECHANICALLY OR BY HAND, TO A DEPTH OF 1-2 INCHES.
- SECURING STRAW MULCH: STRAW MULCH SHALL BE SECURED IMMEDIATELY FOLLOWING MULCH APPLICATION TO MINIMIZE MOVEMENT BY WIND OR WATER. THE FOLLOWING METHODS ARE PERMITTED:
- USE A MULCH-ANCHORING TOOL WHICH IS DESIGNED TO PUNCH AND ANCHOR MULCH INTO THE SOIL SURFACE TO A MINIMUM DEPTH OF 2 INCHES. THIS IS THE MOST EFFECTIVE METHOD FOR SECURING MULCH; HOWEVER, IT IS LIMITED TO RELATIVELY FLAT AREAS WHERE EQUIPMENT CAN OPERATE SAFELY. - WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW. APPLY THE FIBER BINDER AT A NET DRY

WEIGHT OF 750 POUNDS PER ACRE. IF MIXED WITH WATER, USE 50 POUNDS OF WOOD CELLULOSE

FIBER PER 100 GALLONS OF WATER. - LIQUID BINDERS MAY BE USED. 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 2011 STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL OR APPROVED EQUAL SHALL BE APPLIED AT RATES

-36 IN MIN

- RECOMMENDED BY THE MANUFACTURERS. - LIGHTWEIGHT PLASTIC NETTING MAY BE USED TO SECURE MULCH. THE NETTING WILL BE STAPLED TO
- THE GROUND ACCORDING TO MANUFACTURER'S RECOMMENDATIONS.



- 1. SILT FENCE TO EXTEND AROUND ENTIRE PERIMETER OF STOCKPILE, OR IF STOCKPILE AREA IS LOCATED ON/NEAR A SLOP THE SILT FENCE IS TO EXTEND ALONG CONTOURS OF THE DOWN-GRADIENT AREA.
- 2. IF STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, TEMPORARY STABILIZATION MEASURES MUST BE IMPLEMENTED.
- 3. SILT FENCE SHALL BE MAINTAINED UNTIL STOCKPILE AREA HAS EITHER BEEN REMOVED OR PERMANENTLY STABILIZED.
- 4. THE KEY TO FUNCTIONAL TEMPORARY STOCKPILE AREAS IS WEEKLY INSPECTIONS, ROUTINE MAINTENANCE, AND REGULAR SEDIMENT REMOVAL.

16 IN. MINIMUM HEIGHT OF WELDED

-8 IN. MINIMUM DEPTH OF WELDED

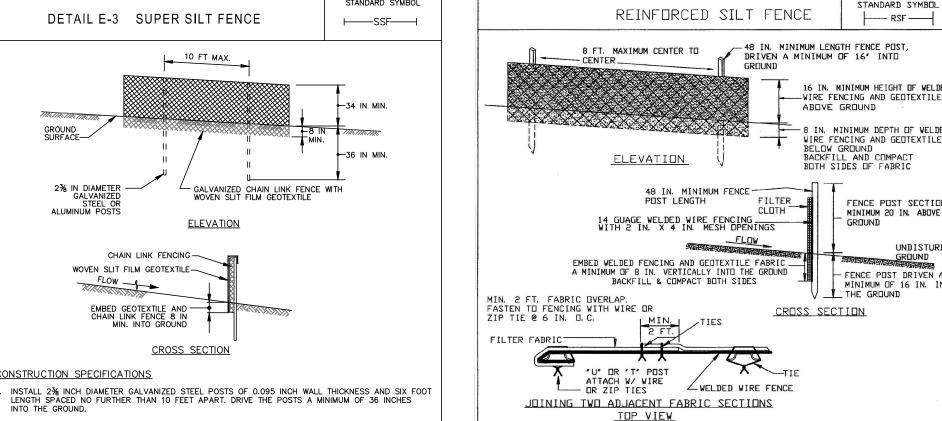
MINIMUM 20 IN. ABOVE

MINIMUM OF 16 IN. INT

UNDISTURBE

WIRE FENCING AND GEOTEXTILE BELOW GROUND BACKFILL AND COMPACT

ABOVE GROUND



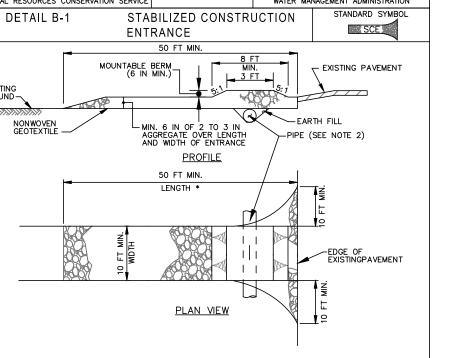
TOP VIEW CONSTRUCTION SPECIFICATIONS

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 T or U section weighing not less than 1.00 pound per linear foot. Reinforcement shall be 14 guage 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 togethe hey shall be overlapped, folded and wire tied or zip tied to post to prevent

upslope side of the fence posts with wire or zip ties at top and midsection. The Manufacturer's certification that the fabric meets the requirements in section H-1 must be made available to the inspection/enforcement authority.

geotextile if torm. If undermining occurs, reinstall fence.



CONSTRUCTION SPECIFICATIONS

- PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE, PROTECT PIPE INSTALLED THROUGH THE SCE 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 SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS
- 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 SCE. 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 BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPE	CIFICATIONS FOR SOIL EF	ROSION AND SEDIMENT CONTROL	
U.S. DEPARTMENT OF AGRICULTURE TURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONM WATER MANAGEMENT ADMINISTRATIO	

KELLY & JOHN CHRISTOPHER ELLIOTT MAILING:23424 CLARKSRIDGE RD CLARKSBURG MD 20871 CONTACT:kellyelliott0808@gmail.com PHONE: 240-654-7779 DEED:39993/448 INFINITY CUSTOM BUILDERS, LLC **DEVELOPER** 336 THOMPSON CREEK MALL #537 STEVENSVILLE, MD 21666
Jeremy Gioffre:Jeremy@infinitycustombuilders.com

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PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE



PHONE: (410) 266-1160 * FAX (410) 266-6129 * EMAIL: TERRAIN@COMCAST.NE

3. Use a woven geotextile, as specified in section H-1 materials, and fasten to the 4. Extend both ends of reinforced silt fence a minimum of five (5) horizontal feet upslope at 45 degrees to the main fence alignment to prevent runoff from going Remove accumulated sediment and debris when bulges develop in the reinforced ilt fence fabric or when sediment reaches 25% of the fence height Replace 2015 REINFORCED SILT FENCE Design Criteria Reinforced Silt Fence Desisgn Constraints Average Slope Steepness Maximum Slope Length Maximum Silt Fence Length 300 feet* Unlimited Flatter than 50:1 (<2%) 50:1 to 10:1 (2-10%) 125 feet 1.000 feet 100 feet 750 feet 10:1 to 5:1 (10-20%) 5:1 (>20%) 250 feet *Maximum slope length is unlimited on the Hydrolic Soil Group (HSG) "A" soil

- The use of Reinforced Silt Fence must conform to the design constraints
- 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 upslope and 45 degrees to the main fence alignment to prevent runoff from going around the edges

G 02019763

NOTES & DETAILS

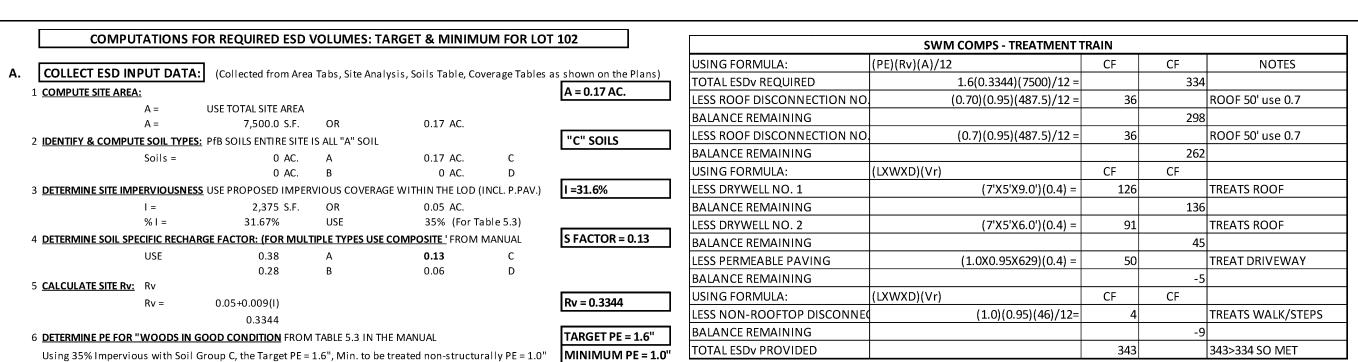
VARIANCE PLANS

BAY HIGHLANDS 'LOT 102' RECORDED IN P.B. 9. PG. 49

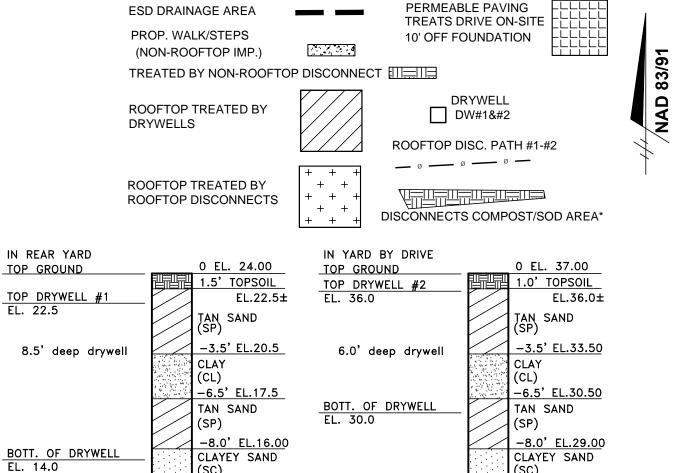
TAX MAP 57, GRID 15, P/O PARCEL 14 TAX ACCT. NO. 2-046-07656620

ADDRESS: 1205 GARNETT DR. ANNAPOLIS MD 21403 2ND TAX DISTRICT * ZONING R2 * MD NAD 83/91 * A.A.CO., MD

DRAWN BY: S.R.K. DATE: JUNE, 2024 SCALE: AS SHOWN CHECKED BY: R.C.L. TERRAIN NO. 3078LT102 SHEET: 5 OF 6



SWM TARGETS, COMPS & DESIGN BASED ON TOTAL ALLOWABLE IMPERVIOUS AREA OF 2375 SF



в' то воттом

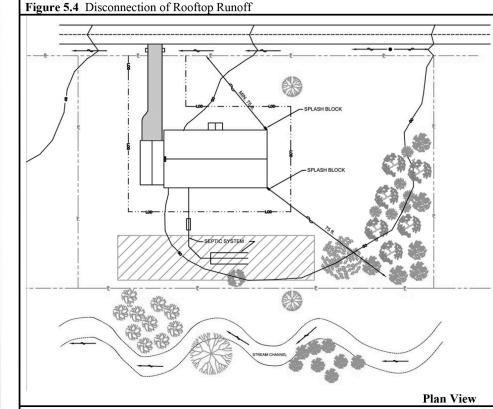
-15.0' EL.22.0

AP#2

COMPUTE REQUIRED ESDV: MAX. ALLOWABLE IMPERVIOUS TREATED

ESDv =	(PE) (Rv	<u>) (A)</u>	=		0.092	=	0.0076	8 AcFt. or	334	C.F
	12				12					
		MINIM	UM TARGET	ESDv	'C' SOIL T	YPE. PE=	1.0" USING SI	TE AS "A"		
ESDv =	(PE) (Rv		=		0.058	=		0 AcFt. or	209	C.F
	12				12					
USING INFO	ORMATION	PROVIDED	IN THE ESD TAR	GET COM	IPUTATION					
PE = 1.0"		'S' = 0.13								
Rv= 0.3344		A=0.17								
СОМІ	PUTE REC	QUIRED W	/Qv & Rev:							
		MI	NIMUM WQ	v 'C' SC	OIL TYPE, I	PE = 1.0"	USING SITE A	S "A"		
WQv=	(PE) (Rv)		=		0.058	=		AcFt. or	209	C.F.
	12				12					

Fig. 5.5 Non-Rooftop Disconnection 1 to 2 FT. WIDE



1 YEAR RUNOFF COMPUTATIONS

ONE YEAR RUNOFF VOLUME MUST BE GREATER THAN THE PROVIDED VOLUME OF THE ACTUAL DEVICE OR THE AMOUNT OVER ICAN BE USED FOR QPV - FOR THIS PROJECT THE ONE YEAR RUNOFF VOL. > ESDV; QPv IS REQUIRED SO THE REMAINING VOL. ABOVE ESDV HAS BEEN USED TO REDUCE THE RCN TO EX. CONDI 1 YR. RUNOFF IN IN.

