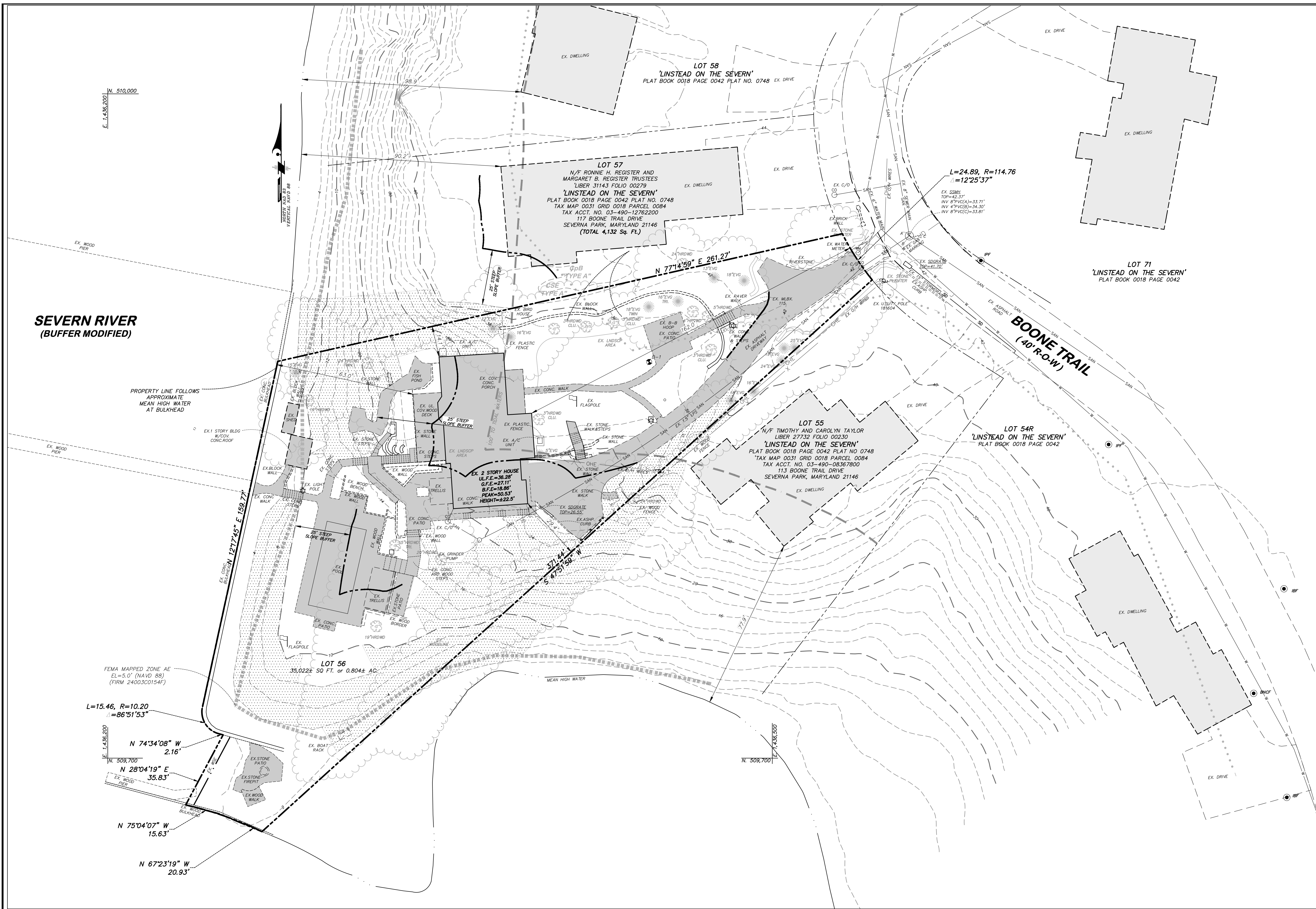


**NATURE OF VARIANCE**

- Requesting a variance to **Article 17, Section 8-201(a)** of the Anne County Code for development on slopes 15% or greater in the LDA.
- Requesting a variance to **Article 17 Section 8-702(b)(1)** of the County Code to permit new lot coverage to be placed nearer to the shoreline than the closest facade of the existing principal structure.
- Requesting a variance to **Article 18 Section 2-402(1)** of the County Code to the location of a principal structure on a waterfront lot based on an approximate average of the location of principal structures on abutting lots intended to keep structures relatively in line with one another.



