

SILL ENGINEERING GROUP, LLC

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Woodbine, MD 21797  
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Fax: 410-696-2022

Email: [info@sillengineering.com](mailto:info@sillengineering.com)  
*Civil Engineering and Surveying for Land Development*

September 6, 2024

**Frederick County Board of Appeals**  
**Frederick County, Maryland**  
30 North Market Street  
Frederick, Maryland 21701  
Attn: Michael Paone

Re: 3351 Mar lu Ridge Road  
Front BRL Variance Justification

Dear Mr. Paone:

Please accept this justification letter to allow a change to Zoning Ordinance 1-19-6.100, design requirements for the Resource Conservation District (RC). The front Building Restriction Line (BRL) is 50' in this district. We are requesting a variance of the front BRL to 25.0' for the proposed house addition.

The house addition is located on the site to sit in an area that was previously disturbed. The primary structure was built in 1991 and the site consists of 23.50 acres. Originally, the site was designed to include a pool house and pool, and the site was excavated to include this. But it was not completed at the time of the house construction. In keeping the addition location in the same disturbed area that was part of the original design, the addition extends 25.0' beyond the front BRL. Because the majority of the site consists of steep slopes, this location prevents encroaching into those areas to the greatest extent possible while still providing the Best Management Practices required for grading and storm water management.

The owner would not be able to build the addition if the variance is not granted, there is no other location on the site that it would be able to be constructed due to steep slopes and the remaining conserved natural resources on site. He has had two total hip replacements and suffers from chronic lung disease. He requires very low impact exercise and daily swimming is ideal. A plan showing the site and a section cut through the site accompanies this letter as a visual representation of the steep slopes just beyond the proposed construction location.

Sincerely,  
Sill Engineering Group, LLC

Joanne Carey, PLA

**Enclosures:**

1. Section and plan view of proposed location of garage and pool area.
2. Photo of scaled model.
3. Owner signed and notarized Affidavit.

3351 Mar lu Ridge Road  
Residential Driveway Justification  
September 6, 2024

4. Department of Assessments and Taxation documentation of surrounding neighbors.
  5. General Criteria letter addressing all comments.
  6. Letters from 2 neighbors in favor of the proposed plans.
  7. Set of architectural plans for the project.
  8. Email from Tolson DeSa with the refusal and direction to appeal to the BOA.
  9. Set of the SWM CDI plans.
-

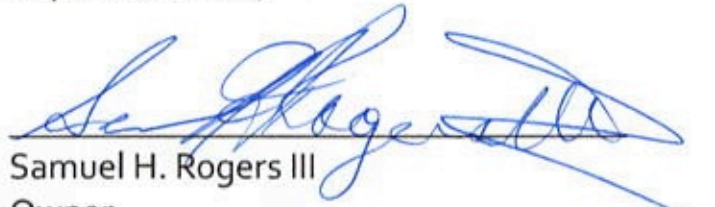
## AFFIDAVIT of OWNERSHIP

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### TO WHOM IT MAY CONCERN:

I hereby certify that I am the owner ("Owner") of that certain improved real property having the address 3351 Mar Lu Ridge Road, Jefferson, Maryland 21755 ("Property") and in such capacity do hereby authorize Joanne Carey of Sill Engineering Group, LLC and any other representative of Sill Engineering Group, LLC to make and file any appeals (each an "Appeal" and together "Appeals"), and any additions, exhibits, attachments, amendments and/or addenda to such Appeal(s) in connection with such Property, to and with the Frederick County Board of Appeals.

Given under my hand this 12th day of September 2024.

  
Samuel H. Rogers III  
Owner

### ACKNOWLEDGMENT

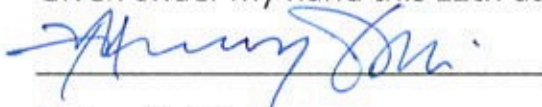
COMMONWEALTH OF VIRGINIA

to wit:

I, Timothy Patrick O'Shea, a Notary Public in the jurisdiction aforesaid, Commonwealth of Virginia, having Registration Number 355587, do hereby certify that **Samuel H. Rogers III**, whose name is signed to the foregoing Affidavit of Ownership, bearing date of the 12th day of September 2024, have acknowledged the same before me in my jurisdiction aforesaid.

My Commission Expires: January 31, 2028

Given under my hand this 12th day of September 2024.

  
Notary Public

Timothy Patrick O'Shea  
NOTARY PUBLIC  
Commonwealth of Virginia  
Reg. # 355587  
My Commission Expires 1/31/2028





# SWM CONCEPT/DEVELOPMENT/IMPROVEMENT PLAN

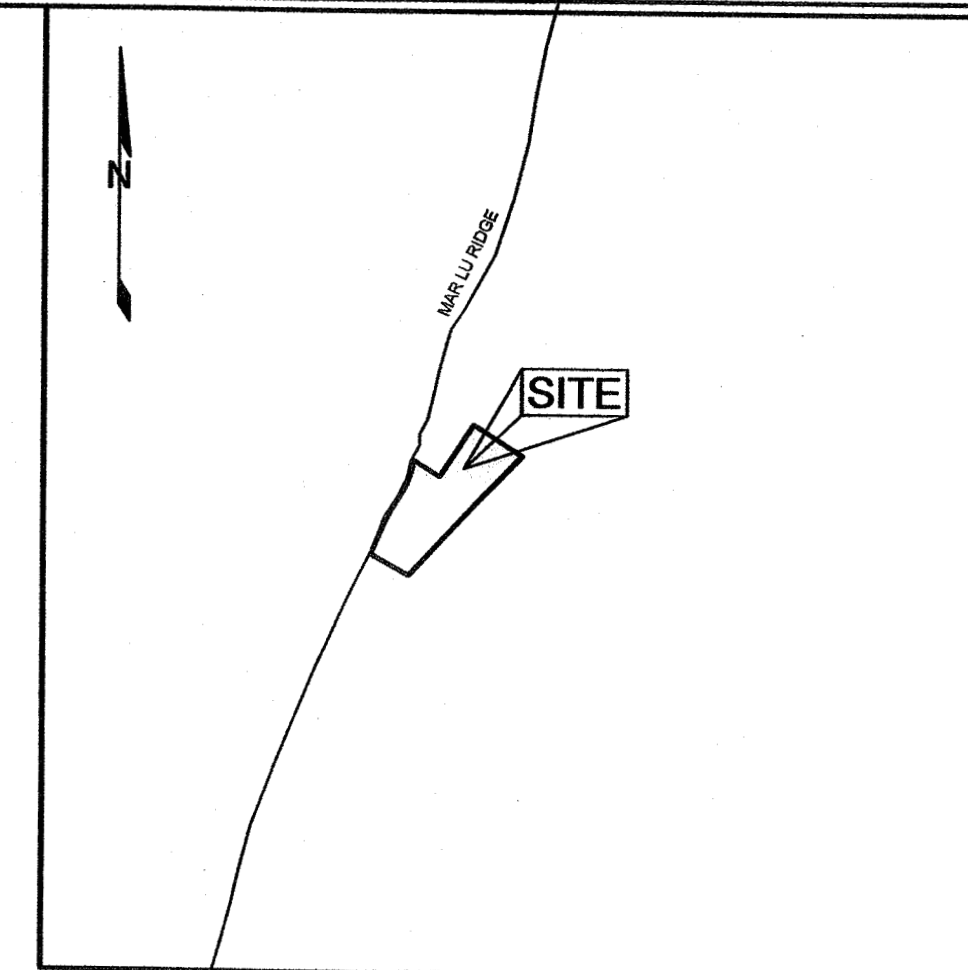
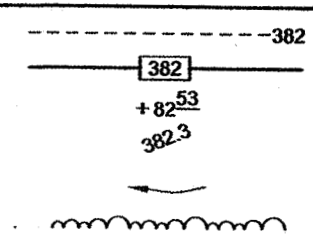
## 3351 MAR LU RIDGE

### TAX MAP 93 GRID 17

### FREDERICK COUNTY, MARYLAND

#### LEGEND

EXISTING CONTOUR  
PROPOSED CONTOUR  
PROPOSED SPOT ELEVATION  
EXISTING SPOT ELEVATION  
DIRECTION OF FLOW  
EXISTING TREELINE



#### VICINITY MAP

SCALE: 1"=2000'

#### GENERAL NOTES

- SUBJECT PROPERTY ZONED RC.
- PROPERTY ADDRESS: 3351 MAR LU RIDGE ROAD, JEFFERSON, MARYLAND 21755.
- REFERENCE: PLAT BOOK 40, PAGE 182.
- PROJECT ACREAGE FOR PARCEL 153: 22.6017 ±. PARCEL 153, PARCEL 1, IS 14.6301 AND PARCEL 153, PARCEL 2 IS 7.9716.
- EXISTING PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE. UPON APPROVAL OF THE IMPROVEMENT PLANS AND PRIOR TO ISSUANCE OF THE GRADING PERMIT, A PLUMBING PERMIT THAT COVERS ON-SITE PRIVATE WATER, SEWER AND STORM DRAIN UTILITY WORK IS REQUIRED. THE APPLICATION MUST BE APPROVED PRIOR TO THE START OF CONSTRUCTION FOR ALL PROPOSED PRIVATE PORTION OF THE UTILITIES INCLUDING STORM DRAINS, WATER AND SEWER LINES, MONITORING MANHOLES, HYDRANTS, AND ANY OTHER ON-SITE PRIVATE UTILITY WORK. APPLICATIONS CAN BE SUBMITTED BY THE FREDERICK COUNTY LICENSED UTILITY CONTRACTORS VIA THE CITIZEN PORTAL. PLANNING AND PERMITTING, FREDERICK COUNTY MD GOV.
- THE BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN SURVEY BY SEG LAND SURVEYING, LLC, IN DECEMBER OF 2023.
- THE TOPOGRAPHY SHOWN WITHIN THE DEVELOPMENT AREA IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY SEG LAND SURVEYING, LLC IN MARCH OF 2022 AND IN DECEMBER OF 2023. TOPOGRAPHY OUTSIDE OF THE AREA OF DEVELOPMENT IS BASED ON FREDERICK COUNTY GIS.
- THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- A SITE VISIT WAS MADE IN AUGUST OF 2022 BY SILL ENGINEERING GROUP, LLC TO OBSERVE NATURAL RESOURCES IN THE AREA OF DEVELOPMENT.
- SITE RESOURCES: THE SITE HAS A SINGLE-FAMILY HOUSE AND SITS JUST BELOW A RIDGE LINE. MAR LU RIDGE ROAD IS ESSENTIALLY DIVISION LINE BETWEEN TWO WATERSHEDS. THERE ARE NO WETLANDS, NO WETLAND BUFFERS, NO STREAMS OR STREAM BUFFERS ON SITE. THERE IS NO FLOODPLAIN. THE MAJORITY OF THE SITE IS FORESTED AND HAS STEEP SLOPES. THE PROPOSED LOCATION OF THE ADDITION IS ON PREVIOUSLY DISTURBED SOIL THAT HAS FILL DIRT, AND NO TREES ARE IN THE PROPOSED LOD.
- IMPERVIOUS COVER: THE SITE HAS THE HOME, THE DRIVEWAYS AND PARKING AREA, AND A WALKWAY. THE TOTAL ACREAGE OF THE PROPERTY IS 22.6017 ACRES ±. THE AMOUNT OF EXISTING IMPERVIOUS AREA IS APPROXIMATELY 0.22 ACRES. THE PROJECT PROPOSES AN ADDITION TOTALING 0.19 ACRES OF IMPERVIOUS AREA WITHIN 0.42 ACRES OF THE SITE AREA. SITE AREA EQUALS THE LIMIT OF DISTURBANCE. WE WILL PROVIDE STORMWATER MANAGEMENT TREATMENT FOR ALL NEW IMPERVIOUS AREAS PROPOSED ON THIS PLAN.

#### PROJECT DISCRIPTION

THE PURPOSE OF THESE PLANS IS FOR THE CONSTRUCTION OF AN ADDITION TO AN EXISTING HOUSE TO ADD A GARAGE AND A POOL.

#### STORMWATER MANAGEMENT NOTES & DESIGN NARRATIVE

BELOW IS A LIST TO DESCRIBE THE STORMWATER MANAGEMENT REQUIREMENTS AND ACHIEVEMENTS FOR THE SITE PER THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUMES I AND II, AS AMENDED BY THE STORMWATER MANAGEMENT ACT OF 2007.

- ENVIRONMENTALLY SENSITIVE AREAS HAVE BEEN AVOIDED. NO STREAMS OR WETLANDS EXIST ON-SITE.
- TO THE GREATEST EXTENT PRACTICABLE, THE NATURAL FLOW PATTERNS OF THE SITE HAVE BEEN MAINTAINED.
- IMPERVIOUS AREAS HAVE BEEN REDUCED BY POSITIONING THE ADDITION DIRECTLY NEXT TO THE EXISTING HOME, AND NOT CREATING ADDITIONAL COVERED CONNECTION TO THE PROPOSED ADDITION.
- A STABILIZED CONSTRUCTION ENTRANCE, SILT FENCES AND SUPER SILT FENCES WILL BE USED AS SEDIMENT AND EROSION CONTROL.
- THE STORMWATER MANAGEMENT OBLIGATIONS FOR THIS SITE WILL BE MET BY THE USE OF DRYWELLS (M-5), LEVEL SPREADERS (M-9) AND MICRO-BIORETENTION FACILITY (M-6).

