

For Office Use Only

CASE # _____

FEE PAID _____

DATE _____



For Office Use Only

ZONE _____

CRITICAL AREA: IDA ___ LDA ___ RCA ___

BMA: Yes ___ No ___

NO. OF SIGNS _____

VARIANCE APPLICATION

NOTE: This form can be downloaded to your computer and filled out utilizing Adobe Reader (or similar product). It can also be printed and filled out by hand.

Applicant(s): Alfred A. Lisiewski Jr. & Glynis D. Lisiewski
(Applicant must have a financial, contractual, or proprietary interest in the property)

Property Address: 103 Wallace Manor Road, Edgewater, Maryland 21037

Property Location: 20 feet of frontage on the (SW) side of Wallace Manor Road
(Enter Street Name)
2,200 feet (NE) of (Nearest intersecting street) Solomons Island Road
(Enter Street Name)

12-digit Tax Account Number 02-885-06633200 Tax District (2) Council District (6)

Waterfront Lot: Y [x] N [] Corner Lot: Y [] N [x] Deed Title Reference L: 35059 F: 00277

Zoning District R-1 Lot # 2R Tax Map 51 Block/Grid 13 Parcel 94

Area 66,585 (Sq Ft.) Subdivision Name Wallace Manor

Description of Proposed Project and Variance Requested (Brief, detail fully in letter of explanation)

Raze & remove existing single family dwelling / associated improvements & Construct new single family house

Two requests 17-8-201(a) to disturb 15% and greater slopes & 17-8-301(b) to disturb within expanded buffer

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest in the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Applicant's Signature [Signature] Owner's Signature Glynis Lisiewski

Print Name Alfred A. Lisiewski Jr. Print Name Glynis D. Lisiewski

Mailing Address 3547 Old Trail Mailing Address 3547 Old Trail

City, State, Zip Edgewater, Maryland 21037 City, State, Zip Edgewater, Maryland 21037

Work Phone N/A Work Phone N/A

Home Phone 410-798-7466 Home Phone N/A

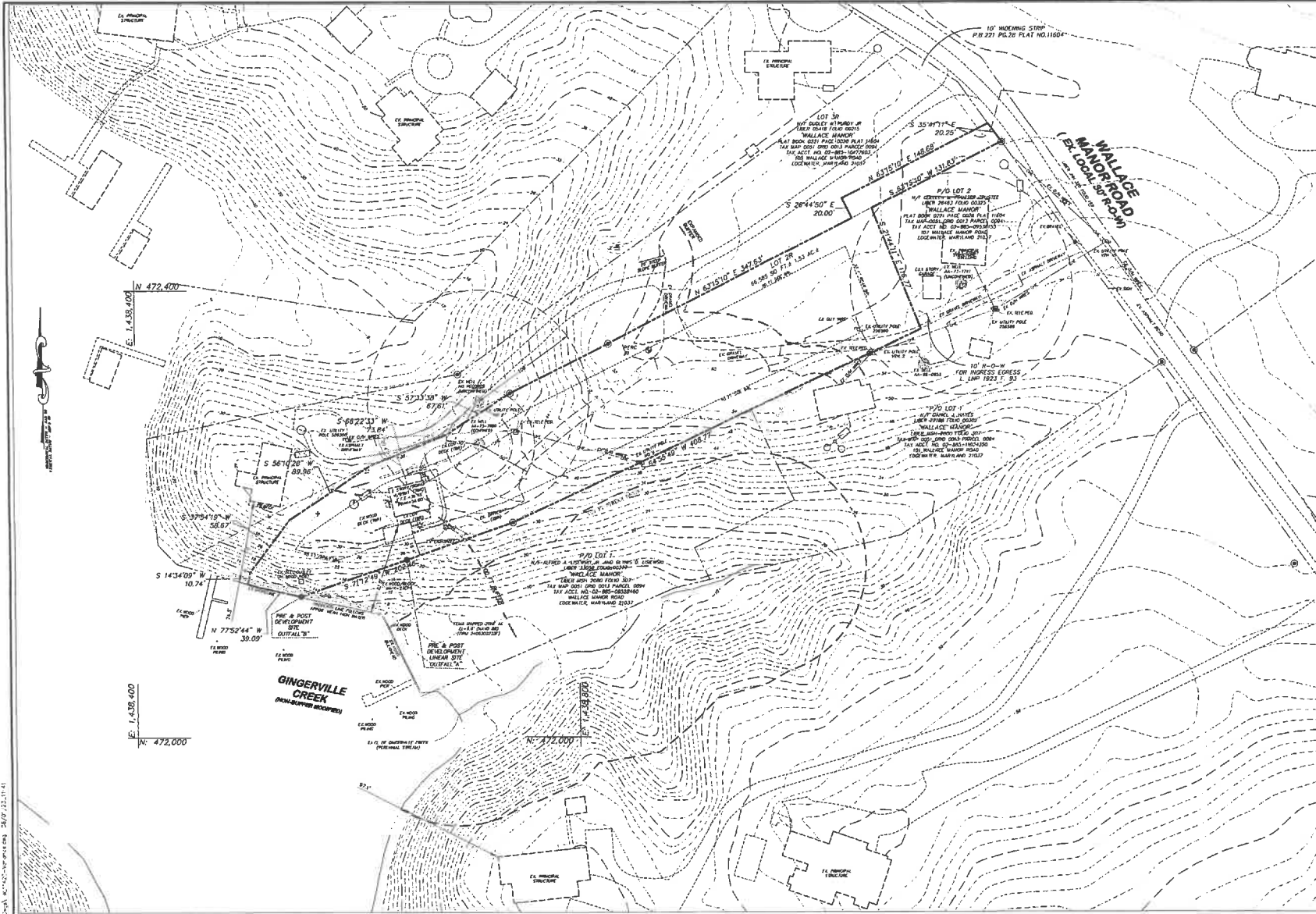
Cell Phone 301-674-5885 Cell Phone 443-871-6663

Email Address fredl@ulpco.com Email Address C/O fredl@ulpco.com

*** Below For Office Use Only ***

Application accepted by Anne Arundel County Office of Planning and Zoning: Initials Date

Variance to _____



LEGEND

- EXISTING CONTOUR
- EXISTING PERENNIAL STREAM
- 100' STREAM BUFFER
- 100' TIDAL WATER BUFFER
- EXPANDED BUFFER
- 25' STEEP SLOPE SETBACK
- EXISTING IMPROVEMENTS
- EXISTING STEEP SLOPES
- EXISTING PERC TEST

NATURE OF VARIANCE

-Requesting a variance to Article 17, Section 8-201(a) of the Anne County Code for development on slopes 15% or greater in this CUA.

-Requesting a variance to Article 17, Section 8-201(b) of the Anne County Code related to COMAR, Title 27 to disturb within the expanded buffer in the critical area.

REVISIONS TO APPROVED PLANS

No.	DATE	BY	DESCRIPTION

Drum, Loyka & Associates, LLC
 CIVIL ENGINEERS - LAND SURVEYORS
 1410 Forest Drive, Suite 35
 Annapolis, Maryland 21403
 Phone: 410-290-3122 Fax: 410-290-1952
 www.drumloyka.com | engineering@drumloyka.com

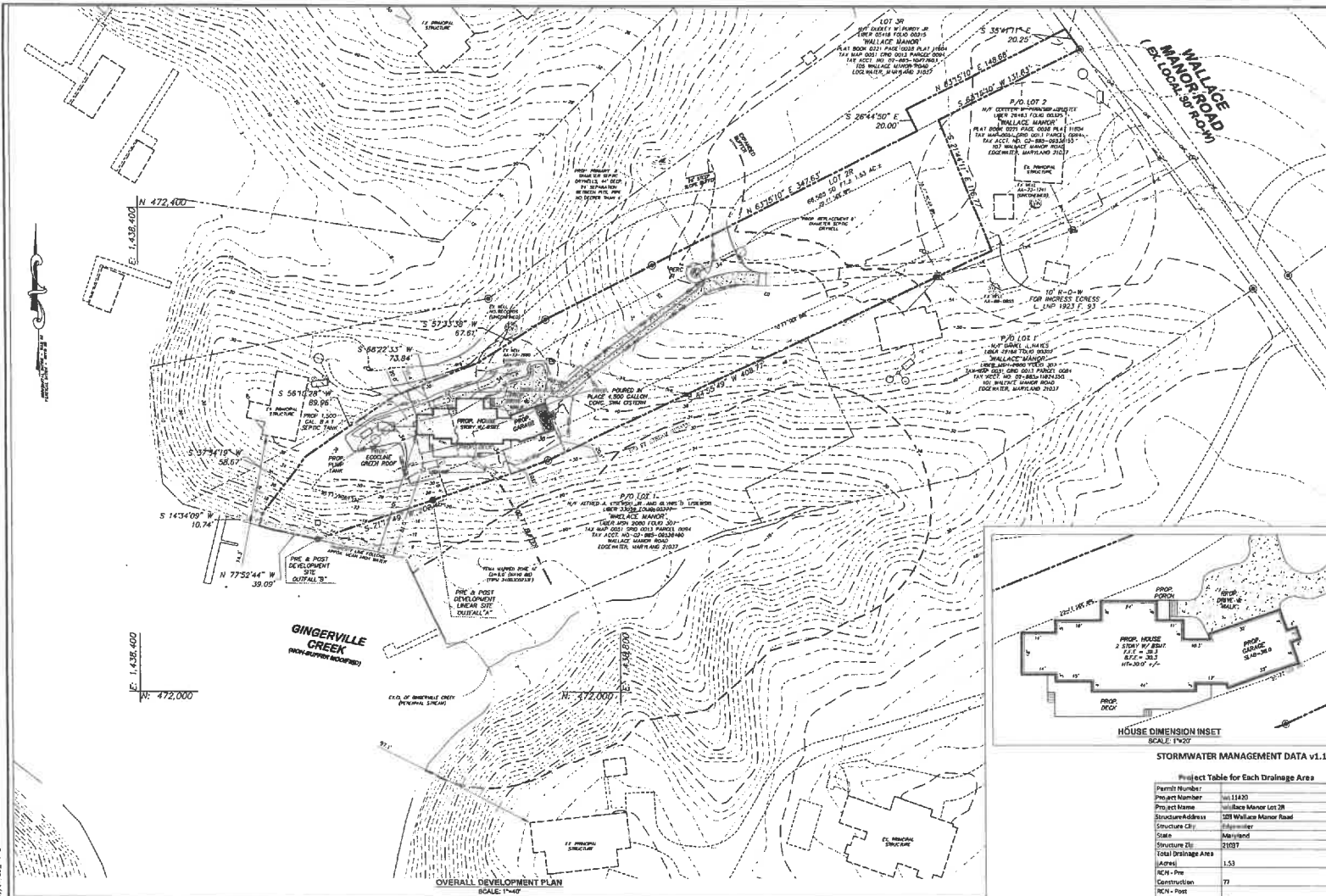
*Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly Licensed Professional Engineer under the laws of the State of Maryland, license no. 19321, expiration date 12-09-23.