BASED ON %I IN INDIV. D.A. COMPUTE USING (P)(Rv)(A) / 12

1	BMP D.A.	A =	1,211	S.F.	or	0.03	AC.
	TO DW#1	I =	1,211	S.F.	or	0.03	S.F.
		% I =	100.0%	i			
		Rv =	0.05+0.	.009(1)			

0.95

COMPUTE 1 YEAR RUNOFF VOLUME FOR DW #1									
(P) (Rv)	259 C.F.								
12			12	1 YR.VOLUME					
PROVIDED VOLUME =	126 C.F.	<	259 C.F	F. 1 YR VOLUME IS					
(FROM PROVIDED ESD COM	1PS)			GREATER SO OK					
1 YR. VOLUME ABOVE MA	AY BE USED FO	R C (133 c	f available for 10 y	/r. mgmt.)					

BMP D.A. TO DW#2

439	S.F.	or	0.01	AC.
439	S.F.	or	0.01	S.F.
100.0%				
0.05+0.0	009(I)			
	439 100.0%	439 S.F.	439 S.F. or 100.0%	439 S.F. or 0.01 100.0%

co	MPUTE 1 YEAR	RUNOFF	VOLUME FOR I	DW #2	
(P) (Rv) (A) =	(2	2.7)(0.95)(439)	_=	94 C.F.
12			12		1 YR. VOLUME
PROVIDED VOLUME =	91 C.F.	<	!	94 C.F.	1 YR VOLUME IS
(FROM PROVIDED ESD COMP	PS)				GREATER SO OK
1 YR. VOLUME ABOVE MAY	BE USED FO	R C (3 cf	available for 1	0 yr. mgm	t.)

BMP D.A. 487.5 S.F. 0.01 AC. DISC#1 487.5 S.F. 0.01 S.F. 100.0% % I = Rv = 0.05 + 0.009(I)0.95

% I = 100.0%

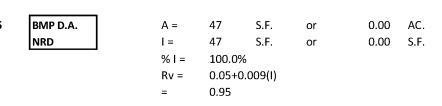
0.95

0.05+0.009(1)

0.95

	COMPUTE 1 YEAR RUNOFF VOLUME FOR ROOFTOP DISCONNE									
	(P) (Rv) (A)	=	(2.7	')(0.95)(48 ⁻	7.5) =	104 C.F.				
	12			12		1 YR.VOLUME				
PROVIDED VC	DLUME =	36 C.F.	<		104 C.F.	1 YR. IS MORE, SO				
(FROM PROVI	DED ESD COMPS)					TEST IS MET				
BMP D.A.	A =	487.5	S.F.	or	0.01	AC.				
DISC#2	l =	487.5	S.F.	or	0.01	S.F.				

COMPUTE 1 YEAR RUNOFF VOLUME FOR ROOFTOP DISCONNECT #2									
(P) (Rv) (A)	104 C.F.								
12			12		1 YR.VOLUME				
PROVIDED VOLUME =	36 C.F.	<	10	4 C.F.	1 YR. IS MORE, SO				
(FROM PROVIDED ESD COMPS)					TEST IS MET				



0.95

(P) (Rv) (A) 12		= _		(2.7)(0.95)(47) 12		10 C.F. 1 YR.VOLUME	
PROVIDED VO	OLUME = 'IDED ESD COMPS)	4 C.F.	<		10 C.F.		IS MORE, SO
BMP D.A.	A =	629	S.F.	or	0.01	AC.	
PERM. PAV.	l =	629	S.F.	or	0.01	S.F.	
		400.00	,				
	% I =	100.0%	6				

COMPUTE 1	COMPUTE 1 YEAR RUNOFF VOLUME FOR PERMEABLE PAVING									
(P) (Rv) (A)	=	(2	.7)(0.95)(629)	=	134 C.F.					
12			12		1 YR.VOLUME					
PROVIDED VOLUME =	50 C.F.	<	1	.34 C.F.	1 YR. IS MORE, SO					
(FROM PROVIDED ESD COMPS)					ОК					

N-1. Disconnection of Rooftop Runoff

Rooftop disconnection involves directing flow from downspouts onto vegetated areas where it can soak into or filter over the ground. This disconnects the rooftop from the storm drain system and reduces both runoff volume and pollutants delivered to receiving waters. To function well, cooftop disconnection is dependent on several site conditions (e.g., flow path length, soils,

27

0.000616 Ac.-Ft. or

There are many opportunities for disconnecting rooftops in both new and redevelopment designs. Runoff may be directed to undisturbed natural areas (e.g., vegetated buffers) or landscaped areas (e.g., lawns, grass channels). Rooftop disconnection is possible in commercial, industrial, and residential settings given the constraints listed below

The P_E values shown in Table 5.6 may be applied to the ESD sizing criteria when the contributing rooftop area is adequately disconnected. Re $_{
m v}$ requirements (see Chapter 2) are als addressed when the P_E from Table 5.6 meets or exceeds the soil specific recharge factor listed in

Constraints:

The following constraints are critical when considering the use of rooftop disconnection to capture and treat stormwater runoff:

- > Space: A permeable, vegetated treatment area equal to the flow path length must be available down gradient from the downspout to effectively disconnect rooftop runoff. Additional treatment using micro-scale practices may be used to fully meet PE requirements.
- **Topography:** Runoff must be conveyed as sheetflow from the downspout and across open areas to maintain proper disconnection. Level spreaders may be needed at the downspout to dissipate flow. Additionally, disconnected downspouts should be located on gradual slopes $(\leq 5\%)$ and directed away from buildings to both maintain sheetflow and prevent water damage to basements and foundations. If slopes are too steep (> 5%), a series of terraces or berms may be required to maintain sheetflow. These terraces may be readily constructed of landscaping stones, timber, or earthen berms.
- > Soils: Downspout disconnections work best in undisturbed, sandy soils that allow runoff to infiltrate. Clayey soils or soils that have been compacted by construction equipment greatly reduce the effectiveness of this practice and soil amendments may be needed.

