

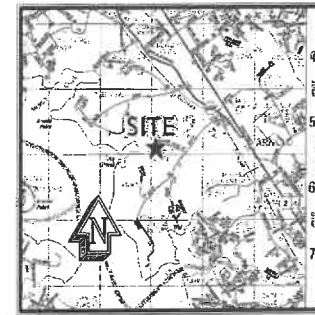


TAX MAP
SCALE: 1" = 1,000'

VARIANCE ADMINISTRATIVE PLANS FOR HARBOUR GLEN, LOT 5

TAX MAP 39, GRID 16, PARCEL 271, LOT 5
1240 HARBOUR GLEN COURT
ARNOLD, MARYLAND 21012

THIRD DISTRICT ANNE ARUNDEL COUNTY ZONED RLD/RCA



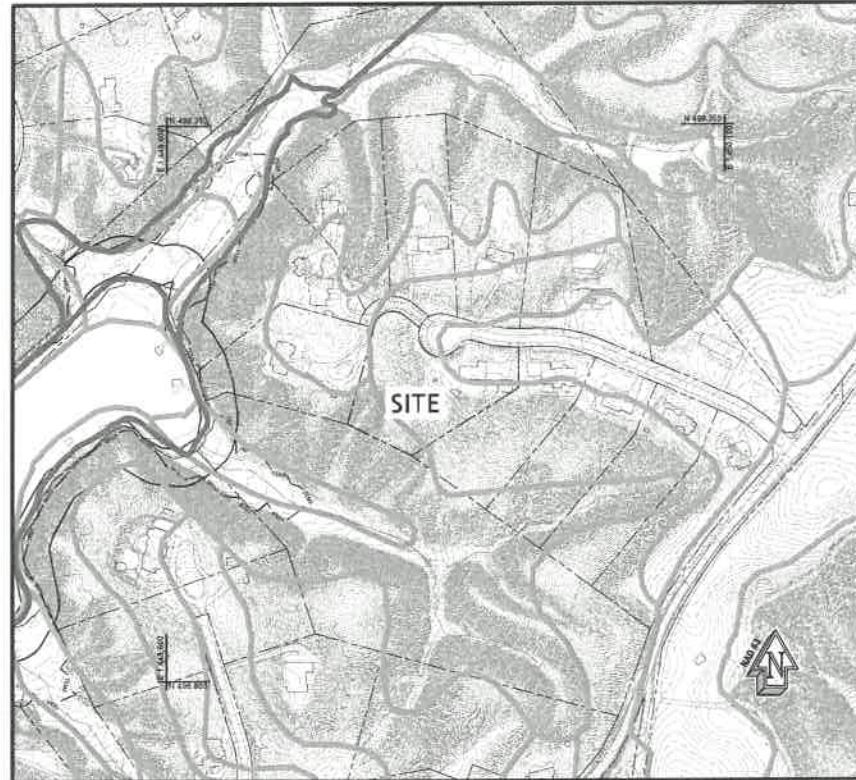
VICINITY MAP
SCALE: 1" = 2000'
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GENERAL NOTES

