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March 18, 2024

Anne Arundel County
Office of Planning and Zoning
Zoning Division
2664 Riva Road
Annapolis, Maryland 21401

Attn: Sterling Seay

Re: 372 Riverside Drive

G02019848, Tax#3881-2625-2500, Pre-file#2024-0009P Setback Variance Application – Letter of Explanation

Dear Ms. Seay:

Attached here is a Variance Application to request relief from the setback requirements of the County Code Article 18-2-402. The request for the Variance is made in response to the OPZ Zoning Grading Permit comments dated 09/05/2023.

The subject property is an improved, waterfront, R2 residential property consisting of 4 platted lots in the old Plat of "Magothy Beach" as surveyed in 1921 and then replatted in June 1934. The existing house on the property was built in 1930. The existing topography slopes gently to moderately (no slopes of 15% or greater) from the road frontage of Riverside Drive toward the waterfrontage of the Magothy River. The property is a stable lawn with scattered trees. The subject property contains an existing confined well and an existing septic system. The property was perk tested on the road side of the site by the Health Department in February 2023. Passing perc results were received.

Proposed is the removal of the existing home and carport and the construction of a new home and attached garage. The existing confined (good) well will remain. The existing septic system will be abandoned and a new BAT septic system will be constructed in the area where the passing perc test was performed. There is currently no form of SWM on the property. In the redeveloped condition a proposed new ESD SWM system, consisting of N-1 and N-2 disconnection and M-1 Rainwater Harvesting, will be provided to address ESD to the MEP.

Regarding the setback matter, the properties on each side of the subject site are also improved with existing homes. The as surveyed setback from the water to the "subject" existing house is 50'. The average waterfront set-back for the two existing dwellings to the west of the subject is 48'. The average waterfront set-back for the two existing dwellings to the east of the subject is 88'. The overall average setback for the four (4) adjacent/nearby dwellings is 68',

We again note that the subject property #372 contains an existing confined (good) well that is situated 47 feet away from the existing house. We reiterate that the passing perc testing is located on the road side of the site and that the proposed new septic system with BAT tank will be situated 50 feet away from the existing confined well. The proposed new house on the property will be located 63 feet +- from the water and the proposed deck will be located 52 feet +- from the water. The proposed new house with attached garage will be located 31 feet +- from the existing confined well. The location for the proposed new home on the subject property is significantly constrained by the location of the existing confined well and by the location of the passing perc test which was conducted during the 2023 wet season.

We note that the proposed new home on the subject property will be situated 13 feet +- further away (63') from the water than the existing house (to be removed). The proposed house location will "nearly match" the average water setback of the 4 adjacent/nearby. We also note that the average setback of three of the adjacent/nearby houses is 60'+- and that the "outlier" as related to water setback is the existing adjacent home #376 on the property immediately to the east (of the subject property) where the water setback is 92'+-.

We have included in this application all of the required supporting documents including a Critical Area Report, copy of the current Deed and a set of the SDAT record of property owners within 300 feet of the subject property.

Please contact us if you require additional information or if you have any questions or comments at this time. Thank you.

Sincerely,

Douglas D. Bourquin

#22-36 372 Riverside Final Variance Letter

DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT Followina initial soil disturbance or redisturbance, permanent or temporary stabilization shall be completed within three calendar days vertical (3:1) and seven days for all other disturbed or graded areas on the project site. A. Soil tests: Lime and fertilizer will be applied per soil tests results for sites greater than 5 acres. Soil tests will be done at completion of initial rough grading or as recommended by the sediment control inspector. Rates and analyses will he provided to the grading inspector as well as the contractor. GROUND 3 Occurrence of acid sulfate soils (grayish black color) will require covering with a minimum of 12 inches of clean soil with 6 inches minimum capping of top soil. No stockpiling of material is allowed. If needed, soil tests should be done before and after a 6-week incubation period to allow oxidation of sulfates. The minimum soil conditions required for permanent vegetative establishment are: a. Soils pH shall be between 6.0 and 7.0. b. Soluble salts shall be less than 500 parts per million (ppm. c. The soil shall contain less than 40% clay but enough fine grained material (>30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if lovegrass or serecia lespedeza is to be capacity to noid a moderate amount of moisture. An exception is it lovegrass or serecia lespedeza is to be planted, then a sandy soil (<30% silt plus clay) would be acceptable. d. Soil shall contain 1.5% minimum organic matter by weight. e. Soil must contain sufficient pore space to permit adequate root penetration. f. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with the Standard and Specification for Soil Preparation, Topsoiling and Soil Amendments from the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control or amendments made as recommended by a certified agronomist B. Seedbed Preparation: Area to be seeded shall be loose and friable to a depth of at least 3-5 inches. The top layer shall be loosened by raking, disking or other acceptable means before seeding occurs. For sites less than 5 acres, apply 100 pounds of dolomitic limestone and 21 pounds of 10-10-10 fertilizer per 1,000 square feet. Harrow or disk lime and fertilizer into the soil to a depth of at least 3-5 inches on slopes flatter than 3:1. C. Seeding: Apply 5–6 pounds per 1,000 square feet of tall fescue between February 1 and April 30 or between August 15 and October 31. Apply seed uniformly on a moist firm seedbed with a cyclone seeder, cultipacker seeder or hydroseeder (slurry includes seeds and fertilizer, recommended on steep slopes only). Maximum seed depth should be 1/4 inch in clayey soils and 1/2 inch in sandy soils when using other than the hydroseeder method. Irrigate where necessary to support adequate growth until vegetation is firmly established, if other seed mixes are to be used, select from Table B3 and B5 of the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. D. Mulching: Mulch shall be applied to all seeded areas immediately after seeding. During the time periods when seeding is not permitted, mulch shall be applied immediately after grading. Mulch shall be unrotted, unchopped, small grain straw applied at a rate of 2 tons per acre or 90 pounds per 1,000 square feet (2 bales). Apply mulch to achieve a uniform distributation and depth so that the soil surface is not exposed If a mulch anchoring tool is used, apply 2.5 tons per acre. Mulch materials shall be relatively free of all kinds of weeds and shall be completely free of prohibited noxious weeds. Spread mulch uniformly, mechanically or by hand, to a depth of 1-2 inches. E. Securing Straw Mulch: Straw mulch shall be secured immediately following mulch application to minimize movement by wind or water. The following methods are permitted: Use a mulch anchoring tool which is designed to punch and anchor mulch into the soil surface to a minimum depth of 2 inches. This is the most effective method for securing mulch, however, it is limited to relatively flat (ii) Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gallons of water. (iii) Liquid binders may be used. Apply at higher rates at the edges where wind catches mulch, such as in valleys and on crests of slopes. The remainder of the area should appear uniform after binder application. Binders listed in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control or approved equal shall be applied at rates recommended by the manufacturers. (iv) Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturer's recommendations. 2. Temporary Seeding: 100 pounds of dolomitic limestone per 1,000 square feet. 15 pounds of 10-10-10 per 1,000 square feet. Perennial rye - 0.92 pounds per 1,000 square feet (February 1 through April 30 or August 15 through Millet - 0.92 pounds per 1,000 square feet (May 1 through August 15). Same as 1 D and E above. 3. No fills may be placed on frozen ground. All fill is to be placed in approximately horizontal layers, each layer having a loose thickness of not more than 8 inches. All compaction requirements are in accordance to Anne Arundel County Standards and Specifications for Construction as well as the Annapolis City Design Manual and Standard Details. Fills for pond embankments shall be compacted as per MD-378 Construction Specifications. All other fills shall be compacted sufficiently so as to be stable Installation of sod should follow permanent seeding dates. Seedbed preparation for sod shall be as noted in section (B) above. Permanent sod is to be tall fescue, state approved sod: lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying sod. Sod is to be laid on the contour with all ends tightly abutting. Joints are to be staggered between rows. Water and roll or tamp sod to insure positive root contact with the soil. All slopes steeper than 3:1, as shown, are to be permanently sodded or protected with an approved erosion control netting. Additional watering for establishment may be required. Sod is not to be installed on frozen ground. Sod shall not be transplanted when moisture irrigation should be performed to ensure establishment of sod. Mining Operations: For seeding dates of February 1 through April 30 and August 15 through October 31, use seed mixtures of tall fescue at the rate of 2 pounds per 1,000 square feet and sericea lespedeza at the minimum rate of 0.5 pounds per 1,000 square feet. Topsoil shall be applied as per the Standard and Specifications for Soil Preparation, Topsoiling, and Soil Ammendments from the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. 7. Use of these Vegetative Establishment Specifications does not preclude the permittee or contractor from meeting all of the requirements set forth in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control. NOTE: Projects within 4 miles of the BWI Airport will need to adhere to Maryland Aviation Administration's seeding STANDARD RESPONSIBILITY NOTES 1. I (We) certify that: a. All development and construction will be done in accordance with this sediment and erosion control plan, and further, authorize the right of entry for periodic on-site evaluation by the Anne Arundel Soil Conservation District (AASCD) Board of Supervisors or their authorized agents. b. Any responsible personnel involved in the construction project will have a certificate of attendance from the Maryland Department of the Environment's approved training program for the control of sediment and erosion before beginning the project. TO BE DETERMINED Responsible personnel on site: c. If applicable, the appropriate enclosure will be constructed and maintained on sediment basin(s) FILTER FABRICincluded in this plan. Such structures(s) will be in compliance with the Annapolis City Code. The developer is responsible for the acquisition of all easements, right, and/or rights-of-way that may be required for the sediment and erosion control practices, stormwater management practices and the discharge of stormwater onto or across adjacent or downstream properties included in the plan. or initial soil disturbance or re-disturbance, permanent and/or temporary stabilization per the AASCD Vegetative Establishment shall be completed within three calendar days for the surface of all controls, dikes, swales, ditches, perimeter slopes and all slopes greater than 3 horizontal to 1 vertical (3:1); and seven days for all other disturbed or graded areas on the project site. The grading and sediment control approval on this plan extends only to those areas within the limits of disturbance The approval of this plan for sediment and erosion control does not relieve the developer/consultant from complying with Federal, State or County requirements pertaining to environmental issues. 6. The developer must request that the Sediment and Erosion Control Inspector approve work completed in accordance with the approved erosion and sediment control plan, the grading or building permit, and the All material, shall be taken to a site with an approved sediment and erosion control plan. First phase inspection and approval of the sediment and erosion control inspector shall be required upon completion of the installation of erosion and sediment controls prior to proceeding with any other earth disturbance or grading. Of the huilding or grading inspection approvals may not be authorized until the initial approval by the sediment and erosion control inspector is given. Inspection and Permits may also require that an inspection and certification of the installation of sediment control also be performed by a design professional prior ro construction commencing. Approval from the inspector must be requested on final stabilization of all sites prior to remayal of sediment and Extend both ends of reinforced silt fence a minimum of five (5) horizontal feet upslope at 45 degrees to the main fence alignment to prevent runoff from going around the ends 10. Existing topography must be field verified by responsible personnel to the satisfaction of the sediment control inspector prior to commencing work. Remove accumulated sediment and debris when bulges develop in the reinforced silt fence fabric or when sediment reaches 25% of the fence height. Replace geotextile if torn. If undermining occures, reinstall fence. OWNER 372 RIVERSIDE DRIVE PASADENA, MARYLAND 21122 5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria: Email: topoceanic@aol.com Telephone Number: 443-253-3388 a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and contain less than 5 percent by volume of cinders, stones, B-4-2 STANDARD AND SPECIFICATIONS FOR slag, coarse fragments, gravel, sticks, roots, trash, or other matrerials larger than 1-1/2 inches in diameter. SOIL PRERARATION, TOPSOILING, AND SOIL AMENDMENTS Topsoil must be free of noxious plant's or plant parts such as Bermuda grass, Quack grass, Johnson grass, Definition nut sedge, poison ivy, thistle, or others as specified. The process of preparing the soils to sustain adequate vegetative stabilization. c. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil. To provide a suitable soil medium for vegetative growth. a. Erosion and sediment control practices must be maintained when appling topsoil Where vegetative stabilization is to be established. . Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of A. Soil Preparation additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other 1. Temporary Stabilization operations must be corrected in order to prevent the formation of depressions or water pockets. a. Seedbed preparation consist of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or c. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation. the soil is loosened it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or C. Soil Amendments (Fertilizer and Lime Specifications) flatter ar to be tracked with ridges running parrallel to the contour of the slope. 1. Soil test must be performed to determine the exact ratios and application rates for both lime and fertilizer b. Apply fertilizer and lime as prescribed on the plans. on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private c. Incorporate lime and fertilizer into the top 3 t 5 inches of soil by disking or other suitable means. or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses. 2. Permanent Stabilization 2. Fertilizers must be uniformin composition, free flowing an suitable for accurate application by appropriate a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soila conditions required for equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. permanent vegetative establishment are: Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the i. Soil pH between 6.0 and 7.0 name, trade name or trademark and warranty of the producer. ii. Soluble salts less than 500 parts per million (ppm). 3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when iii. Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) hydroseeding) which contains at least 50 precent total oxides (calcium oxide plus magnesiun oxide). to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be planted, then Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh a sandy soil (less than 30 percent silt plus clay) would be acceptable. sieve and 98 to 100 percent will pass through a #20 mesh seive. iv. Soil contains 1.5 percent minimum organic matter by weight. 4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking v. Soil contains sufficent pore space to permit adequate root penetration. or other suitable means. b. Application of amendments or topsoil is required if on-site soils do not meet the above conditions. 5. Where the subsoil is either highly acidic or composted of heavy clays, spread ground linestone at the c. Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or rate of 4 to 8 tones/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil. otherwise loosened to a depth of 3 to 5 inches. d. Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test. e. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas. The Developer's plan to control silt and erosion is adequate to contain the silt and erosion on the property covered by the plan. I certify that this plan of erosion and B. Topsoiling 1. Topsoil is placed over prerared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation. 2. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the control plan with the owner/developer. representative soil profile section in the Soil Survey published by USDA-NRCS. Topsoiling is limited to areas having 2:1 or flatter slopes where: MD. P.E. License #_____