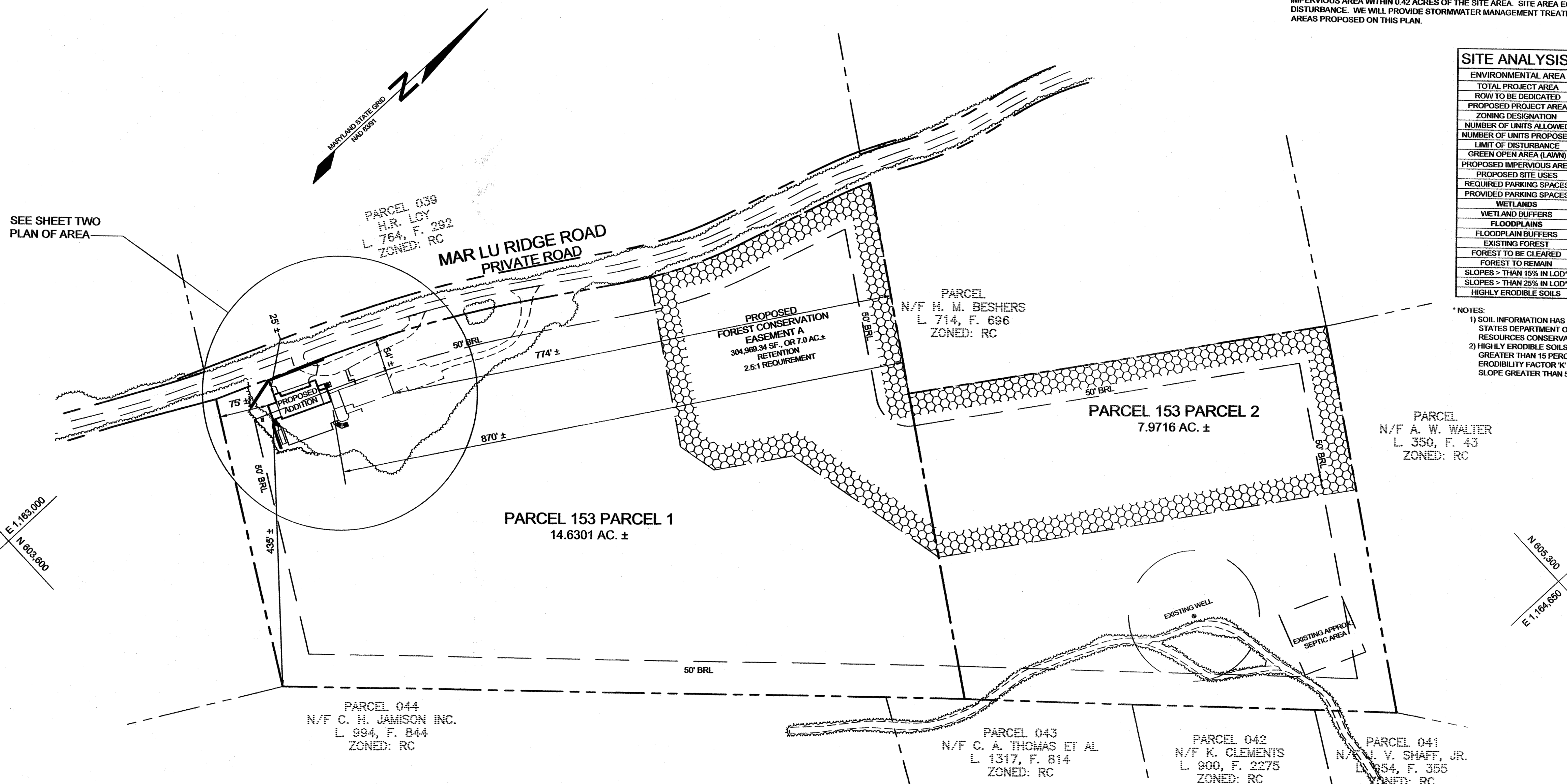
#### SHEET INDEX

SHEET NO.	DESCRIPTION
1	COMBINED SWM CONCEPT, DEVELOPMENT, AND IMPROVEMENT PLAN COVER SHEET
2	GRADING AND STORMWATER MANAGEMENT PLAN
3	DRAINAGE AREA MAP PLAN
4	STORMWATER DRAINAGE AREA AND PROFILE PLAN
5	SEDIMENT AND EROSION CONTROL PLAN AND NOTES
6	SEDIMENT AND EROSION CONTROL NOTES AND DETAILS
7	SITE DISTANCE ANALYSIS

#### SITE ANALYSIS DATA CHART

ENVIRONMENTAL AREA	SIZE OR USE
TOTAL PROJECT AREA	22.60 AC ±
HOW TO BE DEDICATED	0.0 AC ±
PROPOSED PROJECT AREA	0.3836 AC ±
ZONING DESIGNATION	RC
NUMBER OF UNITS ALLOWED	N/A
NUMBER OF UNITS PROPOSED	N/A
LIMIT OF DISTURBANCE	0.3836 AC ±
GREEN OPEN AREA (LAWN)	N/A
PROPOSED IMPERVIOUS AREA	0.1943 AC ±
PROPOSED SITE USES	RESIDENTIAL
REQUIRED PARKING SPACES	N/A
PROVIDED PARKING SPACES	N/A
WETLANDS	0.0 AC ±
WETLAND BUFFERS	0.0 AC ±
FLOODPLAINS	0.0 AC ±
FLOODPLAIN BUFFERS	0.0 AC ±
EXISTING FOREST	21.38 AC ±
FOREST TO BE CLEARED	0.0 AC ±
FOREST TO REMAIN	21.38 AC ±
SLOPES > 15% IN LOD*	0.00 AC ±
SLOPES > 25% IN LOD*	0.06 AC ±
HIGHLY ERODIBLE SOILS	0.0 AC ±

- NOTES:
- SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
  - HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT AND WITH A SLOPE GREATER THAN 5 PERCENT.

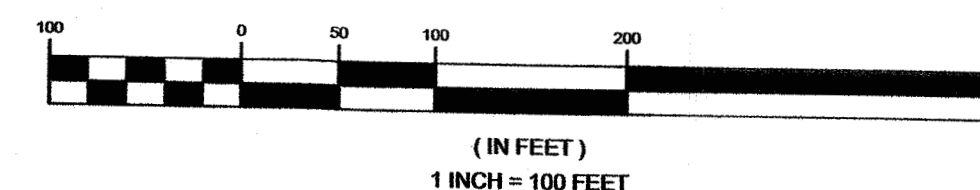


PLAN VIEW  
SCALE: 1"=100'

#### APPROVALS SUMMERY TABLE

PERMIT	APPLICABLE	TRACKING NO.	APPROVAL DATE	EXPIRATION DATE
SOIL CONSERVATION DISTRICT	YES			
WETLANDS AND WATERWAYS	NO			
MDE NOT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY	NO			
COLUMBIUM	NO			
OTHER	NO			

#### GRAPHIC SCALE



#### OWNER

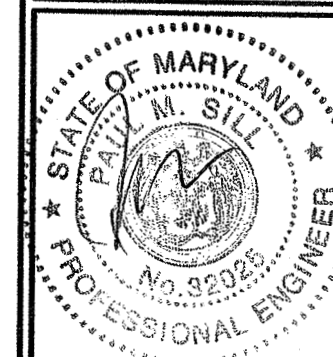
SAMUEL H. ROGERS III  
& MATTHEW L. HAMBLET  
3351 MAR LU RIDGE ROAD  
JEFFERSON, MD 21755

#### COVER SHEET

##### ROGERS & HAMBLET PROPERTY

3351 MAR LU RIDGE ROAD

TAX MAP 93 GRID 17  
14TH ELECTION DISTRICT  
PARCEL 153  
FREDERICK COUNTY, MARYLAND



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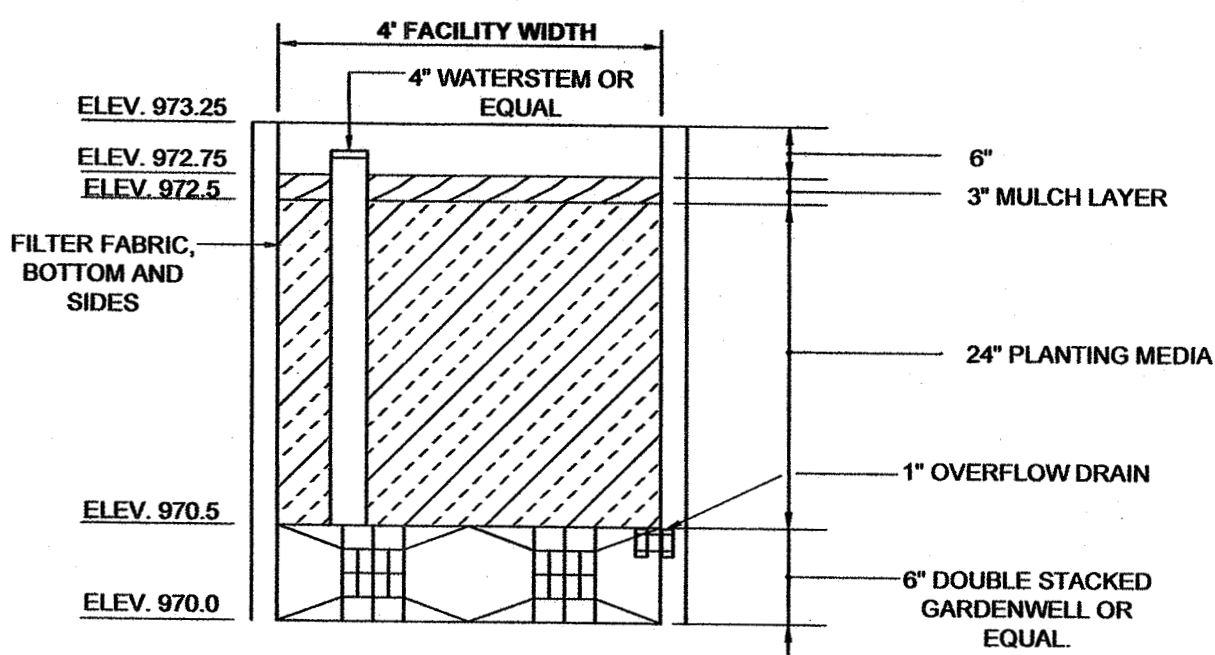
DESIGN BY: JG  
DRAWN BY: JG  
CHECKED BY: PS  
SCALE: AS SHOWN  
DATE: JULY 19, 2024  
PROJECT #: 22-002  
SHEET #: 1 of 7

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 LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2025



SOILS LEGEND			
SYMBOL	NAME/DESCRIPTION	GROUP	"K" FACTOR
SIC	STUMPTOWN-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES	B	0.05
W6C	WEVERTON-HAZEL COMPLEX, 8 TO 15 PERCENT SLOPES, VERY STONY	B	0.15
W6E	WEVERTON-HAZEL COMPLEX, 25 TO 45 PERCENT SLOPES, VERY STONY	B	0.15
E1E	EDGEMONT-ROCK OUTCROP COMPLEX, 25 TO 45 PERCENT SLOPES	A	0.17

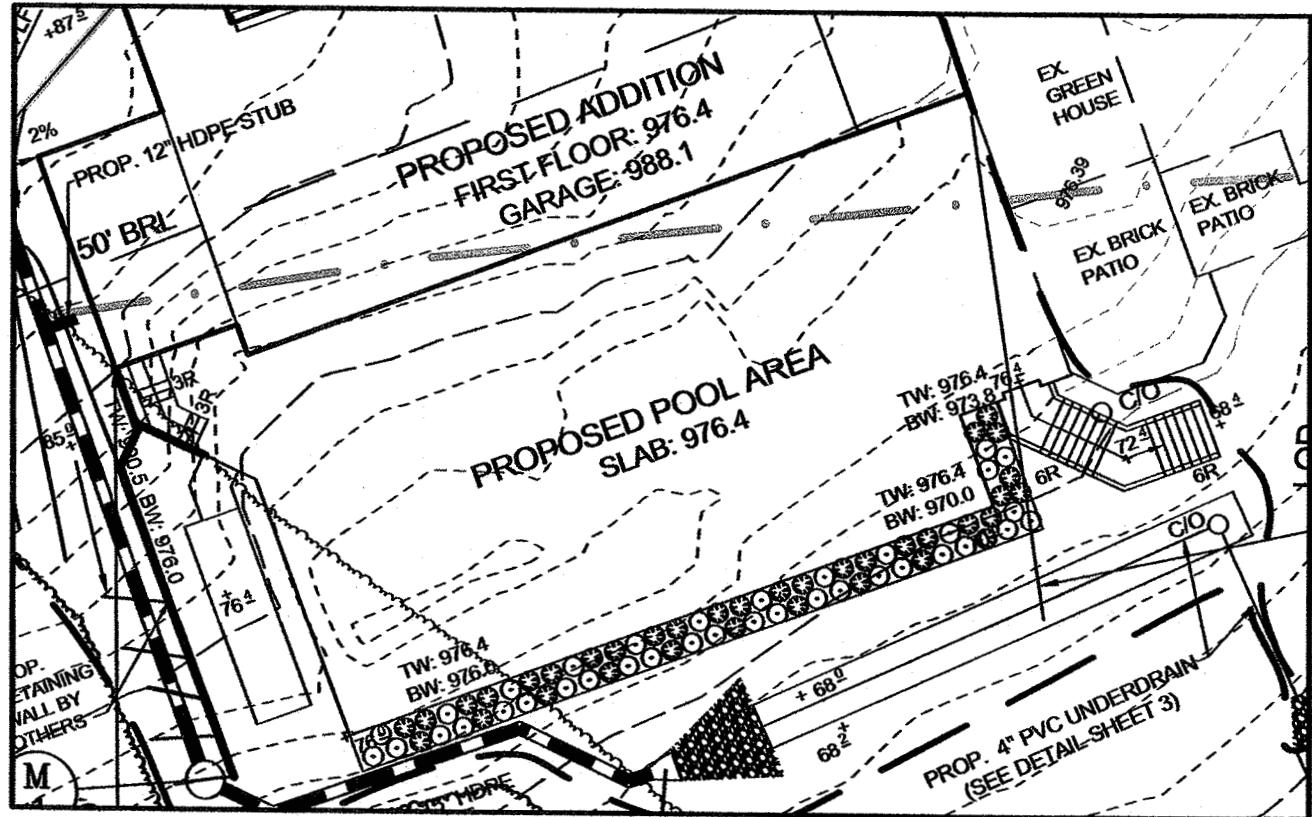
NOTES:  
 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.  
 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR "K" GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