- OWNER/APPLICANT INFORMATION:
LISA PETRIE
1240 HARBOUR GLEN COURT
ARNOLD, MARYLAND 21012
- THE PROPERTY IS SHOWN AS TAX MAP 39, GRID 16, PARCEL 271, LOT 5 LOCATED AT 1240 HARBOUR GLEN COURT, ARNOLD, MD 21012.
- THE EXISTING ZONING OF THE SITE IS RLD - RESIDENTIAL DISTRICT.
- THE TAX ACCOUNT IDENTIFIER IS 03-411-90052963.
- THE TOTAL SITE AREA IS 2.41 ACRES AND THE SITE IS CURRENTLY A SINGLE FAMILY RESIDENCE AND WOODS.
- THE PROPERTY OUTLINES SHOWN HEREON ARE BASED ON A SURVEY PREPARED BY BAY ENGINEERING, INC. IN AUGUST, 2022. ALL HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE COORDINATES (MAD 83) DATUM.
- EXISTING TOPOGRAPHY WAS TAKEN FROM A FIELD SURVEY PERFORMED BY BAY ENGINEERING, INC. IN AUGUST, 2022 AND SUPPLEMENTED WITH ANNE ARUNDEL COUNTY TOPOGRAPHY. ALL VERTICAL DATUM IS REFERENCED TO NAVD 83.
- THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP # 24003C0167 DATED FEBRUARY 18, 2015.
- THE SITE UTILITIES ARE WATER (PRIVATE), SANITARY SEWER (PRIVATE), AND STORM DRAIN (PUBLIC SYSTEM WITHIN HARBOUR GLEN COURT).
- SITE SUMMARY
TOTAL EXISTING SITE AREA = 2.41 ACRES ± (GROSS)
WATER & SEWER
WATER SERVICE AREA MAP: W-7 (PLANNED SERVICE AREA)
WATER SERVICE AREA: BROADNECK
SEWER SERVICE AREA MAP: S-7 (FUTURE SERVICE AREA)
SEWER SERVICE AREA: BROADNECK

OUTFALL STATEMENT

TWO SITE OUTFALLS HAVE BEEN IDENTIFIED FOR 1240 HARBOUR GLEN COURT. SITE OUTFALL #1 IS THE PRIMARY OUTFALL FOR THE SITE AND IS IDENTIFIED AT THE PROPERTY LINE. RUNOFF MOVES SOUTH FROM THE REAR OF THE DWELLING AND SHEET FLOWS OVER LAND TO A STREAM CHANNEL, WHERE IT ULTIMATELY DISCHARGES INTO A TRIBUTARY OF THE SEVERN RIVER.
SITE OUTFALL #2 IS IDENTIFIED AT THE EXISTING INLET LOCATED WITHIN THE HARBOUR GLEN COURT RIGHT-OF-WAY. RUNOFF FROM THE FRONT OF THE DWELLING AND DRIVEWAY DRAINS TO THIS SITE OUTFALL. RUNOFF TO THIS SITE OUTFALL IS CONVEYED NORTH VIA EXISTING STORM DRAIN INTO AN EXISTING STREAM CHANNEL, WHERE IT ULTIMATELY DISCHARGES INTO A TRIBUTARY OF THE SEVERN RIVER. RUNOFF FROM BOTH SITE OUTFALLS CONVERGES WITHIN THE TRIBUTARY TO THE SEVERN RIVER. FIELD INVESTIGATIONS WERE PERFORMED IN AUGUST 2022. NO SIGNS OF EROSION, FLOODING, OR CAPACITY ISSUES ARE PRESENT. GIVEN EXISTING CONDITIONS AND THE PROPOSED STORMWATER MANAGEMENT PROGRAM, IT IS CONCLUDED THAT THE PROPOSED DEVELOPMENT WILL NOT HAVE AN ADVERSE IMPACT ON THE RECEIVING WATERWAYS.



LOCATION AND ZONING MAP
SCALE: 1" = 200'

SITE LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING FOREST
- EXISTING SOILS BOUNDARY
- EXISTING SOILS DESIGNATION
- EXISTING STORM DRAIN
- EXISTING WATER
- EXISTING SEWER
- EXISTING GAS
- EXISTING ELECTRIC
- EXISTING FIBER OPTIC
- EXISTING TELEPHONE
- EXISTING FENCE
- EXISTING UTILITY POLE W/ OVERHEAD WIRE
- EXISTING LIGHT POLE
- EXISTING ZONING BOUNDARY
- EXISTING ZONING DESIGNATION
- EXISTING SPECIMEN TREE W/ CRITICAL ROOT ZONE AND TREE ID
- STEEP SLOPES MORE THAN 15% BUT LESS THAN 25%
- STEEP SLOPES 25% OR MORE
- PROPOSED CONCRETE
- PROPOSED BUILDING
- PROPOSED LIMIT OF DISTURBANCE