a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.

supplies of moisture and plant nutrients.

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c. The original soil to be vegetated contains material toxic to plant growth.

4. Areas having slopes steeper than 2:1 require special consideration and design.

d, The soil is so acidic that treatment with limestone is not feasible.

b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing

DETAIL B-1 STABILIZED CONSTRUCTION SCE **ENTRANCE** EXISTING MIN. MOUNTARIE BERM PAVEMENT BEACH, THE SITE IS LDA & BUFFER MODIFIED. THE EXISTING HOUSE WAS BUILT IN 1930. THE TOPO SLOPES AT A RATE OF 7.4% FROM THE ROAD FRONTAGE ON RIVERSIDE DRIVE TO THE MAGOTHY RIVER WATER FRONT. THE PREDOMINATE -FARTH FIL DRAINAGE PATTERN IS SHEET FLOW, NO EROSION WAS OBSERVED. THE PROPERTY - MIN. 6 IN OF 2 TO 3 IN > PIPE (SEE NOTE 2) IS SERVED BY WELL & SEPTIC. NO SWM IS EXISTING. AGGREGATE OVER LENGTH AND WIDTH OF ENTRANCE **PROFILE** CARPORT WILL BE RAZED AND REMOVED AND A NEW SINGLE FAMILY DWELLING WILL BE CONSTRUCTED. THE ON-SITE IMPERVIOUS SURFACE LOT COVER WILL BE LENGTH* REDUCED BY 17.3%. THE SHEET FLOW DRAINAGE PATTERN WILL BE MAINTAINED. FOLLOWING THE RE-DEVELOPMENT. ALSO A NEW B.A.T. SEPTIC SYSTEM WILL BE INSTALLED WHICH WILL HELP WATER QUALITY. A PLANTED BUFFER OF SUITABLE NATIVE SPECIES TREES AND SHRUBS WILL BE PLANTED ALONG THE WATER EDGE O FRONTAGE WHICH WILL ENHANCE AND REPLENISH THE BUFFER AND WILL TREAT --- EXISTING PAVEMEN' THE RUN-OFF BY DISCONNECTION BEFORE IT ENTERS THE MAGOTHY RIVER. PLAN VIEW CONSTRUCTION SPECIFICATIONS ENJOYS A DIRECT TIDAL DISCHARGE. THE SITE IS UNDERLAIN BY HSG "A" SOILS. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50' (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET, FLARE SCE THE DRAINAGE PATTERN IS SHEET FLOW FROM THE ROAD FRONTAGE TO THE WATER FRONTAGE. NO STORM WATER MANAGEMENT EXISTS. NO EROSION WAS TO FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS. NOTED. THE DRAINAGE PATTERN WILL BE MAINTAINED SINCE THE PROPOSED NEW PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12" OF STONE OVER THE PIPE. HOUSE WILL BE BUILT IN ESSENTALLY THE SAME LOCATION AS THE EXISTING HOUSE. THE REDUCTION IN IMPERVIOUS SURFACE LOT COVER RESULTS IN A PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN, WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY, A MOUNTABLE BERM IS REQUIRED REDUCTION IN THE TR-55 Q 10. (0.99 CFS EXISTING, 0.78 CFS PROPOSED) THE WHEN SCE IS NOT LOCATED AT A HIGH SPO SITE IMPERVIOUS WAS REDUCED BY 17.3%. . PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQIIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LEINGTH AND WIDTH OF THE SCE.P MAINTAINENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT, ADD STONE OOR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUMMING, SCRAPPING, AND/OR SWEEPING, WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEEPTABLE STORMWATER MANAGEMENT SUMMARY TABLE DA: 0.60 AC UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE. MINIMUM SIZING MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL CRITERIA MARYLAND DEPARTMENT OF ENVIRONMENT U.S. DEPARTMENT OF AGRICULTURE WATER MANAGEMENT ADMINISTRATION NATURAL RESOURCES CONSERVATION SERVICE WATER QUALITY VOLUME REINFORCED SILT FENCE _____RSF____ RECHARGE VOLUME -48' MINIMUM LENGTH FENCE POST B' MAXIMUM CENTER TO DRIVEN A MINIMUM OF 16" INTO CHANNEL PROTECTION STORAGE VOLUME 16 IN. MINIMUM HEIGHT OF WELDET WIRE FENCING AND GEDTEXTILE OVERBANK FLOOD ABOVE GROUND PROTECTION 8 IN. MINIMUM DEPTH OF WELDED WIRE FEMCING AND GEDTEXTIL BELOW GROUND, BACKFILL AND COMPACT BOTH SIDES OF FABRIC FXTRFMF FLOOD ELEVATION ESDv 48 IN. MINIMUM FENCE FILTER CLOTH -14 GUAGE WELDED WIRE FENCING FENCE POST SECTION WITH 2 IN x 4 IN. MESH OPENINGS THIS GRADING PERMIT #G02019848 WAS REVIEWED UNDER 2010 REGULATIONS FOR GROUND UNDISTURBED STORMWATER MANAGEMENT. STORMWATER MANAGEMENT PRACTICES WILL BE PROVIDED FOR THIS SITE IN ACCORDANCE WITH ARTICLE 16, SECTION 4 AND THE FINAL GRADING EMBED VELDED FENCING AND GEDTEXTILE FABRIC PLAN ON FILE WITH THE OFFICE OF PLANNING AND ZONING. ESD TO THE MEP WAS - FENCE POST DRIVEN BACKFILL AND COMPACT BOTH SIDES ACHIEVED THROUGH DISCONNECTION OF ROOFTOP AND NON-ROOFTOP IMPERVIOUS MIN. 2 FT. FABRIC OVERLAP, FASTEN TO FENCING WITH WIRE OR ZIP TIE @ 6 IN. O.C. V ___ THE GROUND SURFACES MDE, ESD, BMP, M-1, N-1, N-2. DISCONNECTION INCLUDING PLANTED BUFFER. CROSS SECTION OR ZIP TIES - WELDED WIRE FENCE JOINING TWO ADJACENT FABRIC SECTIONS TOP VIEW . Metal fence post shall be a minimum of 48 inches long, driven 16 inches minimum into the ground and no more than 8 feet apart. Post shall be standard T or U section weighing not less than 1,00 pound per linear foot. Reinforcement shall be 14 guage welded wire fencing with 2 inch X 4 inch mesh openings. Geotextile shall be fastened securely to each fence post with wire ties or zip ties at top and mid section. Where ends of geotextile fabric come together, they shall be overlapped, folded and wire tied or zip tide to post to prevent sediment bypass. . Use a woven geotextile, as specified in section H-1 materials, and fasten to the upslope side of the fence posts with wire or zip ties at top and midsection. The Manufacturer's certification that the fabric meets the requirements in section H-1 must be made available to the inspection/enforcement authority.

DRAINAGE AREA: 0.60 ACRES "C": = 0.38

= 10 MINUTES / 10: = 6.0

SITE ANALYSIS

 $Q 10: = 0.38 \times 6.0 \times 0.6 = 1.4 \text{ C.F.S.}$ **REV COMPUTATIONS**

STORMWATER MANAGEMENT STATEMENT:

THE SUBJECT SITE IS AN IMPROVED 0.6 ACRE WATERFRONT SITE IN MAGOTHY

IN THE PROPOSED RE-DEVELOPED CONDITION THE EXISTING HOUSE AND

OUTFALL STATEMENT

VOLUME REQUIRED

(ACRE-FEET)

0.0138

0.0058

N/A

N/A

0.0144

S.W.M. NOTE

SYMBOL

(WO V)

(Qf)

SWM PRACTICE

M-1, N-1, N-2

M-1, N-1, N-2

ESD_V FULLY

ADDRESSED

N/A

M-1, N-1, N-2

NOTES

IMPERVIOUS SURFACES

REDUCED & TREATED

ON-SITE

ON-SITE IMPERVIOUS REDUCED

NO EVIDENCE OF FLOODING

CUT

TYPES TO HIS OWN SATISFACTION.

REDUCED & TREATED

BUFFER PLANTED &

ENHANCED

BUFFER PLANTED &

ENHANCED

THE SUBJECT SITE IS AN IMPROVED SITE ON THE MAGOTHY RIVER WHICH

RE v = [(0.42)[0.05 + 0.009(25.1](0.6)] -: 12= 0.0058 AC. FT. = 252 CU.FT

WQv COMPUTATIONS

WQ v = [(1.0)[0.05 + 0.009(25.1](0.6)] -: 12= 0.0138 AC.FT.

