

**Eco-Science
Professionals, Inc.**

Consulting Ecologists



P.O. Box 5006 Glen Arm, Maryland 21057

Telephone (410) 683-7840 Fax (410) 683-7817

August 22, 2024

Mr. Carlos Allen
Evergreen Ventures
P.O. Box 3030
Warrenton, Virginia 20188

RE: 4760 Bayfield Road

Dear Carlos,

Eco-Science Professionals, Inc. has performed a field review and assessment of the subject property to determine the nature and extent of the regulated resources on the property. The property is located at the referenced address in the Harwood section of Anne Arundel County, Maryland. The property is identified as parcel 574 on tax map 69 and are recorded as part of the Bayfield community. The property is located within the Resource Conservation Area overlay of the Chesapeake Bay Critical area. The lot is 8.03 acres.

The subject property has been previously developed for single family residential use. Per the tax records, the original home on the property was constructed in 1951. An expansion of the home to its current footprint was approved by Anne Arundel County in 1997. A two-story frame outbuilding and pool were also identified on the 1997 site plans. These structures are still present on the property.

The expansion of the home appears to have been initiated per the approved plans but has never been completed. The overall footprint of the home, walls, and roof were constructed as designed but siding and interior work was not completely. The pool is in a degraded condition with stone tiling over the prior concrete deck being damaged.

The area surrounding the home is maintained as lawn. A field survey from 2021 by Essayons Engineering Services documented forest clearing that had been recently performed. The survey was intended "to memorialize work begun on the property". Notes on the plan indicate that the property had been "neglected and was in disrepair" when purchased by the current owners in 2020. The plan further states that the owners did remove "larger dead or diseased trees" and "small trees and shrubs" that had overgrown areas around the house and that the property had been cited for violations related to this clearing.

Field review of the site in 2024 revealed site conditions similar to those shown on the 2021 Essayons plan. The house, pool, and outbuildings are present as shown and forest/tree limits remain consistent. This plan did show a 100-year floodplain but did not show the limits of tidal wetlands/waters adjacent to the site or the 100-foot Critical Area buffer. The 1997 approved County plans did show wetlands and buffers. The southern and northern edges of the approved addition just outside the mapped 100 foot-buffer on that plan.

Our field review has updated the Essayons plans with the current tidal wetland/waters limits and mapped the current location of the 100-foot Critical Area buffer. The buffer now extends over the addition at the north end of the home, creating a 1290 sq.ft. conflict. In reviewing historic air photographs of the site, it appears that the shoreline along the northern edge of the site has eroded, causing a shift in the 100-foot buffer location.

Lawn areas around the home are maintained by periodic mowing. The existing stone driveway shown on the 2021 plans is partially overgrown with grass. A small swimming pool is present within the lawn, just south of the home. The pool sits on a slight rise overlooking Cox Creek. The pool and deck are in disrepair.

A formal, multi-slip dock is present along the shoreline of Cox Creek, in front of the home and an unimproved boat launch is present on the southwest corner of the shoreline. Riprap slope protection is present along the shoreline of Cox Creek to the west of the house but this does not extend along the shoreline north or south of the house. Open tidal waters are present along the shoreline to the west and north of the home. Tidal wetlands are present within a swale along the southern edge of the property. The swale extends onto the site and further upslope on the adjacent property south of the site. The wetland vegetation near the open water interface includes narrow-leaf cattail, swamp hibiscus, high-tide bush, and American three-square. Further upslope woody vegetation is present along the perimeter of the wetlands which includes red maple and black gum. The upland/wetland interface is defined by a clear topographic boundary.

There are no steep slopes or highly erodible soils beyond the standard 100-foot tidal waters/wetland buffer. As such no expansion of the buffer is necessary.

The tidal waters of Cox Creek are mapped as a historic waterfowl staging area.

The lawn area occupies approximately 1.65 acres. The balance of the property, excepting the emergent wetland areas, is forested. The forest, which occupies roughly 5.9 acres of the site, is present along portions of the shoreline but primarily is located east of the lawn/house extending to Bayfields Road. The driveway runs through this forested portion of the site. The forest is mixed with white oak, willow oak, sweet gum, red maple, black gum, American holly and red cedar. The understory is fairly open in the stand.

Forest on the site is mapped as potential forest interior habitat.

No rare, threatened or endangered species are reported for the project area.

No anadromous fish propagation waters are noted on/adjacent to the subject property.

No colonial waterbird nesting sites are present on/adjacent to the site.

No natural heritage areas, and plant and wildlife habitats of local significance are reported to occur on/adjacent to the property.

The Resource Conservation Area overlay of the Critical Area establishes limitations for lot coverage and forest/forest clearing. The lot coverage limitation of 15 percent is 1.2 acres. Existing lot coverage on the site includes the driveway, home, outbuilding and pool. These features create 0.55 acres of coverage. Existing forest exceeds the 15% afforestation requirement. Any forest clearing will generate a reforestation obligation. If clearing is less than 20% of the existing forest, 1.2 acres, the required mitigation will be based on 1:1. If clearing exceeds 20 percent the mitigation obligation will be 1.5:1 for all forest cleared up to 30% , 1.8 acres. Clearing above 30% is not permitted within a variance.


Per our 2024 site visit and the 2021 site plan, a total of 9,630 qs.ft. of forest clearing was performed without County approval This includes 6,060 sq.ft. of clearing in the buffer and 3,570 sq.ft. outside the buffer. Per County regulations reforestation for clearing without approval will require 4:1 mitigation in the buffer and 3:1 mitigation outside the buffer. These requirements result in a total reforestation obligation of 34,950 sq.ft.