PROPERTY OWNERS WITHIN 300' OF SUBJECT PROPERTY

ACCTID	ADDRESS	CITY	ZIPCODE	OWNNAME1	OWNADD1	OWNCITY	OWNSTATE	OWNERZIP	LOT	MAP	GRID	PARCEL
0341190052963	1240 HARBOUR GLEN CT	ARNOLD	21012	PETRIE LISA	1240 HARBOUR GLEN CT	ARNOLD	MD	21012	5	39	16	271
0305890066007	JOYCE LN	ARNOLD	21012	HARBOUR GLEN INC	1234 HARBOUR GLEN CT	ARNOLD	MD	21012		39	16	271
0305890043237	1238 HARBOUR GLEN CT	ARNOLD	21012	HUNT GEOFFREY & ELLEN	1238 HARBOUR GLEN CT	ARNOLD	MD	21012		39	16	249
0341190052964	1236 HARBOUR GLEN CT	ARNOLD	21012	MARIANO REISALINDA	8249 SAINT FRANCIS DR	SEVERN	MD	21154	6R	39	16	771
0341190052965	1234 HARBOUR GLEN CT	ARNOLD	21012	MICHENSEN STEPHEN & TONI	1234 HARBOUR GLEN CT	ARNOLD	MD	21012	7R	39	16	271
0341190052981	PRIVATE ROADS	ARNOLD	21012	HARBOUR GLEN INC	1234 HARBOUR GLEN CT	ARNOLD	MD	21012		39	16	271
0341190052986	1235 HARBOUR GLEN CT	ARNOLD	21012	MARKS STEPHEN & MARY PLANT RICHARD MICHAEL JR & JENNIFER	1235 HARBOUR GLEN CT	ARNOLD	MD	21012	8	39	16	271
0341190052967	1241 HARBOUR GLEN CT	ARNOLD	21012	REBECCA	1241 HARBOUR GLEN CT	ARNOLD	MD	21012	9	39	16	271
0341190052968	1245 HARBOUR GLEN CT	ARNOLD	21012	IRELAND MICHAEL & JENNIFER	1245 HARBOUR GLEN CT	ARNOLD	MD	21012	10	39	16	271
0341190052962	1242 HARBOUR GLEN CT	ARNOLD	21012	JIAU JOSEPH & JANE	5 PARK PL APT 309	ANNAPOLIS	MD	21401	4	39	16	271
0341190052961	1244 HARBOUR GLEN CT	ARNOLD	21012	JIAU JOSEPH & JANE	1244 HARBOUR GLEN CT	ARNOLD	MD	21012	3	39	16	271
0341190052979	OPEN SPACE	ARNOLD	21012	HARBOUR GLEN HOMEOWNERS ASSN INC	1234 HARBOUR GLEN CT	ARNOLD	MD	21012		39	16	271
ADDITIONAL*****	OFFICE OF PLANNING AND ZONING			RESEARCH & GIS DIVISION	2664 RIVA ROAD, 4TH FL/MS 6401	ANNAPOLIS	MD	21401				
	OFFICE OF PLANNING AND ZONING			DEVELOPMENT DIVISION	2664 RIVA ROAD 3RD FL/MS 6305	ANNAPOLIS	MD	21401				
	OFFICE OF PLANNING AND ZONING			ASSISTANT DIRECTOR OF DEVELOPMENT	2664 RIVA ROAD 3RD FL/MS 6305	ANNAPOLIS	MD	21401				
	COUNTY COUNCILMEMBER			AMANDA FIEDLER	44 CALVERT STREET	ANNAPOLIS	MD	21401				
	OFFICE OF COUNTY EXECUTIVE			ARUNDEL CENTER / STEWART PITTMAN	44 CALVERT STREET	ANNAPOLIS	MD	21401				

VARIANCE REQUEST

THE APPLICANT IS REQUESTING THE FOLLOWING VARIANCES:
- TO ARTICLE 16-15-104 (b) TO ALLOW DISTURBANCE WITHIN THE CRITICAL AREA EXPANDED BUFFER ADJACENT TO A TRIBUTARY STREAM IN A NON-BUFFER MODIFIED AREA.