11. MAINTENANCE.

AREA TO BE VEGETATIVELY STABILIZED: 14,591 S.F. 0.335 ACRES.

AREA TO BE MECHANICALY STABILIZED: 6,947 S.F. 0.159 ACRES.

NOTE: THE EARTHWORK QUANTITIES SHOWN ARE FOR THE PURPOSE OF PERMIT

FEE CALCULATION. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES AND SOIL

SEQUENCE OF CONSTRUCTION FOR SFD

1. OBTAIN ALL NECESSARY PERMITS. CONDUCT A PRE-CONSTRUCTION MEETING: CONTRACTOR TO NOTIFY THE ANNE ARUNDEL COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS AT (410)222-7780 AT LEAST 48 HOURS PRIOR TO THE START OF THE CONSTRUCTION, WORK MAY NOT COMMENCE UNTIL THE PERMITTEE OR RESPONSIBLE PERSONNEL HAVE MET ON-SITE WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR TO REVIEW THE APPROVED PLANS. NOTE: THE PERMITTEE OR CONTRACTOR SHALL NOT COMMENCE WITH CEARING OR ANY EARTH DISTURBANCE ACTIVITIES ON THE SITE DURING OR BEFORE PREDICTED WET WEATHER EVENTS. ONCE SITE WORK BEGINS, CLEARING AND GRUBING ACTIVITIES SHALL BE FOR THE INSTALLATION AND STABILIZATION OF THE PERIMETER EROSION CONTROL MEASURES ONLY.

2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND ALL SEDIMENT CONTROLS AS SHOWN ON PLAN. NO CLEARING OR GRADING IS TO BE DONE EXCEPT WHERE NECESSARY FOR THE INSTALLATION OF SEDIMENT CONTROLS.

3. OBTAIN 1st. PHASE SEDIMENT CONTROL INSPECTION. INSPECTION & PERMITS MAY REQUIRE THAT AN INSPECTION AND CERTIFICATION OF THE INSTALLATION OF SEDIMENT CONTROL ALSO BE PERFORMED BY A DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION COMMENCING

4. RAZE AND REMOVE EXISTING HOUSE AND HAUL DEBRIS TO AN APPROPED SITE. CLEAR, GRUB AND ROUGH GRADE SITE ONLY AS SHOWN WITHIN THE LIMITS OF DISTURBANCE. HAUL ALL DEBRIS TO AN APPROVED SITE.

5. INSTALL SEPTIC SYSTEM, WELL OR OTHER UTILITIES AT THIS TIME IF THE ACCESS WILL BE BLOCKED BY BUILDING CONSTRUCTION. ANY SEDIMENT CONTROLS DAMAGED MUST BE REPLACED BY THE END OF THE WORK DAY.

6. CONSTRUCT PROPOSED FOUNDATION AND ASSOCIATED IMPROVEMENTS. CONSTRUCTION OF THE FIRST FLOOR WALLS OF ANY BUILDING OR STRUCTURE MAY NOT PROCEED UNTIL THE FOUNDATION HAS BEEN BACKFILLED AND ALL DISTURBED AREAS WITHIN THE LIMITS OF DISTURBANCE HAVE BEEN PERMANENTLY OR TEMPORARILY STABILIZED. A CERTIFICATE IS TO BE PROVIDED BY THE ENGINEER TO THE INSPECTOR VERIFYING THE GRADES AND DRAINAGE PATTERNS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN OBTAINED.

7. ONCE THE SITE IS STABILIZED, WITH THE GRADING INSPECTORS APPROVAL FRAMING MAY COMMENCE ABOVE THE GROUND FLOOR. DURING BUILDING CONSTRUCTION BEYOND THE GROUND FLOOR, ALL DISTURBED AREAS MUST BE STABILIZED AT THE END OF EACH BUSINESS DAY. ALL AREAS ARE TO BE VEGETATIVELY STABILIZED PER THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT'S DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT.

8. ONCE THE SITE IS 95% STABILIZED INSTALL SWM SYSTEMS AND DEVICES AND/OR PLANTINGS. (SEDIMENT IS TO BE PREVENTED FROM ENTERING SWM SYSTEMS DURING CONSTRUCTION: INFLOW PIPES TO BE CONNECTED AFTER CONTRIBUTING DRAINAGE AREAS ARE STABILIZED.) THE ENGINEER MUST CERTIFY SWM INSTALLATION.

9. FINAL GRADE AND STABILIZE ALL DISTURBED AND AFFECTED AREAS. INSTALL DRIVEWAY TO FINAL SURFACE AND STABILIZE ACCESS WITH CR-6 GRAVEL OR PAVEMENT FROM ACCESS ROAD OR RIGHT-OF-WAY TO THE STRUCTURE

10. WITH GRADING INSPECTOR'S APPROVAL, REMOVE REMAINING SEDIMENT CONTROLS.

EXISTING GRADE -----110----PROPOSED GRADE ----QUANTITIES EXISTING ELEVATION PROPOSED ELEVATION 100 C.Y. 100 C.Y. WASTE O C.Y.

110.8 110x8 LOD LIMIT OF DISTURBANCE STABILIZED CONSTRUCTION ENTRANCE SP STOCK PILE

2 WEEKS

120 DAYS

1 WEEK

2 DAYS

1 DAY

ONGOING

LEGEND

RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION. NECESSARY PRECAUTIONS SHALL BE TAKEN BY THE CONTRACTOR TO PROTECT EXISTING SERVICES AND MAINS AND ANY DAMAGE TO THEM SHALL BE REPAIRED AT HIS OWN EXPENSE.

GENERAL NOTES

3. PREDOMINANT SOIL TYPE: EUD, EVESBORO & PgB, PATAPSCO, "A" SOILS

8. THIS LOT IS PARTLY IN THE 100 YEAR FLOOD AREA. (100 YR. F.P. IS @ ELEV 6.0)

9. FIELD RUN TOPOGRAPHY BY KING'S POINT SURVEYS, INC. BOUNDARY TAKEN FROM

7. F.E.M.A. RATE MAP: 24003C0157 F ZONE X & AE ELEV 6.0

12. EARTH MOVING: ANY STOCKPILE NECESSARY SHALL REMAIN WITHIN THE

13. DOWNSPOUT PROTECTION: ALL DOWNSPOUTS ARE TO BE CARRIED TO THE

DOWNSPOUTS NOT DISCHARGING ONTO A PAVED SURFACE.

LIMITS PROTECTED BY SEDIMENT CONTROL MEASURES. ANY EXCESS SPOIL

OR BORROW MATERIAL SHALL BE TAKEN TO OR OBTAINED FROM A. A. CO.

TOE OF THE FILL SLOPES, SPLASH BLOCKS ARE TO BE PROVIDED AT ALL

MUST BE STABILIZED IMMEDIATELY USING COLD PATCH BITUMINOUS MATERIAL.

MATERIAL MUST BE COMPLETED WITHIN 14-30 DAYS TO MATCH THE EXISTING

THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE

PERMANENT PAVE PATCHING IN THESE AREAS WITH HOT MIX BITUMINOUS

ZONING: R-2

10. PRIVATE WELL WATER.

11. PRIVATE SEPTIC SEWER.

APPROVED SITE.

14. DISTURBANCE WITHIN RIVERSIDE DRIVE

PAVEMENT SECTION OF ROAD.

SETBACKS: FRONT: 30'

6. A. A. COUNTY TOPO SHEET: 6A

REAR: 25'

4. TOTAL AREA OF SITE: 26,083 S.F. 0.599 ACRES.

PLAT OF RECORD BOOK 9 PAGE 43

5. PROPOSED DISTURBED AREA: 21,538 S.F. 0.494 ACRES.

SIDE: 7'

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBSERVANCE OF ALL

≩RIVERDALE

Steedmans Pt

SCALE: 1" = 2,000'

APPLICABLE OSHA REGULATIONS CONCERNING EXCAVATION AND BACKFILL 17. ALL GEOTECHNICAL TESTING AND EVALUATION OF ONSITE SOILS FOR FOOTING DESIGN, RETAINING WALLS OR OTHER STRUCTURAL FEATURES SHALL BE THE SOLE RESPONSIBILITY OF THE DEVELOPER AND THE CONTRACTOR AS HIS AGENT. DETERMINATION OF SOILS TO BE USED FOR STRUCTURAL FILL SHALL BE BY THE

DEVELOPER'S GEOTECHNICAL ENGINEER. 18. EXISTING IMPERVIOUS 7,912 SQ.FT. 30.3 % 0.18 AC

19. PROPOSED 6.541 SQ.FT. 25.1% 0.15 AC. (17.3% REDUCTION)

20. WATER MASTER PLAN W-5, WATER SERVICE AREA 220, EXISTING PUBLIC SERVICE

21. SEWER MASTER PLAN S-5. SEWER SERVICE AREA BROADNECK SSA, EXIST.PUBLIC SERVICE

22. BENCHMARK: A.A.CO. MON. 93, N.529357.255, E.1,463,555.787, ELEV 42.94, NGVD 29 BENCHMARK: A.A.CO. MON. 93-AZ, N.529,110.146, E.1,463,519.406, ELEV. 41.10, NGVD 29

23. IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE ENGINEER OF ANY DEVIATIONS FROM THESE PLANS OR ANY DISCREPANCIES FOUND ON THESE PLANS. ANY DEVIATION FROM THESE PLANS OR RESOLUTION OF DISCREPANCIES WITHOUT NOTIFYING AND OBTAINING AUTHORIZATION FROM THE ENGINEER WILL BECOME THE RESPONSIBILITY AND LIABILITY OF THE CONTRACTOR.

24. SITE IS IN THE L.D.A CRITICAL AREA, BUFFER MODIFIED

25. SITE IS NOT IN A BOG OR BOG IMPACT AREA

SHEET INDEX

		STILLT INDEX				
	NUMBER	DESCRIPTION				
	1	GRADING & SEDIMENT CONTROL COVER SHEET				
	2	PRE & POST DEVELOPED DRAINAGE AREA MAPS				
		EXISTING CONDITIONS PLAN				
	3	GRADING PLAN				
	4	SEDIMENT & EROSION CONTROL PLAN				

AASCD APPROVAL BLOCK

LOCATION MAP/TAX MAP 24

REVISIONS DESCRIPTION

PROFESSIONAL CERTIFICATION: I, ROCCO A. TRIPODI, CERTIFY THAT THESE DOCUMENTS WERE PREPARED B OR APPROVED BY ME AN THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF STATE OF MARYLAND LICENSE #10755, EXPIRATION DATE JANUARY 31, 2026 DOUGLAS BOURQUIN, LLC LAND DEVELOPMENT CONSULTING 4 CINDY COURT. SEVERNA PARK, MARYLAND 21146 PHONE: 410-279-6053 Email: ddbourguin@gmail.com ROCCO ENTERPRISES, LLC LAND DEVELOPMENT, SURVEY &

ANNAPOLIS, MD. 21401

PERMITTING CONSULTANT & ENGINEERING 127 LUBRANO DRIVE, SUITE L2

JOB NO: 22-36 SHEET NO: 1 OF 4

G02019848

GRADING & SEDIMENT CONTROL COVER SHEET SCALE: AS SHOWN LOTS 107-110 DATE: MARCH, 2024 **UPPER MAGOTHY BEACH** DRAWN BY: JAY 372 RIVERSIDE DRIVE, PASADENA 21122 CHECKED BY: D.D.B.