DESIGNED: REB  
 ORIG. DATE: 9/2024  
 MODIFIED BY/DATE:  
 CADD DWG # LC15124-VARIANCE  
 DLA PROJECT # LC15124

REVISIONS TO APPROVED PLANS			
No.	DATE	BY	DESCRIPTION

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

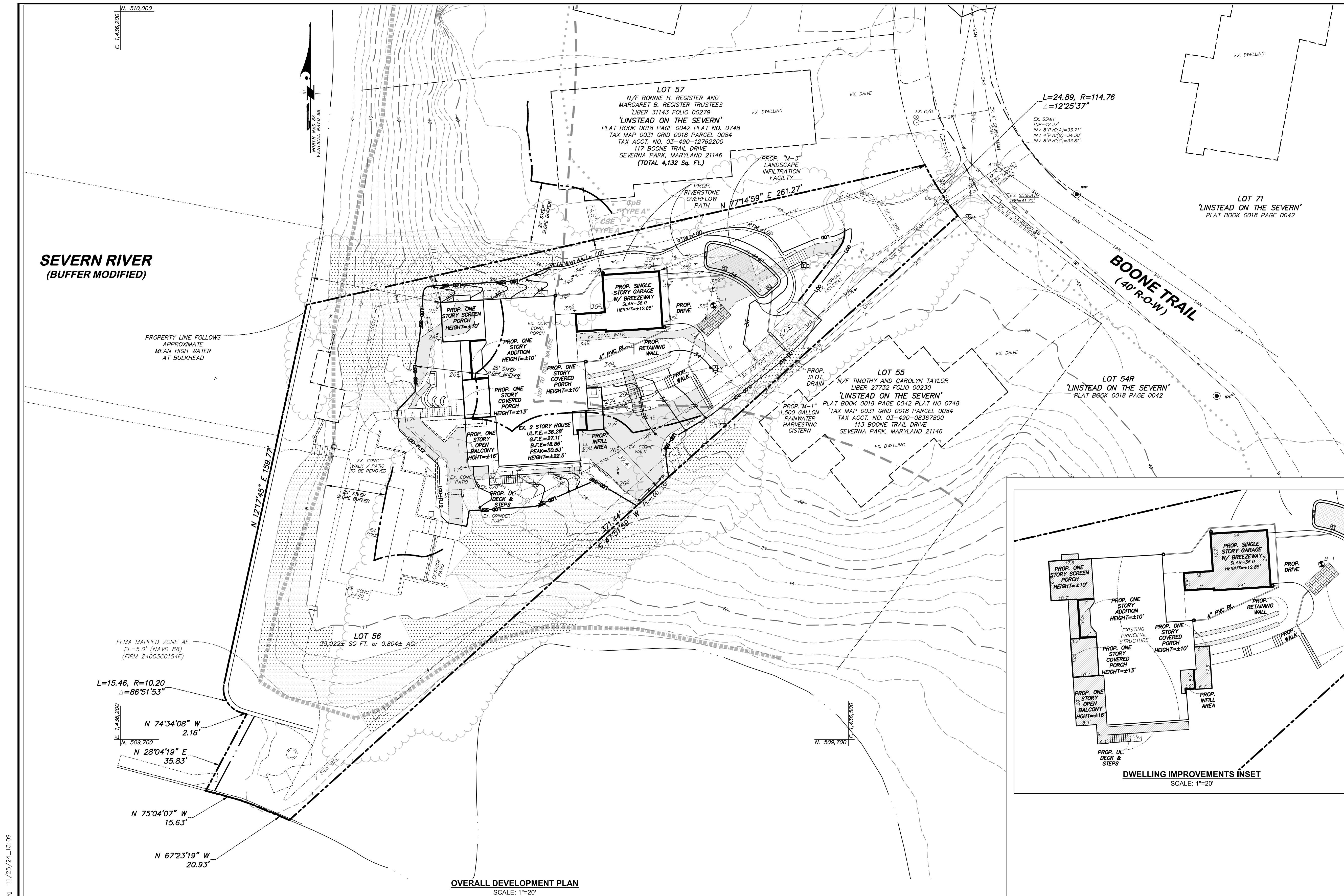
\*Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, license no. 18521, expiration date: 12-08-25

OWNER  
**MR. DANIEL & GINGER CLARK**  
 115 BOONE TRAIL  
 SEVERNA PARK, MARYLAND 21146  
 410-446-9754

EXISTING CONDITIONS & ENVIRONMENTAL RESOURCE PLAN  
**VARIANCE PLAN**  
**LINSTEAD ON THE SEVERN ~ LOT 56**  
 115 BOONE TRAIL, SEVERNA PARK, MARYLAND 21146  
 TAX ACCT. NO. 03-490-26074898  
 TAX MAP 31 GRID 18 PARCEL 84 DISTRICT 3RD  
 ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1" = 20'  
 DATE: 11/4/2024  
 PROJ. NO: LC15124  
 SHEET 1 OF 2