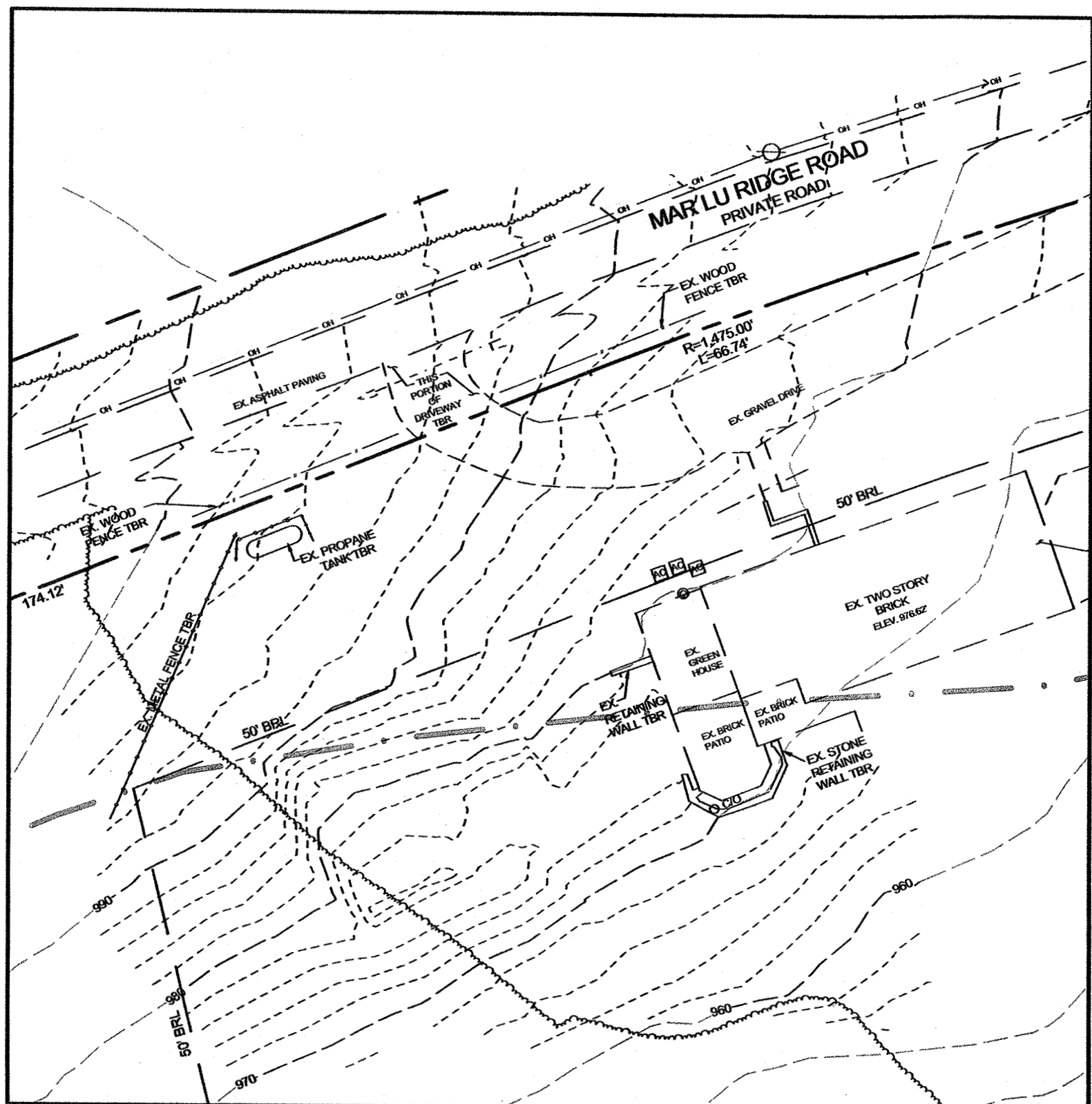
BIORETENTION PLANTER  
TYPICAL SECTION  
NOT TO SCALE

#### BIORETENTION PLANT LIST

PERENNIALS					
LEGEND	BOTANICAL NAME	COMMON NAME	SPACING	SIZE	REMARKS
●	ECHINACEA PURPUREA	PURPLE CONEFLOWER	AS SHOWN (MIN. 2" O.C.)	1 GAL.	36
○	RUDEBECKIA HIRTA	BLACK EYED SUSAN	AS SHOWN (MIN. 2" O.C.)	1 GAL.	36



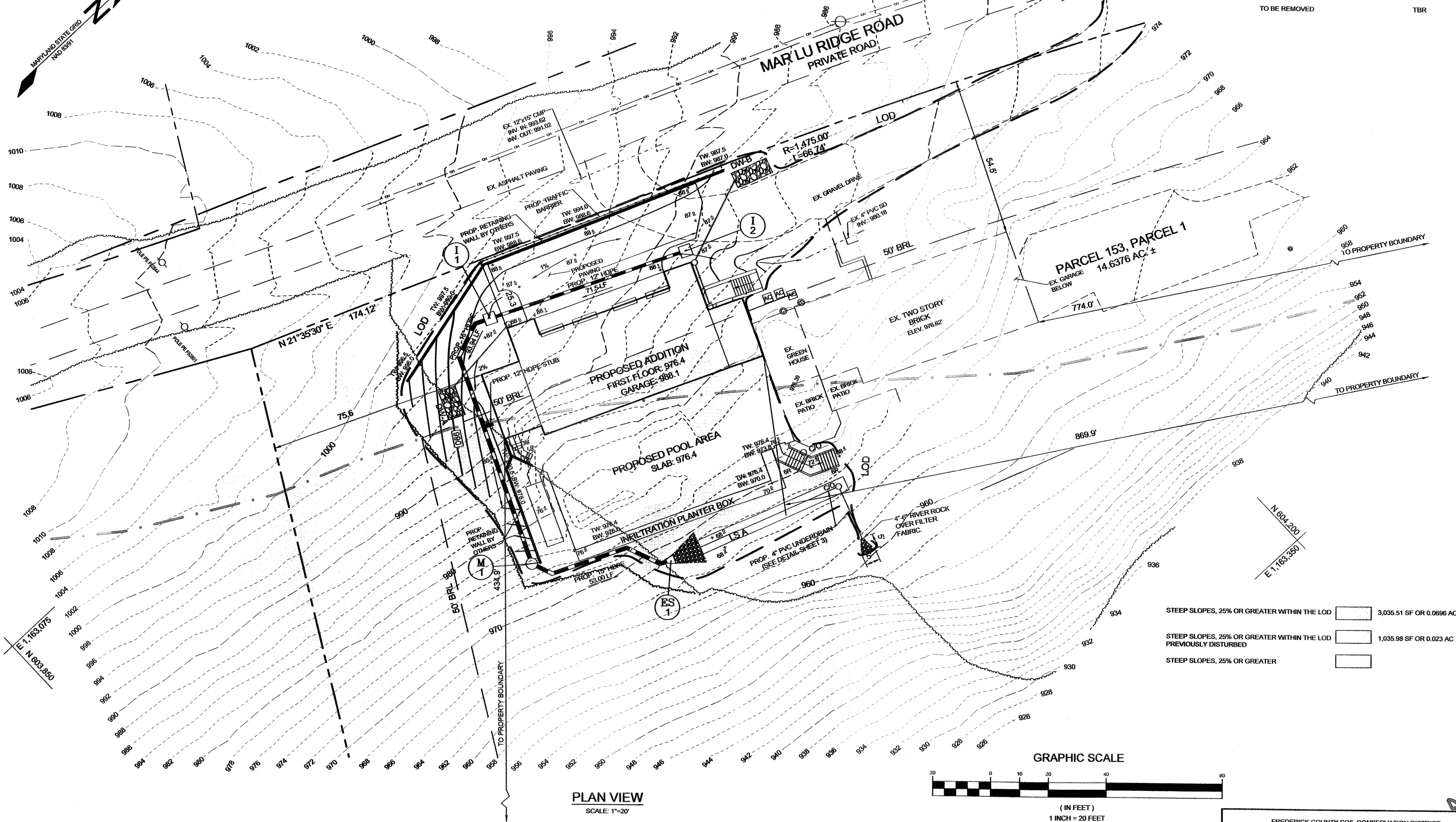
BIORETENTION PLANTER  
PLANTING PLAN  
NOT TO SCALE



EXISTING CONDITION AND DEMO PLAN  
SCALE: 1"=30'

#### OPERATION AND MAINTENANCE SCHEDULE FOR PRIVATELY OWNED AND MAINTAINED DRY WELLS (M-5)

- THE MONITORING WELLS AND STRUCTURES SHALL BE INSPECTED ON A QUARTERLY BASIS AND AFTER EVERY LARGE STORM EVENT.
- WATER LEVELS AND SEDIMENT BUILD UP IN THE MONITORING WELLS SHALL BE RECORDED OVER A PERIOD OF SEVERAL DAYS TO INSURE TRENCH DRAINAGE.
- A LOG BOOK SHALL BE MAINTAINED TO DETERMINE THE RATE AT WHICH THE FACILITY DRAINS.
- WHEN THE FACILITY BECOMES CLOGGED SO THAT IT DOES NOT DRAIN WITHIN THE 72 HOURS TIME PERIOD, CORRECTIVE ACTION SHALL BE TAKEN.
- THE MAINTENANCE LOG BOOK SHALL BE AVAILABLE TO FREDERICK COUNTY FOR INSPECTION TO INSURE COMPLIANCE WITH OPERATION AND MAINTENANCE CRITERIA.
- ONCE THE PERFORMANCE CHARACTERISTICS OF THE INFILTRATION FACILITY HAVE BEEN VERIFIED, THE MONITORING SCHEDULE CAN BE REDUCED TO AN ANNUAL BASIS UNLESS THE PERFORMANCE DATA INDICATES THAT A MORE FREQUENT SCHEDULE IS REQUIRED.



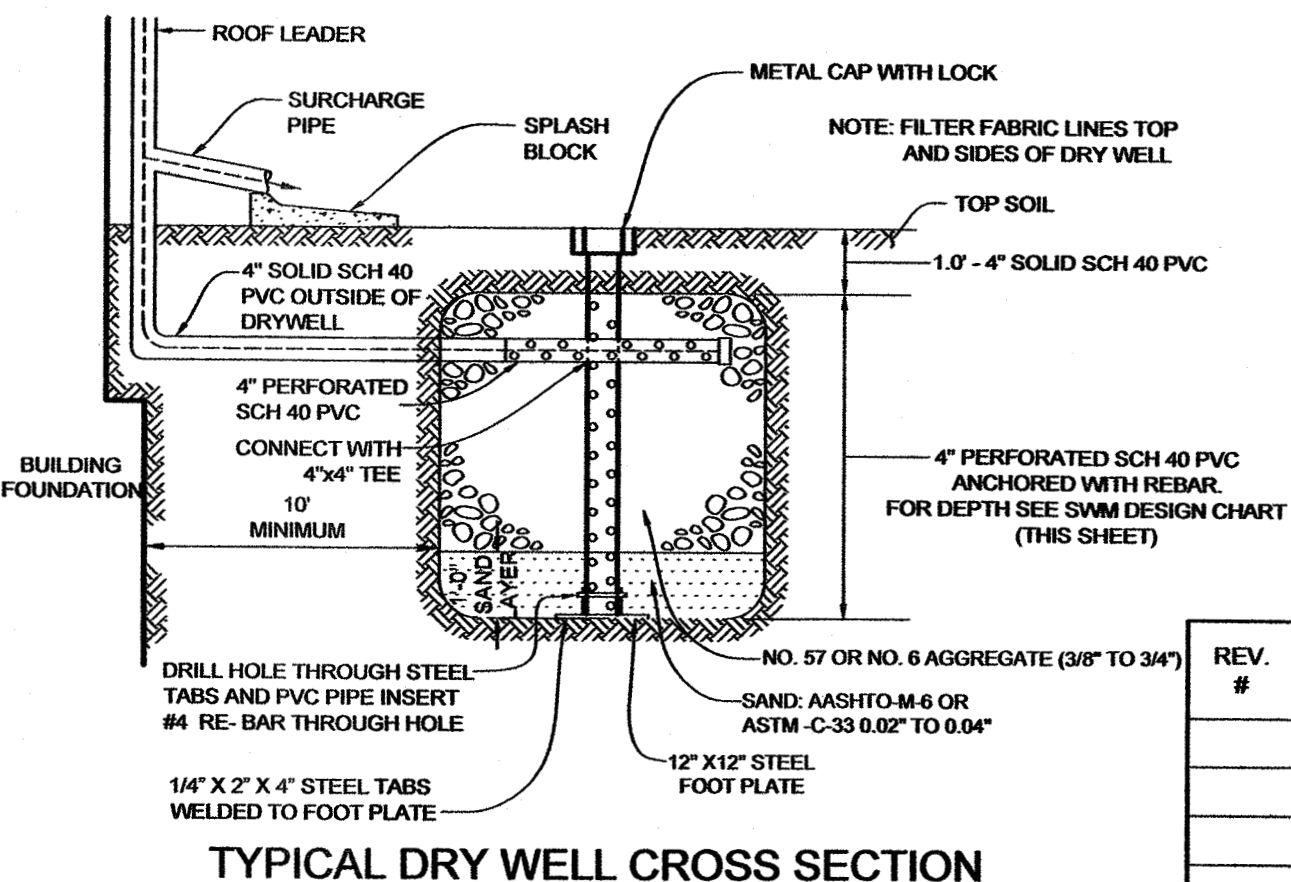
PLAN VIEW  
SCALE: 1"=20'

SITE STORMWATER MANAGEMENT SUMMARY									
PARCEL	TREATMENT TYPE	LOD (SF)	PROP. IMPERVIOUS AREA (SF)	REQUIRED Pe	TREATED Pe	EXISTING RCN	PROPOSED RCN	TC	ESDv PROVIDED
1	DRYWELLS	18,755	1,488.0	1.9	1.9			0.1	261.0 CF
	MICRO-BIORETENTION		3,341.0	1.9	2.25	58		0.1	501 CF
	LEVEL SPREADER		3,082.0	1.9	1.9			0.1	547 CF

STORMWATER MANAGEMENT FACILITY SUMMARY									
FACILITY	DRAINAGE AREA (SF)	IMPERVIOUS AREA TREATED (SF)	ESDv REQ'D (CF)	ESDv PROV'D (CF)	STORAGE VOLUME (CF)	PONDING DEPTH	PE REQUIRED	PE PROVIDED	FILTER AREA (SF)
DWA	1,488.0	704	122 CF	126 CF	126	N/A	1.9	1.9	N/A
DWB	937.0	694	139 CF	143 CF	143	N/A	1.9	1.9	N/A
BIO-1	3,341.85	3,341	501 CF	595 CF	446	0.5	1.9	2.25	343
LSA	3,082.35	3,082	547 CF	550 CF	550	N/A	1.9	1.9	N/A

DRYWELL (M-5) DESIGN CHART			
DW#	VOLUME REQUIRED	VOLUME PROVIDED	SIZE WELLS
A	122 CF	126 CF	6.0' X 10.5' X 5' DEEP
B	139 CF	143 CF	13.0' X 5.5' X 5' DEEP

OWNER  
 SAMUEL H. ROGERS III  
 & MATTHEW L. HAMBLET  
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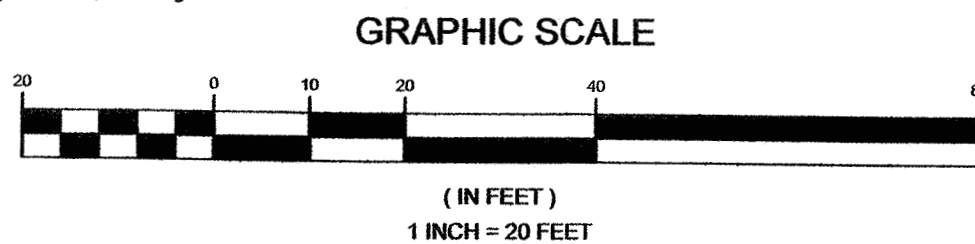
TYPICAL DRY WELL CROSS SECTION  
NOT TO SCALE

REV. #	DATE	REVISION DESCRIPTION "FILL IN THESE BLOCKS FOR REVISIONS ONLY"	CONSULTANT: DATE AND INITIAL	DEV. REVIEW: DATE AND INITIAL

#### LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATION
- DIRECTION OF FLOW
- EXISTING TREELINE
- PROPOSED TREELINE
- STEEP SLOPES (25% - 100%)
- TO BE REMOVED
- TBR

- STEEP SLOPES, 25% OR GREATER WITHIN THE LOD 3,035.51 SF OR 0.0696 AC
- STEEP SLOPES, 25% OR GREATER WITHIN THE LOD PREVIOUSLY DISTURBED 1,035.98 SF OR 0.023 AC
- STEEP SLOPES, 25% OR GREATER



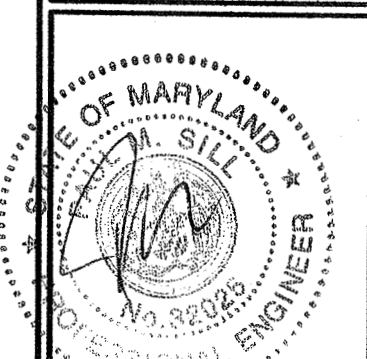
FREDERICK COUNTY SOIL CONSERVATION DISTRICT  
 BY: *[Signature]*  
 DISTRICT MANAGER OR DESIGNEE  
 DATE: 7/3/2024  
 PLAN IS VALID FOR 2 YEARS FROM DATE OF APPROVAL  
 SCD APPROVAL FOR SEDIMENT AND EROSION CONTROL IS IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND IS CONTINGENT UPON ISSUANCE OF ALL APPLICABLE REGULATORY PERMITS.