TAX ID #3881-2625-2500

TAX MAP 24, BLOCK 21, PARCEL 343, ZONING R2 THIRD DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

CHATE W

Name: (Print)____ROCCO A. TRIPODI Firm Name: __DOUGLAS BOURQUIN, LLC

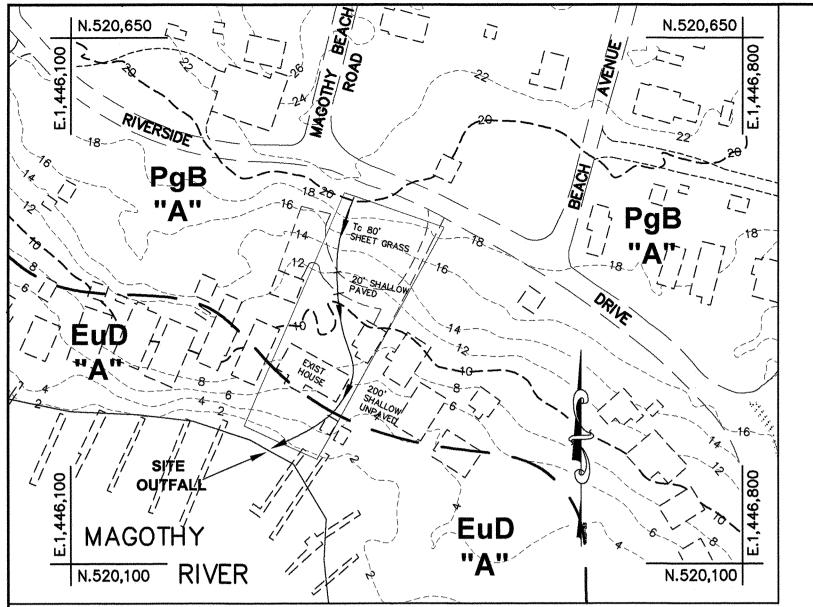
Md. Landscape Architect #__

sediment control represents a practical and workable plan based on my personal knowledge of this site, and was prepared in accordance with the requirements of the AASCD Plan Submittal Guidelines and the current Maryland Standards and Specifications for Soil Erosion and Sediment Control. I have reviewed this erosion and sediment Md. Land Surveyor License # 10755 LICENSE EXPIRES JAN. 31,2026 443-994-4578

Street Address: 4 CINDY COURT, SEVERNA PARK, MARYLAND 21146

CONSULTANT"S CERTIFICATION

B-4-2 STANDARD AND SPECIFICATIONS FOR SOIL PRERARATION, TOPSOILING, AND SOIL AMENDMENTS



PRE DEVELOPED DRAINAGE AREA MAP

SCALE: 1" = 100'

TR 55 DATA:

1. SITE = 0.6 AC.

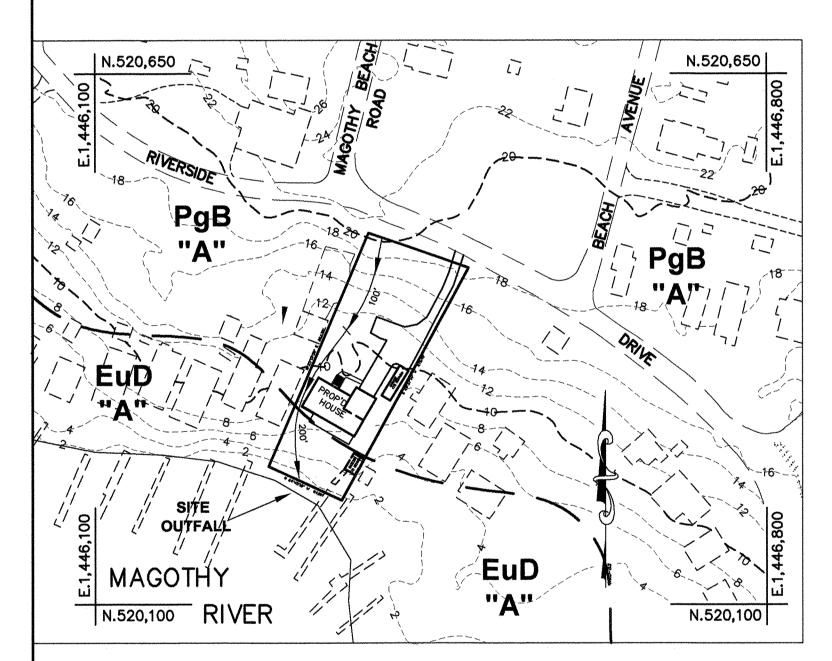
2. RCN = 57

3. TC = 80' SHEET FLOW GRASS @ 10%, n = 0.24

= 20' SHALLOW CONCENTRATE PAVE @ 3%, n = 0.025 = 200' SHALLOW CONCENTRATE UNPAVED @ 5.5% AVERAGE, n = 0.050

Tc = 0.12 HR.

4. Q 10 = 0.99 C.F.S.



POST DEVELOPED DRAINAGE AREA MAP

SCALE: 1" = 100'

TR 55 DATA:

1. SITE = 0.6 AC.

2. RCN = 54

PERIMETER DIKE SWALE

DOUG\2022\22-36\MARCH2024\22-36EXISTING.DWG

STOCK PILE

3. TC = 100' SHEET FLOW GRASS @ 9%, n = 0.24 = 200 SHALLOW CONCENTRATE UNPAVED @ 5% AVERAGE, n = 0.050 Tc = 0.143 HR.

4. Q 10 = 0.78 C.F.S.

LEGEND EXISTING GRADE -----110-----PROPOSED GRADE -EXISTING ELEVATION PROPOSED ELEVATION REINFORCED SILT FENCE -----RSF-------RSF-------LIMIT OF DISTURBANCE LOD STABILIZED CONSTRUCTION S.C. E. S.C. E.

GENERAL NOTES:

1. WATER MASTER PLAN W-5, WATER SERVICE AREA 220, NO PUBLIC SERVICE PLANNED 2. SEWER MASTER PLAN S-5, SEWER SERVICE AREA RURAL SSA, NO PUBLIC SERVICE

3. ALL ZONING IS R-2

4. SITE IS IN THE LDA CRITICAL AREA BUFFER MODIFIED 5. SITE IS NOT IN A BOG OR BOG IMPACT AREA

SOIL TYPES					
SYMBOL	NAME	HSG	AREA		
PgB EuD	PATAPSCO EVESBORO	Α	0.59 AC.		

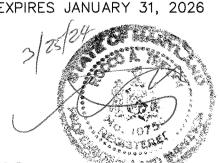
N.520,600

LOTS 485-487
PASADENA PROPERTIES, LLC
342 MAGOTHY BEACH ROAD
PASADENA, MD. 21122
TAX#3881-2345-2303
37270/48

BUILDABLE BUILDABLE EuD PLAIN 6.0 BOUNDARY SITE EuD > N.520,200 OUTFALL EXISTING LOT COVERAGE TYPE OF COVER AREA IN SQ.FT. GARAGE & CARPORT 1,306 13 GRAPHIC SCALE 235 DECK 2,173 BUILDING (IN FEET) 1 inch = 30 ft.TOTAL COVERAGE 7,912 TOTAL LOT AREA 26,083 PROFESSIONAL CERTIFICATION: I, ROCCO TRIPODI, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY DATE PROFESSIONAL CERTIFICATION: I, ROCCO TRIPODI, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AN THAT I AM A DULY LICENSED PROFESSIONAL SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE #10755, EXPIRATION DATE JANUARY 31, 2026 REVISIONS DESCRIPTION

CERTIFICATION NOTE:

ALL FEATURES SHOWN HAVE BEEN FIELD VERIFIED LICENSE EXPIRES JANUARY 31, 2026



G 02019848

JOB NO: 22-36

SHEET NO: 2 OF 4

N.520,600

DOUGLAS BOURQUIN, LLC
LAND DEVELOPMENT CONSULTING SEVERNA PARK, MARYLAND 21146 PHONE: 410-279-6053 Email: ddbourquin@gmail.com **ROCCO ENTERPRISES, LLC** LAND DEVELOPMENT, SURVEY & **PERMITTING CONSULTANT & ENGINEERING** 127 LUBRANO DRIVE, SUITE L2 ANNAPOLIS, MD. 21401

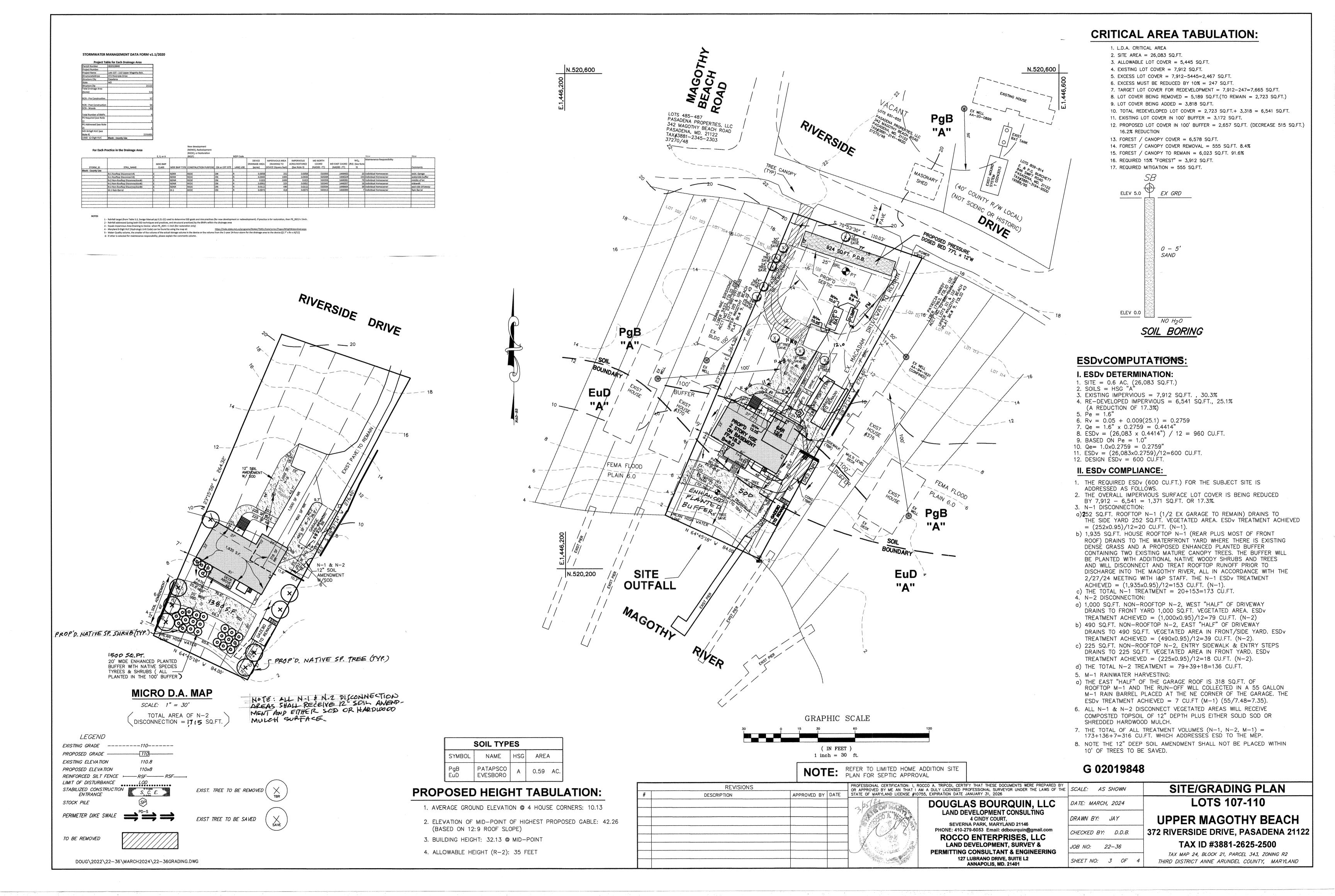
LOTS 107-110 DATE: MARCH, 2024 **UPPER MAGOTHY BEACH** DRAWN BY: JAY CHECKED BY: D.D.B.