MODIFICATIONS

MODIFICATION - A MODIFICATION TO ARTICLE 17-4-403 STEEP SLOPES OF 25% OR GREATER AND STEEP SLOPE BUFFERS WAS GRANTED BY THE OFFICE OF PLANNING AND ZONING. THE MODIFICATION TO STEEP SLOPE AND BUFFER DISTURBANCE HAS BEING EVALUATED FOR COMPLIANCE WITH THE FACT CRITERIA LISTED IN ARTICLE 17-2-108 AS BEING THE BASIS FOR MODIFICATION GRANT. AND APPROVAL. THE REQUEST SATISFIES THOSE CRITERIA AND ARE IN KEEPING WITH THE INTENT AND PURPOSE OF ARTICLE 17 AND ODP.

CONDITIONS:

UTILITY INFORMATION

GAS - BGE, PO BOX 1475, BALTIMORE, MD 21203, (410) 265-4100
TELEPHONE - VERIZON, 1E PRATT STREET, BALTIMORE, MD 21202, (410) 954-8269
ELECTRIC - BGE, PO BOX 1475, BALTIMORE, MD 21202, (410) 265-4100
STATE HIGHWAY - MARYLAND STATE HIGHWAY COMMISSION, 707 NORTH CALVERT STREET, BALTIMORE, MD 21202, (410) 545-5582
SEWER / WATER - ANNE ARUNDEL COUNTY DPW WATER AND WASTEWATER DIVISION, 2692 RIVA ROAD ANNAPOLIS, MD 21401, (410) 322-7582

BENCHMARK NOTE

THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON RTK (REAL TIME KINEMATIC) OBSERVATIONS UTILIZING KEYNETOPS NETWORK AND ANNE ARUNDEL COUNTY SURVEY CONTROL STATIONS RVA-A2 AND 2241. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE (MAD 83/2011) AND THE VERTICAL DATUM IS REFERENCED TO NAVD 83.

DRAWING INDEX

SHEET NO	SHEET TITLE
1 OF 3	COVER SHEET
2 OF 3	EXISTING SITE CONDITIONS & RESOURCE MAPPING PLAN
3 OF 3	ADMINISTRATIVE SITE PLAN