#### STORMWATER MANAGEMENT & GRADING PLAN ROGERS & HAMBLET PROPERTY

3351 MAR LU RIDGE ROAD

TAX MAP 93 GRID 17  
 14TH ELECTION DISTRICT

PARCEL 153  
 FREDERICK COUNTY, MARYLAND

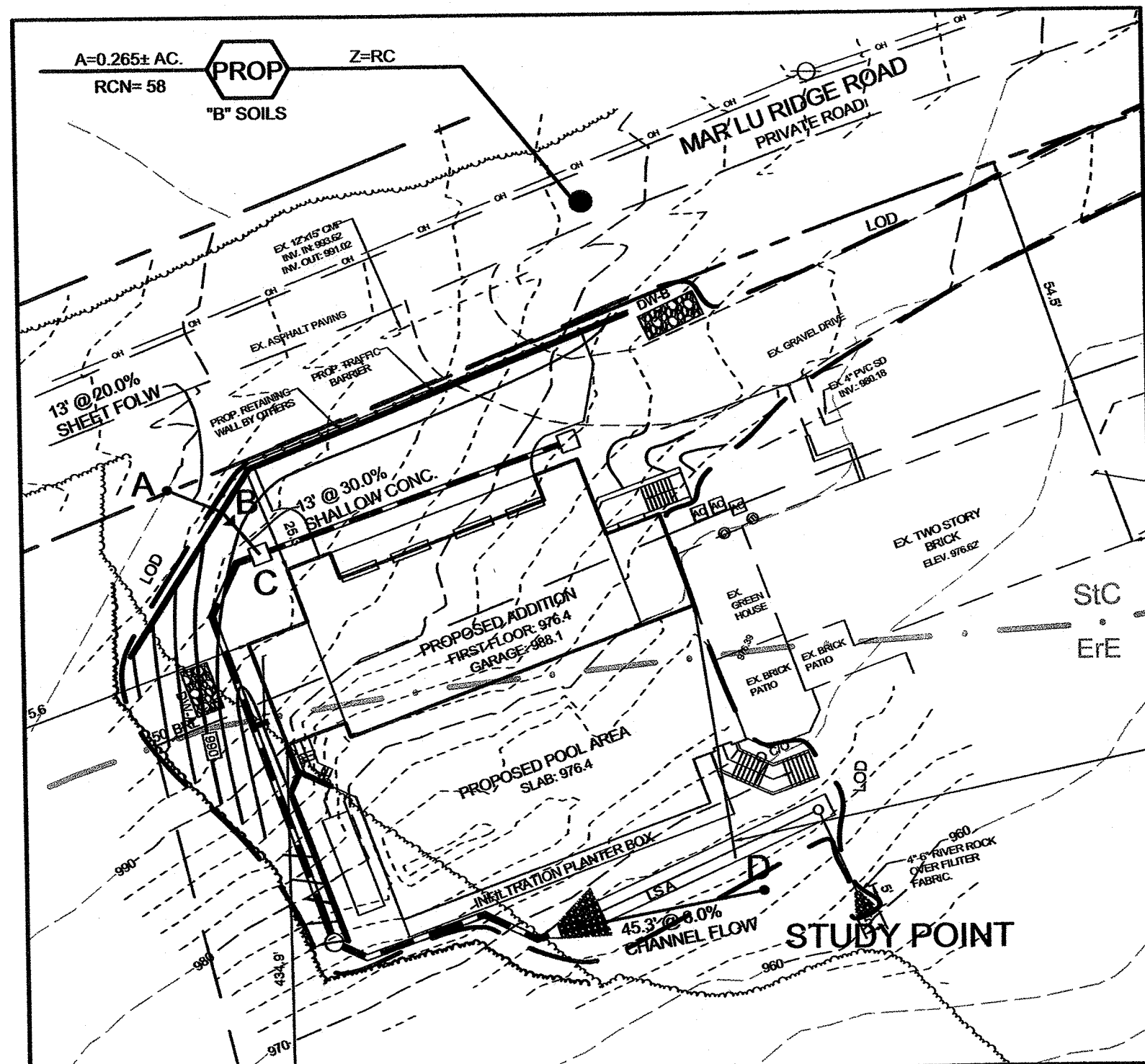
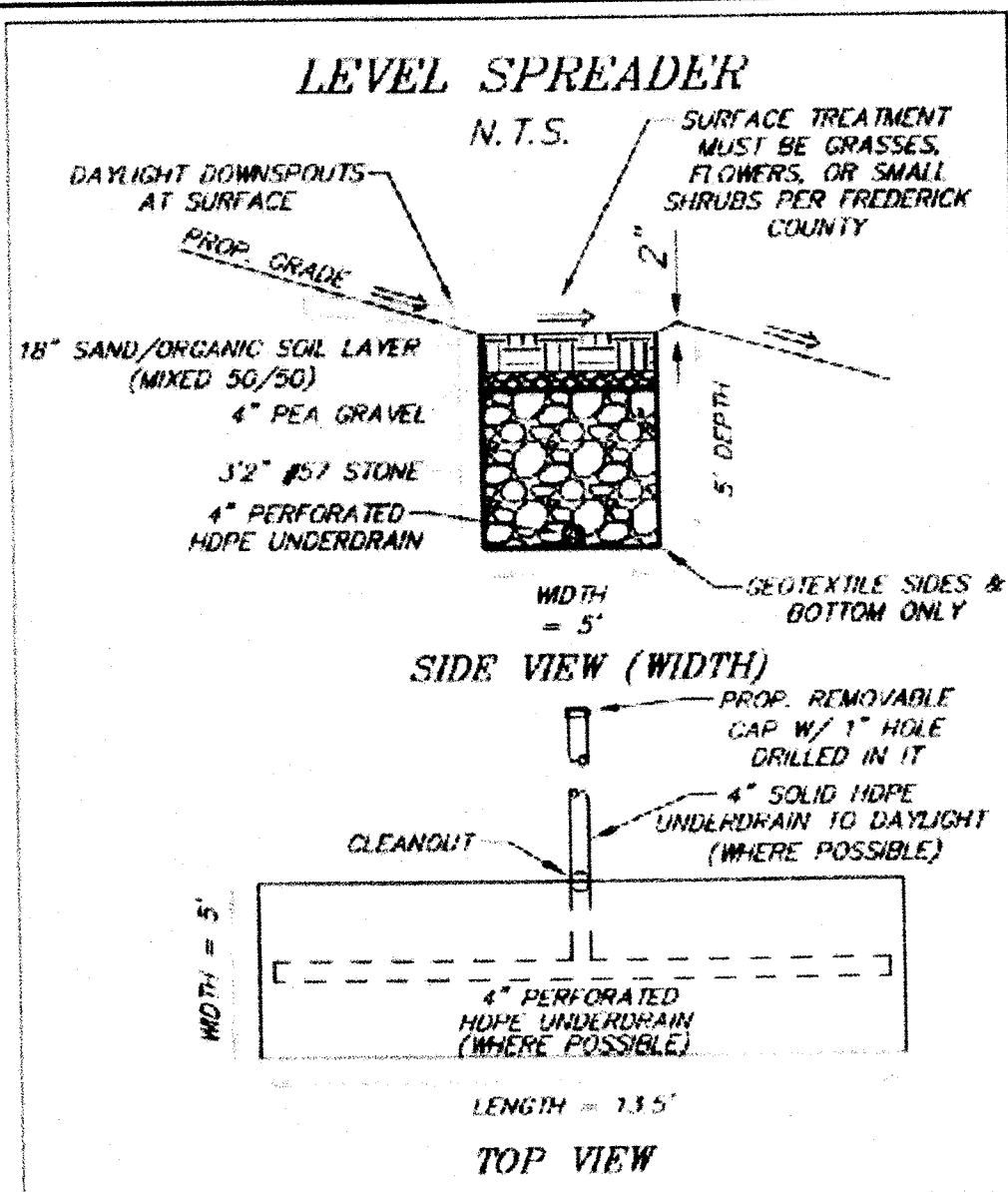


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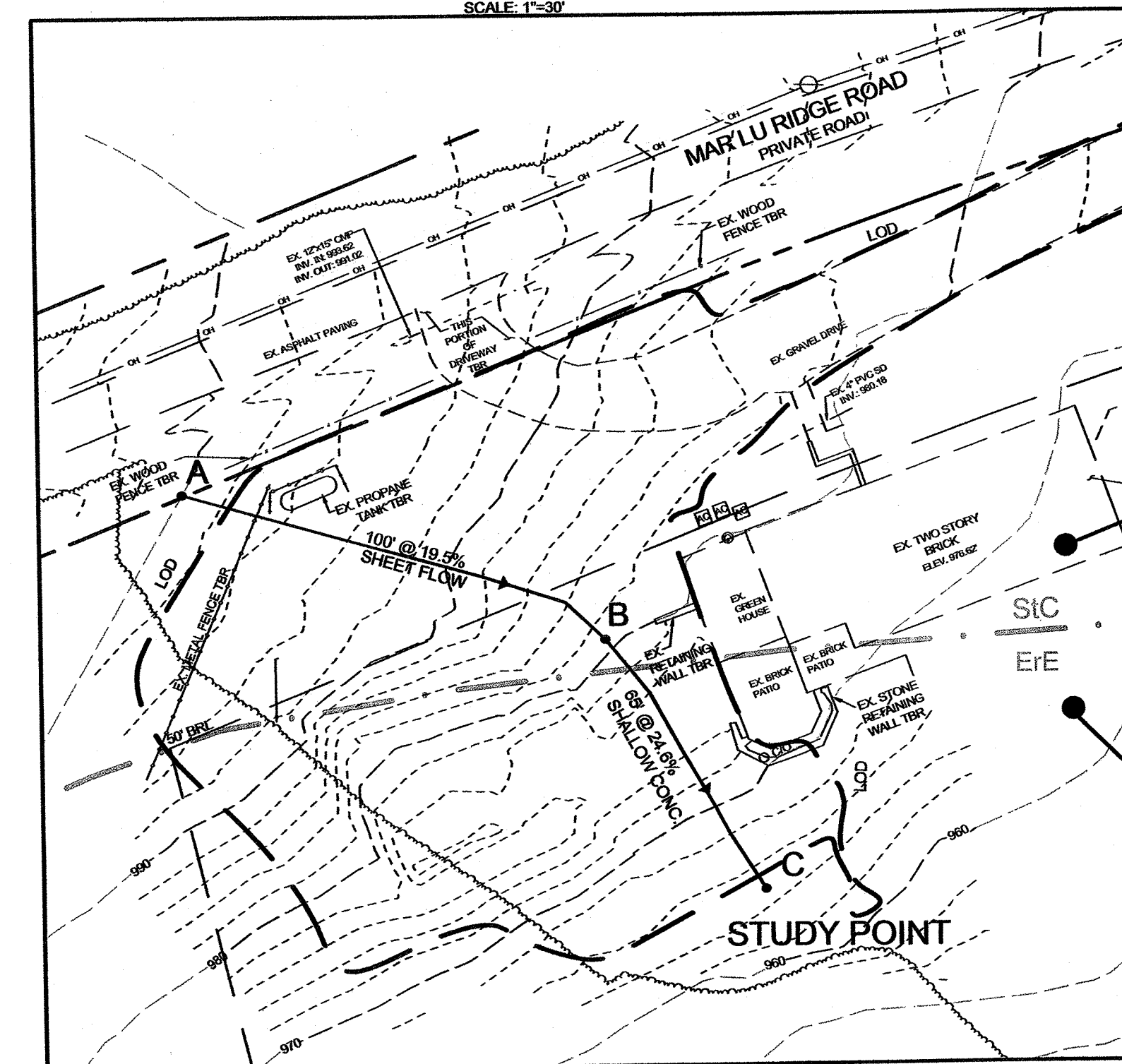
DESIGN BY: JC  
 DRAWN BY: JC  
 CHECKED BY: PS  
 SCALE: AS SHOWN  
 DATE: JULY 19, 2024  
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 SHEET #: 2 of 7