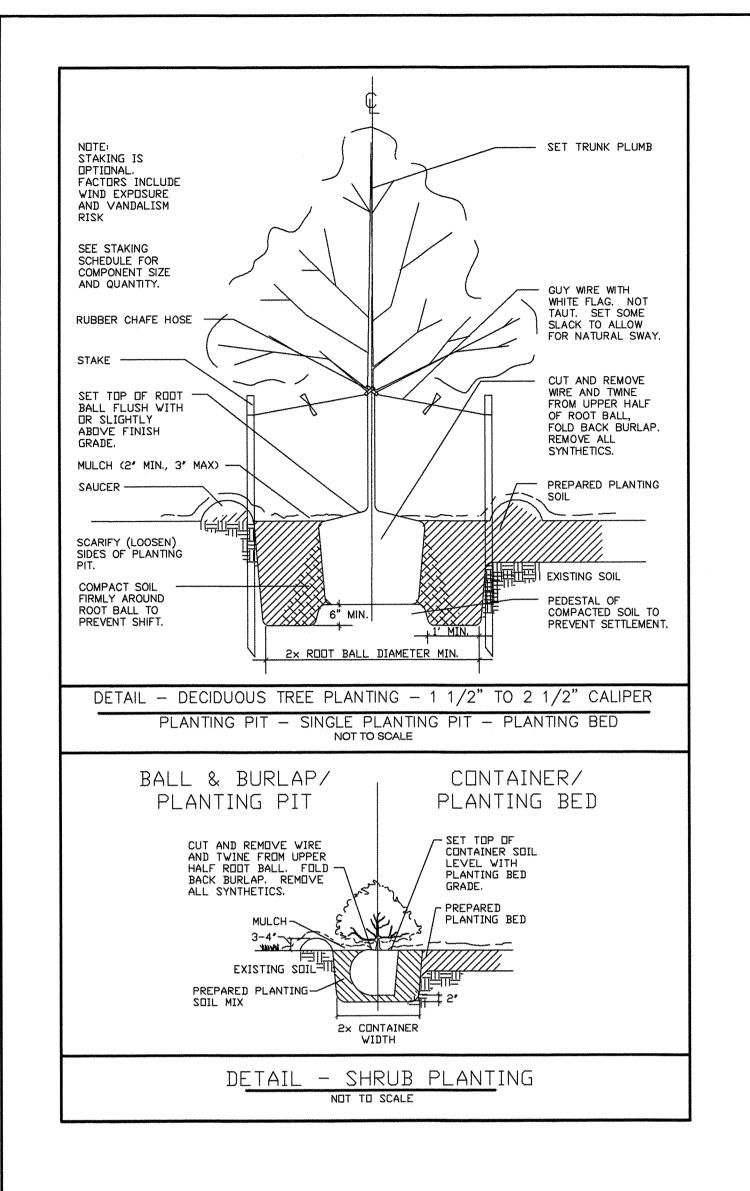
372 RIVERSIDE DRIVE, PASADENA 21122

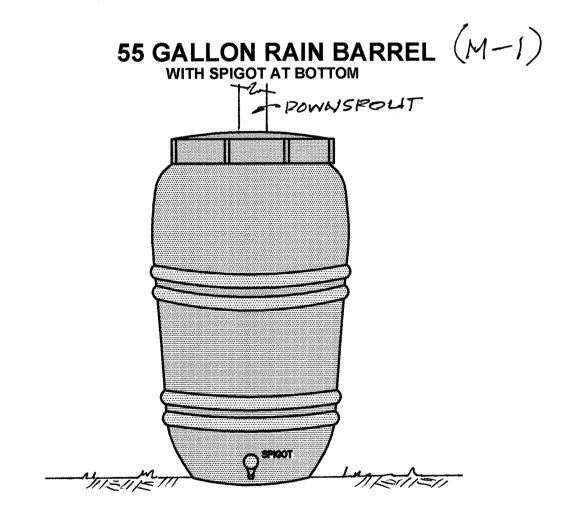
TAX ID #3881-2625-2500

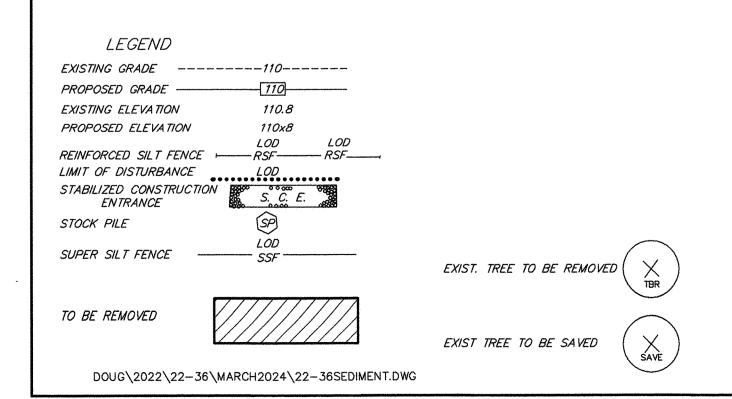
EXISTING CONDITIONS & RESOURCE MAPPING PLAN

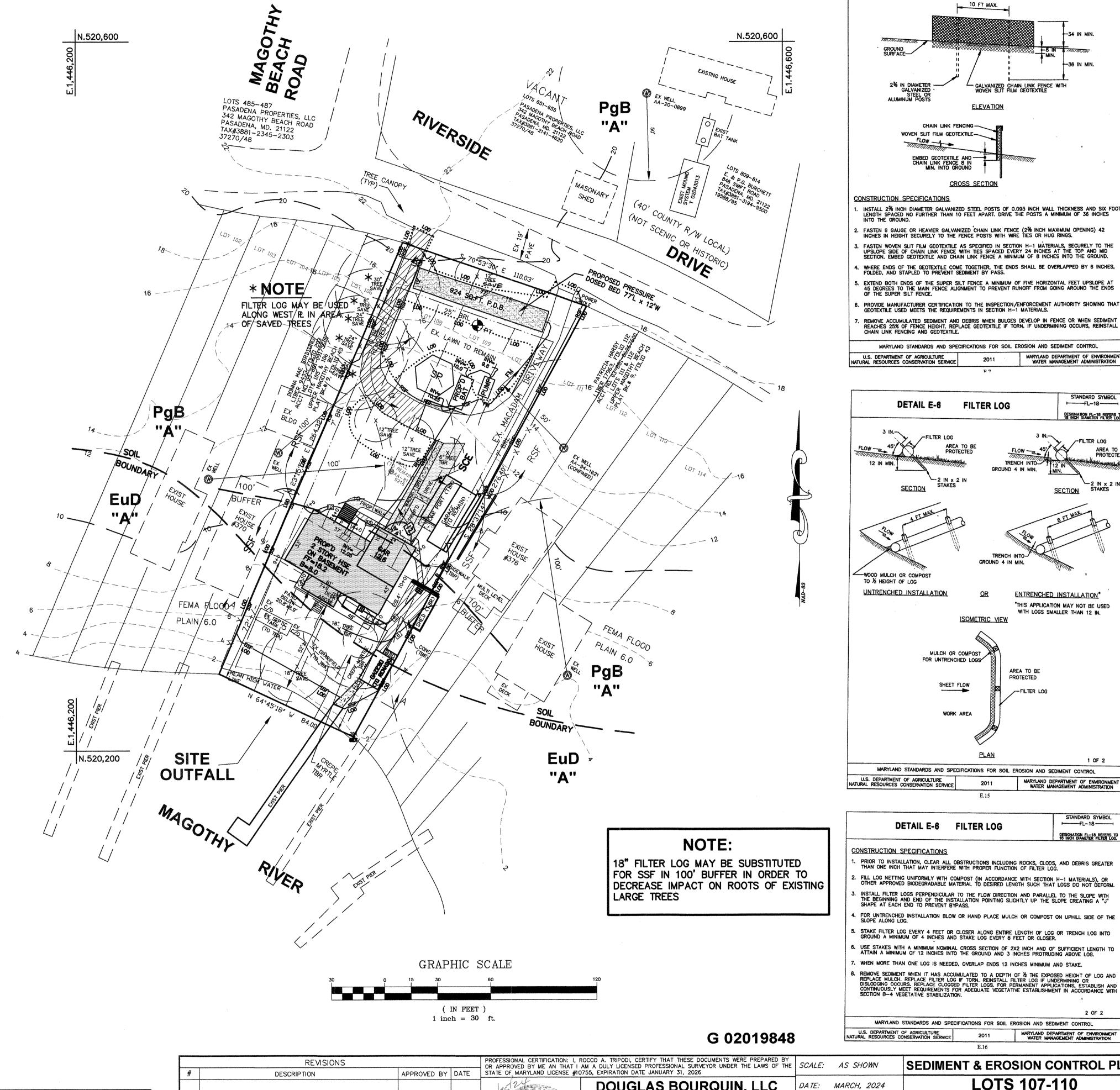
TAX MAP 24, BLOCK 21, PARCEL 343, ZONING R2 THIRD DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

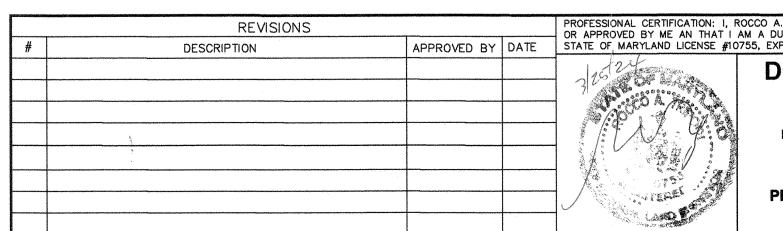












SOIL TYPES

NAME

PATAPSCO

EVESBORO

AREA

0.59 AC

SYMBOL

DOUGLAS BOURQUIN, LLC LAND DEVELOPMENT CONSULTING 4 CINDY COURT, SEVERNA PARK, MARYLAND 21146 PHONE: 410-279-6053 Email: ddbourquin@gmail.com

127 LUBRANO DRIVE, SUITE L2 ANNAPOLIS, MD. 21401

DRAWN BY: JAY CHECKED BY: D.D.B. ROCCO ENTERPRISES, LLC LAND DEVELOPMENT, SURVEY & JOB NO: 22-36 PERMITTING CONSULTANT & ENGINEERING SHEET NO: 4 OF

SEDIMENT & EROSION CONTROL PLAN LOTS 107-110

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

STANDARD SYMBOL

FL-18-----

DESIGNATION FL-18 REFERS TO 18 INCH DIAMETER FILTER LOG.