Construction Criteria:

The following items should be addressed during the construction of projects with planned rooftop disconnections:

- **Erosion and Sediment Control**: Erosion and sediment control practices (e.g., sediment traps) shall not be located in vegetated areas receiving disconnected runoff.
- > Site Disturbance: Construction vehicles and equipment should avoid areas receiving disconnected runoff to minimize disturbance and compaction. Should areas receiving disconnected runoff become compacted, scarifying the surface or rototilling the soil to a depth of four to six inches shall be performed to ensure permeability. Additionally, amendments may be needed for tight, clayey soils.

Inspection:

A final inspection shall be conducted before use and occupancy approval to ensure that sizing for treatment areas have been met and permanent stabilization has been established.

Maintenance Criteria:

Maintenance of areas receiving disconnected runoff is generally no different than that required for other lawn or landscaped areas. The areas receiving runoff should be protected from future compaction (e.g., by planting trees or shrubs along the perimeter). In commercial areas, foot traffic should be discouraged as well.

N-1. Disconnection of Rooftop Runoff

Rooftop disconnection involves directing flow from downspouts onto vegetated areas where it can soak into or filter over the ground. This disconnects the rooftop from the storm drain system and reduces both runoff volume and pollutants delivered to receiving waters. To function well, cooftop disconnection is dependent on several site conditions (e.g., flow path length, soils,

Applications

Plan View

There are many opportunities for disconnecting rooftops in both new and redevelopment designs. Runoff may be directed to undisturbed natural areas (e.g., vegetated buffers) or landscaped areas (e.g., lawns, grass channels). Rooftop disconnection is possible in commercial, industrial, and residential settings given the constraints listed below.

Performance:

The P_E values shown in Table 5.6 may be applied to the ESD sizing criteria when the contributing rooftop area is adequately disconnected. Rev requirements (see Chapter 2) are also addressed when the P_E from Table 5.6 meets or exceeds the soil specific recharge factor listed in

Constraints:

The following constraints are critical when considering the use of rooftop disconnection to capture and treat stormwater runoff:

- > Space: A permeable, vegetated treatment area equal to the flow path length must be available down gradient from the downspout to effectively disconnect rooftop runoff. Additional treatment using micro-scale practices may be used to fully meet P_E requirements.
- > **Topography:** Runoff must be conveyed as sheetflow from the downspout and across open areas to maintain proper disconnection. Level spreaders may be needed at the downspout to dissipate flow. Additionally, disconnected downspouts should be located on gradual slopes $(\le 5\%)$ and directed away from buildings to both maintain sheetflow and prevent water damage to basements and foundations. If slopes are too steep (> 5%), a series of terraces or berms may be required to maintain sheetflow. These terraces may be readily constructed of landscaping stones, timber, or earthen berms.
- > Soils: Downspout disconnections work best in undisturbed, sandy soils that allow runoff to infiltrate. Clayey soils or soils that have been compacted by construction equipment greatly reduce the effectiveness of this practice and soil amendments may be needed.

Construction Criteria:

The following should be addressed during construction of projects with non-rooftop disconnections:

- Erosion and Sediment Control: Erosion and sediment control practices (e.g., sediment traps) shall not be located in areas designated for non-rooftop disconnections.
- > Site Disturbance: To minimize disturbance and compaction, construction vehicles and equipment should avoid areas receiving disconnected runoff. Should areas receiving disconnected runoff become compacted, scarifying the surface or rototilling the soil to a depth of four to six inches shall be performed to ensure permeability. Additionally, amendments may be needed for tight, clayey soils.

Inspection:

A final inspection shall be conducted before use and occupancy approval to ensure that adequate treatment areas and permanent stabilization has been established.

Maintenance Criteria:

Maintenance of areas receiving disconnected runoff is generally no different than that required for other lawn or landscaped areas. The areas receiving runoff should be protected from future compaction (e.g., by planting trees or shrubs along the perimeter). In commercial areas, high foot traffic should be discouraged as well.

Construction Criteria:

5' TO BOTTOM

The following items should be addressed during construction of projects with dry wells:

RATE OF 2.41"/HR SAND LAYERS

N.T.S.

Erosion and Sediment Control: Final grading for proposed dry wells should not take place until the surrounding site is completely stabilized. If this cannot be accomplished, runoff from disturbed areas shall be diverted.

-15.0' EL.9.0

NO H20

SWM KEY

- ➤ Soil Compaction: Excavation should be conducted in dry conditions with equipment located outside of the practice to minimize bottom and sidewall compaction. Construction of a dry well shall be performed with lightweight, wide-tracked equipment to minimize disturbance and compaction. Excavated materials shall be placed in a contained area.
- > Underground Chamber: A subsurface prefabricated chamber may be used.
- > Dry Well Bottom: The bottom shall be as level as possible to minimize pooled water in small areas that may reduce overall infiltration and longevity.
- Filter Cloth: Filter cloth shall not be installed on the bottom of the well. Non-woven filter cloth should be used to line the top and sides of the dry well to prevent the pore space between the stones from being blocked by the surrounding native material.
- ➤ Gravel Media: The aggregate shall be composed of an 18 to 48-inch layer of clean washed, open graded material with 40% porosity (e.g., ASTM D448 4,5, or 6 stone or equal).