OWNER
 ALFRED A. LISIEWSKI JR. & GLYNIS D. LISIEWSKI
 354 OLD TRAIL
 EDGEWATER, MARYLAND 21037

EXISTING CONDITIONS & ENVIRONMENTAL RESOURCE PLAN
 VARIANCE PLAN
WALLACE MANOR LOT 2R
 103 WALLACE MANOR ROAD, EDGEWATER, MARYLAND 21037
 TAX ACCT. NO. 02-885-0883020 PERC. NO. T02047451
 TAX MAP 51 GRID 13 PARCEL 94 DISTRICT 2ND
 ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1" = 40' DATE: 8/1/2023 PROJ. NO: ML11420 SHEET 1 OF 2

C:\Users\jls242\OneDrive\Documents\ML11420\Drawings\ML11420-01.dwg 2807:22:31:41



E. Compute PE Value & ESDV for Drainage Area: [SITE]

DA Name	ESD Practice	Drainage Area	Total Area	ESD Volume	Recharge	PE
DA-1	Green Roof	252 sf	74 sf	0	0	2.70 in
DA-2	Rainwater Harvesting	2824 sf	602 sf	29	29	2.69 in
TOTAL		3076 sf	676 sf	29	29	2.70 in
Target PE				60 cf	115 cf	1 in

Target ESDV = 258 cf Achieved ESDV = 626 cf (ESD to the MEP)
 Target Rev = 315 cf Achieved Rev = 29 cf

ESD Storage Provided is less than the target volume. ESD has not been met. An additional 0 cf of Peak Management Storage has been provided.

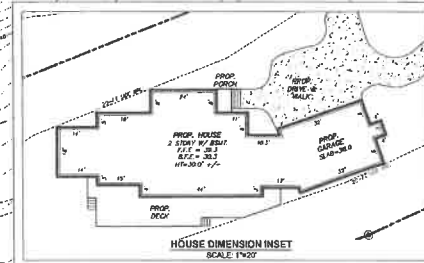
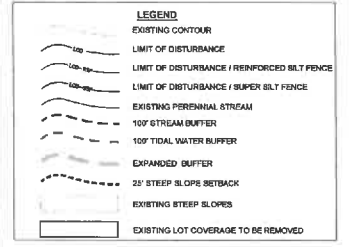
Outfall Description:
 A field investigation of the outfall of this site was performed in August of 2023 by Drum, Loyka & Associates, LLC. The subject property located off of Wallace Manor Road in Edgewater, Maryland. The property is currently improved with a single-family dwelling, and associated improvements. It is vegetatively stabilized with hardwood trees, decorative landscaping, and lawn.

In the existing condition, the property has two site outfalls. Site outfall 'A' is located along the southern side property line adjacent to the orientation. PPO Lot 1 is vacant and not built-out. Site outfall 'B' is more of a linear site outfall which ultimately makes its way to Gingerville Creek (direct discharge to tidal waters). The drainage area to site outfall 'B' is not impacted by the re-development.

In the proposed condition, drainage patterns to the site outfall will remain essentially unchanged and ESDV is achieved to the MEP through the use of One Green Roof & a 4,500 Gallon Rainwater Harvesting Cistern. All other drainage patterns remain the same.

The design represents a 452 square foot decrease in lot coverage for the site. There will also be stormwater management practices, which previously none existed. All outfalls are considered adequate outfalls to receive runoff from a residential lot improved with a single-family dwelling. Peak Management is not included for the development.

EXPANDED BUFFER NOTE
 The entire western portion of the subject property west of the driveway split is encumbered by steep slopes and the expanded buffer.



STORMWATER MANAGEMENT DATA v1.1/21

Project Table for Each Drainage Area

Item	Value
Project Number	10111420
Project Name	Wallace Manor Lot 2R
Structure Address	101 Wallace Manor Road
Structure City	Edgewater
State	Md-Maryland
Structure ZU	21037
Total Drainage Area (Acres)	1.53
RCN - Pre Construction	77
RCN - Post Construction	70
Total Number of BMPs	2
PE Required (see Note 3)	1
PE Addressed (see Note 3)	0.75
MS4 D-Grid HUC (see Note 4)	2111003
USGS 12-Digit HUC	

SITE TABULATIONS

TOTAL SITE AREA:	68,565 S.F. (1.53 Ac)
TOTAL LOT COVERAGE:	8,341 S.F. (0.18 Ac)
ADDITIONAL LOT COVERAGE (Per 17-6-402)	8,948 S.F. (0.21 Ac)
TOTAL LOT COVERAGE:	7,889 S.F. (0.18 Ac)
-PROPOSED DWELLINGS:	3,075 S.F. (0.07 Ac)
-PROPOSED DRIVEWAYS/WALKS:	4,711 S.F. (0.11 Ac)
-PROPOSED PORCHES/DECKS:	103 S.F. (0.00 Ac)
TOTAL AREA OF DISTURBANCE:	13,291 S.F. (0.30 Ac)
TOTAL STEEP SLOPES ON SITE:	23,832 S.F. (0.55 Ac)
-TOTAL SLOPE SLOPES DISTURBED:	613 S.F. (0.014 Ac)
-PERMANENT DISTURBANCE:	655 S.F. (0.015 Ac)
-TEMPORARY DISTURBANCE:	58 S.F. (0.001 Ac)
TOTAL CANOPY ON SITE:	50,917 S.F. (1.17 Ac)
-PROPOSED CANOPY DISTURBANCE:	3,393 S.F. (0.08 Ac)
CRITICAL AREA DESIGNATION:	LDA
GINGERVILLE CREEK (NON-BUFFER MODIFIED)	
SETBACKS: R1 Residential	
-PRINCIPAL STRUCTURE	
-FRONT YARD: REAR YARD: SIDE: 15'; COMBINED 4'	
-MAX HEIGHT: 35'	
-PROPOSED HEIGHT: 30'	
SETBACKS: R1 Residential	
-ACCESSORY STRUCTURE	
-FRONT: 50'; REAR: 15'; SIDE: 15'	

For Each Practice in the Drainage Area

STORM ID	STRIU NAME	MS4 MAP CLASS	MS4 BMP TYPE	CONSTRUCTION PURPOSE	ON or OFF SITE	LAND USE	AREA (sq ft)	DEVELOPMENT DRAINAGE TO	IMPROVEMENTS	MS4 NORTH COORD	N/EAST COORD	WCU	Responsibility
STORM ID	STRIU NAME	MS4 MAP CLASS	MS4 BMP TYPE	CONSTRUCTION PURPOSE	ON or OFF SITE	LAND USE	AREA (sq ft)	DEVELOPMENT DRAINAGE TO	IMPROVEMENTS	MS4 NORTH COORD	N/EAST COORD	WCU	Responsibility

OVERALL DEVELOPMENT PLAN
 SCALE: 1"=40'

NO.	DATE	BY	DESCRIPTION

DESIGNED BY: RJB
 DATE: 7/2023
 DRAWN BY: JMT
 DATE: 7/2023
 CHECKED BY: JMT
 DATE: 7/2023
 CAD DWG #: ML1420-VARIANCE
 CDA PROJECT #: ML1420

Drum, Loyka & Associates, LLC
 CIVIL ENGINEERS - LAND SURVEYORS
 1410 Forest Drive, Suite 35
 Annapolis, Maryland 21403
 Phone: 410-283-3122 • Fax: 410-280-1952
 www.drumloyka.com | engineering@drumloyka.com

*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. 15521, expiration date: 12-31-23

OWNER
 ALFRED A. LISIEWSKI JR. & GLYNIS D. LISIEWSKI
 354 OLD TRAIL
 EDGEWATER, MARYLAND 21037

DEVELOPED CONDITIONS PLAN
 VARIANCE PLAN
WALLACE MANOR LOT 2R
 103 WALLACE MANOR ROAD, EDGEWATER, MARYLAND 21037
 TAX ACCT. NO. 02-885-0863200 PERC. NO. T02047451
 TAX MAP 51 GRID 13 PARCEL 84 DISTRICT 2ND
 ANNE ARUNDEL COUNTY, MARYLAND

SCALE: AS SHOWN DATE: 8/1/2023 PROJ. NO. ML1420 SHEET 2 OF 2

August 1, 2023

To: Anne Arundel County Office of Planning and Zoning
Ms. Sara Anzelmo
2664 Riva Road 3rd Floor
Annapolis, MD 21401

Re: **Wallace Manor, Lot 2R**
Variance Application submittal
103 Wallace Manor Road
Edgewater, MD. 21037
Tax Map 51, Grid 13, Parcel 94

Dear Ms. Anzelmo,

This is a formal Variance Application submittal for the demolition of an existing home, associated decking and construction of a new single-family home for the above referenced project. Two variance requests would be necessary including a variance to **Article 17-8-201(a)** to disturb 15% and greater slopes and a variance to **Article 17-8-301(b)** related to **COMAR, Title 27** to disturb within the expanded Buffer in the Critical Area.

The property is an existing legal building site fronting Gingerville Creek, is located in the (LDA) Limited Development Area Designation of the Critical Area and is *not* within the Buffer Modification Area mapping. The property is 66,585 sq. ft. or 1.53 acres, is zoned R-1 Residential and has a private septic system and well. The existing principal structure and covered deck are located at the top of steep slopes and approximately 81-feet from the shoreline. The second existing wood deck is located closer to the shoreline at approximately 62-feet.