The accompanying plan provides further documentation and depiction of the resource conditions on the site.

Please review this findings letter and plan and provide any comments. Do not hesitate to contact me if you have any further questions. Upon review and approval of these Critical Areas findings a Critical Area Management Plan detailing the required reforestation can be provided.

This letter and accompanying plan may be submitted to Anne Arundel County as documentation of our findings.

Sincerely yours,


John Canoles

Enc.

cc: file

NARRATIVE:

THIS GRADING PLAN FOR 4760 BAYFIELD ROAD, HARWOOD, MD IS TO MEMORIALIZE THE WORK BEGUN BY THE PROPERTY OWNERS. THE PROPERTY OWNERS PURCHASED THE PROPERTY IN OCTOBER 2020. THE PROPERTY HAD BEEN NEGLECTED AND IN DISREPAIR. THE PROPERTY OWNERS BEGAN CLEARING TREES THAT WERE GROWING WITHIN THE FOUNDATION OF THE DWELLING AND EXTREMELY CLOSE TO THE WALLS OF THE DWELLING. ADDITIONALLY, THEY BEGAN CLEARING A NUMBER OF SMALL TREES AND SHRUBS AS WELL AS LARGER DISEASED OR DYING TREES. THE PROPERTY WAS CITED FOR VIOLATION OF A NUMBER OF COUNTY CODES, INCLUDING CLEARING WITHOUT A GRADING PERMIT.

THE WORK SHOWN ON THIS PLAN IS ONLY TO BRING THE PROPERTY BACK TO LIVABLE CONDITIONS. CLEARING AND FINI GRADING IS PROPOSED, HOWEVER NO EARTHWORK, CUTTING OR FILLING IS BEING PROPOSED. THE LIMIT OF DISTURBANCE IS THE AREA OF TREE CLEARING AND CUTTING.

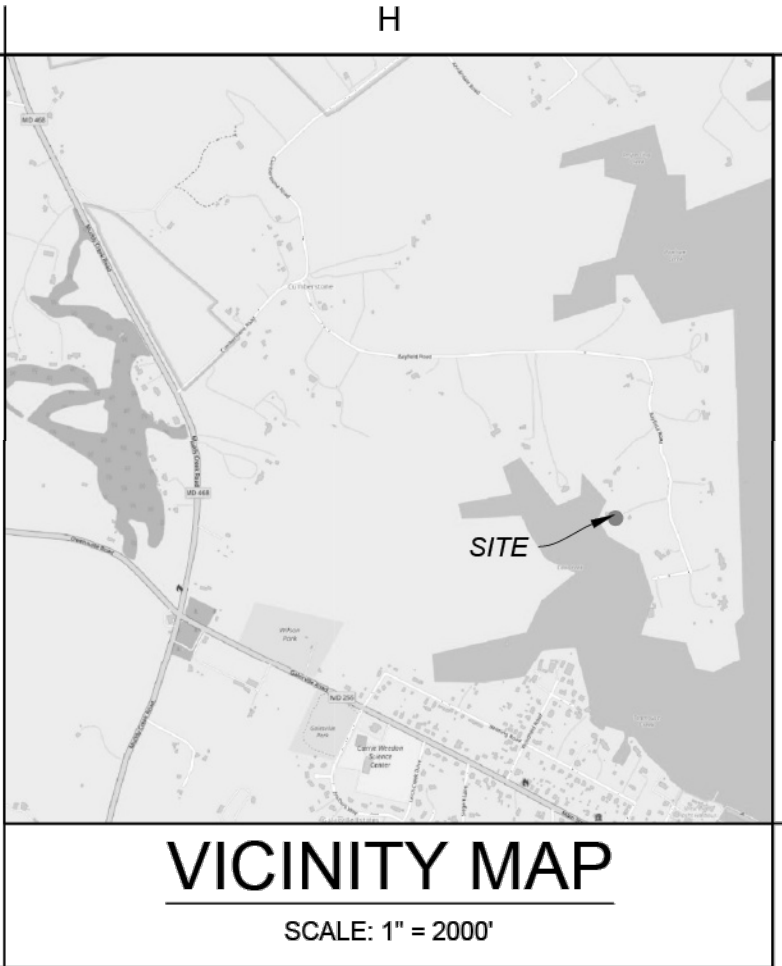
THE ONE-STORY ADDITION WAS CONSTRUCTED WITHOUT A PERMIT. THE PROPERTY OWNERS ARE IN THE PROCESS OF APPLYING FOR AND GAINING THE PERMIT.

NO STORMWATER MANAGEMENT IS BEING PROPOSED AT THIS TIME BECAUSE NO IMPERVIOUS IS BEING ADDED AS A PART OF THIS WORK.