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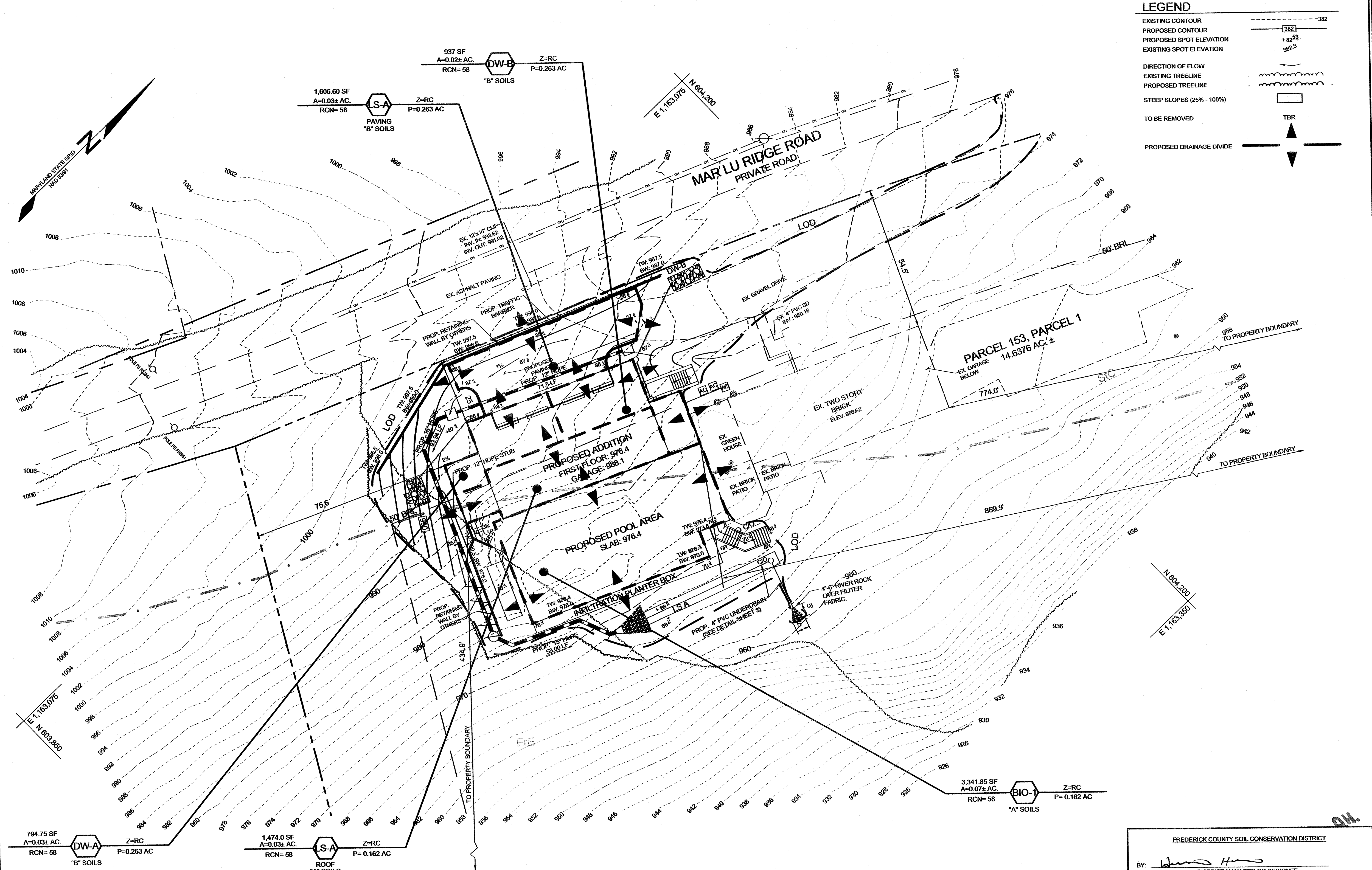




PROPOSED DRAINAGE AREA MAP  
SCALE: 1"=30'



EXISTING DRAINAGE AREA MAP  
SCALE: 1"=30'



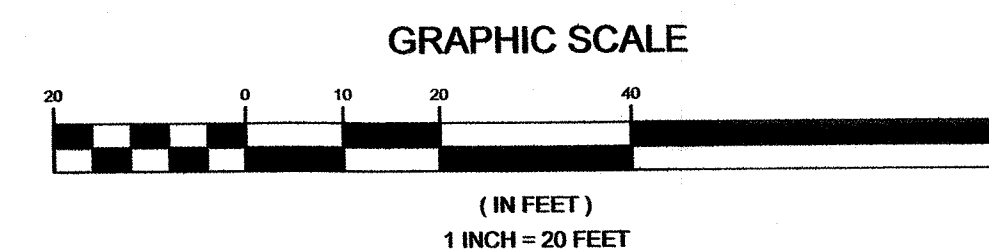
SWM FACILITY DRAINAGE AREA MAP  
SCALE: 1"=20'

#### SUMMARY OF SITE DEVELOPMENT STRATEGIES TABLE 5.2

THIS SECTION DISCUSSES THE VARIOUS SITE DESIGN TECHNIQUES SHOWN IN TABLE 5.2 IN THE 2000 MARYLAND STORMWATER DESIGN MANUAL, VOLUME I, AS AMENDED BY THE MARYLAND STORMWATER MANAGEMENT ACT OF 2007, AND HOW THEY ARE UTILIZED OR WHY THEY ARE UNABLE TO BE UTILIZED.

- USING NARROWER, SHORTER STREETS, RIGHTS-OF-WAY, AND SIDEWALKS - NO STREET OR RIGHT-OF-WAY ARE BEING PROPOSED.
- CUL-DE-SACS - NO CUL-DE-SACS ARE PROPOSED.
- OPEN VEGETATED CHANNELS - GRASS SWALES ARE BEING PROVIDED TO DIVERT EXISTING RUNOFF AROUND THE PROPOSED WORK.
- PARKING RATIOS, PARKING CODES, PARKING LOTS, AND STRUCTURED PARKING - NO PARKING IS PROPOSED.
- PARKING LOT RUNOFF - NO PARKING LOT IS PROPOSED.
- OPEN SPACE - NO OPEN SPACE IS BEING PROPOSED.
- SETBACKS AND FRONTAGES - THE PROPOSED WORK DOES NOT EXCEED ANY SETBACKS.
- DRIVEWAYS - NO DRIVEWAYS ARE PROPOSED.
- ROOFTOP RUNOFF - ROOFTOP RUNOFF WILL BE TREATED WITH DRY WELLS, LEVEL SPREADERS AND MICRO BIO RETENTION FACILITIES.
- BUFFER SYSTEMS - NO STREAMS OR WETLANDS ON SITE TO BUFFER.
- CLEARING AND GRADING - GRADING IS LIMITED TO THE EXTENT NEEDED FOR PROPOSED CONSTRUCTION.
- TREE CONSERVATION - FOREST CONSERVATION IS TAKING PLACE ON SITE.
- CONSERVATION INCENTIVES - NO CURRENT INCENTIVES ARE AVAILABLE IN FREDERICK COUNTY.

REV. #	DATE	REVISION DESCRIPTION "FILL IN THESE BLOCKS FOR REVISIONS ONLY"	CONSULTANT: DATE AND INITIAL	DEV. REVIEW: DATE AND INITIAL

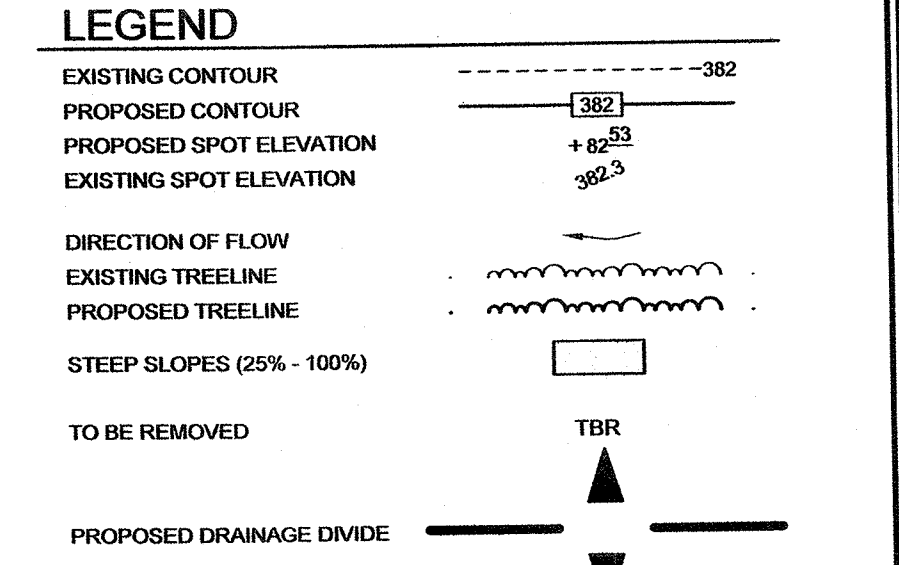


SYMBOL	NAME/DESCRIPTION	GROUP	"K" FACTOR
SIC	STUMPTOWN-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES	B	0.05
WIC	WEVERTON-HAZEL COMPLEX, 8 TO 15 PERCENT SLOPES, VERY STONY	B	0.15
WIE	WEVERTON-HAZEL COMPLEX, 25 TO 45 PERCENT SLOPES, VERY STONY	B	0.15
EIE	EDGEWATER-ROCK OUTCROP COMPLEX, 25 TO 45 PERCENT SLOPES	A	0.17

- NOTES:
- 1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.
  - 2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR "K" GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.

FILE #:  
A/P #: PW276581  
DUE DATE:

OWNER  
SAMUEL H. ROGERS III  
& MATTHEW L. HAMBLET  
3351 MAR LU RIDGE ROAD  
JEFFERSON, MD 21755



FREDERICK COUNTY SOIL CONSERVATION DISTRICT

BY: *[Signature]* DISTRICT MANAGER OR DESIGNEE  
DATE: 7/31/2024  
PLAN IS VALID FOR 2 YEARS FROM DATE OF APPROVAL

SCD APPROVAL FOR SEDIMENT AND EROSION CONTROL IS IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND IS CONTINGENT UPON ISSUANCE OF ALL APPLICABLE REGULATORY PERMITS.

**STORMWATER MANAGEMENT DRAINAGE AREA MAP**  
**ROGERS & HAMBLET PROPERTY**  
3351 MAR LU RIDGE ROAD

TAX MAP 93 GRID 17  
14TH ELECTION DISTRICT

PARCEL 153  
FREDERICK COUNTY, MARYLAND

**SILL ENGINEERING GROUP, LLC**  
16005 Frederick Road, 2nd Floor  
Woodbine, Maryland 21797  
Phone: 443.325.5076  
Fax: 410.696.2022  
Email: info@sillengineering.com  
Civil Engineering & Surveying for Land Development

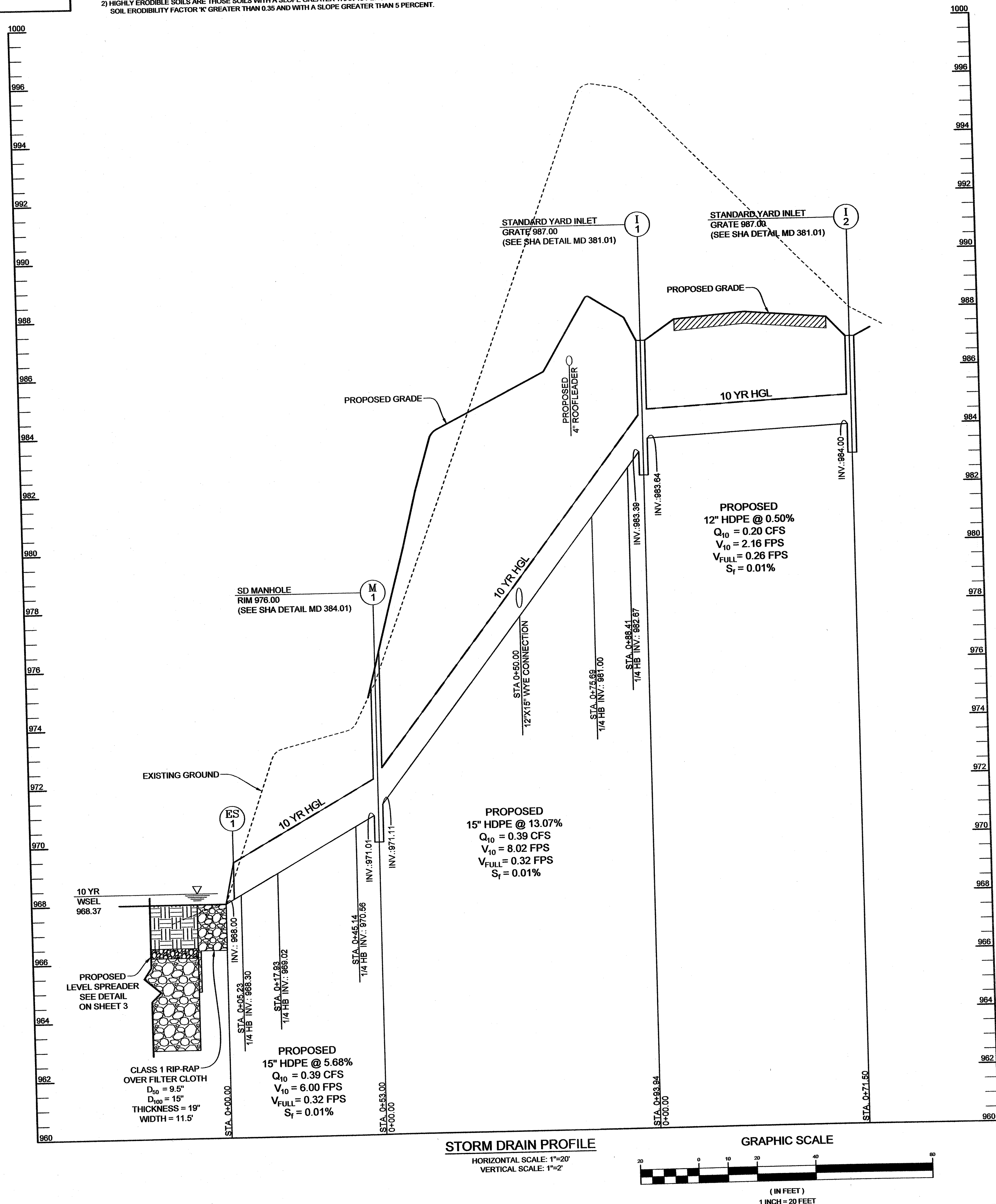
DESIGN BY: JC  
DRAWN BY: JC  
CHECKED BY: PS  
SCALE: AS SHOWN  
DATE: JULY 19, 2024  
PROJECT #: 22-002  
SHEET #: 3 of 7

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 LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE: JUNE 20, 2025