There are several hardships and practical difficulties related to the re-development of the site. First, the expanded buffer extends to the northeast end of the site which encumbers 49,036 sq. ft. or 74% of the total lot area. The steep slopes of 15% and greater cover 23,832 sq. ft. or 36% of the total lot area. It is physically impossible to avoid the expanded buffer and steep slopes in order to re-develop the property without relief from the code.

The proposed 2-story principal structure will be located entirely outside the initial 100-foot buffer, increasing the distance from 81-feet to 101-feet from the shoreline and will have a total height of approximately 30-feet. The associated proposed wood, pervious deck will be located within the buffer, but the distance to the shoreline has been increased from 62-feet to 89-feet and shifted out of steep slopes and onto flatter grade. In addition, the existing wood deck closer to the shoreline is 16.4' from the southeast property line, the proposed waterfront deck will be 20-feet from the same property line. The existing structures in the 100-foot buffer total 979 sq. ft. With the re-development of the site, there will be 276 sq. ft. of structural coverage proposed which results in a decrease of 703 sq. ft. of impacts to the buffer and steep slopes.

Currently, the existing improvements have no means of storm water management. Environmental Site Design to the Maximum Extent Practicable will be addressed via multiple applications. There will be (1) Green Roof Area on the west side of the home and (1) 4,500 Gallon Rain Harvesting Tank (SWM Cistern) located under the garage slab. The existing 100-foot radius of the adjacent “Unconfined” well to the north will not be impacted. All storm water management applications are outside the initial 100-foot buffer. It must be noted that the required ESD volume for the site is 888 cu. ft. The volume achieved through the proposed design is 676 cu. ft. which is to the maximum extent practicable based on the existing well setbacks, steep slopes, associated buffers and lack of viable surface area present for storm water management practices.

Within the comments generated by Inspections and Permits Engineering, Rain handlers would not be possible as the slopes just past the edge of the home are too steep, sheet flow would not be achieved under those conditions. Permeable pavers cannot be located within 50-feet of a confined well, 100-feet from an unconfined well and within the 25-foot buffer to steep slopes or expanded buffer. An Ultra Urban Planter box, which was proposed in the Pre-File plans, are no longer an acceptable means of management and cannot be located within the steep slopes or associated buffers. Other Non-Structural practices defined in the Design Manual are not applicable due to the same unique physical challenges and characteristics of the site.

The adjacent property to the south has “like” ownership (*Lisiewski*) and is vacant. Based on the existing topography with the majority of the parcel having steep slopes, encroached by the 100-foot stream buffer where perc testing would be impossible, the lot would not be developed. A Right to Discharge would not serve a purpose as the flows for Site Outfall “A” would have direct tidal discharge.

Per **Article 17-8-402(b)(1)**, the permitted lot coverage in the critical area for this site is 15% or 9,988 sq. ft. The proposed lot coverage will be 7,889 sq. ft. or (12%), below the permitted limits. The proposed coverage will be located in the flatter portion of the lot and as mentioned results in a decrease of impacts to the buffer and steep slopes. The overall post development reduction in lot coverage will be 452 sq. ft.

Per **Article 18-2-402(1)**, an approximate average of the location of principal structures on abutting lots intended to keep structures relatively in line with one another; has been met. The adjacent home to the north is approximately 74-feet from the shoreline and the house to the south is 97-feet from the shoreline.

The existing shared access where the gravel drives are attached at the north side of the property adjacent to Lot 3R is being removed for reduction of lot coverage. In addition, the access from Wallace Manor Road runs through a recorded 10’ right of way, which is shown and labeled on the plan. (*Liber 1923 Folio 93*)

Lastly, per **Article 17-8-601 (3) Lots greater than one acre.** Developed woodland clearing on lots in the LDA and RCA greater than one acre in size that were in existence on or before December 1, 1985, shall be limited to the minimum necessary to accommodate a house or other structure, initial septic system, driveway, and reasonable amount of yard or required parking, and may not exceed 30% without a variance. The proposed clearing for the re-development totals 3,393 sq. ft. or only 7% of the existing woodland canopy.

At your convenience, please let us know if there's any additional information necessary for the evaluation of the Variance Application submittal.

Thanks,

Robert E. Baxter, Jr.

Robert E. Baxter, Jr.
Project Manager
Drum, Loyka, & Associates LLC

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: AUGUST 1, 2023

Tax Map #	Parcel #	Block #	Lot #	Section
51	94	13	2B	-

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

*Complete Only Page 1
General Project Information

Tax ID: 2-885-06633200

Project Name (site name, subdivision name, or other) WALLACE MANOR

Project location/Address 103 WALLACE MANOR ROAD

City EDGEWATER, MD. Zip 21037

Local case number

Applicant: Last name LISIENSKI First name ALFRED

Company

Application Type (check all that apply):

- | | | | |
|---------------------------|-------------------------------------|-------------------|-------------------------------------|
| Building Permit | <input type="checkbox"/> | Variance | <input checked="" type="checkbox"/> |
| Buffer Management Plan | <input type="checkbox"/> | Rezoning | <input type="checkbox"/> |
| Conditional Use | <input type="checkbox"/> | Site Plan | <input type="checkbox"/> |
| Consistency Report | <input type="checkbox"/> | Special Exception | <input type="checkbox"/> |
| Disturbance > 5,000 sq ft | <input type="checkbox"/> | Subdivision | <input type="checkbox"/> |
| Grading Permit | <input checked="" type="checkbox"/> | Other | <input type="checkbox"/> |

Local Jurisdiction Contact Information:

Last name _____ First name _____

Phone # _____ Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

RESIDENTIAL SINGLE FAMILY HOME

Intra-Family Transfer Yes
 Grandfathered Lot

Growth Allocation Yes
 Buffer Exemption Area

Project Type (check all that apply)

Commercial
 Consistency Report
 Industrial
 Institutional
 Mixed Use
 Other

Recreational
 Redevelopment
 Residential
 Shore Erosion Control
 Water-Dependent Facility

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area	1.53	66,585
RCA Area		
Total Area		

Total Disturbed Area

Acres	Sq Ft
0.30	13,291

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	1.17	50,917	Existing Lot Coverage	0.19	8,341
Created Forest/Woodland/Trees			New Lot Coverage		
Removed Forest/Woodland/Trees	0.08	3,393	Removed Lot Coverage	0.01	452
			Total Lot Coverage	0.18	7,889

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.30	13,291	Buffer Forest Clearing	0.08	3,393
Non-Buffer Disturbance			Mitigation		

Variance Type

Buffer
 Forest Clearing
 HPA Impact
 Lot Coverage
 Expanded Buffer
 Nontidal Wetlands
 Setback
 Steep Slopes
 Other

Structure

Acc. Structure Addition
 Barn
 Deck
 Dwelling
 Dwelling Addition
 Garage
 Gazebo
 Patio
 Pool
 Shed
 Other

Chesapeake Bay Critical Area Report

Wallace Manor ~ Lot 2R

Tax Map 51, Grid 13, Parcel 94

Tax Account No. 02-885-06633200

Property Address: 103 Wallace Manor Road
Edgewater, Maryland 21037

Property Owner & Variance Applicant: Mr. Fred Lisiewski

Critical Area Designation: LDA **Zoning:** R-1 **Lot Area:** 1.53 Ac.

Site Description

The subject property is located off Wallace Manor Road in the Wallace Manor Subdivision. The property is irregular in shape, legal building parcel consisting of approximately 1.53 acres in area and is currently improved with a single-family dwelling which is proposed to be razed and removed. The property is zoned R-1, and the site has a Chesapeake Bay Critical Area land use designation of LDA. A portion of the existing dwellings footprint is within the 100' buffer to tidal waters. The existing dwelling is located 81 feet from the shoreline. The site is currently served by a private water well and septic. There are several hardships and practical difficulties regarding the redevelopment of the subject property. The majority of the site is within the expanded buffer which extends to the northeast end of the site which encumbers 49,036 sq. ft. or 74% of the total lot area. Additionally, the steep slopes of 15% or greater cover 23,832 sq. ft. or 36% of the total lot area. It is physically impossible to avoid the expanded buffer and steep slopes. The unimproved portion of the site is vegetated with numerous hardwood & evergreens trees and understory growth.

Description and Purpose of Variance Request

The homeowners propose to construct a new single-family dwelling, porch, attached garage, side entry deck, walk, and associated improvements. The new dwelling is sited partially overtop the footprint of the previous structure but entirely outside of the 100' buffer to tidal waters. The site will be served by a proposed BAT (Best Available Technology) septic tank and a proposed drywell. A stormwater management cistern is proposed below the garage slab to collect roof top runoff along with a portion of green roof on the western side of the dwelling. The proposed dwelling is within the size and character of other dwellings in the neighborhood. Due to the expanded buffer and significant presence and extent of steep slopes on the property, development isn't possible without disturbing the slopes and expanded buffer. While disturbance to the expanded buffer is impossible to avoid the disturbance to the slopes is minimized by locating the proposed dwelling within the plateau of the subject property. Therefore, the proposed improvements require variances to **Article 17, Section 8-201(a)** of the Anne Arundel County Code for development on slopes 15% or greater in the LDA, and to **Article 17, Section 8-301(b)** related to **COMAR, Title 27** to disturb within the expanded buffer in the Critical Area.

A pre-filing review was conducted by the Office of Planning and Zoning and comments were issued on April 24, 2024 by Ms. Sara Amzelmo, Ms. Hala Flores and Ms. Kelly Krinetz of Planning and Zoning, and the Critical Area team had three recommendations. The comments were considered and the site plan was revised accordingly. A copy of the pre-file comments is included with this submittal.