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Drainage Area Site						
DA Name	ESD Practice	Drainage Area	Total Storage	ESD Volume	Recharge Volume	PE
DA-1	Landscape Infiltration	7050 sf	808 cf	793 cf	112 cf	2.70 in
DA-2	Rainwater Harvesting	1160 sf	201 cf	201 cf	35 cf	2.19 in
<b>Totals:</b>		<b>8210 sf</b>	<b>1009 cf</b>	<b>994 cf</b>	<b>147 cf</b>	<b>1.14 in</b>
Targets:				982 cf	333 cf	1.6 in
Target PE	= 1.85 in	Achieved PE	= 1.14 in			
Target ESDv	= 982 cf	Achieved ESDv	= 994 cf			
Target Rev	= 207 cf	Achieved Rev	= 147 cf			

ESD Storage Provided is **greater than** the target volume. ESD has been applied to the MEP. An additional **15 cf** of Peak Management storage has been provided.

**Outfall Statement**  
 A field investigation of the outfall of this site was performed in August of 2024 by Drum, Loyka & Associates, LLC. The subject property is located off of Boone Trail in Severna Park. The property is currently improved with a single-family dwelling, and associated improvements. It is vegetatively stabilized with hardwood trees, decorative landscaping, and mowed lawn in good condition.

In the existing condition, the property has one site outfall: Site outfall "A" is more of a linear site outfall located at the existing bulkhead along the Severn River.

In the proposed condition, drainage patterns to the site outfall will remain relatively unchanged and ESD is achieved to the MEP through the use of (1) "M-3" Landscape Infiltration Facility & (1) Rainwater Harvesting Cistern. All other drainage patterns remain the same.

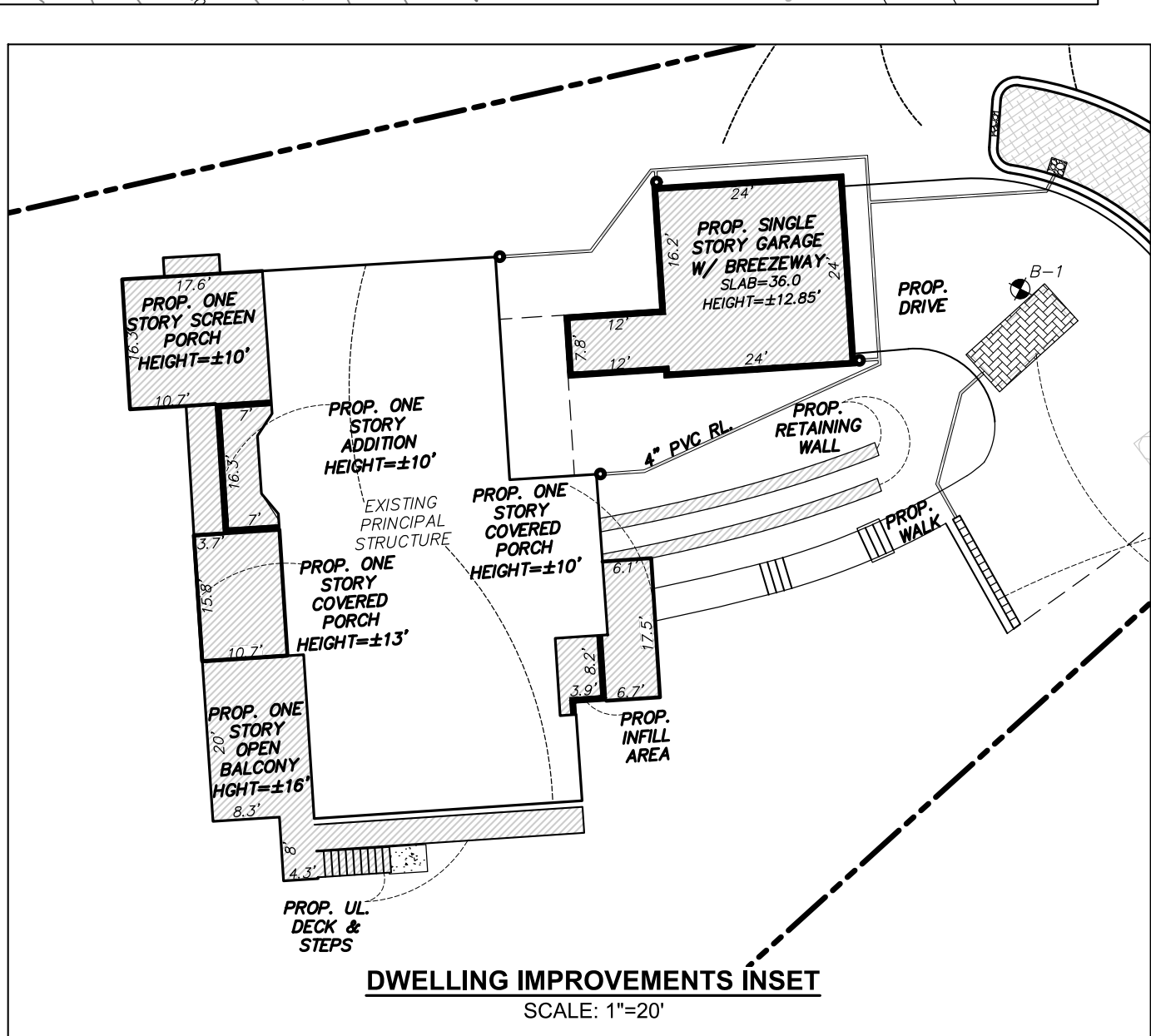
The design represents a 538 square foot decrease in lot coverage for the site, there will also be stormwater management practices, where previously none existed. The site outfall is considered adequate to receive runoff from a residential lot improved with a single-family dwelling. Peak Management is not required for the development, as the site has direct discharge to tidal waters.

