

Anne Arundel Soil Conservation District
Board of Supervisors
Resolution 2007- 6

Policy Concerning Land Disturbance and Advanced Grading for
Future Site Development
August 21, 2007

The purpose of this resolution is to establish, as a policy of the Anne Arundel Soil Conservation District, the requirement to minimize land disturbance during and following the advanced clearing and grading of land conducted in anticipation of eventual site development.

For the purpose of this resolution, advanced grading is defined as the clearing and rough contouring of land in expectation of the long-term development of a site, where there are no definitive or approved plans to construct on the property.

Anne Arundel Soil Conservation District Board of Supervisors Resolution 2007 – 4, adopted on April 17, 2007, provides that, prior to undertaking construction beyond the ground floor, a site must be temporarily or permanently stabilized and must be maintained in a stabilized condition during the ensuing construction. Resolution 2007 – 4 does not adequately address situations where there is no intention to immediately begin construction on a site.

It is the policy of the Board of Supervisors that for any given project to be approved under a single advanced grading permit or multiple advanced grading permits, the District will only issue erosion and sediment control plan approval containing a provision establishing the maximum amount of land that can be left un-stabilized during active grading. Factors taken into account in establishing the maximum area left un-stabilized may include:

1. the topography of the site;
2. soil types present;
3. the occurrence of streams, wetlands, bogs, floodplains, steep slopes and other sensitive resources on or near the site;
4. the type of development ultimately anticipated on the property;
5. practical project sequencing and construction constraints; or
6. the size of the overall project or the size of project phases.

In no case, shall more than 20 acres be permitted to be disturbed under an approved erosion and sediment control plan issued in connection with advanced grading. Once an area is temporarily or permanently stabilized, consistent with District stabilization standards, that area is no longer

counted for the purpose of calculating the disturbed area. Upon completion of advanced grading, the entire property must be maintained in a stabilized condition.

Policy Concerning Mass Grading and Land
Disturbance, Adopted by Resolution of the Anne
Arundel Soil Conservation District
Board of Supervisors this date, August 21,
2007

Kenneth Carr, Chairman, Board of Supervisors.