WATERSHED: SEVERN RIVER

Rev. #	By	Date	Description
1	TS	11/22/22	REVIEWED SITE PLAN TO REDUCE PROP. PAIN



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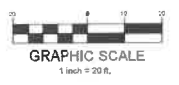
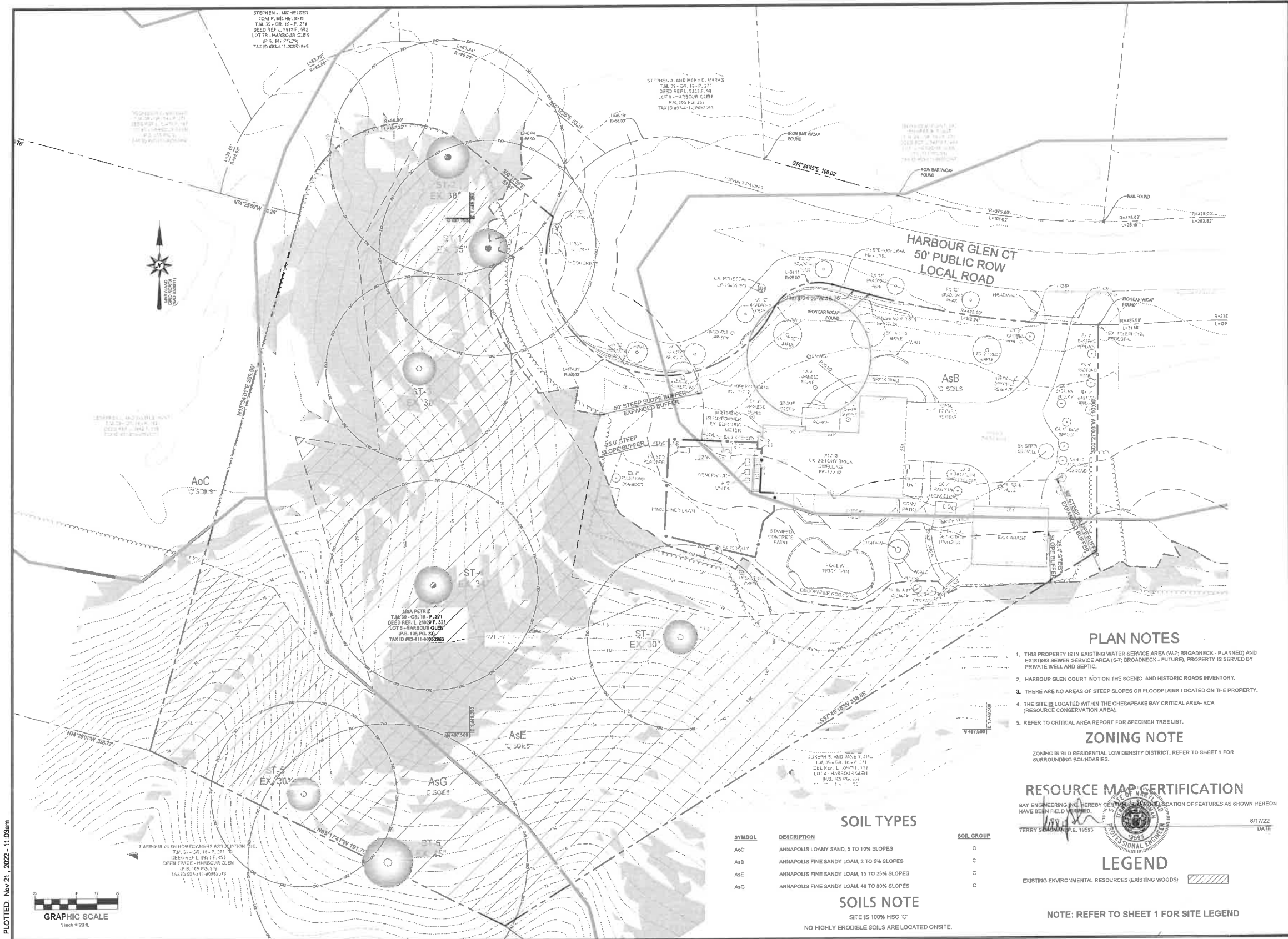
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1966 New York Building Inc
Annapolis, Maryland 21401
410.697.2539
www.bayengineering.com

Date: AUGUST 2022
Job Number: 22-8663
Scale: AS SHOWN
Drawn By: AND
Approved By: TS
Folder Reference: WALT & LISA PETRIE
1240 HARBOUR GLEN CT.

COVER SHEET
VARIANCE ADMINISTRATIVE PLAN
FOR
HARBOUR GLEN, LOT 5
TAX MAP 39, GRID 16, PARCEL 271 - LOT 5
ARNOLD, MARYLAND 21012
THIRD DISTRICT ANNE ARUNDEL COUNTY ZONED RLD/RCA
F:\02-8663 Walt & Lisa Petrie 1240 Harbour Glen Ct A.mobil\Drawing Files\02-8663 ADMINISTRATIVE SITE PLAN.dwg
Sheet No. 1 OF 3

PLOTTED: Nov 21, 2022 - 11:03am



HARBOUR GLEN HOMEOWNERS ASSOCIATION, INC.
 TM 39 - GR 16 - P 271
 DEED REF. L. 2022 F. 453
 OPEN SPACE - HARBOUR GLEN
 (P.B. 105 PG. 27)
 TAX ID 02-411-0999-77

LISA PETRIE
 T.M. 39 - GR. 16 - P. 271
 DEED REF. L. 2022 F. 321
 LOT 5 - HARBOUR GLEN
 (P.B. 105 PG. 27)
 TAX ID 02-411-0092963

STEPHEN A. AND MARY C. WATAS
 TM 39 - GR. 16 - P. 271
 DEED REF. L. 2022 F. 49
 LOT 4 - HARBOUR GLEN
 (P.B. 105 PG. 27)
 TAX ID 02-411-1022-050