Inspection:

- Regular inspections shall be made during the following stages of construction:
 - During excavation to subgrade.
- During placement of backfill and perforated inlet pipe and observation well.
- During placement of geotextiles and all filter media. During construction of the appurtenant conveyance.
- Upon completion of final grading and establishment of permanent stabilization.

Maintenance Criteria:

The following items should be addressed to ensure proper maintenance and long-term performance of dry wells:

- Privately owned practices shall have a maintenance plan and shall be protected by easement, deed restriction, ordinance, or other legal measures preventing its neglect, adverse alteration, and removal.
- > Dry wells shall be inspected and cleaned annually. This includes pipes, gutters, downspouts, and all filters.
- Ponding, standing water, or algal growth on the top of a dry well may indicate failure due to sedimentation in the gravel media. If water ponds for more than 48 hours after a major storm or more than six inches of sediment has accumulated, the gravel media should be excavated and replaced.

Construction Criteria:

KELLY & JOHN CHRISTOPHER ELLIOTT

CONTACT:kellyelliott0808@gmail.com

PHONE: 443-699-6008 **COPYRIGHT NOTICE:** ©

DEVELOPER 336 THOMPSON CREEK MALL #537

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- shall be diverted around proposed pavement locations.
- be placed in a contained area.

VERBANK, FLOOD PROTECTION' BEE STATEMENT AND COMPS ON SHEET 0.17 AC .DDRESSED\JIA THE REDUCED RCN\METHOD /DASHED ESD D.A. MAP / BMP D.A. LOCATION & TREATMENT MAP - SCALE:1"=30" CLEANOUT COVER (A.A. CO. S/9)END TO BE CAPPED EL. 24.0 DW#1 EXISTING AND PROPOSED GRADE EL. 37.0 DW#2 EL. SEE BORING/DETAIL 4" SOLID INFLOW PIPE FROM ROOF LEADERS DW#1=22.5, DW#2=36.0 4" PERFORATED PIPE (SDR 35 OR APPROVED EQUAL) #2 WASHED STONE INV. IN =SEE BORING 4" PERFORATED TOP AND SIDES ONLY OBSERVATION WELL -(MIRAFI 150n OR EL. SEE BORING/DETAIL DW #1 BOTT EL. 14. **V** ← GROUND WATER 24"x24"x1" STEEL PLATE (NONE ENCOUNTERED) OBSERVATION WELL 4" SOLID PVC DRYWELL #1 DRYWELL #2 INFLOW PIPE A = 6.0'A = 8.5'

PÉRMEÀBLE PAVÌNG (A-1) PE=1.0" ON-SITE DRIVE SEE

SHT.6 10' OFF FOUNDATION

DRYWELL

#1 & #2 (M-5)

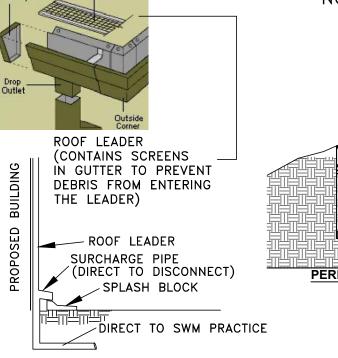
√7'x5'x8.5'Dx(∀r 0

 $^{\sim}$ 7'x5'x6'Dx(Vr 0.4)

OUTFLOW PIPE B = 7.0'B = 7.0'C = 5.0'C = 5.0'VC INFLOW PIPEC D = 1.5' MIN. D = 1.0' MIN.FILTER CLOTH_ - OBSERVATION ♥ WELL 4"PVC E = 1.00' E = 1.00'TOP SIDES/ONLY F = 3.0'F = 3.0'G = 2.5'G = 2.5'

IF TWO INFLOW PIPES ARE NEEDED HOLD 1' IN FROM EDGE OF TRENCH (E/F DIMENSIONS WILL APPLY); OTHERWISE CENTER PIPE (DIM. G) PLAN VIEW

PRIVATE DRYWELL DETAIL #1 & #2 LOT 102 NOT TO SCALE



ROOF LEADER DETAIL

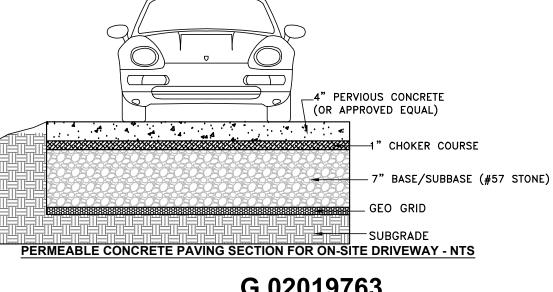
<u>N.T.S.</u>

LAND ENGINEERING & DEVELOPMENT SERVICES

PHONE: (410) 266-1160 * FAX (410) 266-6129 * EMAIL: TERRAIN@COMCAST.NE

53 OLD SOLOMON'S ISLAND ROAD, SUITE I

ANNAPOLIS. MARYLAND 21401



G 02019763

& STEPS) (N-2)

ALL DISCONNECTION

AREAS WITHIN THE LIMIT

OF DISTURBANCE SHALL

BE TILLED TO A MIN. OF

OF 12" OF COMPOST & **VEGETATIVE MATERIAL**

SUCH AS SOD. THESE AREAS SHALL REMAIN

12" PRIOR TO PLACEMENT

SEE NOTE A.