Vegetative Coverage and Clearing

This property is vegetatively stabilized with developed woodland, including a variety of mature hardwood trees, a creeping ivy groundcover common to the community of Wallace Manor. The existing on-site wooded area totals roughly 50,917 s.f. (1.17 Ac.). Removal of vegetation has been minimized to only that is necessary to construct the proposed improvements, the dwelling has been sited to minimize woodland clearing and disturbance to the steep slopes. Removal of vegetation onsite for the proposed redevelopment is approximately 3,393 s.f. (0.08 Ac.). Reforestation requirements for this property will be addressed during the grading permit phase of this project in accordance with code requirements.

Lot Coverage

The site currently has 8,341 s.f. (0.019 Ac.) of impervious coverage. The proposed impervious area for this property is 7,889 s.f. (0.07 Ac.), a reduction of 452 s.f. from the existing impervious and well below the allowable 9,988 (0.23) s.f. of lot coverage for this site.

Expanded Buffer

Approximately 49,036 s.f of the subject property falls within the expanded buffer, nearly three quarters of property is within the expanded buffer. Disturbance of the expanded buffer was unavoidable as a large portion of the site is encumbered by it, the proposed dwelling has been sited within the plateau of the site entirely outside of the 100' buffer to tidal waters to minimize the disturbance to the buffer to construct the dwelling, stormwater management, septic tank and drywell.

Steep Slopes (slopes > 15%)

The site has approximately 23,832 s.f of steep slopes, over one third of property is encumbered with steep slopes. Approximately 613 s.f. (0.014Ac.) of the steep slopes 15% or greater shall be disturbed during the proposed construction. Of that disturbance 555 s.f. of disturbance is proposed permanent disturbance to construct the dwelling and site improvements and the remaining 58 s.f. of temporary disturbance is for grading and construction access. Disturbance of these slopes was unavoidable as a large portion of the site is encumbered by them, the proposed dwelling has been sited within the plateau of the site to minimize the disturbance to the slopes to construct the dwelling, stormwater management, septic tank and drywell.

Predominant Soils

The predominant soil type is Annapolis Fine Sandy Loam, 2 to 5 percent slopes (AsB). This soil has a type "C" hydrologic classification and is not a hydric soil (soils characteristic of wetlands).

Drainage and Rainwater Control

Runoff from the site sheetflows down the steep slopes and ultimately drains to Gingerville Creek. The proposed redevelopment addresses stormwater management environmental site design to the maximum extent practicable via cistern under the garage slab and (1) area of green roof at the rear of the proposed dwelling to treat rooftop runoff.

Stormwater management and sediment and erosion control will be further addressed during the permitting phase of the project in order to meet Anne Arundel County design criteria.

Conclusions – Variance Standards

The applicant proposes to construct a new single-family dwelling, porch, reconfigured parking pad, side yard deck, walk, and associated improvements. The need for the requested Critical Area Variances arises from the existing unique nature and constraints of this property, specifically the topography, and location of the existing dwelling in relation to the steep slopes, expanded buffer and the irregular shape of the lot. It is not possible to complete this project without disturbance to the expanded buffer or steep slopes 15% or greater in the LDA. The proposed improvements are consistent in size and nature with other homes in the Wallace Manor subdivision and therefore will not alter the essential character of the neighborhood, impair development of adjacent properties, or be detrimental to the public welfare. To deny the requested variance would deprive the applicant of rights commonly enjoyed by other properties in the immediate area. With the implementation of mitigation, and sediment and erosion control practices, to be addressed during permitting, the proposed development will not cause adverse impacts to fish, wildlife, or water quality in the Critical Area.

Reference:

ADC: The Map People, 2002 Anne Arundel County, Maryland, Street Map Book

Anne Arundel County Office of Planning & Zoning , 2007 Critical Area Map

Anne Arundel County Office of Planning & Zoning, 2007 Buffer Exemption Map

Anne Arundel County, Maryland; Chesapeake Bay Critical Area Mapping Program, 2007, Critical Area Map

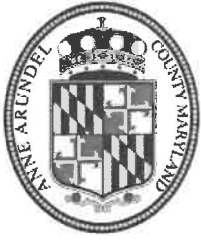
Federal Emergency Management Agency , 2016. Flood Insurance Rate Map

First American Real Estate Solutions, 2002, Realty Atlas: Anne Arundel County Maryland

Drum, Loyka and Associates LLC, 2021 Variance Plan

U.S. Department of Agriculture, Natural Resource Conservation Service –2016 Soil Survey of Anne Arundel County Maryland.

State Highway Administration of Maryland, 1989. Generalized Comprehensive Zoning Map: Third Assessment District



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING: 4/24/2023

P&Z STAFF: Sara Anzelmo, Kelly Krinetz, Hala Flores

APPLICANT/REPRESENTATIVE: Alfred Lisiewski/Bob Baxter(Drum Loyka) EMAIL: rbaxter@drumloyka.com

SITE LOCATION: 103 Wallace Manor Road LOT SIZE: 1.52 acres ZONING: R1

CA DESIGNATION: LDA BMA: N/A or BUFFER: Yes APPLICATION TYPE: Critical Area Variances

The owners plan to demo an existing house and to construct a new single-family dwelling and associated facilities. The proposed redevelopment would necessitate a critical area variance to 17-8-201(a) for disturbance within slopes of 15% or greater as well as to 17-8-301(b) for disturbance within the expanded buffer. The proposed principal structure will be located entirely outside the initial 100-foot buffer, increasing the distance from 84' to 100' from the shoreline and will have a total height of approximately 22-feet. The associated proposed wood, pervious deck will be located within the buffer, but the distance to the shoreline has been increased from 67' to 91' and shifted out of steep slopes and onto flatter grade. In addition, the existing wood deck closer to the shoreline is 16.4' from the southeast property line, the proposed waterfront deck will be 20' from the same property line. The existing structures in the 100-foot buffer total 979 sq. ft. With the re-development of the site, there will be 408 sq. ft. of structural coverage proposed which results in a decrease of 571 sq. ft. of impacts to the buffer and steep slopes.

Currently, the existing improvements have no means of storm water management. Environmental Site Design to the Maximum Extent Practicable will be addressed via multiple applications. There will be (2) Green Roof Areas on the west side of the home, (1) Rain Harvesting Tank (SWM Cistern) located under the garage slab and lastly, an Ultra Urban Planter Box on the back end of the garage wall entirely above grade. The existing 100-foot radius of the adjacent "Unconfined" well to the north will not be impacted with the UUP Box being above grade. All storm water management applications are outside the 100-foot buffer.

COMMENTS

The **Development Division's Critical Area Team** commented that the 100' buffer to the stream should be shown on the site plan. The proposed footprint is elongated, and it appears that the disturbance could be reduced with a more compact footprint that fits within the plateau area on site. The architectural must be submitted with the application in order to fully evaluate compliance with the approval standards for a Critical Area Variance as outlined in Article 18-16-305.

The **Zoning Administration Section** notes that the variance site plan must label the height and number of stories (including whether or not there will be a basement) as well as the dimensions of proposed structures. The site plan should break down the coverage to show the total dwelling footprint. The ZA Section concurs with the CA Team that there appears to be an opportunity to minimize the disturbance by tightening up the footprint. The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must meet ALL of the Critical Area variance standards provided under Section 18-16-305, which includes the requirement that the variance must be the minimum necessary to afford relief.

The **Engineering Division of the Office of Inspections and Permits** provided comments via the attached letter.

INFORMATION FOR THE APPLICANT

Section 18-16-201 (b) Pre-filing meeting required. Before filing an application for a variance, special exception, or to change a zoning district, to change or remove a critical area classification, or for a variance in the critical area or bog protection area, an applicant shall meet with the Office of Planning and Zoning to review a pre-file concept plan or an administrative site plan. For single lot properties, the owner shall prepare a simple site plan as a basis for determining what can be done under the provisions of this Code to avoid the need for a variance.

*** A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings. A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

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.



Mark Wedemeyer, Director

Memorandum

To: Office of Planning and Zoning

From: Hala Flores, Engineer Manager, Department of Inspections and Permits

Date: 4/24/2023

Subject: 103 Wallace Manor Road
Edgewater, MD. 21037
Pre-file - Disturb 15% and greater slope (17-8-201(a) and disturb within the expanded buffer in the critical area (17-8-301(b))

The applicant is seeking a variance for the demolition of an existing home, associated decking, and construction of a new single-family home. The property is fronting Gingerville Creek within the LDA designation of the critical area. The proposed structure is located further away from the shoreline and outside the expanded buffer than the existing structure was.

Review – This property has been reviewed by I&P Engineering. The comments below should be addressed with the formal variance application:

There is no existing SWM on the property. The proposed construction is proffering three types of SWM treatments. Green Roof Areas on the west side of the home, a Rain harvesting tank (Cistern), and an ultra-urban Planter box. The variance application needs to clearly indicate the existing versus the proposed impervious area for the site and the LOD. Clearly mark all existing impervious areas to be removed on the plan. The application also needs to indicate the required and provided ESDv.

It is not clear how the existing and proposed driveways are being treated.

The use of rain handlers should be explored for disconnection of portions of the rooftop via sheet flow. The use of permeable concrete or pavers should be explored for the driveway. It is not clear if permeable versus impermeable decking is proposed. Reliance on structural BMPs (such as the ultra-urban planter box) will result in changes to the 10-year flow quantity and characteristics. This design selection will necessitate right-to-discharge permission at the site outfall from the adjacent property owner. The RTD must be clearly shown on the variance plan and will be required prior to the issuance of the grading permit.

The property appears to share a private driveway with other properties. Clarify this in the variance application and provide the common access agreement and label the L. F. on the plan.

Provide a slope stability investigation report in the direction of the proposed flow path. This shall include a narrative description of the slope stability, a photo tour, and recommendations for slope stability (as needed).