1 OF 2

FL-18-----

DESIGNATION FL-18 REFERS TO 18 INCH DIAMETER FILTER LOG.

2 OF 2

SECTION

ENTRENCHED INSTALLATION* *THIS APPLICATION MAY NOT BE USED WITH LOGS SMALLER THAN 12 IN.

----SSF-----I

- GALVANIZED CHAIN LINK FENCE WITH WOVEN SLIT FILM GEOTEXTILE

ELEVATION

CROSS SECTION

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

FILTER LOG

GROUND 4 IN MIN.

TRENCH INTO GROUND 4 IN MIN.

PROTECTED

ISOMETRIC VIEW

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

E.15

MULCH OR COMPOST FOR UNTRENCHED LOGS

WORK AREA

DETAIL E-6 FILTER LOG

DETAIL E-3 SUPER SILT FENCE

WOVEN SLIT FILM GEOTEXTILE-

DETAIL E-6

TRIBIATION

GROUND SURFACE—

UPPER MAGOTHY BEACH 372 RIVERSIDE DRIVE, PASADENA 21122

TAX ID #3881-3625-2500 TAX MAP 24, BLOCK 21, PARCEL 343, ZONING R2 THIRD DISTRICT ANNE ARUNDEL COUNTY, MARYLAND

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: 3-26-2024	
Tax Map #	Parcel # 343	Block # 15 5 - 2500	Lot # /07-1/0	Section	FOR RESUBMITTAL ONLY Corrections Redesign No Change Non-Critical Area *Complete Only Page 1 General Project Information
Project Name (site name, subdivision name, or other) Project location/Address 372 Riverside Drive City Pasadena Zip 21122					
Local case n	umber				
Applicant:	Last name	Н	ill		First name Jerry
Company	Company Private Residence				
Application Type (check all that apply): Building Permit					
Local Jurisdiction Contact Information:					
Last name	AACo Zoning	Administration	on Section	First name	
Phone #	410-222-7437		Respon	se from Com	mission Required By TBD
Fax#				Hearing date	TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:						
Remove	Exis	tug "	Single F.	anly home and	& repl	ace
with the	-55	imper	VIOUS O	rea	/	
Intra-Family Transfer Grandfathered Lot	Yes			Growth Allocation Buffer Exemption A	Yes rea	
Project Type (check a	ll that ap	ply)				
Commercial Consistency Report Industrial Institutional Mixed Use Other				Recreational Redevelopment Residential Shore Erosion Contr Water-Dependent Fa		
SITE INVENTORY (I	Enter acr	es or squai	re feet)			
IDA Area	Acr	es	Sq Ft	Total Disturbed Area	Acres 0,494	Sq Ft 21,538
LDA Area	0,6	,0 7	6,083		•	,
RCA Area	0/6	04	0,000	# of Lots Created		
Total Area				# Of Lots Created		
Existing Forest/Woodland/Trees Created Forest/Woodland/Trees		Acres Sq Ft		Existing Lot Coverage New Lot Coverage	Acres	Sq Ft 7, 9/2
Removed Forest/Woodland/Trees		555		Removed Lot Coverage	_	-1,371
				Total Lot Coverage		6,541
VARIANCE INFORM	IATION	(Check all	that apply)			
		Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			-515	Buffer Forest Clearing		0
Non-Buffer Disturbance				Mitigation		555
Variance Type Buffer Forest Clearing HPA Impact Lot Coverage Expanded Buffer Nontidal Wetlands Setback Steep Slopes Other			B D D G G G P:	Structure cc. Structure Addition arn eck welling welling Addition arage azebo atio Cool hed ther		
					Re	vised 12/14/2006

Pen Mar Environmental Services, LLC

P.O. Box 6809 Annapolis, MD 21401 2dmusserl@gmail.com 443.875.3955

CHESAPEAKE BAY CRITICAL AREA REPORT with NARRATIVE DESCRIPTION

PROPERTY: Lots 107-110, Upper Magothy Beach Subdivision

372 Riverside Drive, Pasadena, MD 21122

CURRENT OWNER: Jerry Hill, Sr,

372 Riverside Drive Pasadena, MD 21122

DESCRIPTION: 26,083 Square Feet

Tax Map 24, Grid 15, Parcel 343

Tax ID#3881-2625-2500

ZONING: R2 – Residential

CRITICAL AREA: LDA – Limited Development Area

DATE: January 22, 2024

Revised March 26, 2024

Introduction and Site Description:

This Chesapeake Bay Critical Area Report is being prepared to meet Anne Arundel County standards for development in the Chesapeake Bay Critical Area. The 26,083 sq. ft. (0.60 ac) site is located in the Magothy Beach community of Pasadena, Maryland in northeastern Anne Arundel County (Fig. 1). The subject property is zoned as R2 – Residential (Fig. 2) and is located within the Magothy River Watershed (8 Digit #02131001). Currently the site is developed with a single-family home served by a U-shaped driveway, a detached garage and two sheds with sidewalks connecting the structures. An existing pier allows access to the Magothy River. The existing impervious lot cover is equal to 7,912 sq. ft. or 30% of the site. The site is maintained in a lawn-type fashion with scattered, lone standing trees throughout. The entire 26,083 sq. ft. site has been designated as a Limited Development Area (LDA) within the Chesapeake Bay Critical Area (Fig. 3).

The property is located along the south side of Riverside Drive. It is bordered on both the east and west sides by developed residential property. It is bordered along its' south property boundary by the Magothy River. The property lies on a south facing gentle slope draining towards the Magothy River. Onsite topographic elevations range from 0' above sea level (a.b.s.) along the shores of the Magothy River up to 22' a.b.s. along the north property line/Riverside Drive (Fig. 4).

Public sewer and water service is not available in this area so any proposed new residential structures would be served by private well and septic.

Jerry Hill, Sr. 3/26/2024 Page 2

Existing Vegetation:

This developed lot is maintained in a residential fashion with a mowed lawn and several lone-standing, scattered overstory trees and a few smaller, ornamental trees. It is estimated that 6,578 sq. ft. of canopy cover (25%) exists on the site (Fig. 5). The scattered developed woodland that exists on the property includes the following overstory trees: American elm (<u>Ulmus americana</u>), red maple (<u>Acer rubrum</u>), choke cherry (<u>Prunus virginiana</u>), box elder (<u>Acer negundo</u>) and black gum (<u>Nyssa sylvatica</u>). A single flowering dogwood (<u>Cornus florida</u>) exists along Riverside Drive, while non-native Japanese maple and crepe myrtle also exist in the yard. One American elm tree over 30-inches in diameter was found in the northwest corner of the site, along the west side of the existing driveway. It is not impacted by the proposed reconstruction on the property.

Environmental Features and Habitat Protection Areas:

According to a review of Maryland's Environmental Resources and Land Information Network (MERLIN), the site is not considered to be Forest Interior Bird Dwelling species (FIDs) habitat which would be considered to be a habitat protection area (Fig. 6). Additionally, no steep slopes over 15% or their associated buffers are located on the property. No non-tidal wetlands or their associated 25-foot buffer were found to exist on the subject property (Fig. 7 and Fig. 8). The property is waterfront and the 100-foot buffer to tidal waters expands across the southern 1/3 of the property. The existing home lies entirely within the 100-foot buffer. A small portion of the 100-year floodplain is located along the shoreline of this property (Fig. 9) but is not impacted by the project. Additionally, the review identified no historic waterfowl staging areas or colonial water bird nesting sites.

Soils:

The USDA Natural Resources Conservation Service identifies two soil types on the site (Fig. 10). The dominant soil type is Patapsco-Fort Mott-Urban land complex (PgB) on 0-5% slopes. These soils are located on the northern two-thirds of the property and are sandy, somewhat excessively drained soils that are found on broad interstream divides. They are not considered to be hydric. The Evesboro-Galesville-Urban land complex (EuD) on 5% - 15% slopes exist in the southern third of the site. The Evesboro-Galesville-Urban land complex is a loamy sand down to 80-inches. It is excessively drained and does not have a hydric soil rating.

Proposed Use:

The property owner is proposing to remove the existing home, a carport, a section of the existing driveway, and portions of the sidewalk. In all, 5,189 square feet of impervious surface will be removed, leaving 2,723 square feet of impervious area including the existing garage and a portion of the existing driveway. Proposed reconstruction of a single-family home will result in an additional 3,818 square feet of impervious lot coverage. This brings the total proposed lot coverage to 6,541 square feet (25.0%) which is 1,371 square feet below the existing 7,912 square

Jerry Hill, Sr. 3/26/2024 Page 3

feet of lot cover. The existing conditions and proposed improvements are shown on the Existing Conditions and Resource Mapping Plan and the Site Grading Plan (Figs. 11 and 12) prepared by Rocco Enterprises, LLC.

Regarding the 100-foot buffer to the Magothy River, there is currently 3,172 square feet of existing impervious lot coverage in the buffer. After removing the existing home, gazebo and sidewalks and rebuilding a new home in the same general location, impervious lot coverage would be 2,657 square feet. This is a reduction of 515 feet in the 100-foot buffer to the Magothy River.

Existing forest canopy totals 6,578 square feet (25% site area). The proposed reconstruction will require the removal of 555 square feet of canopy, leaving 6,023 square feet (23% site area).

Stormwater management will be in compliance with the AACO Stormwater Management Practices and Procedures Manual updated 10-1-2017 and will utilize Environmental Site Design (ESD) to the Maximum Extent Possible (MEP).

Minimization of Impacts:

The proposed structure is smaller in area than the existing home and will reduce the impervious lot coverage in the 100-foot buffer by 515 square feet. Outside of the 100-foot buffer, additional removal of a portion of the existing driveway and other lot coverage will reduce the lot coverage by 856 square feet. The total reduction of impervious lot coverage on the total site is 1,371 square feet.

Conclusions:

The site is located in a Buffer Modification Area along the shores of the Magothy River. Based upon the field review it was determined the no significant or endangered vegetation exists on the property. No steep slopes exist on the site, the proposed new structure creates a smaller footprint within the 100-foot buffer than the existing structure. No hydric soils are mapped on the project area. No FIDs habitat is found onsite. Other than the 100-foot buffer to tidal water no other habitat protection areas were found to exist.

Proposed new impervious area within the LDA Critical Area is 6,541 square feet (25% of site area) for a new single-family home with attached garage and driveway which is below the maximum 31.25% permitted. Forest area to be removed will be mitigated in accordance with County reforestation standards. Currently there is no onsite stormwater management on the site and modern stormwater management techniques will be implemented, limiting the amount of stormwater exiting the property.

