

Anne Arundel Board of Supervisors

Resolution 2007-3

Stabilization Requirements for Site Development

April 17, 2007

The purpose of this resolution is to clarify and supersede Resolution 2007-2 reaffirming the District policy adopted in June of 2005, which requires developers of properties in Anne Arundel County to adequately stabilize their construction sites early in the development process. In the past, when a site was being developed, as long as the perimeter erosion control devices were in place, much of the site interior was frequently left un-stabilized until the owners were nearing the completion of their building construction process. Reliance has often been placed exclusively on the perimeter sediment control devices to capture all sediments during the entire construction period. As perimeter erosion control devices are designed for average storm events and not 100 percent effective, these devices would inevitably fail in major rain events. It has long been established that the most effective way to prevent soil erosion and sediment problems is to maintain as much on the site in a stabilized condition for as long as possible.

The District now requires that all interior site disturbances be stabilized with vegetation or mechanically prior to building construction past the ground floor. Areas that will contain future parking, and are to be used as working areas during the vertical building construction timeline, must be stabilized, at a minimum, with the specified stone base. All work areas, not to be paved, must be stabilized as outlined in the District's Details and Specifications for Vegetative Establishment. Alternative products may be acceptable to the District if specified on the plans.

The proposed sequence of events for any construction, whether a commercial, residential or public capital project will need to proceed in the following manner: (Note: The following sequence is only a guideline of the requirements. An alternative sequence of construction may be allowed for any particular project given unique site conditions and the nature of the proposed construction.)

- Step 1. Contact the county grading inspector for a preconstruction meeting at least 48 hours prior to commencing construction.
- Step 2. Clear only to install the indicated sediment and erosion control devices as per the plans.
- Step 3. Obtain inspector's approval that all sediment and erosion control devices have been installed correctly.

- Step 4. With the inspector's approval, clear and rough grade the site within the limits of disturbance.
- Step 5. For commercial projects, mechanically stabilize all heavy use areas, including staging zones, lay-down zones and travel lanes. (Note: These areas must be maintained throughout the construction process).
- Step 6. For all sites, building construction may begin at this point, but cannot proceed past the ground floor until all remaining disturbed areas have been permanently or temporarily stabilized. (Note: If prior approval is granted by the District, the District may allow construction to continue on model units in residential subdivisions beyond the ground floor while the rest of the site is being stabilized.). All areas being temporarily or permanently stabilized with vegetation shall be per the Anne Arundel Soil Conservation District Details for Vegetative Establishment. Alternative products for site stabilization, such as polyacrylamides, may be utilized if prior approval is granted by the District per District specifications.
- Step 7. Once the site is fully stabilized, with the inspector's approval, building construction may continue beyond the ground floor. Utilities, curbing and paving may occur at any time during the sequence as long as all disturbances are returned to their stabilized condition at the end of each work day. Relief may be granted by an inspector from the need to stabilize the site at the end of a particular work day if unique circumstances exist that would create an undue hardship on the developer to stabilize the site and the inspector is convinced that weather conditions over the next twenty-four hours would not result in the creation of soil erosion or sediment movement within the site.
- Step 8. Upon completion of construction, permanently stabilize the site as required by the plan.
- Step 9. Contact the county grading inspector for approval to remove the sediment controls.

Stabilization Requirements for Site Development
Affirmed and Reaffirmed by the Anne Arundel Soil
Conservation District Board of Supervisors this date
April 17, 2007

Kenneth Carr, Chairman, Board of Supervisors.