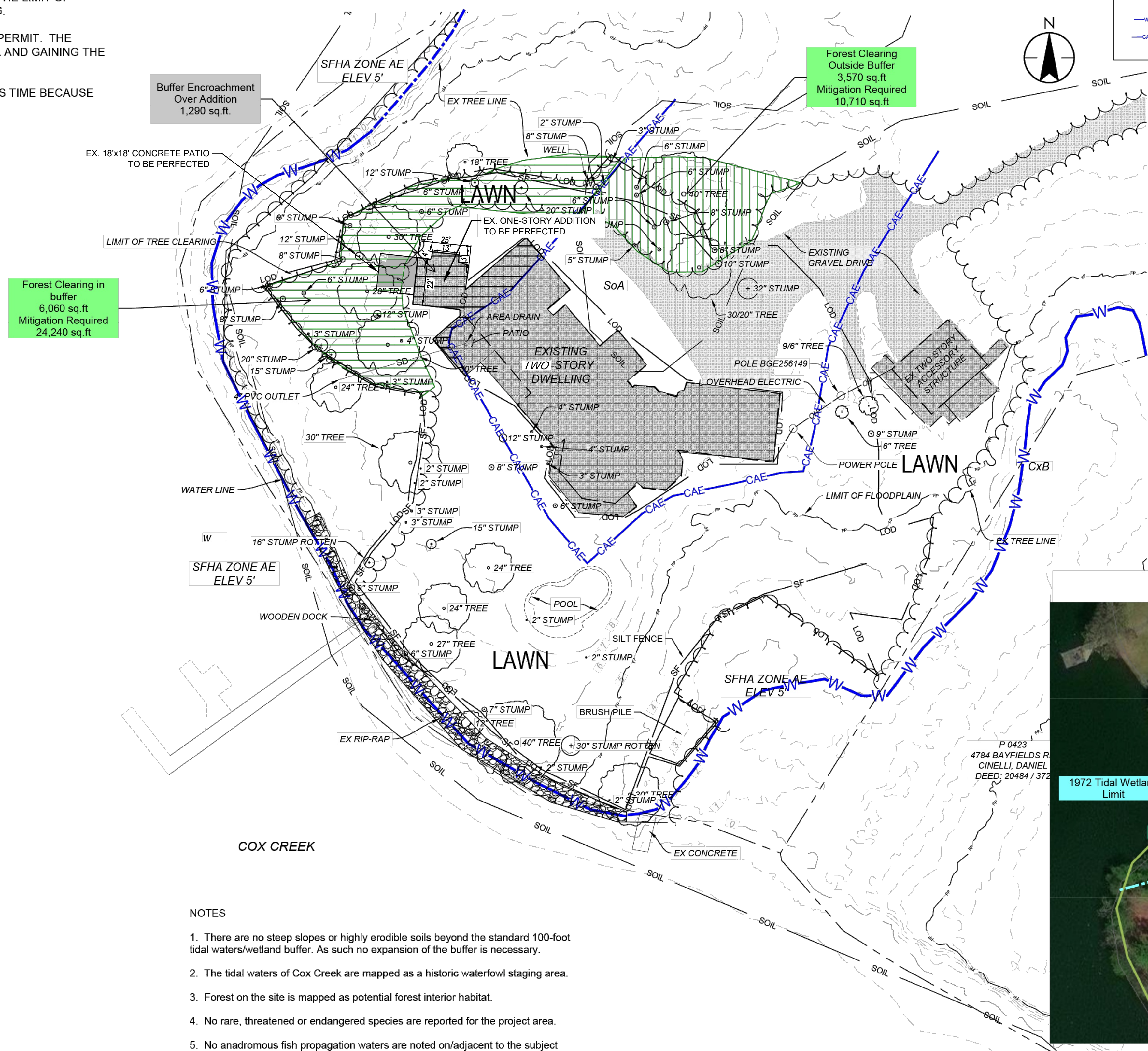
SOIL SERIES MAP UNIT - ANNE ARUNDEL COUNTY, MD					
SYMBOL	SOIL SERIES NAME	HYDRIC RATING	HSG	K-FACTOR	DRAINAGE CLASS
CxD	CUMBERSTONE-MATTAPEX COMPLEX, 0-2% SLOPES	NON-HYDRIC (5)	C/D	0.37	SOMEWHAT POORLY DRAINED
SoA	SHADYOAK-ELKTON COMPLEX, 0-2% SLOPES	HYDRIC (90)	B/D	0.37	POORLY DRAINED
W	WATER	N/A	N/A	N/A	N/A

AREA TABULATION	
TOTAL SITE AREA	8.03 AC±
TOTAL DISTURBED AREA	47,460 S.F. (1.09 AC)
EXISTING IMPERVIOUS	24,065 S.F. (0.55 AC)
TOTAL IMPERVIOUS	24,065 S.F. (0.55 AC)
TOTAL WOODED AREA	256,035 S.F. (5.88 AC)
WOODLAND REMOVED	9,830 SF (0.22 AC)
WATERSHED	WEST RIVER