Anne Arundel County Office of Planning and Zoning
Individual Single Family Dwelling (SFD) Engineering Review Checklist

Project Name-Number	WALLACE MAJOR LOT 2R VARIANCE	
Design Professional	Design Professional Certification (Seal, Signature and expiration information) MICHAEL M. DRUM P.E. #18521 Exp. 12/6/23	Seal
<p>Instructions:</p> <ol style="list-style-type: none"> The checklist must be submitted with the first submittal. Packages submitted without the completed checklist will not be reviewed and will be returned to the applicant. Design Professional (Des.) should insert into each box either of the following: <ol style="list-style-type: none"> √ This item has been addressed N This item does not apply to this project All boxes must be checked. The review engineer (Rev.) will upon review of the plans verify by inserting either of the following: <ol style="list-style-type: none"> √ This item has been adequately addressed or agree that it does not apply. X This item has not been adequately addressed. (Use the remarks column to indicate via letter designation, which item needs to be addressed or if a more detailed response is required then indicate in the remarks column that the item is addressed in the comment letter). <u>A copy of the checklist will be returned to the applicant with the comment letter.</u> <u>The checklist must be returned with the second submittal utilizing the same check format indicated in item 3 above</u> 		
▶	This checklist is being provided as a general guide for identifying the minimum features that should be addressed prior to submitting the plans for engineering review it is to be used in conjunction with the site development plan checklist for Single Family Dwellings (SFD).	
▶	The design consultant by assigning his/her seal and signature certifies that the plans were completed in accordance with all currently applicable design standards.	
▶	Plans that are incomplete as per the checklist items will result in an incomplete review and will be returned to the consultant. The resubmittal will be considered a first submittal in the review process.	
▶	The Stormwater Management Concept items will be reviewed with the first submittal. If based on the review, this office determines that SWM is being addressed using Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), then the engineering review of the final details will be completed.	
▶	If this office determines that SWM is NOT being addressed using Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), then the engineering review of the final details will NOT be completed. The applicant will then address the comments that are required to demonstrate that ESD to the MEP has been addressed prior to commencement of final plan review.	



Anne Arundel County Office of Planning and Zoning
Individual Single Family Dwelling (SFD) Engineering Review Checklist

	First Submittal		Second Submittal		Engineering Review for Single Lot Grading Permit Plans	Remarks
	Des.	Rev.	Des.	Rev.		
Stormwater Management Concept Review						
1					Drainage Area Maps	
2	-				Provide the following drainage area maps: A) Entire drainage area to site and or affecting site. B) On site drainage areas to SWM devices	
3	-				All Drainage area maps: A) Contours numbered with legible lettering B) contour lines extend at least 200' beyond drainage area boundaries C) Travel path for Tc shown with segments labeled (distance, slope and "n" factor) D) Hydrologic soil groups delineated and shaded E) Acreage shown for entire drainage area and each sub area used in computations for curve number or "C" factor F) North arrow shown G) Scale shown.	↑ UTILIZING SITE PLAN FOR VARIANCE PROCESS ↓
4	✓				Soils: A) Labeled and shaded based on Hydrologic Soil Group (A, B, C, D). B) Indicate highly erodible soils by separate shading.	
5	✓				If all of the required information required to be shown, such as soil and zoning etc. cannot be shown on the overall map then the information may be shown on a separate map. These maps must be shown at same scale as overall map.	
6	-				Scale shall be 1" = 100' for sites with acreage ≤ 25 acres, or 1" = 200' for sites with acreage > 25 acres.	↓
7					On Site Plans	
8	✓				North arrow/NAD 83;	
9	✓				Benchmark- BM NO., description and elevation. (Indicate vertical control used, NAVD 1929 or NAVD 1988);	
10					Pre Development	
11	✓				Site outline showing bearings and distances.	
12	✓				Resource Mapping: Provide a composite map which allows clear depiction of the existing site resources and conditions.	
13	✓				Site resources include but are not limited to: A) Mature trees B) Tidal and Non tidal Wetlands (based on report) C) Floodplains D) Streams labeled as (Perennial, Intermittent, etc.), E) Slopes greater than 25% (15% in critical areas), F) Buffers to streams and wetlands, G) Historical and or archaeological resources	
14	✓				Highlight and shade the areas that should be protected from development: This includes site resources listed above and sensitive features such as steep slopes, flood plains, etc.	

Anne Arundel County Office of Planning and Zoning
Individual Single Family Dwelling (SFD) Engineering Review Checklist

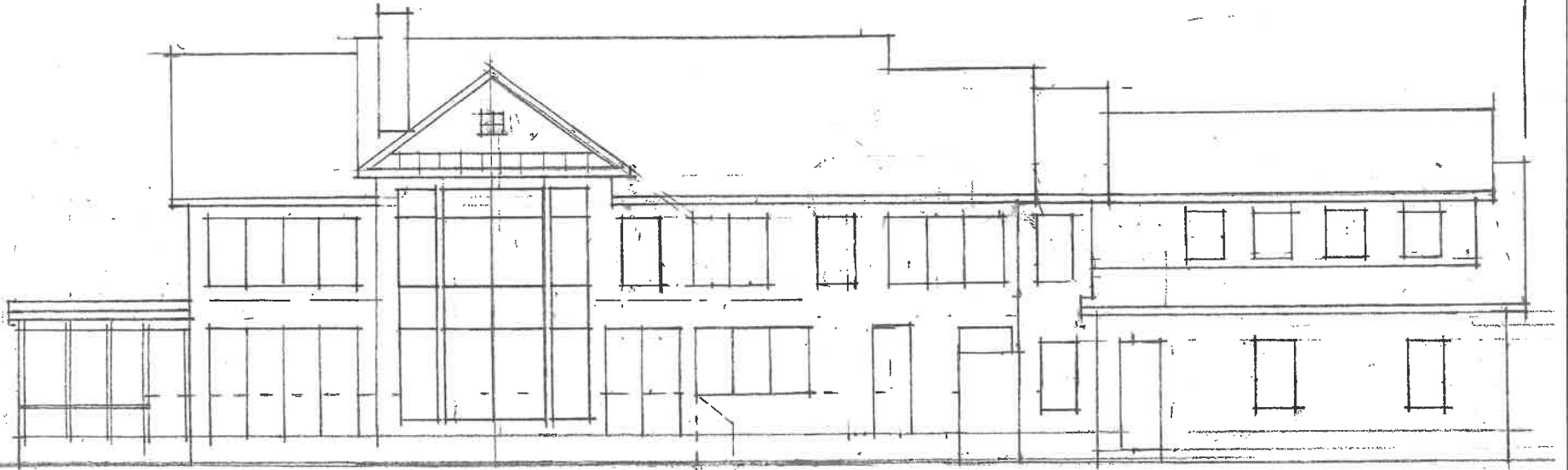
	First Submittal		Second Submittal		Engineering Review for Single Lot Grading Permit Plans	Remarks
	Des.	Rev.	Des.	Rev.		
15	✓				Certification Note: Provide a note certifying that the location of features shown on the Resource map has been field verified. Note must be signed by design consultant.	
16	✓				Pre and Post development discharge points from the site shown and labeled	
17	N/A				Indicate if site is within any Bog Drainage or impact areas	
18	N/A				Provide a tabulation of sub drainage areas that provides a linkage with information used in computations. (i.e. any number used in curve number computations should be included in this table and clearly shown on the map.)	
19	✓				Provide the names of public or private roads that abut or traverse the site. B) Show right of way limits C) Indicate if road is on the scenic and historic road inventory.	
20	✓				Location of existing structures, septic areas, and water wells within 100 feet of site located on abutting and adjacent properties, as applicable; labeled "remain", "to be removed", or "to be abandoned".	
21	✓				Property ownership and info- including the tax # for abutting and adjacent properties.	
22	✓				Limits of Critical Area designations- LDA, RCA, IDA;	
23	Proposed Development Plan					
24	Site layout meets the criteria listed below:					
25	✓				Proposed imperviousness and disturbance is minimized to the maximum extent practicable	
26	✓				Protects conservation areas, <u>and areas delineated in line 14 above</u> , to the maximum extent practicable	
27	✓				SWM is addressed by utilizing non structural practices, natural areas, landscape features and micropractices to manage runoff from impervious surfaces.	
28	✓				Site graded so that runoff flows from impervious areas directly to pervious areas or natural conveyance systems	
29	✓				Natural flow paths between the site and upstream and downstream systems are maintained	
30	✓				Sheet flow and natural overland flow processes maintained wherever it is feasible	
31	✓				Stable conveyance of runoff provided to offsite areas.	
32	✓				Structural BMPs are used only where absolutely necessary	CISTERN
33	✓				Show and label proposed contour lines.	
34	✓				Easements provided for any work proposed on private offsite properties.	
End of Preliminary Plan Review						

Anne Arundel County Office of Planning and Zoning
Individual Single Family Dwelling (SFD) Engineering Review Checklist

	First Submittal		Second Submittal		Engineering Review for Single Lot Grading Permit Plans	Remarks
	Des.	Rev.	Des.	Rev.		
Final Plan Review						
36	Reports, Computations and Attachments					
37	TBD				All computations are provided in a booklet that is A) Bound B) Sheets numbered C) Signed and Sealed by design professional D) Contains a table of contents.	
38	✓				Provide a narrative that describes A) How natural features are protected and enhanced, B) How natural flow patterns are maintained, C) Measures taken to reduce impervious coverage.	
39	N/A				Address how the 10% pollutant reduction will be achieved if required.	
40	✓				Study points: Provide pre and post development runoff for all study points.	
41	N/A				The same method of computation used when comparing runoff (i.e. if TR-55 used for post development runoff, it must be used for pre development as well)	DIRECT TIDAL DISCHARGE
42	✓				Compute rainfall amount treated in each facility and provide a table that shows the volume treated for each nonstructural method, micro practice and structural device and includes a summary of the total volume required and provided.	
43	Roads					
44	N/A				Road plan checklist included for any proposed road improvements.	
45	Use this section of the checklist only for plans where road improvements are not required.					
46	N/A				If road is not improved based on current classification and no improvements are proposed, then provide modification decision information on the plan.	
47	✓				Bearing and distances shown on plan and plat	
48	✓				Right of way bearing and distances shown on both sides of each proposed or existing road that is part of contract shown in plan view; Limits defined via bearings and distance and/or complete curve information; Show maximum and minimum widths if ROW is variable.	
49	✓				Existing roads that abut or traverse the site (improved and unimproved) show: A) Road name; classification of road; B) Ownership (SHA, County, Private; C) Surface type; D) Show curb and gutter or edge of pavement E) Indicate if road is scenic and historic.	
50	✓				ROW labeled A) As Temporary or Permanent B) <u>Public</u> or Private	
51	N/A				Proposed right of way widths shown if applicable	
52	N/A				Clear sight triangle at intersections	
53	N/A				Existing substandard roads: Based on road classification, either provide right-of-way dedication and/or frontage road improvements (as applicable) or, submit for a modification to current Article 17 Section 2-103;	

