

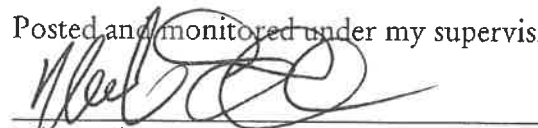
APP. EXHIBIT# 1
CASE: 2024-0173-V
DATE: 12/5/24

AFFIDAVIT OF POSTING

I, Todd Lopez, hereby attest that I posted One (1) sign for Case No. 2024-0173-V. The signs were posted on Tuesday 5 ,2024 at approximately 8:00AM. The (1) sign was posted at the front of the house along Lake Claire Drive


Todd Lopez

Posted and monitored under my supervision


Mike Giles
Messick Group Inc.
T/A Messick and Associates

NOTICE

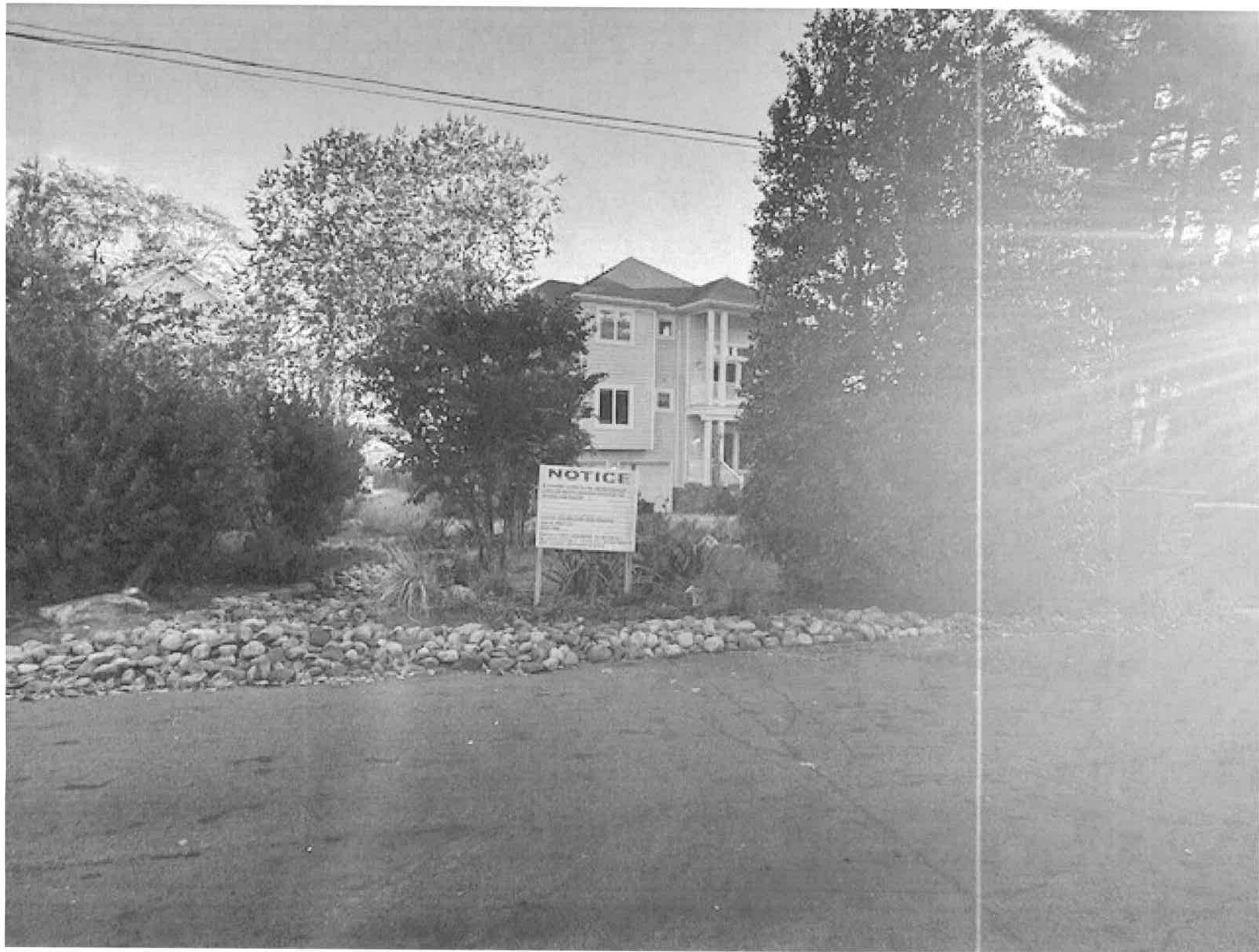
AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW
A DWELLING ADDITION (DECK) WITH LESS BUFFER AND
SETBACKS THAN REQUIRED.