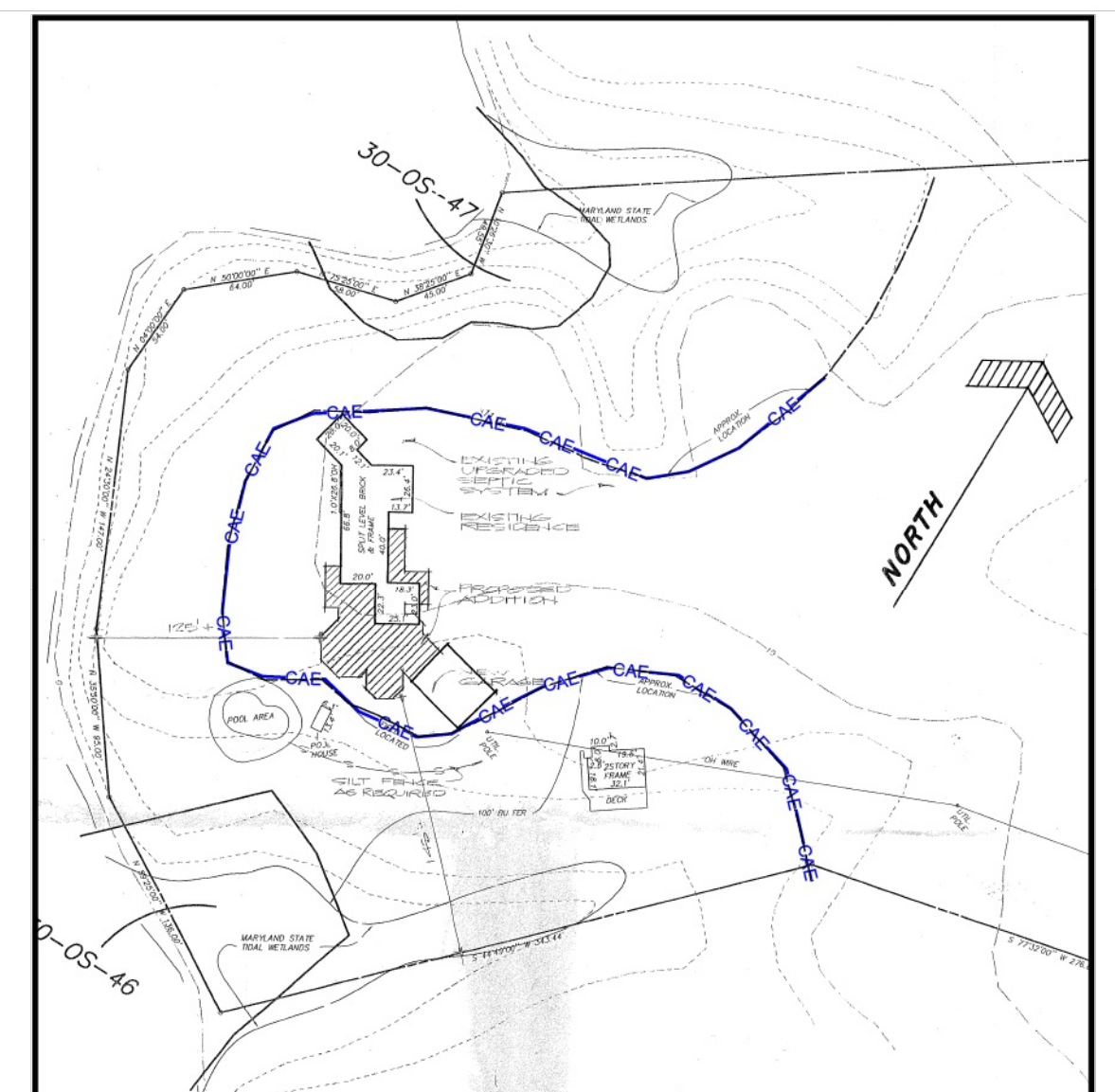
LEGEND	
	EXISTING CONTOUR
	SOIL BOUNDARY
	PROPERTY LINE
	EXISTING ROAD EDGE
	EXISTING WALKWAY
	EXISTING BUILDING
	OVERHEAD ELECTRIC
	SPECIAL FLOOD HAZARD AREA
	EXISTING TREE LINE
	SILT FENCE
	LIMIT OF DISTURBANCE
	PROPOSED TREE LINE
	LIMIT OF TIDAL WATERS/WETLANDS
	100-FOOT CRITICAL AREA BUFFER



ESSAYONS
ENGINEERING SERVICES
848 S. MAIN ST. BEL AIR, MD 21034
410-417-7165 | <https://essayons.com>
CIVIL ENGINEERING | STORMWATER MANAGEMENT | CONSTRUCTION MANAGEMENT



1997 APPROVED HOUSE EXPANSION PLAN



EXISTING FOREST COVER MAPPING 2023 PHOTOGRAPH



SHORELINE EROSION MAPPING



- NOTES**
- There are no steep slopes or highly erodible soils beyond the standard 100-foot tidal waters/wetland buffer. As such no expansion of the buffer is necessary.
 - The tidal waters of Cox Creek are mapped as a historic waterfowl staging area.
 - Forest on the site is mapped as potential forest interior habitat.
 - No rare, threatened or endangered species are reported for the project area.
 - No anomalous fish propagation waters are noted on/adjacent to the subject property.
 - No colonial waterbird nesting sites are present on/adjacent to the site.
 - No natural heritage areas, and plant and wildlife habitats of local significance are reported to occur on/adjacent to the property.

Eco-Science Professionals, Inc.
CONSULTING ECOLOGISTS
P.O. BOX 1006 GLEN ARDEN, MARYLAND 20877
Telephone: (301) 482-7500
www.ecosciencemgmt.com

PLAN PREPARED BY:
JOHN CANALES
MD UMR FCA QUALIFIED PROFESSIONAL

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.: 44904, EXPIRATION DATE: 12/22/2021

REVISIONS		
No.	Date	Description

CRITICAL AREA FINDINGS PLAN
PROPERTY OF ALLEN AND BROOKS
HARWOOD, MARYLAND

SEVENTH ELECTION DISTRICT
ANNE ARUNDEL COUNTY, MARYLAND

4760 BAYFIELD ROAD

Designed: ATW 04/21
Drawn: [Blank]
Checked: [Blank]
Scale: 1" = 30'

Drawing No. **SGP-2**
Sheet 2 of 3

PLANTING PLAN AND LANDSCAPE SCHEDULE

STEP-1

ESTABLISHMENT OR MITIGATION

DISTURBANCE TO THE 100 - FOOT AND/OR EXPANDED BUFFER?
IF YES, MITIGATION IS REQUIRED. PROCEED TO STEP 2.