**LEGEND**

- EXISTING CONTOUR
- LIMIT OF DISTURBANCE
- LIMIT OF DISTURBANCE / REINFORCED SILT FENCE
- LIMIT OF DISTURBANCE / SUPER SILT FENCE
- LIMIT OF DISTURBANCE / 12" FILTER LOG
- 100' TIDAL WATER BUFFER
- 25' STEEP SLOPE SETBACK
- PROPOSED CONTOUR
- PROPOSED SPOT GRADE
- PROPOSED FLOW ARROW
- EXISTING STEEP SLOPES
- EXISTING LOT COVERAGE TO BE REMOVED
- PROPOSED RENOVATIONS

**SITE TABULATIONS**

- TOTAL SITE AREA: 35,022 S.F. (0.80 Ac.)
- TOTAL CRITICAL AREA LOT COVERAGE: 10,689 S.F. (0.25 Ac.)
- EXISTING LOT COVERAGE: 10,165 S.F. (0.23 Ac.)
- ALLOWABLE LOT COVERAGE [Per 17-8-403]: 10,151 S.F. (0.23 Ac.)
- PROPOSED LOT COVERAGE: 4,151 S.F. (0.10 Ac.)
- PROPOSED STRUCTURES: 3,676 S.F. (0.08 Ac.)
- PROPOSED DRIVES / WALKS / STEPS: 2,324 S.F. (0.05 Ac.)
- PROPOSED PATIO / POOL: 13,845 S.F. (0.32 Ac.)
- TOTAL AREA OF DISTURBANCE: 18,786 S.F. (0.43 Ac.)
- TOTAL 15% STEEP SLOPES / 25' BUFFER ON SITE: 836 S.F. (0.02 Ac.)
- TOTAL SLEEP SLOPES DISTURBED: 3 S.F. (0.00 Ac.)
- PERMANENT DISTURBANCE: 833 S.F. (0.02 Ac.)
- TEMPORARY DISTURBANCE: 24,577 S.F. (0.56 Ac.)
- TOTAL SITE AREA WITHIN 100' TO TIDAL WATERS: 14,025 S.F. (0.32 Ac.)
- PROPOSED CANOPY DISTURBANCE: 3,195 S.F. (0.07 Ac.)
- CHESAPEAKE BAY CRITICAL AREA DESIGNATION: LDA
- SEVERN RIVER (BUFFER MODIFIED)
- SETBACKS: R2 Residential
- PRINCIPAL STRUCTURE
- FRONT=30', REAR=25', SIDE=7'
- MAX HEIGHT=35'
- PROPOSED HEIGHT= ± 22.5'
- SETBACKS: R2 Residential
- ACCESSORY STRUCTURE
- FRONT=40', REAR=10', SIDE=10'



DESIGNED: REB	DRAWN: GDM
ORIG. DATE: 9/2024	
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DEVELOPED CONDITIONS PLAN  
 VARIANCE PLAN  
**LINSTEAD ON THE SEVERN ~ LOT 56**  
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SCALE: 1" = 20'    DATE: 11/8/2024    PROJ. NO: LC15124    SHEET 2 OF 2

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