SWM COMPS, NOTES & DETAILS

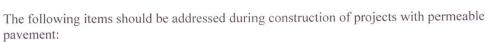
VARIANCE PLANS

BAY HIGHLANDS 'LOT 102'

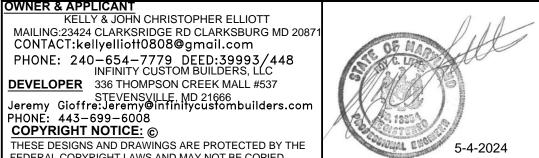
RECORDED IN P.B. 9, PG. 49 **TAX MAP 57, GRID 15, P/O PARCEL 14**

TAX ACCT. NO. 2-046-07656620 ADDRESS: 1205 GARNETT DR. ANNAPOLIS MD 21403 2ND TAX DISTRICT * ZONING R2 * MD NAD 83/91 * A.A.CO., MD

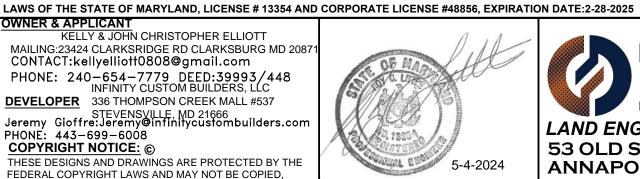
DATE: JUNE, 2024 DRAWN BY: S.R.K. SCALE: AS SHOWN CHECKED BY: R.C.L TERRAIN NO. 3078LT102 SHEET: 6 OF 6



- > Erosion and Sediment Control: Final grading for installation should not take place until the surrounding site is stabilized. If this cannot be accomplished, runoff from disturbed areas
- > Soil Compaction: Sub soils shall not be compacted. Construction should be performed with lightweight, wide tracked equipment to minimize compaction. Excavated materials should
- Distribution Systems: Overdrain, underdrain, and distribution pipes shall be checked to ensure that both the material and perforations meet specifications (see Appendix B.4). The upstream ends of pipes should be capped prior to installation. All underdrain or distribution pipes used should be installed flat along the bed bottom.
- > Subbase Installation: Subbase aggregate shall be clean and free of fines. The subbase shall be placed in lifts and lightly rolled according to the specifications (see Appendix B.4).



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER TH



CRITICAL AREA COMMISSION CHESAPEAKE AND ATLANTIC COASTAL BAYS 1804 WEST STREET, SUITE 100 ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction:	Anne Arundel	County			Date: JULY 8, 2024
					FOR RESUBMITTAL ONLY
Tax Map#	Parcel #	Block #	Lot #	Section	Corrections
		45	400	11/0	Redesign
57	14	15	102	N/A	No Change Non-Critical Area
	<u> </u>				Non-Critical Area
- x- 00	046 07656600				*Complete Only Page 1
Tax ID: 02	-046-07656620				General Project Information
	11 10 - 31 -				
Duningt Nome	e (site name, sul	ndivision nom	or other)	RAV HIGH	HLANDS, LOT 102
Project Name	(Site maine, Sui	outvision name	e, or ource)	BATTIO	ILANDO, EOT 102
Project locati	on/Address	1205 GARNE	TT DRIVE		
Troject locati	OH/1 radi C33	1200 07 11 11 12			
City ANNA	POLIS				Zip 21403
Local case no	ımber				
Applicant:	Last name	ELLIOTT			First name KELLY & JOHN
Company T	ERRAIN INC.				
	T (.lll.	1 4141).			
Application	Type (check al	i tnat appiy):			
Building Pen	mit	X		Variance	X
Buffer Manag		Ä		Rezoning	
Conditional U		Ħ		Site Plan	
Consistency l		П		Special Exce	ption
Disturbance >				Subdivision	
Grading Pern		\overline{X}		Other	
· ·					
Local Jurisd	iction Contact	Information			
_	AACa Zanina	A desiniateatia	n Spotion	T' = 4	
Last name	AACo Zoning	Administratio	n section	First name	
Phone #	410-222-7437	,	Dagno	nce from Con	nmission Required By TBD
rnone #	.10 , .01		Kesho	nise nom con	ministron required by
Fax #				Hearing dat	e TBD
I WA II					

SPECIFIC PROJECT INFORMATION

Describe Proposed use	of project	site:			NAVIT TO DE	. 01
				DE SETBACK OF 12' TO ALLO	JW II TO BE	: 8 [,]
THE HOUSE HAS RED	DUCED IN	SIZE FROM	M PRE-FILE			
Intra-Family Transfer Grandfathered Lot	Yes			Growth Allocation Buffer Exemption Are	Yes 🔲	
Project Type (check al	l that app	oly)				
Commercial Consistency Report Industrial Institutional Mixed Use				Recreational Redevelopment Residential Shore Erosion Contro Water-Dependent Fac	=	
Other				-		
SITE INVENTORY (I	Enter acro	-	e feet) Sq Ft	Total Disturbed Area	Acres	Sq Ft 6,563
IDA Area	0.17		7,500	1000125	0.10	0,000
LDA Area	0		0			
RCA Area	0		0	0 # of Lots Created		
Total Area	0.17		7,500	o " of Lots created		
Total Alca	0.11		.,	I.		
		Acres	Sq Ft	.,	Acres	Sq Ft
Existing Forest/Woodland	l/Trees	0.17	7,500	Existing Lot Coverage	0	0
Created Forest/Woodland	Trees/	0	0	New Lot Coverage	0.05	2,346
Removed Forest/Woodlan	d/Trees	0.14	6,363	Removed Lot Coverage	0	0
				Total Lot Coverage	0.05	2,346
VARIANCE INFORM	IATION ((Check all t	Sq Ft		Acres	Sq Ft
Buffer Disturbance		0	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance		0.15	6,563	Mitigation	0	0
Variance Type Buffer Forest Clearing HPA Impact Lot Coverage Expanded Buffer Nontidal Wetlands Setback Steep Slopes Other			B D D G G P	Structure Acc. Structure Addition Sarn Seck Swelling Swelling Addition Sarage Sazebo Satio Pool hed		
			\mathbf{C}	Other		

Revised 12/14/2006

CRITICAL AREA REPORT-1205 GARNETT DR. LOT 102 BAY HIGHLANDS

PREPARED BY TERRAIN FOR VARIANCE - JULY 2024

NARRATIVE:

Existing Conditions:

- 1. As shown on the Resource Map Sheet 3, the site is a legally buildable lot located in the LDA designation of the Critical Area and contains 7,500 s.f. The lot borders Garnett Dr. to the north and is 45.35' wide along this private road, which has recently been constructed and improved with a sewer by others. The rear width of the lot is 57.79' wide. The lot borders Prout Ave. to the west, which is a paper road with no sewer. The length of the lot along this roadway is 154.92' with the opposing lot line abutting undeveloped Lot 103 being 158.47' long.
- 2. The front BRL is 30' along Garnett Drive and the standard side setbacks of 7' and rear setback of 25' are shown on the plan, along with the 20' corner side setback along Prout Ave. for which we are seeking relief.
- 3. Bay Highlands is an old subdivision with many of the surrounding lots having been merged with other lots. Lots 100/101 on the opposite side of Prout Ave. is merged and is under permit review and Lots 92/93 on the other side of Garnett Dr. have also been merged and are under permit review. Lot 103 is an existing building lot to the east of the site and fronts Garnett Dr. This lot is owned by the owner to east who has merged with other lots around their existing home fronting on Henson Ave. The remaining lots on Prout Ave. south of the site are merged with other lots, except for two lots located closer to Bay Highlands Road and are owned by the builder of Lot 102 who plans to access the lots via that roadway. Augusta Park is located on the west side of Prout Ave. abutting Lot 100/101.
- 4. The lot is presently undeveloped and wooded and subject to clearing and impervious limitations as noted on Sheet 3 and 4 of the plans.
- 5. Garnett Dr. and Prout Ave. are private roads with public utility easement overlays. While most of the private roads in Bay Highlands are owned by the BHCA civic association, Garnett and Prout are owned by the abutting owners as was previously established with the development of Garnett Dr. by others. Therefore, the property owner of Lot 102 owns to the center of these streets along their frontage.

Developed Conditions:

- 1. The proposed house has been designed to fit within the standard front, rear and standard 7' side setbacks with the rear basement floor and first floor decks (with gaps) also being located outside the 25' rear setback as shown on Sheet 4. The house is modest in size and is in keeping with the size of houses on similar lots in the neighborhood. Note: the house has been reduced in size from the Pre-file plan, which allows for the driveway to come off Garnett Drive and the previous stub road/turnaround on Prout Ave. to be eliminated based on comments from the Engineering Section. Also, the minimum relief to the side setback being requested is now only 12' not 13' since the house has gone from 32' wide to 20' wide.
- 2. Clearing and impervious limitations have been met.
- 3. Stormwater management and sediment controls have been designed and reviewed by the County. Reviewers under the referenced grading permit and demonstrate

SEE RESOURCE NOTES & CRITICAL AREA TABULATIONS NEXT PAGES.

	ZONING & SOILS TABLE								
SITE/D.A. ZONING: R2 ERODIBILITY FACTOR									
SYMBOL	SOILS TYPE	CLASS	K FACTOR & SLOPES						
AuB	ANNAPOLIS URBAN	'C'	0.24, 0-5% SLOPES						
	LAND COMPLEX								

RESOURCE MAPPING NOTES

- 1. THE SUBJECT SITE CONSISTS OF A LEGAL LOT TS KNOWN AS LOTS 102 OF BAY HIGHLANDS CREATED PRIOR TO 1985 AND IS A LEGAL BUILDABLE LOT ENTITLED TO CLEARING AND IMPERVIOUS AS PER CODE.
- 2. TOPOGRAPHY AND SITE PROPERTY LINES FOR THE SUBJECT SITE IS BASED A FIELD SURVEY FOR LOT 102 AND ADJOINING LOTS 100 AND PHYSICAL FEATURES PAVING, SEWER, POLES, ETC. ALONG GARNETT DR. AND FOR OFFSITE AREA USING ANNE ARUNDEL COUNTY DIGITAL AERIAL TOPOGRAPHY AND BEST AVAILABLE PUBLIC RECORDS.
- 3. LOT 102 LIES IN THE LDA DESIGNATION OF THE CRITICAL AREA. IT DOES NOT LIE WITHIN A BOG AREA OR BOG DRAINAGE AREA. THE SITE LIES WITHIN ZONE X, AN AREA OF LESS THAN 0.2% CHANCE FLOODING AS SHOWN ON FIRM MAP 24003C0262F.
- 4. THERE ARE NO EXISTING STREAMS ON THE PROPERTY. THERE ARE NO STEEP SLOPES OR THEIR BUFFERS AFFECTING THE PROPERTY, BUT THERE IS A SMALL AREA OF STEEP SLOPES ON THE NEIGHBORING LOTS TO THE EAST ALTHOUGH THEY ARE NOT A LARGE ENOUGH OF AN AREA TO MEET THE DEFINITION OF STEEP SLOPES. THESE AREAS ARE OUTSIDE THE LIMITS OF DISTURBANCE.
- 5. THIS SITE DRAINS TO BLACK WALNUT CREEK / WEST CHESAPEAKE BAY WATERSHED NO. 02-13-10-02 AND THE BAY.
- 6. SOIL TYPES ARE 'C' ON-SITE AUB ANNAPOLIS URBAN LAND COMPLEX, 0-5% SLOPES. SEE TABLE THIS SHEET.
- 7. GARNETT DRIVE IS AN EX. 25' PRIVATE RIGHT OF WAY WITH A PUBLIC UTILITY EASEMENT OVERLAY. A PUBLIC WORKS AGREEMENT AND GRADING PERMIT ARE IN PLACE AND THE IMPROVEMENTS HAVE BEEN CONSTRUCTED AS OF MAY 2024 UNDER G02009497.
- 8. THERE ARE NO EXISTING STRUCTURES ON LOT 102.
- 9. LOT 102 CONSISTS OF DEVELOPED WOODLAND AS THE BAY HIGHLANDS SUBDIVISION, WHICH THIS LOT IS A PART, CONTAINS AN AREA OF TREES & NATURAL VEGETATION INTERSPERSED WITH RESIDENTIAL DEVELOPMENT. CLEARING SHALL BE THE MINIMUM NECESSARY TO CONSTRUCT THE HOUSE, DRIVE, WELL, SEWER, STORMWATER MANAGEMENT AND REASONABLE YARD AREA.
- 10. LOT DEVELOPMENT WILL UTILIZE PUBLIC SEWER AND PRIVATE WELL.

EXISTING SITE NOTATIONS:

EX. ZONING: R2

CRITICAL AREA: ENTIRE SITE IS IN LDA

EX. SITE TABULATIONS & CRITICAL AREA CLEARING/COVERAGE ALLOWABLES:

EX. LOT AREA: 7,500 S.F. OR 0.17 AC. TL.