YES / NO

SELECT	ACTIVITY	ACTION
	PROJECT COMPLETELY OUTSIDE BUFFER, NO BUFFER IMPACTS	ESTABLISHMENT
	DISTURBANCE TO BUFFER OR VEGETATION REMOVAL IN BUFFER	MITIGATION
✓	SOME DISTURBANCE IN BUFFER AND SOME OUTSIDE BUFFER	ESTABLISHMENT & MITIGATION

STEP-2

MITIGATION FOR WORK IN THE BUFFER

SELECT	ACTIVITY	MITIGATION RATIO
	SHORE EROSION CONTROL	1:1
	RIPARIAN WATER ACCESS	2:1
	WATER DEPENDENT FACILITIES	2:1
	VARIANCE	3:1
✓	VIOLATION	4:1

BUFFER DISTURBANCE MITIGATION:
AREA DISTURBED (SF) 6060 X MITIGATION RATIO 4 = 24240 SF

MITIGATION FOR OUTSIDE THE BUFFER

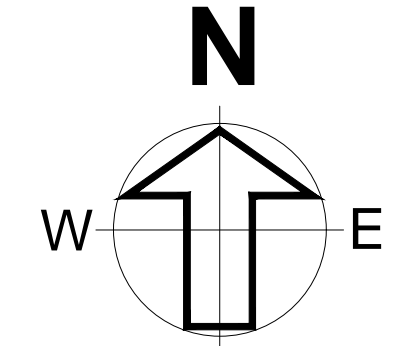
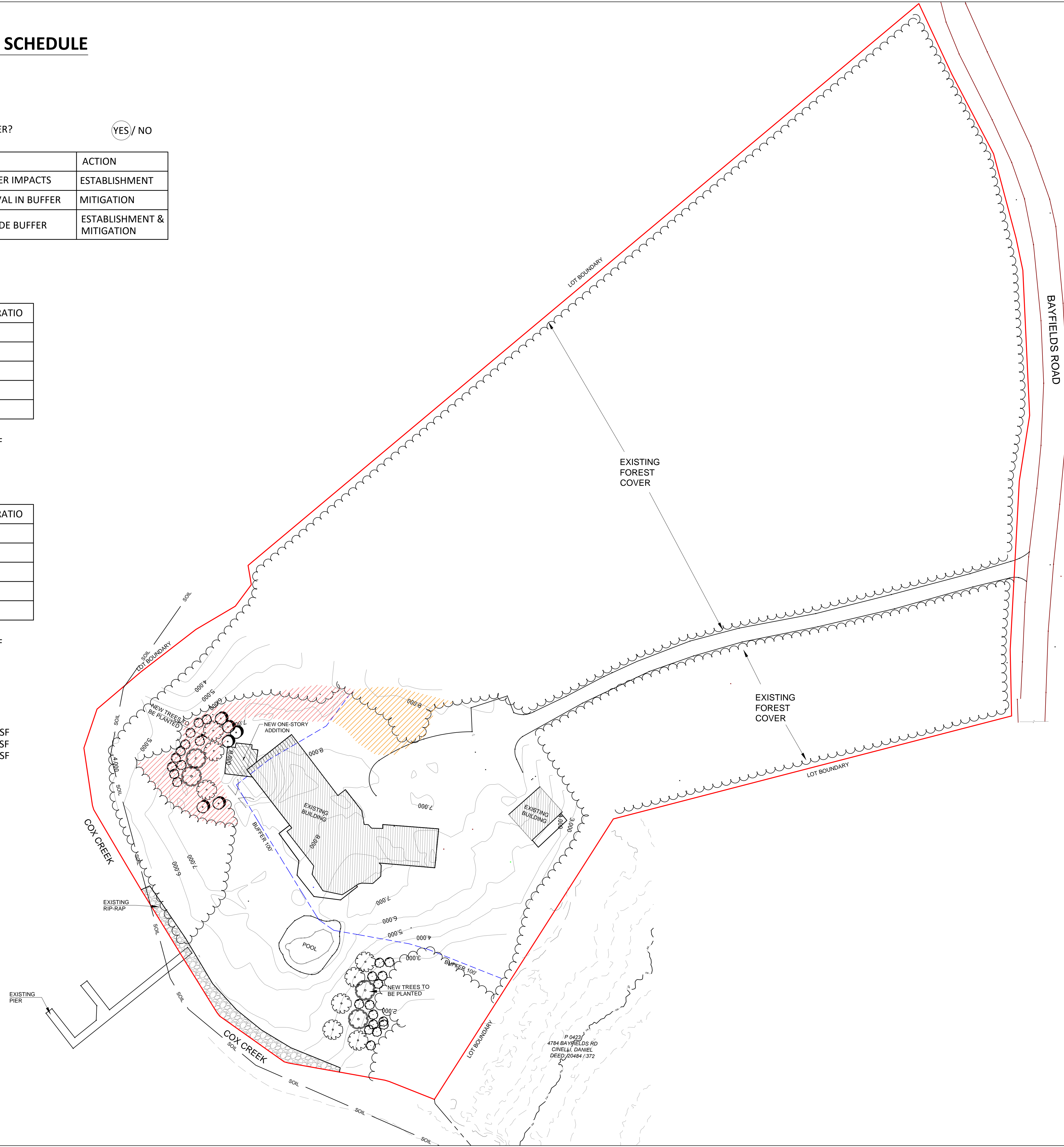
SELECT	ACTIVITY	MITIGATION RATIO
	SHORE EROSION CONTROL	1:1
	RIPARIAN WATER ACCESS	2:1
	WATER DEPENDENT FACILITIES	2:1
✓	VARIANCE	3:1
	VIOLATION	4:1

BUFFER DISTURBANCE MITIGATION:
AREA DISTURBED (SF) 3570 X MITIGATION RATIO 3 = 10710 SF

STEP-4

TOTAL MITIGATION

IN THE BUFFER DISTURBANCE MITIGATION 24240 SF
OUTSIDE THE BUFFER DISTURBANCE MITIGATION 10710 SF
TOTAL MITIGATION = 34950 SF