Anne Arundel County Office of Planning and Zoning
Individual Single Family Dwelling (SFD) Engineering Review Checklist

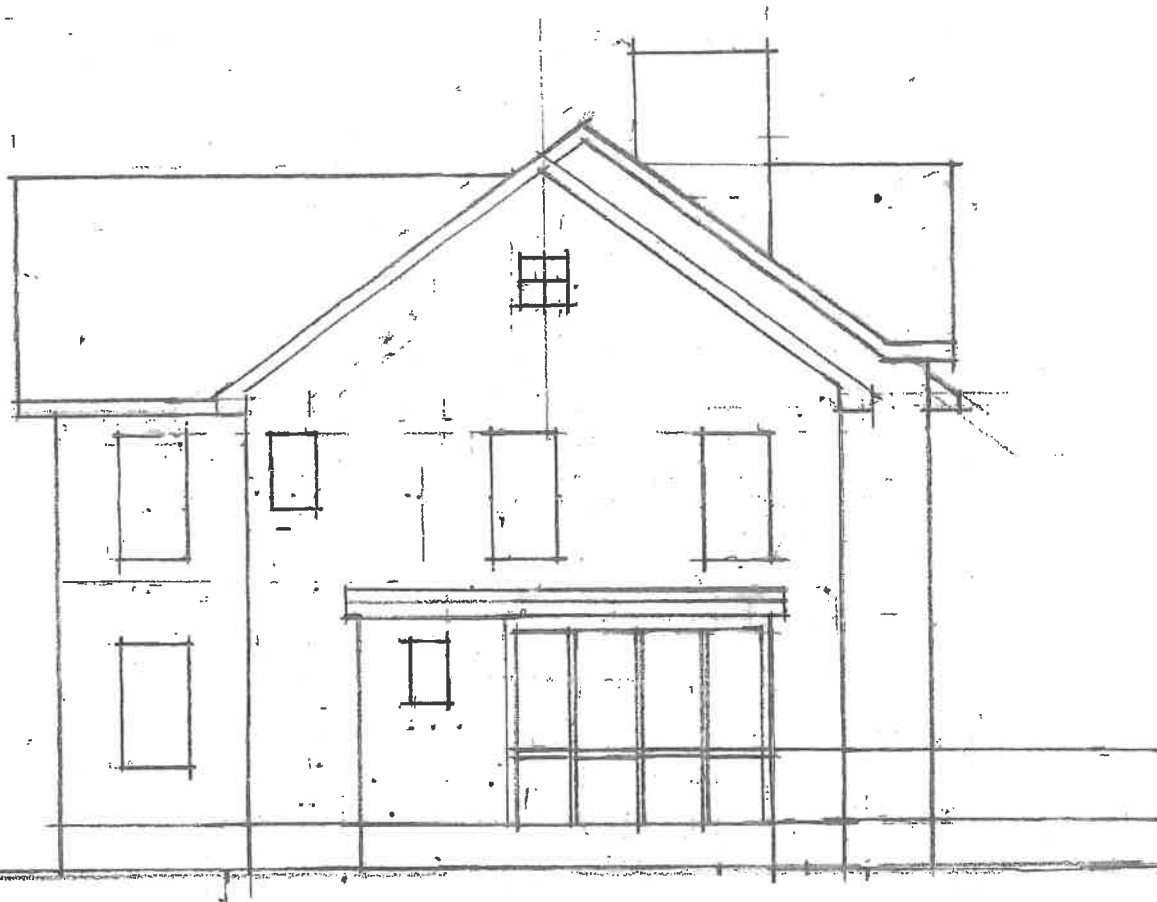
	First Submittal		Second Submittal		Engineering Review for Single Lot Grading Permit Plans	Remarks
	Des.	Rev.	Des.	Rev.		
54	Storm Drainage - Stormwater Management					
55	N/A				Storm Drainage checklist is required for any proposed public storm drainage improvements.	
	N/A				Right to Discharge: Determine if any rights-to-discharge, on-site or off-site, are required.	
	N/A				Provide all necessary computations and plans to show how SWM is addressed. If disconnections are used, show the flow path on a plan that includes labeled contours.	
56	TBO				All SWM treatments must be covered under a Private SWM agreement to be executed with the grading permit.	
57	Water and Sewer					
58	N/A				If public water and or sewer is being extended then please supply the completed water and sewer checklist with the necessary public plans.	
59	This portion of the checklist is to be used only if water and or sewer system extensions are not proposed					
60	N/A				Label all existing mains along the property frontage showing A) Sizes and types, B) As-built tracing numbers.	
61	N/A				Meters, cleanouts etc. located outside of driveways.	
62	N/A				Easement provided where: A) Water meter, B) Cleanout, C) Fire hydrant, D) Grinder pump, and or E) Mayo tank, is not located within public right-of-way	
63					Indicate current water and sewer service areas and category (existing, planned, no-planned service, etc.).	
64					Mains extended to limits of property and through the property frontage, if lot is located within the required extension distance (RED) as per the current water and sewer master plan.	
65					If site is within existing or planned service and utilities are not being extended, indicate the distance between the property line and the closest public utility.	
66					Show location of water and sewer connections to public utilities.	
67	Flood Plain					
68	✓				Flood plain: A) Determine if flood plain exists on site. B) If flood plain exists use simplified method to determine water surface elevations on site	FEMA
69	N/A				For previously platted flood plain: Flood plain limits shown, and flood plain source referenced.	
70					For flood plains computed with this project: A) Cross sections shown and labeled on the site development plan B) Q100, Elevation and station shown for each cross section	
71					Floodplain drainage area information used in computations clearly depicted on drainage area maps	
72					Runoff computations for flood plains based on ultimate development of the drainage area based on zoning. No reductions based on storage in ponds, oversized pipes and undersized culverts.	
73					Miscellaneous	
74					Provide any necessary plats for easements, dedication etc.	