HARBOUR GLEN CT
 50' PUBLIC ROW
 LOCAL ROAD

- ### PLAN NOTES
1. THIS PROPERTY IS IN EXISTING WATER SERVICE AREA (W-7; BROADNECK - PLANNED) AND EXISTING SEWER SERVICE AREA (S-7; BROADNECK - FUTURE). PROPERTY IS SERVED BY PRIVATE WELL AND SEPTIC.
 2. HARBOUR GLEN COURT NOT ON THE SCENIC AND HISTORIC ROADS INVENTORY.
 3. THERE ARE NO AREAS OF STEEP SLOPES OR FLOODPLAINS LOCATED ON THE PROPERTY.
 4. THE SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA- RCA (RESOURCE CONSERVATION AREA).
 5. REFER TO CRITICAL AREA REPORT FOR SPECIMEN TREE LIST.

ZONING NOTE

ZONING IS R1D RESIDENTIAL LOW DENSITY DISTRICT. REFER TO SHEET 1 FOR SURROUNDING BOUNDARIES.

RESOURCE MAP CERTIFICATION

BAY ENGINEERING INC. HEREBY CERTIFIES THE LOCATION OF FEATURES AS SHOWN HEREON HAVE BEEN FIELD VERIFIED.

TERRY S. GARDNER, P.E. 12553 8/17/22 DATE

LEGEND

EXISTING ENVIRONMENTAL RESOURCES (EXISTING WOODS)

SOIL TYPES

SYMBOL	DESCRIPTION	SOIL GROUP
AoC	ANNAPOLIS LOAMY SAND, 5 TO 10% SLOPES	C
AsB	ANNAPOLIS FINE SANDY LOAM, 2 TO 5% SLOPES	C
AsE	ANNAPOLIS FINE SANDY LOAM, 15 TO 25% SLOPES	C
AsG	ANNAPOLIS FINE SANDY LOAM, 40 TO 80% SLOPES	C

SOILS NOTE

SITE IS 100% H50 C
 NO HIGHLY ERODIBLE SOILS ARE LOCATED ONSITE.

NOTE: REFER TO SHEET 1 FOR SITE LEGEND

Revisions

Rev #	Date	Description
1	11/22	REVISED SITE PLAN TO REFLECT PROPOSED

Bay Engineering Inc.
 2068 Blue Bell Road, Building 800
 Avondale, Maryland 21411
 410.897.2300
 www.bayengineering.com