List of Figures

Fig. 1 – Vicinity Map

Fig. 2 - AACO Zoning Map

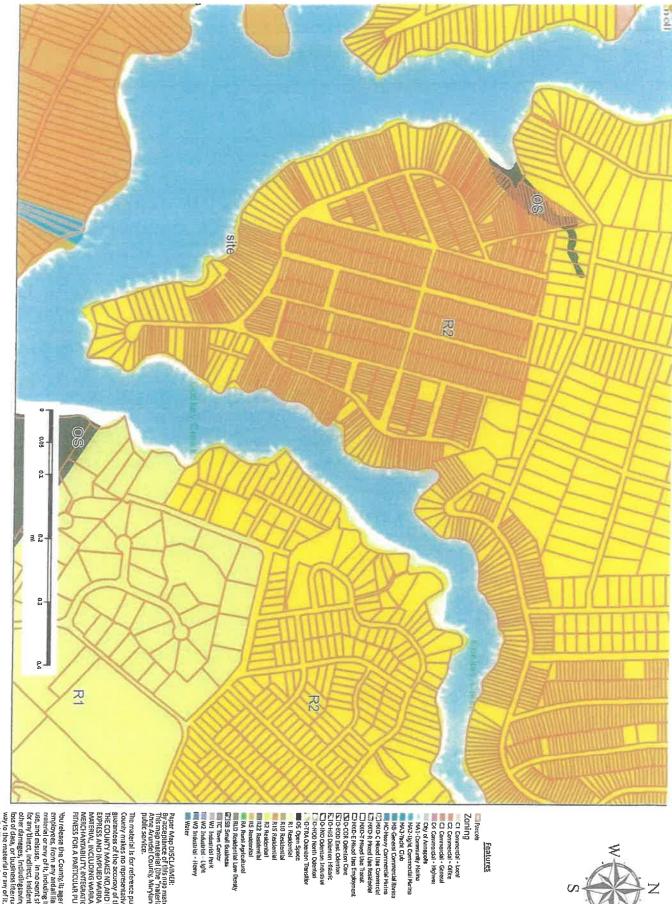
Jerry Hill, Sr. 3/26/2024 Page 4

- Fig. 3 Critical Areas Map
- Fig. 4 Topography Map
- Fig. 5 Aerial Photo
- Fig. 6 MD MERLIN Habitat Protection Areas
- Fig. 7 MD MERLIN Wetland Areas
- Fig. 8 USFWS NWI Map
- Fig. 9-MD MERLIN 100-Year Floodplain
- Fig. 10 USDA Soil Survey
- Fig. 11 Existing Conditions and Resource Mapping Plan
- Fig. 12 Site/Grading Plan

Vicinity Map - 372 Time: 11:07 AM ., Pasadena

Date: 1/18/2024

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Zoning Map - 372 Riverside Dr., Pasadena

Date: 1/18/2024

Time: 11:10 AM

features

R1 Residential

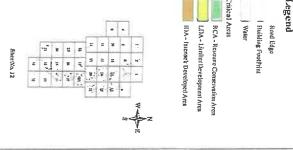
Paper Map DISCLAIMEB:
By acceptance of this map naterial, you agree as follow.
If is map material (the "naterial") is made available by
Anne Aundel County, Maryland (the "County") as a
public service.

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Anne Arundel County Critical Area Map









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CRITICAL AREAM AP- 372 Riverside Dr.

Topo Map - 372 Riverside Dr., Pasadena



Topography 2017 - 1ft contours

BUILDING

DECK

PATIO

SIDEWALK

Sources: Earl, Airbus DS, USGS, NGA, NASA, CGIAR, N Rollnson, NCEAS, NLS, OS, NMA, Geodatestyrelsen, Rijkswatersteat, GSA, Geoland, FEMA,

0.01

0.04 km

PARKING AREA ROAD

Intermediate

DRIVEWAY

THE COUNTY MAKES NO AND DISCLAIMS ALL EXPRESS AND IMPLIED WARRANTIES RELATING TO THE MATERIAL, INCLUDING WARRANTIES OF MERCHANTABILITY, INTEGRATION, TITLE, AND FITNESS FOR A PARTICULA POPULA

Aerial Photo - 372 Riverside Dr., Pasadena



THE COUNTY MAKES NO AND DISCLAMS ALL EXPRESS AND IMPLIED WARRANTIES RELATING TO THE MATERIAL, INCLUDING WARRANTIES OF MERCHANTABILITY, INTEGRATION, TITLE, AND FITNESS FOR A PARTICULAR PURPOSE.

Sources: Esrl, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodalas/yreisen, Rijkswalerstaat, GSA, Gerland, FEMA,

0.02

Red:

Red

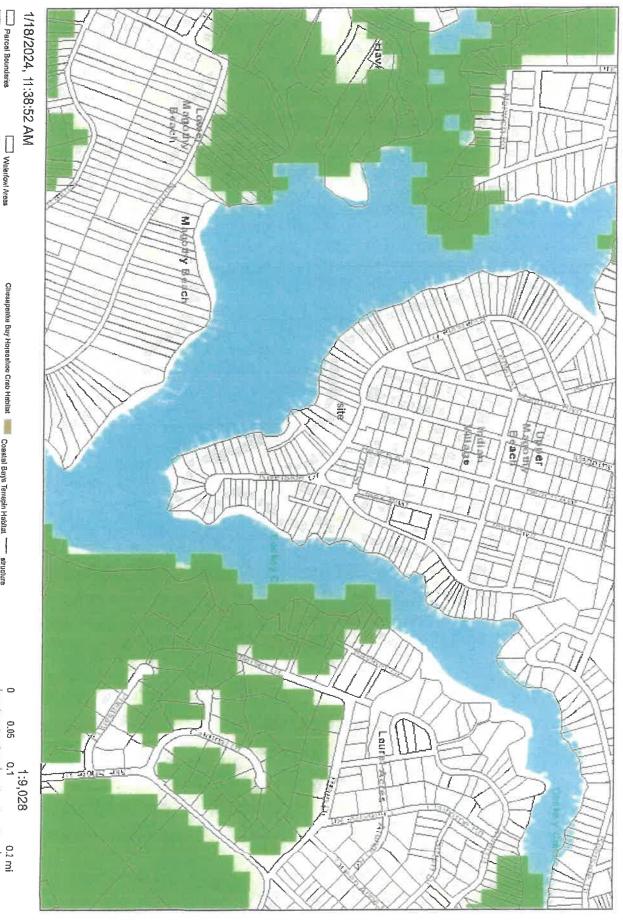
Blue: Blue

Green: Green

0

Structure Address

MERLIN Living Resources - 372 Riverside Dr., Pasadena



County of Anne Aundol, VITA, Esri, HERE, Garmin, INCREMENT P, Interimen, USGS, METINASA, EPA, USDA | MD IMAP | MD IMAP, DOIT | MD IMAP, USDA | MD IMAP, USGS | MD IMAP, COMMERCE, DHCD, MDP, MHT, MDOT, MDOT SHA, USDA FHWA, DOIT

Siato Boundary Mask

Natural Horitage Areas Coastel Bays Shorabirds Forest Interior Dwalling Species MD Amphibian and Reptile Allas Grid

Cossial Bays Horsoshop Creb Habitet

vegetated structure

cross connéctor cross connector / vegetaled

Fish Blockage Locations

MD IMAP, MDP, SDAT, MD IMAP, DNR, County of Anno Aruntol, VITA, Esri, HERE, Garmin, INCREMENT P, Intermop, USGS, METIDAASA, EPA, YSDA,

0.07 0.05

0.15

0.3 km

0.2 mi

waters odge vegetated

Sansilive Species Project Review Areas

Chesapeake Buy Horsoshoe Crab Habilat Coastal Bays Terrapin Habilat
Chesapoake Bay Terrapin Habilat

Chesapoake Bay Terropin Habitat

structure

Walarfowl Areas

Parcel Boundaries

MERLIN DNR Wetland - 372 Riverside Dr., Pasadena



Parcel Boundaries
Slate Boundary Nask

Wetlands - National Wetanda Inventory

Wollands - Poygon - Department of Natural Resources Wellends - Linear - Department of Natural Resources

Riverine

MD IMAP, MDP, SDAT, County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD IMAP, DNR, USFWMD IMAP, ESRI

0.04

0.09 km

0.06 mi

Lacustring Palustrine Marine

> Palusirino Riverine

COUNTY OF ARMS ARVINDED, VITTA, EST., HERE, GERMIN, INCREMENTP, USGS, EPA, USDA | MD IMAP | MD IMAP, DOIT | MD IMAP, USDA | MD IMAP, USBA | MD IMAP, USBS | MD IMAP, COMMERCE, DHCD, MDP, MHT, MDOT, MDOT SHA, USDOT, FHWA, DOIT | MD IMAP, MDP, MHT |

Wallands - Linear - Spariel State Concern

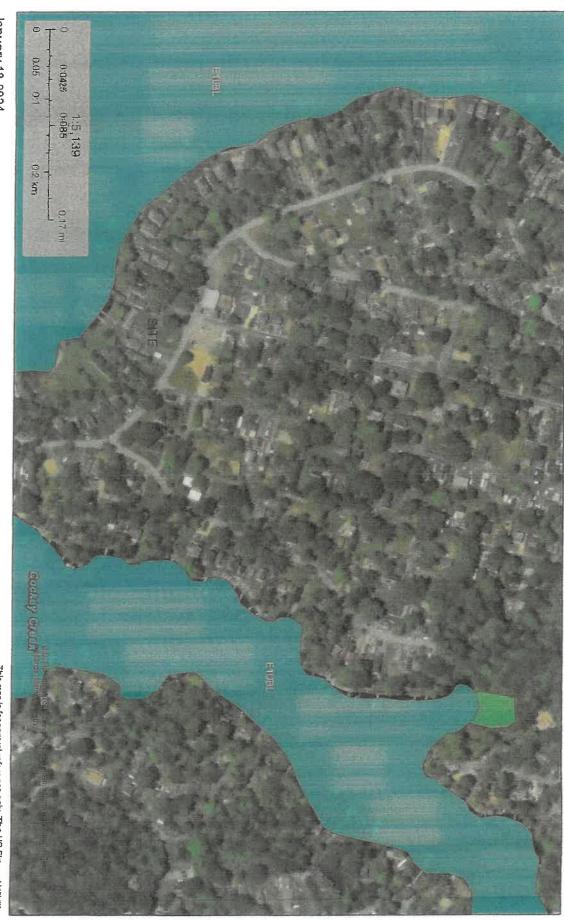
Marino

Palustrhe

Wallends - Polygon - Special State Concern Riverine



NWI Map - 372 Riverside Dr., Pasadena



January 18, 2024

Wetlands

Estuarine and Marine Welland

Estuarine and Marine Deepwater

Freshwater Pond

Freshwater Emergent Wetland

Freshwater Forested/Shrub Wetland

Other

Lake

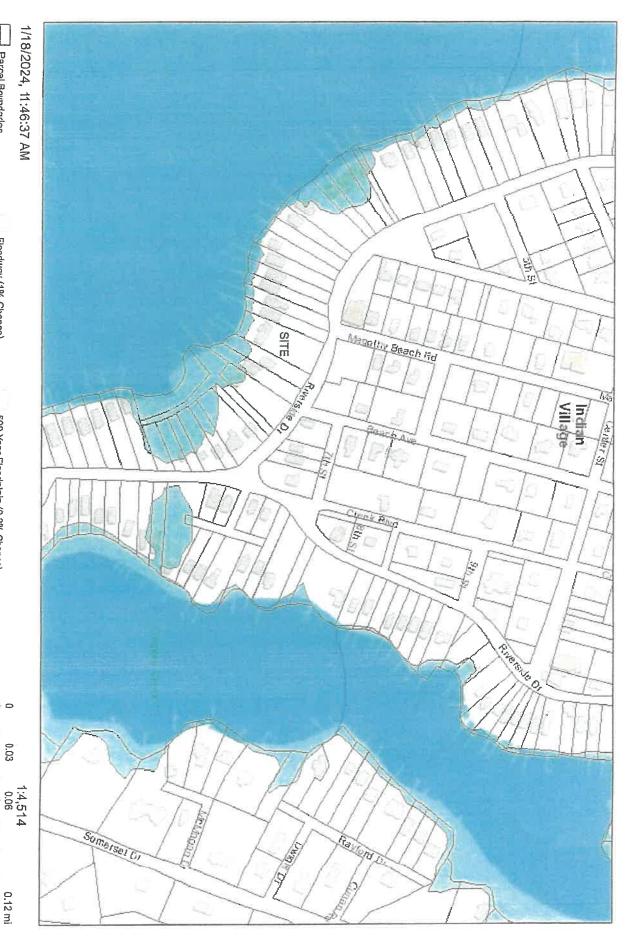
Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related that should be used in accordance with the layer metadata found on the Wellands Mapper web site.