21.5 WISIEWSKI FRONT (SOUTH) ELEV. $\frac{1}{8}'' = 1'-0''$ 10.25.22
of 8

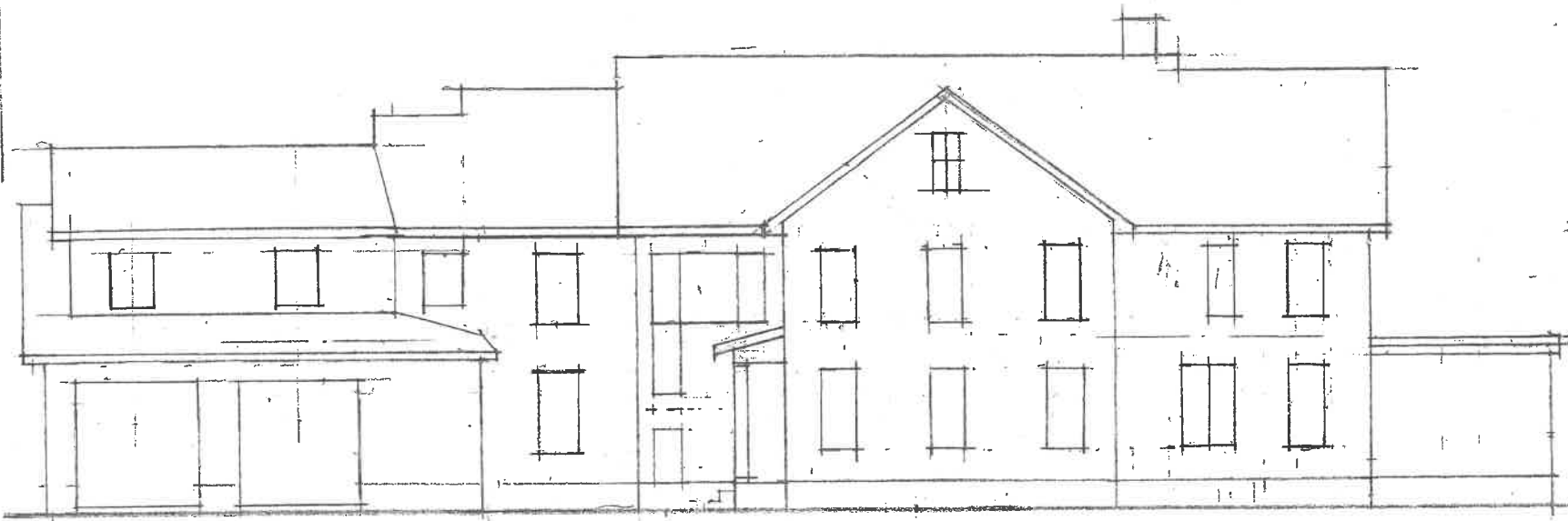
518.23
P 6523
P 8323

 **J. Mayer**
ARCHITECTS, LLC
1212 West Street, Suite 200
Annapolis, MD 21401
j.mayer@jmayerarchitects.com



J. Mayer
ARCHITECTS, LLC
1212 West Street, Suite 200
Annapolis, MD 21401
j.mayer@jmayerarchitects.com

SD. 6 VISIEWSKI LEFT SIDE (WEST) ELEV. 1/8" = 1'-0" 12-28-22
OF 8 51823 R6523 R9.9.23



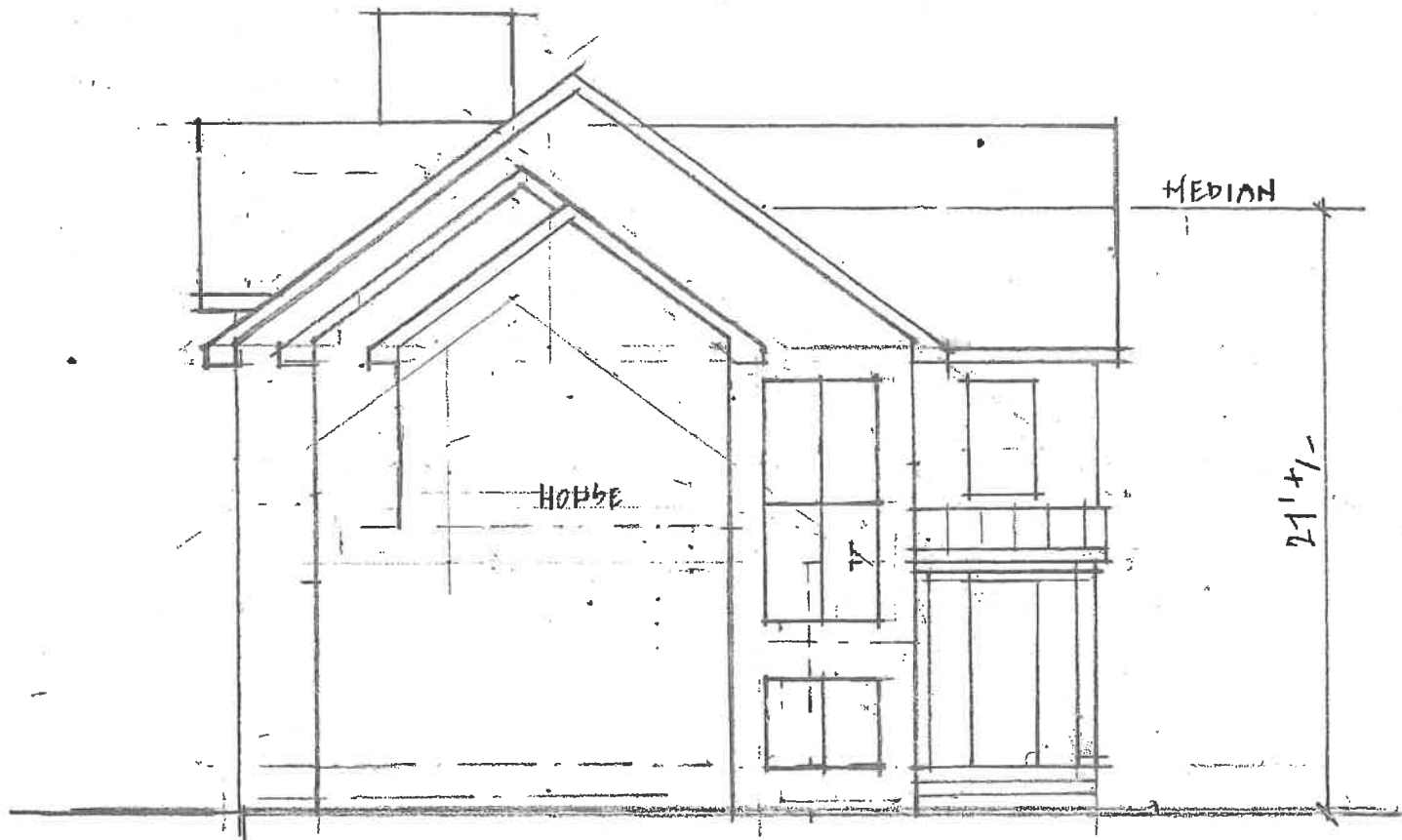
50-7 VISIENSKI REAR (NORTH) ELEV. 1/8" = 1'-0" 12 26 22

51323
P6123



J. Mayer

ARCHITECTS, LLC
1212 West Street, Suite 200
Annapolis, MD 21401
j.mayer@jmayerarchitects.com



60.8 KISLEWSKI FRONT SIDE (EAST) ELEV. 1/8" = 1'-0" 12.29.22

IFB

5/8/23

R 6.5.23

P 8.3.23



J. Mayer

ARCHITECTS, LLC

1212 West Street, Suite 200

Annapolis, MD 21401

j.mayer@jmayerarchitects.com



**1410 Forest Drive, Suite 35
Annapolis MD 21403
Phone: 410-280-3122
Fax: 410-280-1952**

Wallace Manor ~ Lot 2R

Slope Stability Investigation Report

Tax Map: 51, Grid 13, Parcel 94

Prepared for: Mr. Fred Lisiewski

Date: July, 2023

Table of Contents

<u>Part:</u>	<u>Pages:</u>
I. Existing Conditions	1
II. Proposed Conditions	2
Appendix A – Flow Path Exhibit	3-4
Appendix B – Photo Tour	5-18

I. Existing Conditions

The property is an existing legal building site fronting Gingerville Creek, is located in the (LDA) Limited Development Area Designation of the Critical Area and is **not** within the Buffer Modification Area mapping. The property is 66,585 sq. ft. or 1.53 acres, is zoned R-1 Residential and has a private septic system and well. The existing principal structure and covered deck are located at the top of steep slopes and approximately 81-feet from the shoreline. The second existing wood deck is located closer to the shoreline at approximately 62-feet.

There are several hardships and practical difficulties related to the re-development of the site. First, the expanded buffer extends to the northeast end of the site which encumbers 49,036 sq. ft. or 74% of the total lot area. The steep slopes of 15% and greater cover 23,832 sq. ft. or 36% of the total lot area.

The existing steep slopes on site are in good condition with no signs of erosion, sluffing, or channelization present. The entirety of the steep slopes is vegetatively stabilized with a mixture of Hardwood Trees, Shrubs & Creeping Ivy Ground Cover common to the community of Wallace Manor. Sheetflow from the existing on lot improvements is dispersed across the slope and slowed down allowing for infiltration to native soils. There are no sediment deposits present at the toe of slopes and the area is in generally good condition.

II. Proposed Condition

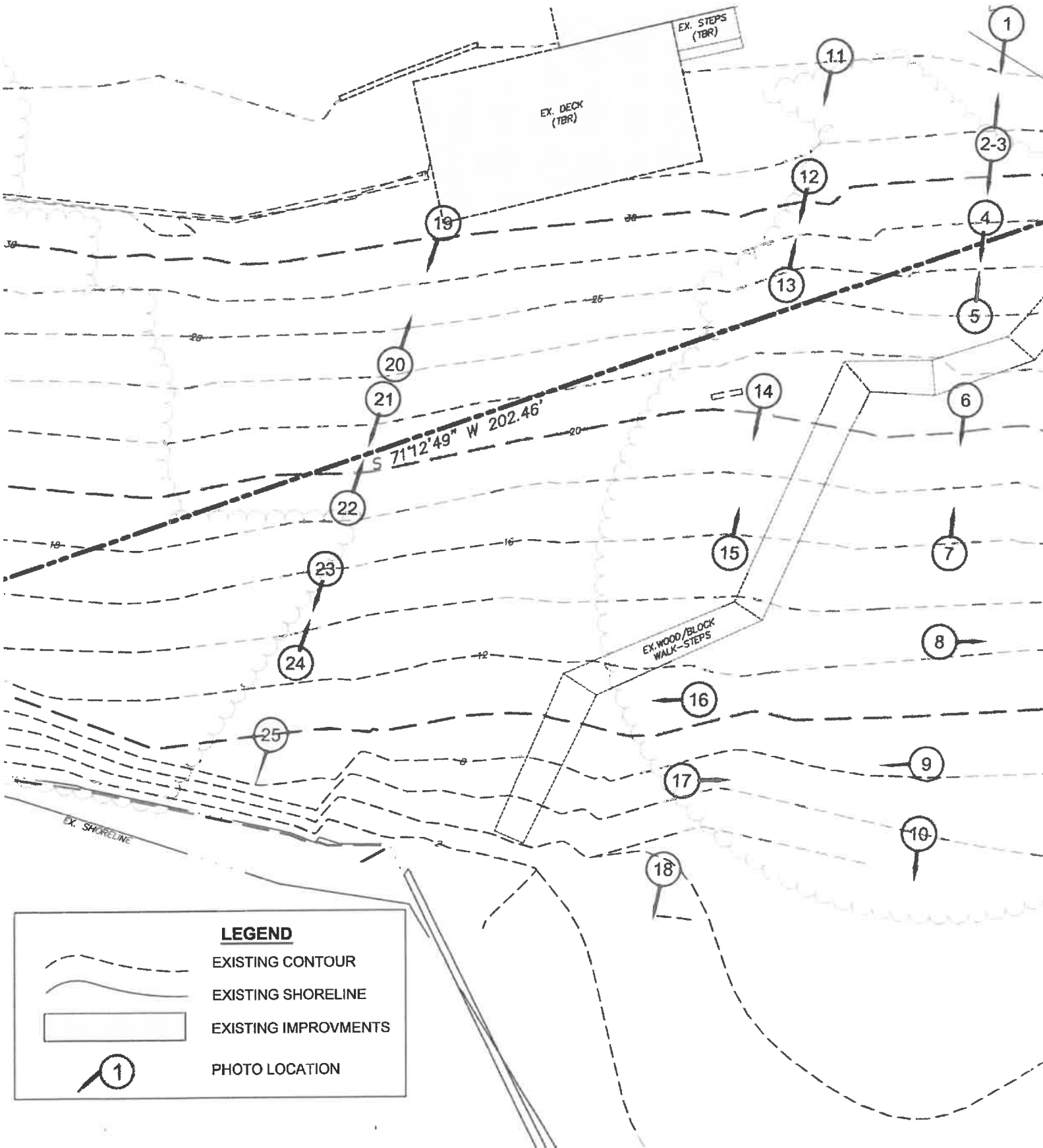
The proposed work is to raze and remove the existing single family dwelling and construct a new single family dwelling, pervious deck & other associated improvements. The proposed dwelling is sited entirely outside of the steep slopes taking advantage of the natural plateau on site. The proposed waterfront deck is within the 100' buffer however it is located outside of the existing steep slopes roughly 89' from the shoreline an increase of 27' from where the existing deck lies. The proposed work provides a decrease of 452 square feet of impervious lot coverage from the existing conditions.

Currently, the existing improvements have no means of storm water management. Environmental Site Design to the Maximum Extent Practicable will be addressed via multiple applications. There will be (1) Green Roof Area on the west side of the home and (1) Rain Harvesting Tank (SWM Cistern) located under the garage slab. All storm water management applications are outside the steep slopes and 100-foot buffer to tidal waters however disturbance to the expanded buffer which encumber roughly 74% of the subject property is unavoidable.