ENVIRO SOLUTIONS
CIVIL & ENVIRONMENTAL ENGINEERING SERVICES

4760 BAYFIELD ROAD, HARWOOD,
MARYLAND

Revision #	Description	Date

MITIGATION PLAN	
Date	07 / 30 / 2024
Project Number	10101
Sheet	A-1
Scale	1"=40'
Drawn By	SH

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:

Tax Map #	Parcel #	Block #	Lot #	Section
69	574			

Tax ID: 01-02658600

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) Allen Brooks Property

Project location/Address 4760 Bayfields Rd

City Harwood Zip 20776

Local case number G02018956

Applicant: Last name Allen First name Carlos

Company Evergreen Ventures LLC

Application Type (check all that apply):

- | | |
|---|--|
| Building Permit <input type="checkbox"/> | Variance <input checked="" type="checkbox"/> |
| Buffer Management Plan <input checked="" 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 checked="" type="checkbox"/> | Subdivision <input type="checkbox"/> |
| Grading Permit <input checked="" type="checkbox"/> | Other <input type="checkbox"/> |

Local Jurisdiction Contact Information:

Last name AACo Zoning Administration Section First name _____

Phone # 410-222-7437 Response from Commission Required By TBD

Fax # _____ Hearing date TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Single Family House

Intra-Family Transfer <input type="checkbox"/> Yes Grandfathered Lot <input type="checkbox"/>	Growth Allocation <input type="checkbox"/> Yes Buffer Exemption Area <input type="checkbox"/>
--	--

Project Type (check all that apply)

Commercial <input type="checkbox"/> Consistency Report <input type="checkbox"/> Industrial <input type="checkbox"/> Institutional <input type="checkbox"/> Mixed Use <input type="checkbox"/> Other <input type="checkbox"/>	Recreational <input type="checkbox"/> Redevelopment <input type="checkbox"/> Residential <input checked="" type="checkbox"/> Shore Erosion Control <input type="checkbox"/> Water-Dependent Facility <input type="checkbox"/>
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SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft		Acres	Sq Ft
IDA Area			Total Disturbed Area	1.09	47,460
LDA Area					
RCA Area	8.03	349,787	# of Lots Created		
Total Area					

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	5.88	256,035	Existing Lot Coverage	0.55	24,065
Created Forest/Woodland/Trees	0	0	New Lot Coverage	0	0
Removed Forest/Woodland/Trees	0.18	7,725	Removed Lot Coverage	0	0
			Total Lot Coverage	0.55	24,065

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0.023	1,000	Buffer Forest Clearing	0.023	1,000
Non-Buffer Disturbance	1.067	46,460	Mitigation	0.083	3,600

<p><u>Variance Type</u></p> Buffer <input checked="" type="checkbox"/> Forest Clearing <input checked="" type="checkbox"/> HPA Impact <input type="checkbox"/> Lot Coverage <input type="checkbox"/> Expanded Buffer <input type="checkbox"/> Nontidal Wetlands <input type="checkbox"/> Setback <input type="checkbox"/> Steep Slopes <input type="checkbox"/> Other <input type="checkbox"/>	<p><u>Structure</u></p> Acc. Structure Addition <input type="checkbox"/> Barn <input type="checkbox"/> Deck <input type="checkbox"/> Dwelling <input type="checkbox"/> Dwelling Addition <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Gazebo <input type="checkbox"/> Patio <input type="checkbox"/> Pool <input type="checkbox"/> Shed <input type="checkbox"/> Other <input type="checkbox"/>
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CRITICAL AREA REPORT NARRATIVE

Re: 4760 Bayfields Rd Variance Application

Part F. Variance Provisions (COMAR 27.01.12.04 Variance Standards)

Briefly explain any special features of the site or special conditions or circumstances peculiar to the land or structure and how a literal enforcement of the Critical Area regulations relative to these special features, conditions, or circumstances would result in unwarranted hardship.

The literal interpretation of the Critical Area regulations would create an unwarranted hardship to the property owner because they are being applied retroactively as the result of natural processes that have caused the critical area buffer to encumber a greater percentage of the property than when the existing structure on the property was constructed. Per the 1997 approved building plans, the existing house was constructed outside the 100-foot buffer. In reviewing historic aerial photographs, it can be seen that the 1997 era shoreline north of the home extended further into the creek than it does today. Erosion along the shoreline has caused a change in the buffer limits, bringing the house into conflict with the 100-foot buffer. Requiring the property owner to mitigate for buffer impacts for an existing structure that was previously approved and constructed outside the buffer will add substantial cost and constraint to the property, creating an unwarranted hardship.

Briefly explain how a literal interpretation of the Critical Area regulations would deprive you (the property owner) of a use of land or a structure permitted to others in accordance with the provisions of the Critical Area program.

The literal interpretation of the regulations would require the removal of a portion of the existing home that is within the currently defined buffer limits. Given that the home was constructed with County approval, outside the buffer, and is only in conflict with the buffer limits due to natural forces outside the control of the current landowner, denial of the variance would deprive the owner reasonable use of the property. The provisions of the Critical Area program allow for reasonable uses of the property and would not penalize a property owner for site changes caused by natural processes.

Briefly explain how granting of the variance would not confer upon you (the property owner) any special privilege that would be denied by the Critical Area regulations to other lands or structures within the Critical Area.