LOCATION: 1012 LAKE CLAIRE DRIVE ANNAPOLIS

CASE NO: 2024-0173-V

JOHN TYNAN

**PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS**



NOTICE

NOTICE OF SALE
The undersigned, the trustee of the trust created by the will of [Name], do hereby give notice that the real property described in the foregoing instrument, together with the interest therein, will be sold at public auction on [Date] at [Time] o'clock [AM/PM] at the [Location] of the County of [County Name], State of [State Name].
The property to be sold is described as follows: [Description of Property]
The terms of sale are cash or cash equivalent.
The trustee is [Name]
The trustee's address is [Address]
The trustee's telephone number is [Phone Number]
The trustee's fax number is [Fax Number]
The trustee's e-mail address is [Email Address]

NOTICE

AN APPLICATION HAS BEEN FILED FOR VARIANCE TO ALLOW
A DWELLING ADDITION (DECK) WITH LESS BUFFER AND
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CASE NO: 2024-0173-V

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APP. EXHIBIT# 2
CASE: 2024-0173-N
DATE: 12/5/24

DETAILS & SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

APPLICABLE CODES: COMPREHENSIVE DISTRICT DETAIL AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT

Following initial soil disturbance or reclamation, permanent or temporary vegetative establishment shall be completed within seven months after the date of final site preparation, unless otherwise specified. The contractor shall provide a schedule for all site preparation work for all areas disturbed or graded prior to the project start.

1. Permanent Seeding:

A. Seed Type: Lime and fertilizer will be applied per soil test results for grass greater than 3 acres. Soil tests will be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

1. Coverage of each surface shall be applied such that cover will require covering with a minimum of 1/2 inch of straw or other protective covering of top soil. No spreading of material is allowed. If needed, seed beds shall be done before and after 48-hour incubation period to allow establishment of seed.

The minimum soil conditions required for permanent vegetation establishment are:

a. Soil pH shall be between 6.0 and 7.0
b. Soil bulk density shall be less than 800 pounds per cubic foot
c. The soil shall contain less than 0.05% clay but enough fine-grained material (200 mesh and finer) to provide for capacity to hold a moderate amount of moisture. An exception is for topsoil or seedbeds to be placed, then a sandy soil (20% or less clay) may be used.

d. Soil shall contain 1.0% nitrogen available to vegetation.
e. Soil must contain sufficient organic matter to provide adequate water retention.
f. If these conditions cannot be met by each soil area, seeding operation is required to amend the soil. Amend with topsoil or other material for 100% of area unless otherwise recommended by a qualified agronomist.

B. Seeded Phosphorus: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

C. Seeding Application: A minimum of 1,000 square feet of seed between February 1 and April 30 or between August 15 and October 31. Apply seed uniformly on a flat surface. Use a rotary seeder, distributor or broadcast spreader. Do not use a hand broadcast spreader. Do not use a hand broadcast spreader. Do not use a hand broadcast spreader.

D. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

E. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

F. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

G. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

H. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

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J. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

K. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

L. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

M. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

N. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

O. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

P. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

Q. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

R. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

S. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

T. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

U. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

V. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

W. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

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Y. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

Z. Seeding Method: Areas to be seeded shall be tested to a depth of at least 2 inches. The test shall be done at completion of final rough grading or as recommended by the seedling source/producer. Fertilizer and lime will be provided to the seeding operation as well as the contractor.

GENERAL NOTES:

1. All grading and discharge into existing drainage shall be permitted during clearing and construction in accordance with the approved erosion and sediment control plan with flow rate as determined by the contractor.

2. All erosion and sediment control practices and measures shall be maintained, applied and monitored in accordance with the approved sediment control plan and all applicable Local, State, and Federal Regulations and Specifications for Soil Erosion and Sediment Control.

3. Turf sod required for the establishment of vegetation shall be installed in the amount necessary to complete finished grading of exposed areas.

4. Areas to be seeded shall be mowed, graded and stopped of broom, remove trees, vegetation, trees or other obstructions available.

5. Areas where areas to be top seeded shall be installed to a minimum depth of 3" (2) inches prior to placement of seed.

6. All top soil shall be compacted to 95% minimum density (ASTM D-1557 (ASTM D-1557) Method C) at optimum moisture as required to reduce erosion, slippage, settlement, subsidence or other related problems. Fill material in support buildings, structures and curbs, etc. shall be compacted in accordance with above stated local requirements and criteria, unless otherwise noted.

7. All fill soil placed and compacted to 95% or to meet adjacent (95) in thickness.

8. Except for approved fill or structural fill, fill material shall be free of boulders, stumps, logs, stones, building debris or other obstructions unless they meet the criteria for fill or structural fill. Fill shall not be placed on a frozen foundation.