National Wellands nventory (NWI)
This page was produced by he NWI mapper

MERLIN Floodplain - 372 Riverside Dr., Pasadena



Preliminary FEMA Floodplain

100 Year Floodplain (1% Chance) Effective FEMA Floodplain

Floodway (1% Chance)
Upland (Zone X)

Parcel Boundaries

500 Year Floodplain (0.2% Chance) 100 Year Floodplain (1% Chance) State Boundary Mask
County of Anne Anudal, VITA, Esti, HERE, Garmin, INTREMENT P, USGS, EPA, USDA I MD IMAP, INDIT I MD IMAP, DOIT I MD IMAP, USDA I MD IMAP, USGS I MD IMAP, COMMERCE, DHCD, MDP, MHT, MDOT, MDOTSHA, USDOT, FHWA, DOIT I MD IMAP, MDP, MHT I

Upland (Zone X)

MD IMAP, MDP, SDAT, County of Anna Arundet, VITA, Esri, HERE. Garmin, INCREMENT P, USGS, EPA, USDA, MD IMAP, MDE, MD IMAP, ESRI

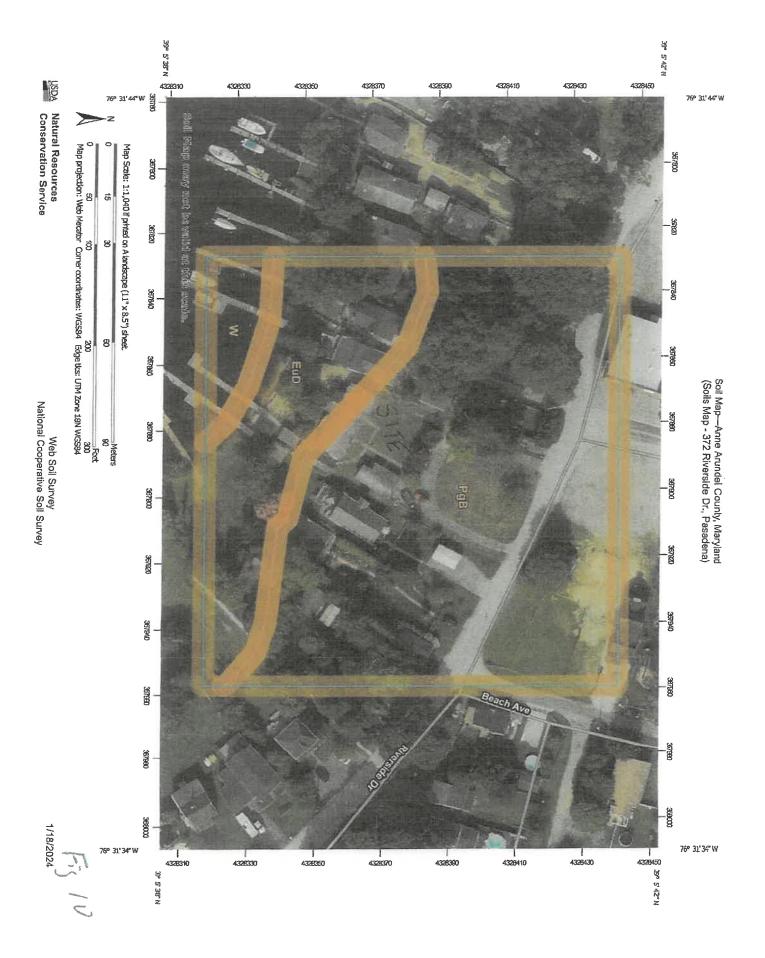
0.05

0.1

0.19 km

Floodway (1% Chance)

500 Year Floodplain (0.2% Chance)



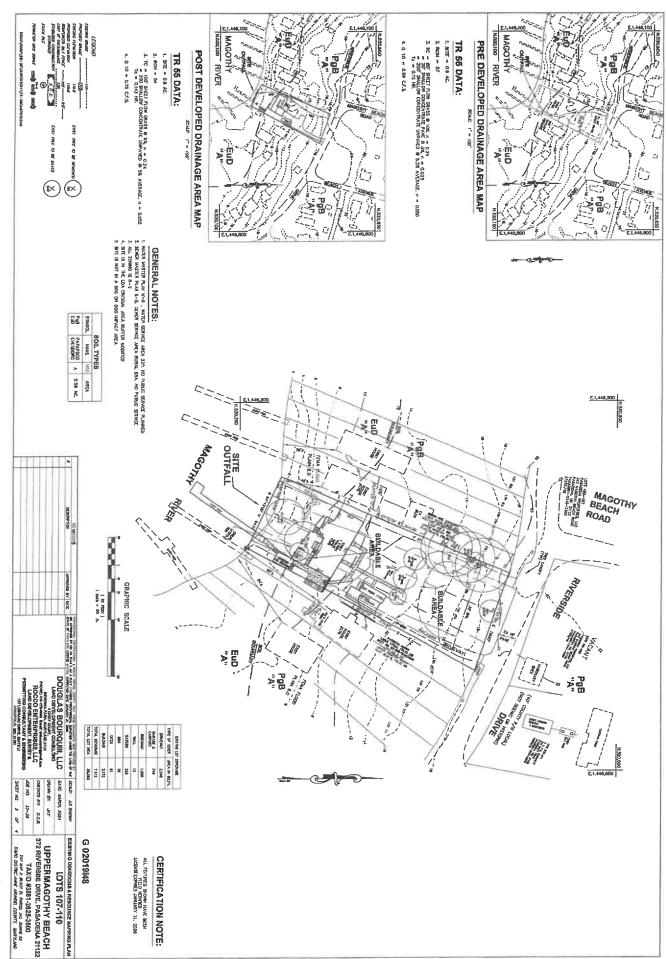






Fig 12 3/28/24



J. Howard Beard Health Services Building 3 Harry S. Truman Parkway Annapolis, Maryland 21401 Phone: 410-222-7193 Fax: 410-222-7479 Maryland Relay (TTY): 711 www.aahealth.org

Tonii Gedin, RN, DNP Health Officer

MEMORANDUM

TO:

Sadé Medina, Zoning Applications

Planning and Zoning Department, MS-6301

FROM:

Brian Chew, Program Manager

Sanitary Engineering Program

DATE:

April 5, 2024

CASE

NUMBER:

2024-0063-V

Jerry L. Hill Sr. 372 Riverside Drive Pasadena, MD 21122

SUBJECT:

Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance request to allow a dwelling that does not comply with the designated location of a principal structure on a waterfront lot and with less setbacks than required.

The Health Department has reviewed the onsite sewage disposal and well water supply system for the above referenced property. The Health Department has determined that the proposed request does not adversely affect the on-site sewage disposal and well water supply systems. The Health Department has no objection to the above referenced request.

If you have further questions or comments, please contact Brian Chew at 410-222-7024.

Sterling Seay cc:



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE MEETING

DATE OF MEETING January 2024

P&Z STAFF Rob Konowal, Kelly Krinetz

APPLICANT/REPRESENTATIVE Douglas Bourquin	EMAILddbourquin@gmail.com				
SITE LOCATION_372 Riverside Drive (2024-0009-P)	LOT SIZE 26,083 sf ZONING R2				
CA DESIGNATION LDA BMA X or BUFFER	APPLICATION TYPE Variance				
Proposed new single family detached dwelling on waterfront lot.					

COMMENTS

Zoning — Unless concrete is removed below deck a variance will be required for new lot coverage nearer to the shoreline which given new construction would be difficult to support. The footprint of the 35 foot deep by 61 foot wide house is rather large especially considering this will be a two story dwelling.

Variance required to the location of a principal structure on a waterfront lot - not relatively in line

Critical Area Team - The proposed house is slightly setback from the existing house but due to the abutting house to the east this proposal cannot be considered relatively in line. As the proposed house is set back from the existing house and is constrained by the existing well in the rear there is no objection with the location of the house. However, it is strongly recommended that the proposed deck between the house and the water be revised so that there is no concrete underneath as shown on the grading permit site plan. If the area under the proposed deck is changed to decking that allows water to pass through or another substrate that would not count towards lot coverage it would show a good faith effort to maximize the distance from the shoreline for Critical Area requirements and further reduce the lot coverage amount onsite to meet the intent of redevelopment in the Critical Area.

Engineering - See next page

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.

Engineering

- 1. The soil boring chart is provided. The suitability, and siting of proposed SWM practices should be reviewed. Soil boring information including verification of the suitability of in-situ soils for infiltration shall be submitted. A Geotech investigation should be performed.
- 2. All disconnection areas (rooftops or non-rooftops) must be marked clearly, and shall not overlap in length. The portions within the LOD must be prescribed to receive a 12-inch soil amendment with compost and vegetative stabilization such as SOD. The areas that are wooded shall also be marked clearly as these areas are to be perpetually protected in the future and the building of auxiliary structures within these areas is not permitted.
- 3. Based on the site plan provided, the areas disconnected are from the impervious area to the pervious area and back to the impervious. please delineate the disconnections properly and clarify how the disconnections will be treated in between the proposed driveway and garage.
- 4. Environmental features, existing homes, and road elevations, to verify that no structure or properties including existing and proposed properties are adversely affected in storm events including 100-year storms. Please show overland relief paths for the 100-year storm to show the water does not impound against structures or properties.
- 5. The design should evaluate and implement site planning alternatives in accordance with 18-16-201.
- 6. Infiltration devices, including individual lot devices, shall be located a minimum of 10 feet horizontally from any public sanitary sewer or house connection.
- 7. No SWM practices are allowed in the floodplain area. The floodplain modification shall be required during the grading permit.
- 8. Given that the site is flat, please ensure that no existing flooding conditions are exacerbated and no surrounding properties are affecting
- The proposed infiltration is not suitable for this site.
- 10. The stormwater management for the site shall be addressed during the grading permit.