The granting of the variance would not confer any special privilege to the property owner that would not be granted others because the variance process is designed to permit reasonable use of lands, including encroachments in the buffer, when no reasonable or practicable alternatives. Certainly, this project meets that threshold given that the existing home was constructed with County approval outside the buffer.

Briefly explain how the variance request is not based upon conditions or circumstances that are the result of actions by you (the property owner).

The conditions/circumstances that instigate the need for the variance request are based on the fact that the 100-foot critical area buffer now extends over the existing home on the property. This conflict is the result of natural processes in which erosion along the shoreline has changed the buffer location from its position when the house additional were permitted in 1997. The property owner did not construct the house in its current location, did not obtain the permits for the addition in 1997, and did not have any influence or control over the shoreline erosion that has caused the buffer to encroach over the home.

Briefly explain how the request does not arise from any conforming or non-conforming condition on any neighboring property.

The request for variance is based solely on the fact that the buffer location has encroached on the existing, approved, home location. The request is in no way related to any condition or use on a neighboring property.

Briefly describe how the granting of the variance would not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the Critical Area. Include any proposed mitigative measures to minimize impacts to these resources.

The grating of the variance to allow the existing structure to remain will not adversely affect water quality or adversely impact, fish, wildlife or plant habitat within the Critical Area because no change in use is proposed on the lot. The house footprint and use of the property remain consistent with the previously approved site development.

The applicant is proposing onsite reforestation to re-establish forested buffers that were impacted by prior and current ownership.

Briefly explain how the granting of the variance would be in harmony with the general spirit and intent of the Critical Area regulations.

The Critical Area regulations are designed to maximize resource protection while allowing reasonable property development. Granting a variance to permit an existing, County approved structure, where no changes in site use are proposed is in keeping with the spirit and intent of the regulations.

As part of the Critical Area Report Narrative:

Describe the type of predominant trees and shrubs on the subject property. Include a statement addressing the square footage of the property that is vegetated with trees and shrubs, how much of the property will be disturbed by the proposed development, and how the disturbance will be mitigated.

If applicable, describe any habitat protection areas on the subject property including expanded buffers, steep slopes of 15% or greater, rare and endangered species, anadromous fish propagation waters, colonial waterbird nesting sites, historic waterfowl staging and concentration areas, riparian forests, natural heritage areas, and plant and wildlife habitats of local significance.

SEE ATTACHED FINDINGS LETTER AND PLAN

PERMIT CENTER
DEPARTMENT OF INSPECTIONS AND PERMITS
2664 RIVA ROAD
ANNAPOLIS, MARYLAND 21401

June 25, 2021

EVERGREEN VENTURES LLC
PO BOX 3030
WARRENTON VA 20188

Permit Number: G02018956

Tax Account #: 1000-0265-8600

Premise Location: 4760 BAYFIELDS RD
HARWOOD MD, 20776

Dear Applicant:

Your permit application has been reviewed and attached comments developed to provide guidance to you in seeking this permit. Please review the comments and take the necessary actions in order for the permit plans to comply with Anne Arundel County Code.

This letter does not constitute a final appealable decision of the Department of Inspections and Permits rejecting your application. If you do not understand or disagree with the requirements described in this letter, you are encouraged to contact the appropriate staff member. If you still disagree with the requirements and wish to contest them, you may request a formal rejection of your application that will allow you to appeal the requirements to the Anne Arundel County Board of Appeals.

If compliance requires plan revisions, you must submit the same number of copies of the revised plans as were required in the original submittal. You must also submit appropriate copies of a point-by-point response to these comments addressing your revisions. All revised plan packages shall be submitted to the Permit Center for processing.



W. Jay Leshinskie
Permit Administrator
Permit Center

cc: Permit File

INFO@ESSAYONSENGINEERS.COM

YOUR APPLICATION HAS BEEN REVIEWED FOR COMPLIANCE WITH APPLICABLE ZONING REGULATIONS. THE FOLLOWING COMMENTS MUST BE ADDRESSED.

1. Permit approval pending adequately addressing planning/environmental comments.

For questions regarding these comments, please contact: MICHAEL DAY at 410-222-7458 or PZDAY666@AACOUNTY.ORG.

YOUR PLANS HAVE BEEN REVIEWED BY THE ENVIRONMENTAL / PLANNING SECTION. THE FOLLOWING COMMENTS MUST BE ADDRESSED.

This permit has been submitted to address violations.

1. Please revise the plans to show the Critical Area buffer on site.
2. It appears that the LOD and the new addition are within the Critical Area buffer. As per COMAR 27.01.09.01.E(1) buffer disturbance is not permitted unless authorized under a variance. Please contact the Zoning department to discuss the variance process.
3. A buffer mitigation/management plan is required. Please note clearing under a violation must be mitigated at 3:1 as per Article 17-8-602(i). Disturbance for a violation within the buffer shall be mitigated at 4:1 as per COMAR 27.01.09.01-2.H. Mitigation planting shall be maximized onsite within the buffer.
4. As per COMAR and Article 17-8-901 a forest conservation easement must be established to protect the existing forest as well as the mitigation plantings proposed. A minimum of 70% of the existing forest shall be protected in easement. Any areas of forest or woodland not protected within the forest conservation easement must be considered cleared and mitigation shall be provided.
5. Prior to permit approval, you will be required to submit the following to the reviewer listed below: 1 forest conservation easement and agreement with exhibit, 1 original forestation agreement, signed by all owners of the property; 1 buffer management/mitigation plan; 1 copy of the current deed; a refundable bond (\$1.50/ sf of required mitigation) and inspection fee (7% of bond amount).

For questions regarding these comments, please contact: MICHAEL DAY at 410-222-7458 or PZDAY666@AACOUNTY.ORG.