9. Frozen materials or soil, made or highly compressible materials shall not be incorporated into fill or structural fill. Fill shall not be placed on a frozen foundation.

10. Groundwater, seepage or spring encountered during construction shall be handled in accordance with the local Building Code, Department and Specifications for Subsurface Drain or other approved methods. If conditions are identified seepage or spring shall be handled in accordance with the approved methods. If conditions are identified seepage or spring shall be handled in accordance with the approved methods.

11. Baseline, terrace areas, and spot areas shall be shown on the site plan and shall be adjusted to the provisions of all applicable local, state, and federal standards and specifications.

12. Grades at disturbed areas with positive drainage at 2% (minimum) slope minimum.

13. Factors for building or mass construction to be in view of or on a proposed site shall be noted and specified by a Registered Engineer.

14. Trees shall not be removed from building pad boundaries unless approved by building permit granting has been approved or used each area as Grading plan for each to be completed, submitted, and approved with each building permit application.

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DRIVEWAY PAVING SECTION

ON APPROVED EQUAL OR BETTER MATERIALS AND DEPTH

1. Minimum depth shall be 18" thick, 100% crushed aggregate, 100% bituminous concrete.

2. Minimum depth shall be 18" thick, 100% crushed aggregate, 100% bituminous concrete.

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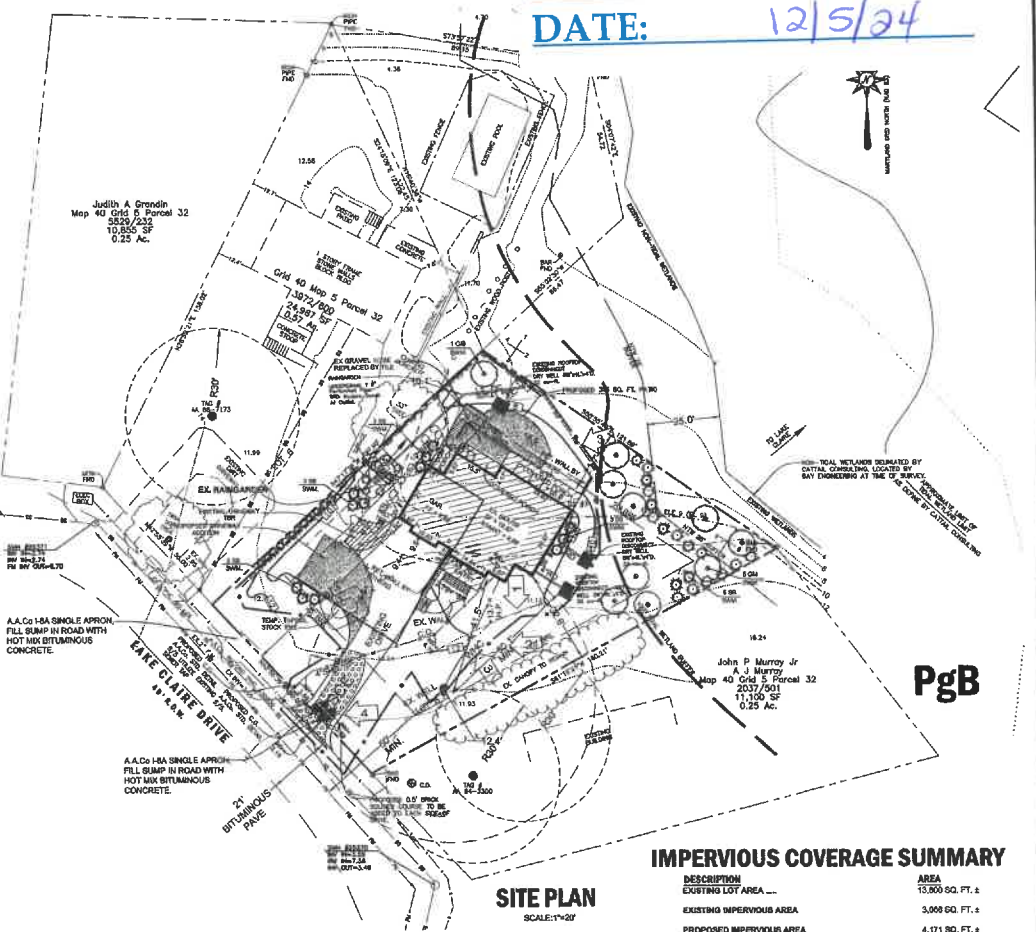
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CONTRACTOR TO INSTALL BACKWATER VALVE AS NOTED ON COUNTY RECORD DWG 30536