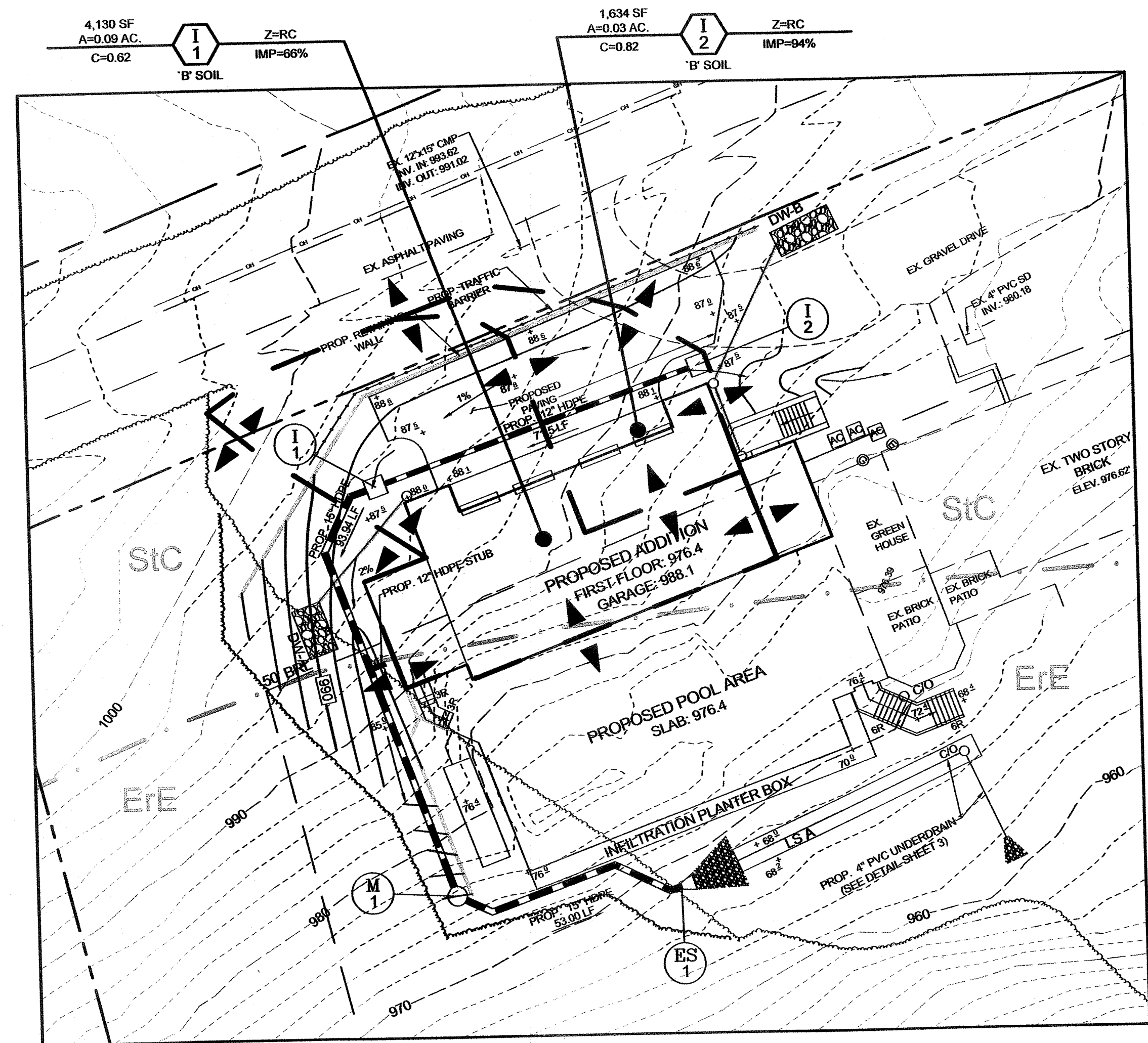
SOILS LEGEND			
SYMBOL	NAME/DESCRIPTION	GROUP	"K" FACTOR
StC	STUMPTOWN-ROCK OUTCROP COMPLEX, 8 TO 15 PERCENT SLOPES	B	0.05
WtC	WEVERTON-HAZEL COMPLEX, 8 TO 15 PERCENT SLOPES, VERY STONY	B	0.15
WtE	WEVERTON-HAZEL COMPLEX, 25 TO 45 PERCENT SLOPES, VERY STONY	B	0.15
EtE	EDGEMONT-ROCK OUTCROP COMPLEX, 25 TO 45 PERCENT SLOPES	A	0.17

NOTES:  
1) SOIL INFORMATION HAS BEEN TAKEN FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, WEB SOIL SURVEY.  
2) HIGHLY ERODIBLE SOILS ARE THOSE SOILS WITH A SLOPE GREATER THAN 15 PERCENT OR THOSE SOILS WITH A SOIL ERODIBILITY FACTOR "K" GREATER THAN 0.35 AND WITH A SLOPE GREATER THAN 5 PERCENT.



STRUCTURE SCHEDULE						
NO.	TYPE & OWNERSHIP	LOCATION	TOP ELEV.	INV. IN.	INV. OUT.	REMARKS
I-1	STANDARD YARD INLET	N 604.048.32 E 1,163,104.71	987.00	983.64	983.39	SHA STANDARD DETAIL NO. MD 381.01
I-2	STANDARD YARD INLET	N 604,113.70 E 1,163,133.68	987.00	N/A	984.00	SHA STANDARD DETAIL NO. MD 381.01
M-1	STANDARD MANHOLE	N 604,000.78 E 1,163,176.29	976.00	984.00	971.01	SHA STANDARD DETAIL NO. MD 384.01
ES-1	15" HDPE END SECTION	N 604,035.28 E 1,163,207.44	969.41	968.16	968.00	HANCOR OR EQUIVALENT

NOTES:  
1. COORDINATES FOR END SECTIONS ARE TO THE JUNCTION OF THE END SECTION WITH THE PIPE.  
2. TOP ELEVATION FOR MANHOLE ARE TO THE CENTER TOP OF MANHOLE COVER.  
3. LOCATION COORDINATES ARE CENTER OF STRUCTURE.

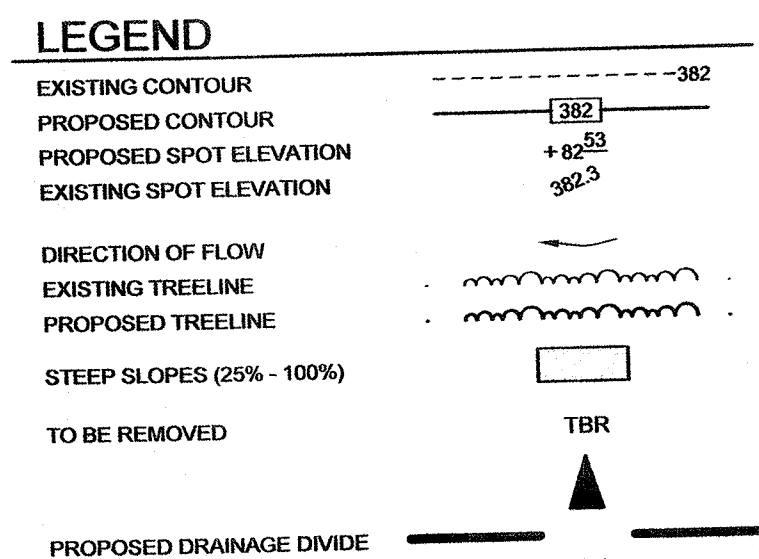


PIPE SCHEDULE		
SIZE	TYPE	LENGTH
12" PRIVATE	HDPE N-12	71.50 LF
15" PRIVATE	HDPE N-12	146.94 LF

FILE #:	
A/P #:	PM276581
DUE DATE:	

REV. #	DATE	REVISION DESCRIPTION *FILL IN THESE BLOCKS FOR REVISIONS ONLY	CONSULTANT: DATE AND INITIAL	DEV. REVIEW: DATE AND INITIAL

**OWNER**  
**SAMUEL H. ROGERS III**  
**& MATTHEW L. HAMBLET**  
3351 MAR LU RIDGE ROAD  
JEFFERSON, MD 21755



FREDERICK COUNTY SOIL CONSERVATION DISTRICT

BY: *[Signature]*  
DISTRICT MANAGER OR DESIGNEE

DATE: 7/31/2024  
PLAN IS VALID FOR 2 YEARS FROM DATE OF APPROVAL

SCD APPROVAL FOR SEDIMENT AND EROSION CONTROL IS IN ACCORDANCE WITH THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL AND IS CONTINGENT UPON ISSUANCE OF ALL APPLICABLE REGULATORY PERMITS.

**STORM DRAIN DRAINAGE AREA MAP AND PROFILES**  
**ROGERS & HAMBLET PROPERTY**  
3351 MAR LU RIDGE ROAD  
TAX MAP 93 GRID 17  
14TH ELECTION DISTRICT

PARCEL 153  
FREDERICK COUNTY, MARYLAND

**SILL ENGINEERING GROUP, LLC**  
16005 Frederick Road, 2nd Floor  
Woodbine, Maryland 21797  
Phone: 410.325.5076  
Fax: 410.696.2022  
Email: info@sillengineering.com  
Civil Engineering & Surveying for Land Development

DESIGN BY: JC  
DRAWN BY: JC  
CHECKED BY: PS  
SCALE: AS SHOWN  
DATE: JULY 19, 2024  
PROJECT #: 22-002  
SHEET #: 4 of 7

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 LAWS OF THE STATE OF MARYLAND, LICENSE NO. 33025, EXPIRATION DATE: JUNE 20, 2025

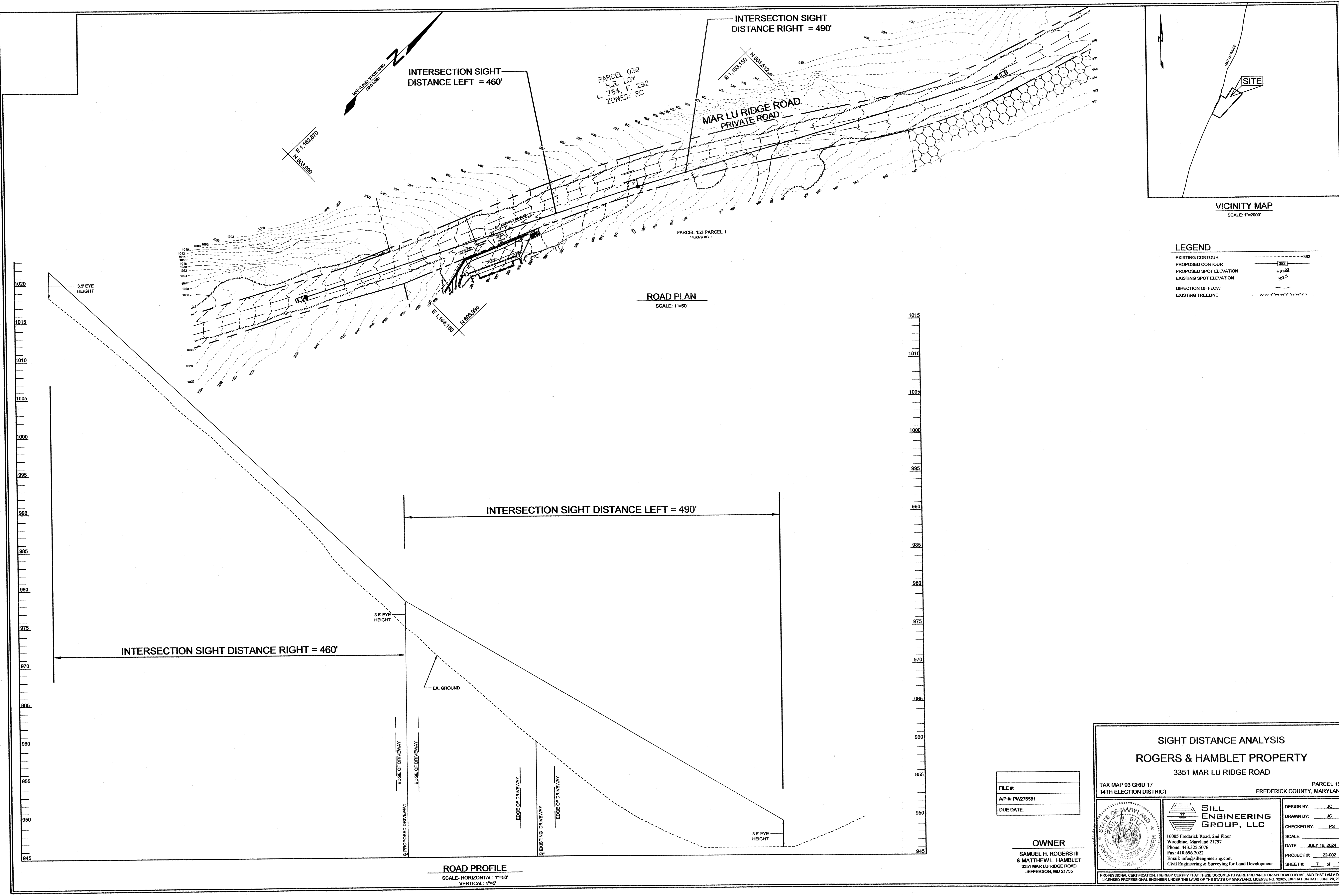












INTERSECTION SIGHT  
DISTANCE RIGHT = 490'

INTERSECTION SIGHT  
DISTANCE LEFT = 460'

PARCEL 039  
H.R. LOY  
L. 764, F. 292  
ZONED: RC

MAR LU RIDGE ROAD  
PRIVATE ROAD

PARCEL 153 PARCEL 1  
14.8376 AC. ±

ROAD PLAN  
SCALE: 1"=50'

VICINITY MAP  
SCALE: 1"=2000'

LEGEND  
EXISTING CONTOUR  
PROPOSED CONTOUR  
PROPOSED SPOT ELEVATION  
EXISTING SPOT ELEVATION  
DIRECTION OF FLOW  
EXISTING TREELINE

INTERSECTION SIGHT DISTANCE LEFT = 490'

INTERSECTION SIGHT DISTANCE RIGHT = 460'

ROAD PROFILE  
SCALE: HORIZONTAL: 1"=50'  
VERTICAL: 1"=5'

FILE #:  
A/P #: PW276581  
DUE DATE:

OWNER  
SAMUEL H. ROGERS III  
& MATTHEW L. HAMBLET  
3351 MAR LU RIDGE ROAD  
JEFFERSON, MD 21755

SIGHT DISTANCE ANALYSIS

ROGERS & HAMBLET PROPERTY

3351 MAR LU RIDGE ROAD

TAX MAP 93 GRID 17  
14TH ELECTION DISTRICT

PARCEL 153  
FREDERICK COUNTY, MARYLAND

STATE OF MARYLAND  
PAUL W. SILL  
PROFESSIONAL ENGINEER

SILL  
ENGINEERING  
GROUP, LLC

16005 Frederick Road, 2nd Floor  
Woodbine, Maryland 21797  
Phone: 443.325.5076  
Fax: 410.696.2022  
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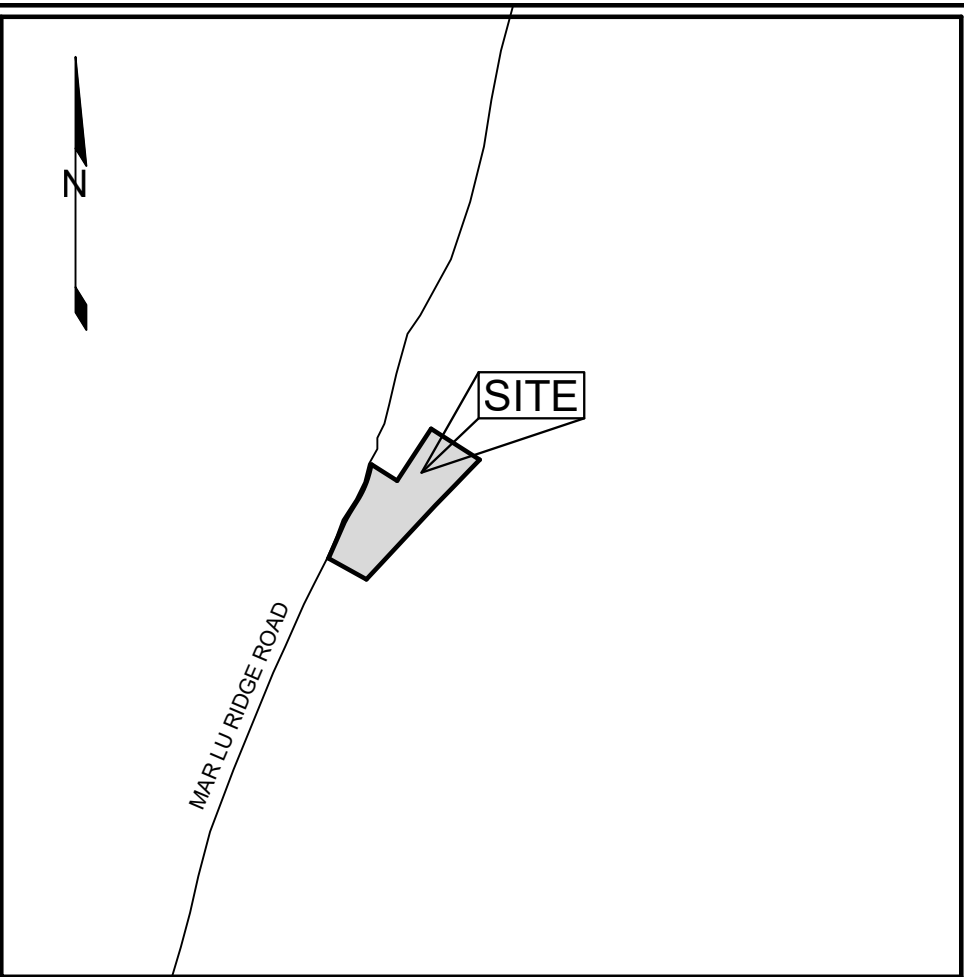
DESIGN BY: JC  
DRAWN BY: JC  
CHECKED BY: PS  
SCALE:  
DATE: JULY 19, 2024  
PROJECT #: 22-002  
SHEET #: 7 of 7

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 LAWS OF THE STATE OF MARYLAND, LICENSE NO. 38925, EXPIRATION DATE: JUNE 20, 2025.



LEGEND

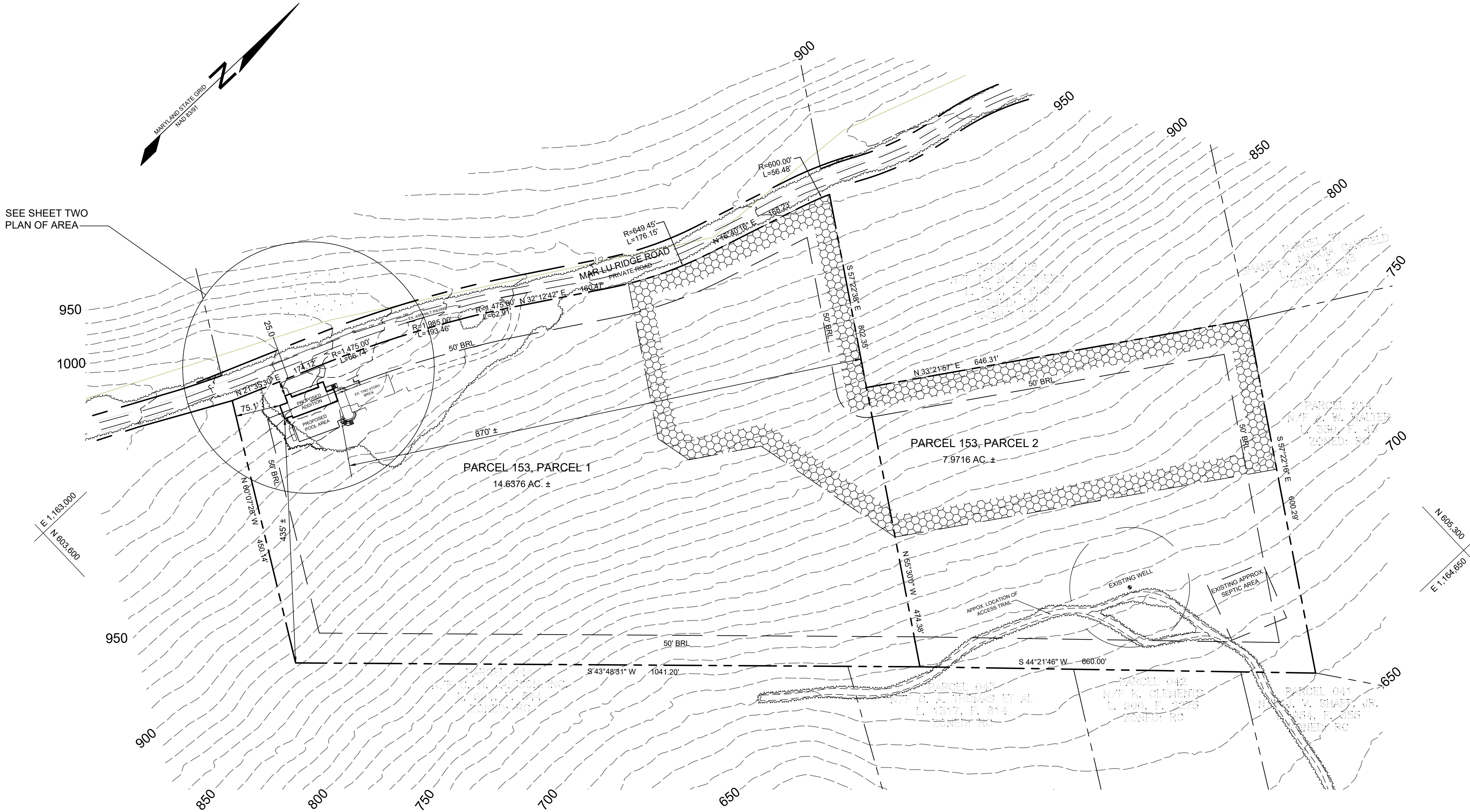
EXISTING CONTOUR (FIELD RUN) --- 382  
EXISTING CONTOUR (GIS) --- 382  
PROPOSED CONTOUR --- 382  
PROPOSED SPOT ELEVATION +8253  
DIRECTION OF FLOW ---  
EXISTING TREELINE ---  
PROPOSED TREELINE ---  
PROPOSED AREA OF FOREST RESOURCE ORDINANCE OBLIGATION ---



VICINITY MAP  
SCALE: 1"=200'

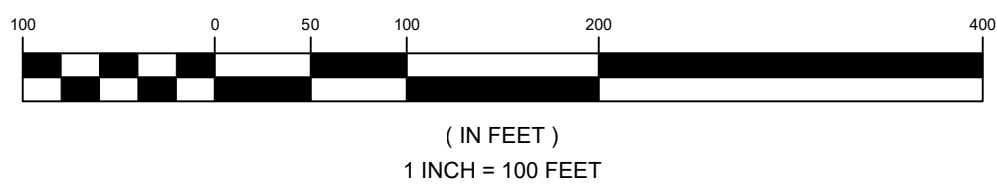
GENERAL NOTES

- SUBJECT PROPERTY ZONED RC.
- PROPERTY ADDRESS: 3351 MAR LU RIDGE ROAD, JEFFERSON, MARYLAND 21755.
- REFERENCE: PLAT BOOK 40, PAGE 182.
- PROJECT ACREAGE FOR PARCEL 153: 22.6017 +/- PARCEL 153, PARCEL 1, IS 14.6301 AND PARCEL 153, PARCEL 2 IS 7.9716.
- EXISTING PRIVATE WATER AND PRIVATE SEWER WILL BE USED WITHIN THIS SITE. UPON APPROVAL OF THE IMPROVEMENT PLANS AND PRIOR TO ISSUANCE OF THE GRADING PERMIT, A PLUMBING PERMIT THAT COVERS ONSITE PRIVATE WATER, SEWER AND STORM DRAIN UTILITY WORK IS REQUIRED. THE APPLICATION MUST BE APPROVED PRIOR TO THE START OF CONSTRUCTION FOR ALL PROPOSED PRIVATE PORTION OF THE UTILITIES INCLUDING STORM DRAINS, WATER AND SEWER LINES, MONITORING MANHOLES, HYDRANTS, AND ANY OTHER ON-SITE PRIVATE UTILITY WORK. APPLICATIONS CAN BE SUBMITTED BY THE FREDERICK COUNTY LICENSED UTILITY CONTRACTORS VIA THE CITIZEN PORTAL. PLANNING AND PERMITTING FREDERICK COUNTY MD GOV.
- THE BOUNDARY SHOWN HEREON IS BASED ON FIELD RUN SURVEY BY SEG LAND SURVEYING, LLC, IN DECEMBER OF 2023.
- THE TOPOGRAPHY SHOWN WITHIN THE DEVELOPMENT AREA IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY SEG LAND SURVEYING, LLC IN MARCH OF 2022 AND IN DECEMBER OF 2023. TOPOGRAPHY OUTSIDE OF THE AREA OF DEVELOPMENT IS BASED ON FREDERICK COUNTY GIS.
- THE LOT SHOWN HEREON COMPLY WITH THE MINIMUM OWNERSHIP, WIDTH AND LOT AREA AS REQUIRED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- A SITE VISIT WAS MADE IN AUGUST OF 2022 BY SILL ENGINEERING GROUP, LLC TO OBSERVE NATURAL RESOURCES IN THE AREA OF DEVELOPMENT.
- SITE RESOURCES: THE SITE HAS A SINGLE-FAMILY HOUSE AND SITS JUST BELOW A RIDGE LINE. MAR LU RIDGE ROAD IS ESSENTIALLY DIVISION LINE BETWEEN TWO WATERSHEDS. THERE ARE NO WETLANDS, NO WETLAND BUFFERS, NO STREAMS OR STREAM BUFFERS ON SITE. THERE IS NO FLOODPLAIN. THE MAJORITY OF THE SITE IS FORESTED AND HAS STEEP SLOPES. THE PROPOSED LOCATION OF THE ADDITION IS ON PREVIOUSLY DISTURBED SOIL THAT HAS FILL DIRT, AND NO TREES ARE IN THE PROPOSED LOD.
- IMPERVIOUS COVER: THE SITE HAS THE HOME, THE DRIVEWAYS AND PARKING AREA, AND A WALKWAY. THE TOTAL ACREAGE OF THE PROPERTY IS 22.6017 ACRES. THE AMOUNT OF EXISTING IMPERVIOUS AREA IS APPROXIMATELY 0.22 ACRES. THE PROJECT PROPOSES AN ADDITION TOTALING 0.19 ACRES OF IMPERVIOUS AREA WITHIN 0.42 ACRES OF THE SITE AREA. SITE AREA EQUALS THE LIMIT OF DISTURBANCE. WE WILL PROVIDE STORMWATER MANAGEMENT TREATMENT FOR ALL NEW IMPERVIOUS AREAS PROPOSED ON THIS PLAN.



PLAN VIEW  
SCALE: 1"=100'

GRAPHIC SCALE



REV. #	DATE	REVISION DESCRIPTION *FILL IN THESE BLOCKS FOR REVISIONS ONLY	CONSULTANT: DATE AND INITIAL	DEV. REVIEW: DATE AND INITIAL