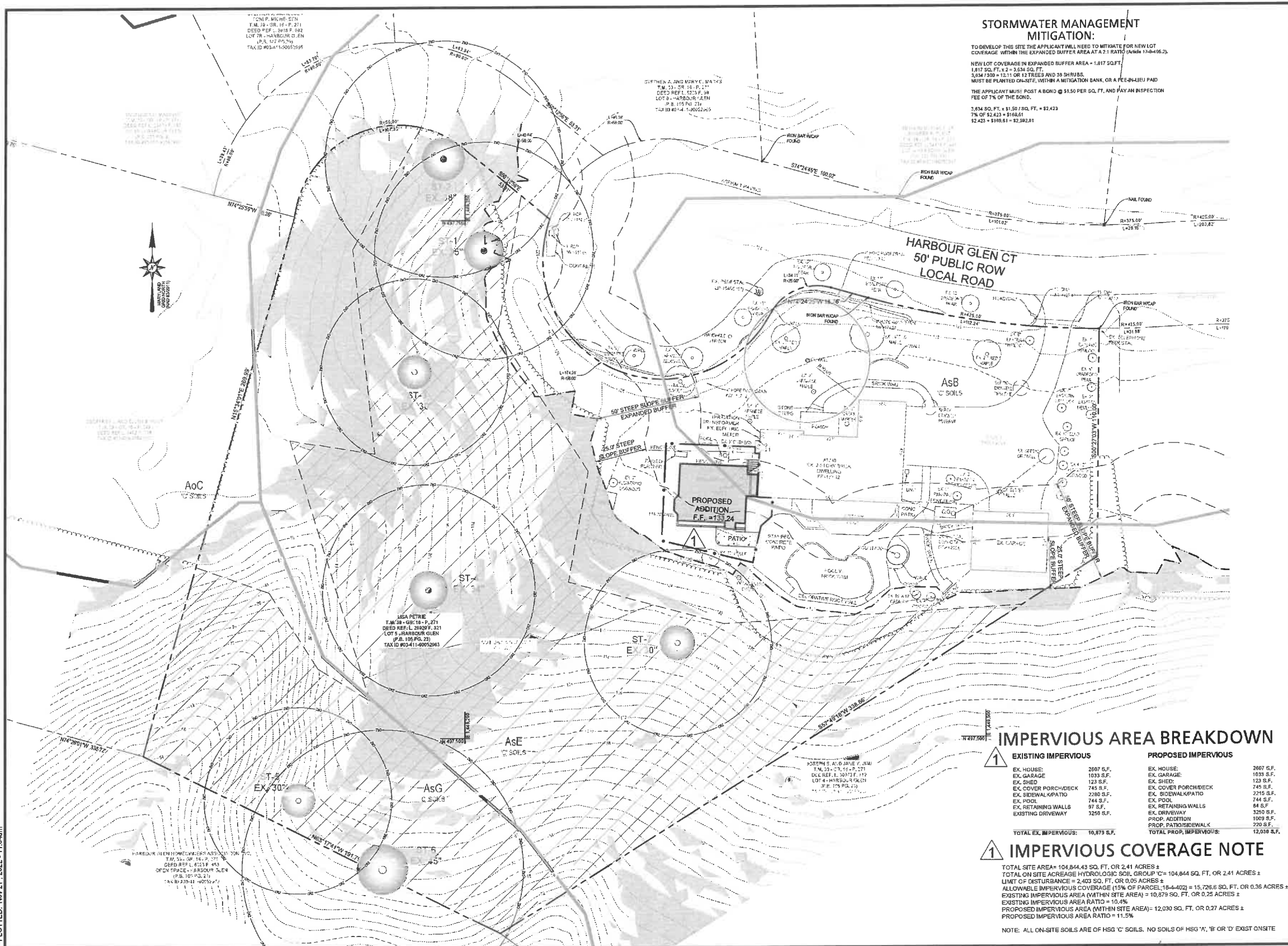
EXISTING SITE CONDITIONS & RESOURCE MAPPING PLAN
 VARIANCE ADMINISTRATIVE PLAN
 FOR
HARBOUR GLEN, LOT 5

FILED REFERENCE:
 WALT & LISA PETRIE
 1240 HARBOUR GLEN CT.
 HARBOUR DISTRICT
 T.M. 39 - GR 16 - PARCEL 271 - LOT 5
 ANNE ARUNDEL COUNTY
 RLD ZONER/CA

DATE: AUGUST 2022
 JOB NUMBER: 22-8156
 SCALE: 1" = 20'
 DRAWN BY: AMD
 APPROVED BY: TS

Sheet No. **2 OF 3**

PLOTTED: Nov 21, 2022 - 11:04am



Revisions

Rev. #	By	Date	Description
1	TS	11/21/22	REWORK SITE PLAN TO REMOVE DRIVE PATIO

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Date: AUGUST 2022
 Job Number: 22-0669
 Scale: 1"=20'
 Drawn By: AND
 Approved By: TS

Folder Reference:
 WALT & LISA PETRIE
 1240 HARBOUR GLEN CT.

HARBOUR GLEN, LOT 5

ADMINISTRATIVE SITE PLAN
 VARIANCE ADMINISTRATIVE PLAN
 FOR
HARBOUR GLEN, LOT 5

1500 FM 03-411-00052983 LIST
 ARKOLD, MARYLAND 21012
 T.M. 39 - GRID 19 - PARCEL 271 - LOT 5
 THIRD DISTRICT ANNE ARUNDEL COUNTY MD ZONERGA

Sheet No. **3 OF 3**