IMPERVIOUS COVERAGE SUMMARY

DESCRIPTION	AREA
EXISTING LOT AREA	13,800 SQ. FT. ±
EXISTING IMPERVIOUS AREA	3,000 SQ. FT. ±
PROPOSED IMPERVIOUS AREA	4,171 SQ. FT. ±

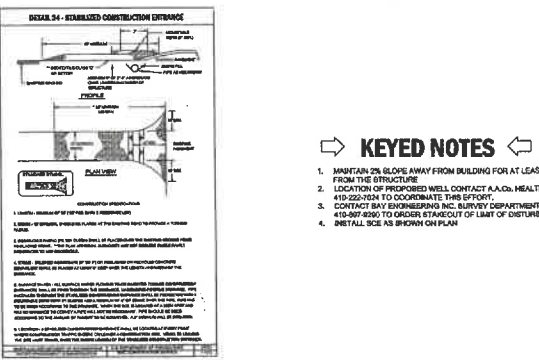
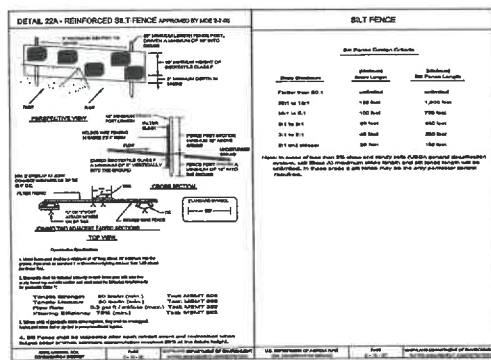
NOTE:
IMPERVIOUS AREAS ARE AS FOLLOWS:
- HOUSE = 1,280 SQ. FT. ±
- PORCHES = 280 SQ. FT. ±
- ENTRY/WALK = 180 SQ. FT. ±
- DRIVEWAY = 134 SQ. FT. ±
- WALL = 12 SQ. FT. ±
- TOTAL = 3,066 SQ. FT. ±

IMPERVIOUS AREAS ARE AS FOLLOWS:
- HOUSE = 1,550 SQ. FT. ±
- PORCHES = 280 SQ. FT. ±
- ENTRY/WALK = 148 SQ. FT. ±
- FLAGSTONE WALK = 48 SQ. FT. ±
- GRAVEL/TILE = 148 SQ. FT. ±
- REVISED DRIVE = 1,827 SQ. FT. ±
- PATIO = 313 SQ. FT. ±
- TOTAL = 4,711 SQ. FT. ±

ALLOWABLE IMPERVIOUS COVERAGE SHALL NOT EXCEED 31.25% OF THE LOT AREA OR 4,312 SQ. FT.

KEYED NOTES

1. MAINTAIN 2% SLOPE AWAY FROM BUILDING FOR AT LEAST 10' FROM THE STRUCTURE
2. LOCATION OF PROPOSED WELL CONTACT A.A.C. HEALTH 410-225-7624 TO COORDINATE THIS EFFORT.
3. CONTACT BAY ENGINEERING INC. SURVEY DEPARTMENT @ 410-225-7624 TO ORDER STAKEOUT OF LIMIT OF DISTURBANCE. DETAIL SIZE AS SHOWN ON PLAN.



Bay Engineering Inc.
Engineers, Surveyors and Drafters
180 Annapolis Parkway, Suite 175
Annapolis, MD 21403
Tel: 410-225-7624
www.bayengineering.com

Site: 12/5/24 / Image

Revisions

Rev.	Date	By	Description
1			CHANGE CONSTRUCTION OF DRIVEWAY TO MATCH EXISTING DRIVEWAY. ADD REINFORCED SILT FENCE TO MATCH EXISTING DRIVEWAY. ADD REINFORCED SILT FENCE TO MATCH EXISTING DRIVEWAY.

DATE: AUGUST 26, 2024
Job Number: 07-2682
Scale: AS SHOWN
Drawn by: E.M.O.
Designed by: J.A.S.
Checked by: J.A.S.
Project Reference: 77047 CAPE ST CLARE

SITE, GRADING AND SEDIMENT CONTROL PLAN
1010 LAKE CLAIRE DRIVE
ANNAPOLIS, MD 21404
CAPE SAINT CLARE BLOCK A-R, LOT 8
AN R2 SINGLE FAMILY GRADING PLANS
PLAT REFERENCE: 221 6
TAX MAP: 40, BLOCK AS, PARCEL 32
TAX ID #: 05-105-148870000
DEED: JANNIE GRUNDEL COUNTY
THIRD DISTRICT

Sheet No. 2 OF 3
File No. 07-2682

APP. EXHIBIT# 3
CASE: 2024-0173-V
DATE: 12/5/24