OWNER

SAMUEL H. ROGERS III  
& MATTHEW L. HAMBLET  
3351 MAR LU RIDGE ROAD  
JEFFERSON, MD 21755

EXHIBIT TO ACCOMPANY VARIANCE PETITION

ROGERS & HAMBLET PROPERTY

3351 MAR LU RIDGE ROAD

TAX MAP 93 GRID 17  
14TH ELECTION DISTRICT

PARCEL 153  
FREDERICK COUNTY, MARYLAND



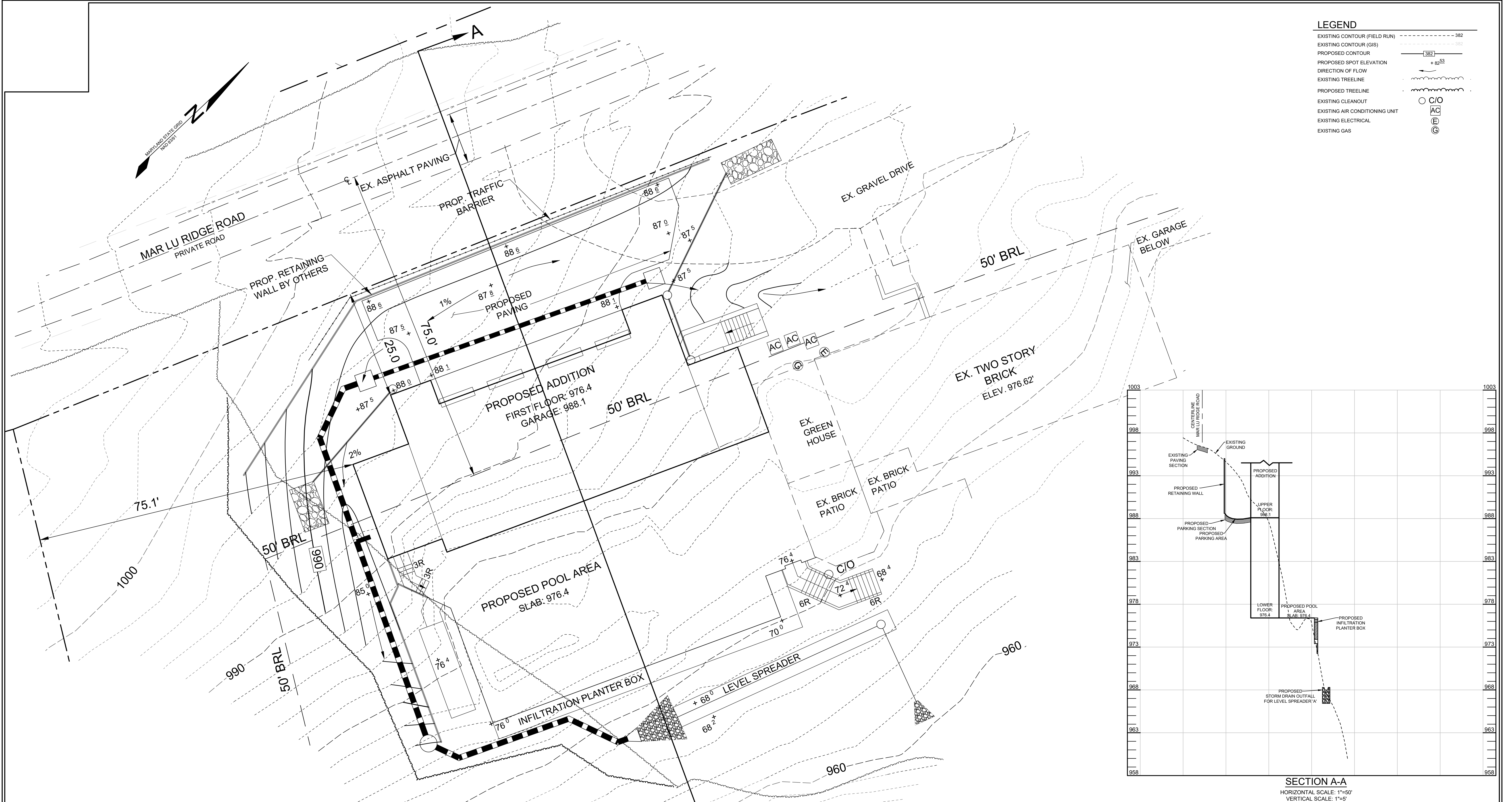
**SILL ENGINEERING GROUP, LLC**

16005 Frederick Road, 2nd Floor  
Woodbine, Maryland 21797  
Phone: 443.325.5076  
Fax: 410.696.2022  
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Civil Engineering & Surveying for Land Development

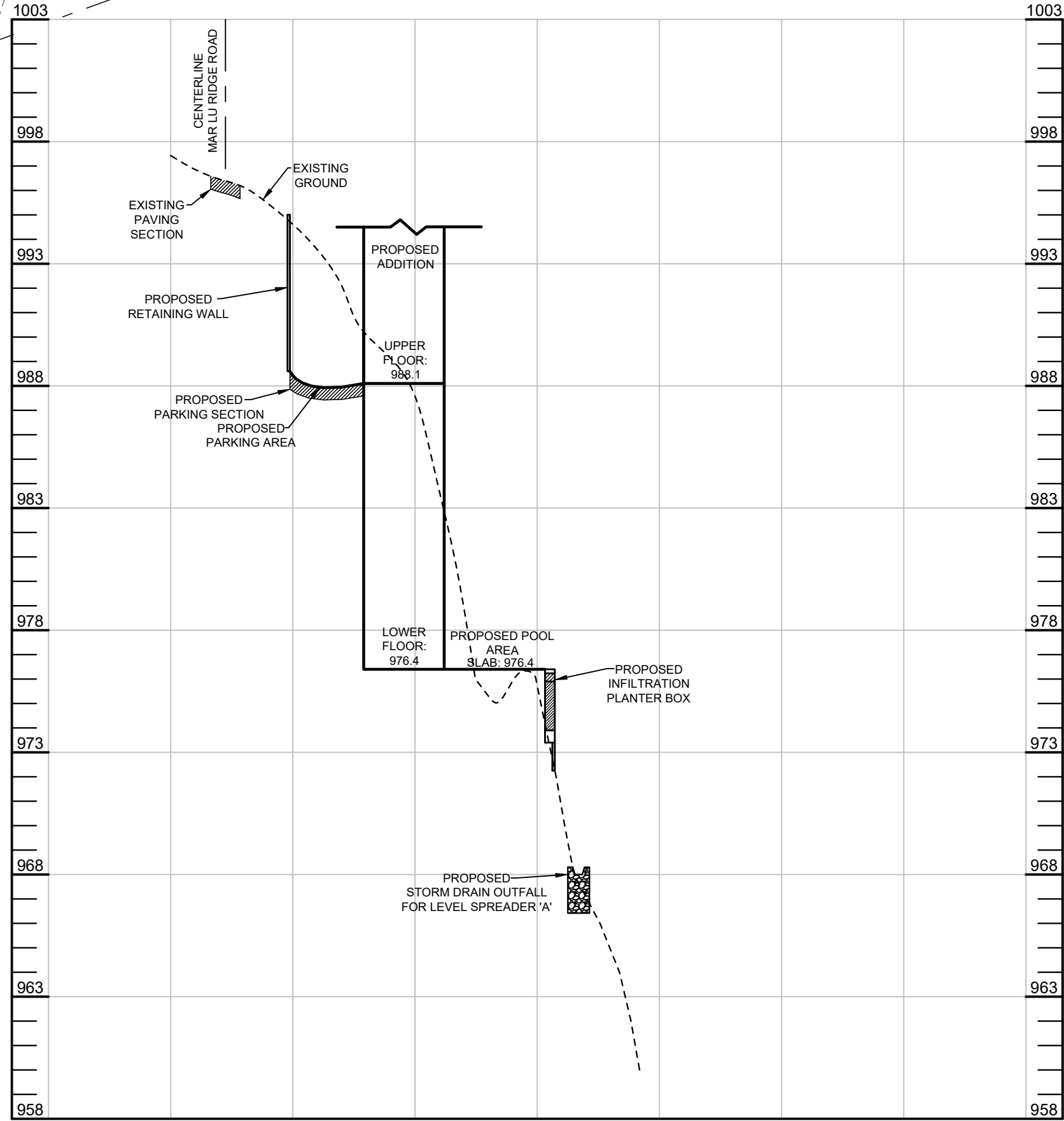
DESIGN BY: JC  
DRAWN BY: ZS  
CHECKED BY: PS  
SCALE: AS SHOWN  
DATE: SEPTEMBER 13, 2024  
PROJECT #: 22-002  
SHEET #: 1 of 2

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 LAWS OF THE STATE OF MARYLAND, LICENSE NO. 32025, EXPIRATION DATE JUNE 20, 2025.



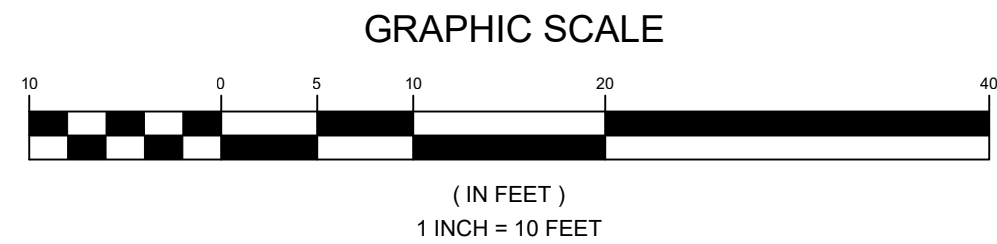


- LEGEND**
- EXISTING CONTOUR (FIELD RUN) ----- 382
  - EXISTING CONTOUR (GIS) ----- 382
  - PROPOSED CONTOUR ----- 382
  - PROPOSED SPOT ELEVATION ----- + 82.53
  - DIRECTION OF FLOW -----
  - EXISTING TREELINE -----
  - PROPOSED TREELINE -----
  - EXISTING CLEANOUT ----- C/O
  - EXISTING AIR CONDITIONING UNIT ----- AC
  - EXISTING ELECTRICAL ----- E
  - EXISTING GAS ----- G



**SECTION A-A**  
HORIZONTAL SCALE: 1"=50'  
VERTICAL SCALE: 1"=5'

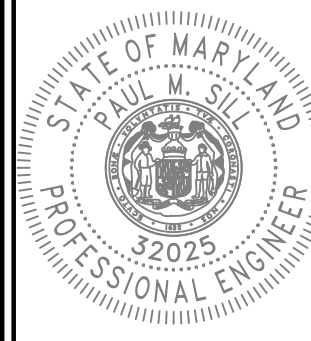
**SECTION A-A VIEW**  
SCALE: 1"=10'



REV. #	DATE	REVISION DESCRIPTION *FILL IN THESE BLOCKS FOR REVISIONS ONLY	CONSULTANT: DATE AND INITIAL	DEV. REVIEW: DATE AND INITIAL

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**EXHIBIT TO ACCOMPANY VARIANCE PETITION**  
**ROGERS & HAMBLET PROPERTY**  
3351 MAR LU RIDGE ROAD  
TAX MAP 93 GRID 17  
14TH ELECTION DISTRICT  
PARCEL 153  
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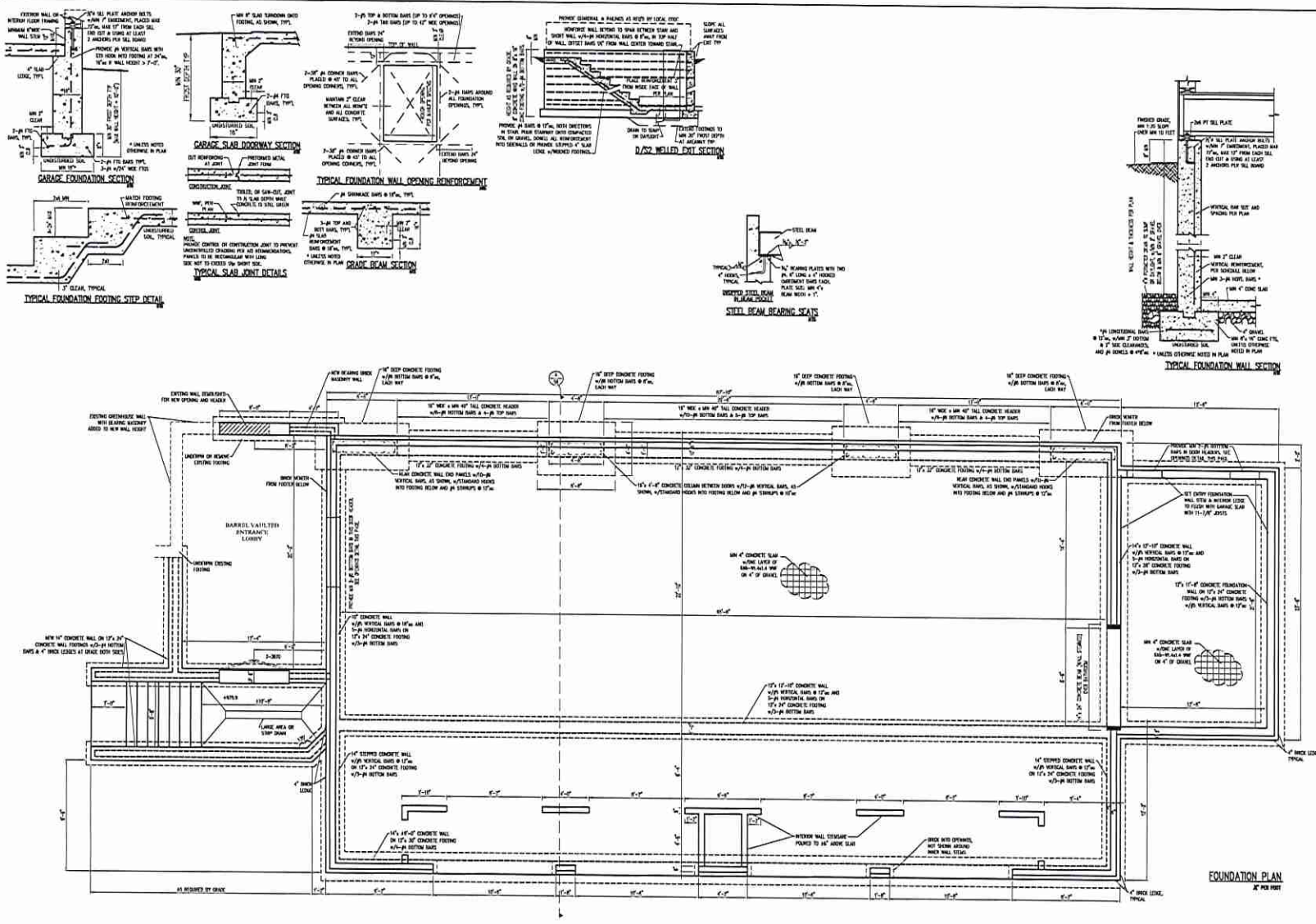












MINIMUM CHAIR TYPE 14, 16, 18, 20, 22, 24, 28, 30, 36, 42, 48, 54, 60, 66, 72, 78, 84, 90, 96, 102, 108, 114, 120, 126, 132, 138, 144, 150, 156, 162, 168, 174, 180, 186, 192, 198, 204, 210, 216, 222, 228, 234, 240, 246, 252, 258, 264, 270, 276, 282, 288, 294, 300, 306, 312, 318, 324, 330, 336, 342, 348, 354, 360, 366, 372, 378, 384, 390, 396, 402, 408, 414, 420, 426, 432, 438, 444, 450, 456, 462, 468, 474, 480, 486, 492, 498, 504, 510, 516, 522, 528, 534, 540, 546, 552, 558, 564, 570, 576, 582, 588, 594, 600, 606, 612, 618, 624, 630, 636, 642, 648, 654, 660, 666, 672, 678, 684, 690, 696, 702, 708, 714, 720, 726, 732, 738, 744, 750, 756, 762, 768, 774, 780, 786, 792, 798, 804, 810, 816, 822, 828, 834, 840, 846, 852, 858, 864, 870, 876, 882, 888, 894, 900, 906, 912, 918, 924, 930, 936, 942, 948, 954, 960, 966, 972, 978, 984, 990, 996, 1002, 1008, 1014, 1020, 1026, 1032, 1038, 1044, 1050, 1056, 1062, 1068, 1074, 1080, 1086, 1092, 1098, 1104, 1110, 1116, 1122, 1128, 1134, 1140, 1146, 1152, 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