Natural flow paths on the site will be maintained, the proposed SWM practices will bode well for the steep slopes on site as runoff from the proposed dwellings will either be captured by the cistern or the area of green roof. It is our opinion that the existing slopes on site will not be adversely affected by the proposed development.

Due to the existing conditions of the slopes and location of the proposed improvements we believe that no slope stabilization methods are necessary. The areas are all adequately stabilized with no signs of erosion or sluffing present.

Appendix A- Flow Path Exhibit



LEGEND

-  EXISTING CONTOUR
-  EXISTING SHORELINE
-  EXISTING IMPROVEMENTS
-  PHOTO LOCATION

Appendix B- Photo Tour



Photo #1 Looking South From Top Of Existing Slope



Photo #2 Looking South Down Existing Slope, No Erosion Present. Area Is Vegetatively Stabilized



Photo #3 Looking North Up Existing Slope. No Erosion Present, Area Stabilized



Photo #4 Looking South, Area Stabilized With Hardwood Trees, Shrubs & Groundcover



Photo #5 Looking North Up Slope



Photo #6 Looking South Towards Toe Of Slope, Area Adequately Stabilized With Existing Vegetation



Photo #7 Looking North Up Existing Slope, No Erosion Present



Photo #8 Looking East Within Slope



Photo #9 Looking West, Game Trail Evident. No Erosion Present.



Photo #10 Looking South At Toe Of Slope Towards Existing Stream



Photo # 11 Looking South Down Existing Slope



Photo #12 Looking South, No Erosion Present Area Vegetatively Stabilized



Photo #13 Looking North Up Slope Towards Existing Dwelling



Photo #14 Looking South Towards Gingerville Creek, No Erosion Present



Photo #15 Looking North, Vegetatively Stabilized With Hardwood Trees, Shrubs & Ground Cover.



Photo #16 Looking West Towards Existing Walk, No Erosion Present.



Photo #17 Looking East , No Erosion Present



Photo #18 Looking South From Toe Of Slope Towards Existing Stream



Photo #19 Looking Southwest Towards Gingerville Creek From Top Of Slope



Photo #20 Looking Northeast Towards The Top Of Slope



Photo #21 Looking Southwest, No Erosion Present Area Vegetatively Stabilized



Photo #22 Looking Northeast Up The Slope



Photo #23 Looking Southwest Towards Gingerville Creek, No Erosion Present & Area Stabilized



Photo #24 Looking Northeast Towards The Top Of Slope, No Erosion Or Channelization Present



Photo #25 Looking Southwest At Toe Of Slope & Existing Bulkhead, No Erosion Present

OWNER'S DEDICATION

DUDLEY W. PURDY, JR. OWNER OF LOT 3, AND DORIS E. PURDY, OWNER OF LOT 2, SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS PLAN OF SUBDIVISION AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND SPECIFICS THE STREETS, WALLS, AND OTHER FACILITIES...

Richard W. Walker, 9/24/96, DUDLEY W. PURDY, JR. DATE
Doris E. Purdy, 9/24/96, DORIS E. PURDY DATE

WITNESSES: Richard W. Walker, 9/24/96, DUDLEY W. PURDY, JR. DATE; Doris E. Purdy, 9/24/96, DORIS E. PURDY DATE

SURVEYOR'S CERTIFICATE

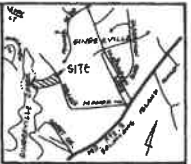
I HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT, THAT IT REPRESENTS A SURVEY OF ALL OF THE LANDS CONVEYED BY CAROLE S. DEMILLO AND DUDLEY W. PURDY, JR. PERSONAL REPRESENTATIVES OF THE ESTATE OF EDWARD M. SHANE, JR. BY DEED DATED AUGUST 3, 1991 TO DUDLEY W. PURDY, JR. RECORDED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER MMR 5419 FOLIO 215 AND CONVEYED BY DUDLEY W. PURDY, JR. AND DORIS E. PURDY BY DEED DATED JUNE 22, 1992 TO DORIS E. PURDY RECORDED IN LIBER MMR 5920 FOLIO 641.

I FURTHER CERTIFY THAT IRON PIPES MARKED O AND CONCRETE MONUMENTS MARKED W WILL BE SET IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF ANNE ARUNDEL COUNTY, MARYLAND, THE REQUIREMENTS OF SECTION 3-10B, THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, 1986 REPLACEMENT VOLUME, (AS SUPPLEMENTED) AS FAR AS THEY RELATE TO THE MAKING OF THIS PLAT AND THE SETTING OF MARKERS HAVE BEEN COMPLIED WITH.

Richard W. Walker, 9/24/96, RICHARD W. WALKER REGISTERED PROFESSIONAL LAND SURVEYOR # 3418 DATE
Dudley W. Purdy, 9/24/96, DUDLEY W. PURDY, JR. DATE
Doris E. Purdy, 9/24/96, DORIS E. PURDY DATE



STANDARD RIGHT-TO-DISCHARGE
DORIS E. PURDY FOR HERSELF AND HER HEIRS, LEGAL REPRESENTATIVES, SUCCESSORS AND ASSIGNS HEREBY GRANTS THE PURTILLA PARTY SET-FORTHING THE PROPERTY BOUNDARY AND APPURTENANCES TO A LIBERALLY OBTAINED NATIONAL PLAN IN EXISTING SUBDIVISION REGULATIONS AND INDICATED BY THE STRIPES TO BE SHOWN GRAPHICALLY ON THIS PLAT.



VICINITY MAP SCALE: 1"=2000'

GENERAL NOTES:

- 1. A.A. GO. TOPOG. SHEET 17-26
2. GRID TICKS TAKEN FROM A.A. GO. TOPOG.
3. PRIVATE WELL & PRIVATE SEWER.
4. (H) DENOTES HOUSE NUMBER.
5. THIS SITE IS LOCATED ENTIRELY WITHIN THE LPA DESIGNATION IN THE CRITICAL AREA AND WILL BE SUBJECT TO ALL CRITICAL AREA REQUIREMENTS IN EFFECT AT THE TIME OF GRADING AND/OR BUILDING PERMIT.
6. PREVIOUSLY REPAVED AT LIBER MMR 77, P. 104, PLAT OF SUBDIVISION OF BLOCK 'P', WALLAGE MANOR.
7. PROPERTY DESIGNATED AS P10 LOT 2, 0.99 AC., IS NOT INCLUDED IN OR LEGALIZED BY THIS SUBDIVISION PLAT.

WAIVER # 8074, DATED AUGUST 4, 1999, EXCLUDES THE PARCEL DESIGNATED AS P10 LOTS 2, 0.99 AC., FROM THIS SUBDIVISION PLAT.

ZONING: R-1
BUILDING SETBACKS: FRONT: 40'
SIDE: 15'-0" / 40' MIN.
REAR: 30'
CORNER: 40'

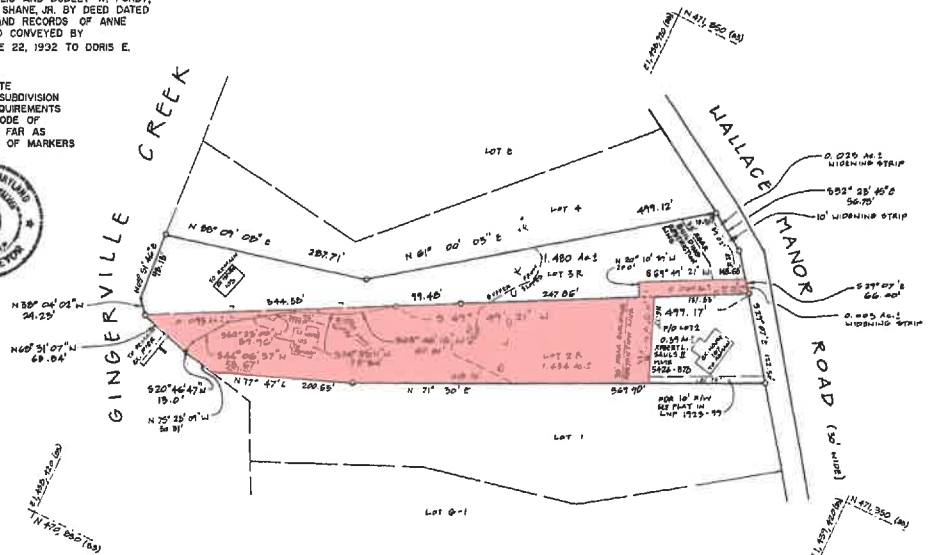
AREA TABULATION table with columns for area and description. Includes rows for original area, area to be transferred, and remaining area for various lots.

PURPOSE NOTE: THE PURPOSE OF THIS PLAT IS TO RELOCATE THE LOT LINE BETWEEN LOTS 2 & 3 TO GIVE DOMINANCE OF THE PLOT TO LOT 1.

ADMINISTRATIVE PLAT
LOT LINE CHANGE
MINOR SUBDIVISION
LOTS 2 AND 3, BLOCK 'P', REVISED
WALLAGE MANOR
EDGEWATER

SUBJECT TO 197-029
2ND TAX DISTRICT ANNE ARUNDEL COUNTY, MARYLAND 2009
TAX MAP 01 BLOCK 13 PARCEL: P10 04

SCALE: 1"=100' DATE: MAY 1998



THE REQUIREMENTS OF THE A.A. GO. HO. HEALTH DEPARTMENT HAVE BEEN MET.
Richard W. Walker, 5/10/99, PUBLIC HEALTH OFFICER DATE
... THIS PLAT APPROVED FOR GRADING ...

Richard W. Walker, 9/29/99, DIVISION OF PLANNING AND DEVELOPMENT OF A.A. GO. HO. DATE

Richard W. Walker, 9/24/96, RICHARD W. WALKER AND ASSOCIATES, INC. REGISTERED PROFESSIONAL LAND SURVEYORS OAK COURT ANNAPOLIS, MARYLAND 21401 (410) 266-6622

RECORDED IN BOOK PAGE PLAT NO.

MSA 501 1235-1446

Maryland State Archives