STEUART PITTMAN, COUNTY EXECUTIVE
JESSICA LEYS, DIRECTOR
RECREATION AND PARKS
1 HARRY S. TRUMAN PKWY
ANNAPOLIS, MD 21401
AACOUNTY.ORG/RECPARKS



MEMORANDUM

TO: Sadé Medina, Zoning Division
Office of Planning and Zoning

FROM: Pat Slayton
Capital Projects Division

SUBJECT: Variance Case 2024-0168-V

DATE: September 9, 2024

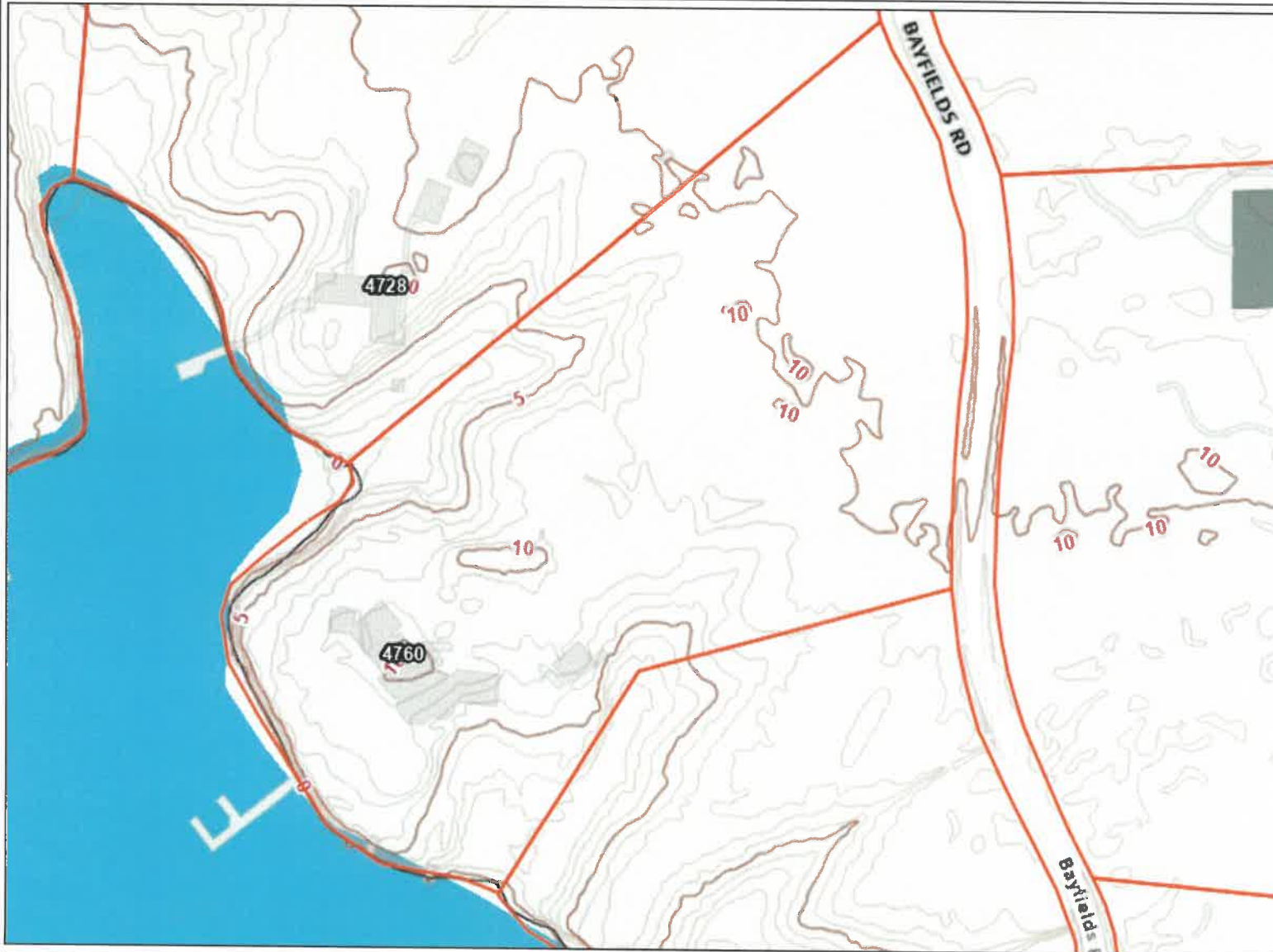
The Department of Recreation and Parks has reviewed the above plans to determine if there may be impacts to the Anne Arundel County Green Infrastructure Network, parks, and trails. Please note our recommendations according to those findings below.

- A portion of this site lies within the Anne Arundel County Green Infrastructure Network, a proposed preservation area considered in the Anne Arundel County Green Infrastructure Master Plan. The proposed development is consistent with the spirit of the Green Infrastructure Master Plan.

The Department of Recreation and Parks has no further comments.

cc: File

Topographic Map - Parcel outline is ref only NOT exact



Legend

Foundation
Addressing

○
Parcels

Elevation

Topo 2020

— Index

Intermediate

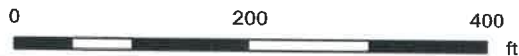


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GeoTechnologies, Inc, METI/NASA,



THIS MAP IS NOT TO BE
USED FOR NAVIGATION



Notes 1" = 200' - Parcel outline is ref only NOT exact

Topographic Map - Parcel outline is ref only NOT exact



Legend

Foundation
Addressing



Parcels



Elevation

Topo 2020

Index

Intermediate



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Notes 1" = 100' - Parcel outline is ref only NOT exact