TOTAL EX. IMPERVIOUS COVERAGE = 0 S.F. OR 0 AC. TL.

MAX. IMPERVIOUS COVERAGE ALLOWED = 2375 S.F.

TOTAL EXISTING WOODLANDS = 7,500 S.F. OR 0.17 AC. TL.

MAX. CLEARING ALLOWED = FOR SITE LESS THAN 1/2 AC. = 6,534 S.F. MAX.

DEVELOPED SITE TABULATIONS:

TOTAL CLEARING PROPOSED = 6,363 S.F. OR 0.14 AC. TL. (84.8%) MITIGATION FEE IN LIEU = 6,363 S.F. X \$2.00 = \$12,726.00

TOTAL CLEARING REMAINING = 6,534 S.F. - 6,363 S.F. = 171 S.F.

TOTAL IMPERVIOUS COVERAGE PROPOSED = 2,346 S.F. OR 0.05 AC. TL. (31.3%)

TOTAL COVERAGE BY STRUCTURES = 1,662 S.F.(22.2%)

	DEVELOPED IMPERVIOUS COVERAGE											
AREA	HOUSE/GAR (SF)	PORCH (SF)	FP	WALK (SF)	STEPS (SF)	WINDOW WELL (Sf)	DRIVE (SF) ONSITE	TOTAL (SF)				
LOT102	1596	54	10	35	12	10	629	2346				
	PE	RCENT IMPE	RVIOUS = 23	46 S.F. / 7,5	00 S.F. SITE A	REA = 31.3%						

DEVELOPED COVERAGE BY STRUCTURES				
AREA	HOUSE/GAR (SF)	PORCHES (SF)	STEPS (SF)	TOTAL (SF)
LOT 102	1596	54	12	1662
	PERCEN	IT IMPERVIOUS :	= 1662 S.F. / 7,500 S.F. SITE AREA	A = 0.2216 =22.2%



J. Howard Beard Health Services Building 3 Harry S. Truman Parkway Annapolis, Maryland 21401 Phone: 410-222-7095 Fax: 410-222-7294 Maryland Relay (TTY): 711 www.aahealth.org

Tonii Gedin, RN, DNP Health Officer

MEMORANDUM

TO:

Sadé Medina, Zoning Applications

Planning and Zoning Department, MS-6301

FROM:

Brian Chew, Program Manager

Bureau of Environmental Health

DATE:

July 11, 2024

RE:

Kelly Elliott

1205 Garnett Drive Annapolis, MD 21403

NUMBER:

2024-0129-V

SUBJECT:

Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling with less setbacks than required.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc:

Sterling Seay



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2024-0057-P DATE: 06/27/2024

STAFF: Joan A. Jenkins (OPZ)

Kelly Krinetz (OPZ) Habtamu Zeleke (I&P)

APPLICANT/REPRESENTATIVE: Stacy Kimmett/Terrain and Kelly & John Elliott

EMAIL: Terrain@comcast.net/kellyelliott0808@gmail.com

SITE LOCATION: 1205 Garnett Drive, Annapolis LOT SIZE: 7,500 sf

ZONING: R2 CA DESIGNATION: LDA BMA: n/a or BUFFER: n/a APPLICATION TYPE: Variance

DESCRIPTION:

The applicant proposes new single-family dwelling on a corner lot. The proposed dwelling does not meet the corner side setback. Proposed at 7'; required 20'.

COMMENTS:

I & P Engineering:

Variance request: requesting a variance for bulk regulations r-2 zoning - to the corner side setback of 20', to allow a variance of 13' to this setback.

Comments:

- 1. Please ensure that the dry wells area is setback/offset from property lines so that if it needs maintenance/reconstruction, easements do not need to be obtained from neighboring properties or impact rights-of-way.
- 2. Please clarify why Prout Avenue will not be improved and extended in the future, and how the properties located on this Road will get access in the future.
- 3. Please clarify why a proposed property cannot access from Garnett Drive instead of Prout Avenue. The driveway to the proposed property from Garnett Drive is recommended.
- 4. Stormwater management will be addressed through two rooftop disconnections, non-rooftop disconnection, two dry wells, and permeable paving.
- 5. All stormwater conveyance systems shall be designed so that no building or habitable structure, either proposed or existing, is flooded or has water impounded against it during the 100-year storm event.
- 6. Microscale stormwater facility(ies) design should incorporate safe conveyance for overflow discharges from 2, 10, 100-yr 24-hr storm events; plans should show overland relief paths for these storm events and ensure that no structures, or properties are negatively impacted or have water impounded against during these storm events.
- 7. Design professionals should review site runoff and potential (negative, adverse) impacts to neighboring properties, due to changed grades/elevation on a proposed project.
- 8. Ensure the proposed improvement including runoff, seepage, and slope saturation does not adversely impact the integrity of the slope and potential impact of slope failure.
- 9. Based on the plan provided, it appears that the property will be served by a private well and a public sewer.
- 10. The stormwater management, utility/Engineering design additional review, and comments for the site shall occur at the grading permit stage.
- 11. The above is provided as a courtesy review as information for review and consideration comments at the pre-file.

Critical Area Team:

No objection to the setback request.

The site plan should be updated to show the correct side corner setback.

2024-0057-P

page 2

It should be noted that the last review comment on the grading permit application indicated that the plan under review exceeds the lot coverage limits. That issue must be addressed prior to permit approval.

Zoning Administration Section:

This is an undersized corner lot in the R2 District. Variance required to the corner side setback of 20'. Site plan:

- 1) Add the height in stories and feet to the site plan in the area of the proposed dwelling.
- 2) Correct the corner side setback to 20' per R2 bulk regulations
- 3) Page 2 under General Notes 2. Fix corner side to be 20' not 25'

Letter of explanation:

The pre-file letter addresses the Critical Area Variance Requirements. As there is no critical area variance requested these justifications to the critical area variance requirements are unnecessary. This is only a zoning variance for setbacks. The letter should be rewritten for the variance application.

INFORMATION FOR THE APPLICANT

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.