



BARKS ROAD
Landscape Architecture Ltd.

CRITICAL AREA REPORT (REV 07/09/24)

1313 St. Josephs Court
Crownsville, MD 21032
Tax Map 38, Parcel 0337
Tax Account #2-044-9002-3567
Critical Area LDA - RLD
Lot 5

INTRODUCTION

This site is in the LDA area of Anne Arundel County Critical Area program. The site is known as 1313 St. Josephs Court. The property is zoned RLD. The lot consists of 2.04 acres. The lot is residential and improved with a single family home and detached garage. The property is served by well and septic.

PURPOSE

The proposed scope of work would be limited to areas between the house and the street to “replace in kind” deteriorating and failing timber retaining walls with dry-set precast concrete wall units. New walls not to exceed the height of existing walls. Area within L.O.D. is 2,980 square feet.

Walkways to connect the existing house to the detached garage will be replaced and modified. Design changes proposed and shown for the walkway connecting the house to the garage have been made for safety and aesthetic reasons. New walkways will be reconstructed to direct water flow away from the house foundation.

River cobble to be removed and replaced with native groundcovers and shrubs. A significant reduction of impervious coverage (1,500 square feet + -) will result from the removal of river cobble areas within L.O.D.

No disturbance to steep slopes is proposed.

PROPERTY CHARACTERISTICS

The property has approximately 62,000 square feet of woodland (70% of the property). All woodlands will remain with no forest clearing or tree removal. The existing Lot coverage on this site is 12,701 square feet. The new Lot coverage will be reduced to 10,912 square feet. Lot coverage allowed is 13,329 square feet.



There are existing stairway timbers that are rotting/splitting and pavers have settled, creating tripping hazards and serious liability issues for ingress and egress to and from the home's front entrance. The existing grade currently slopes from the street toward the front of the house. Surface water runoff from street to front house foundation is compounded by poorly constructed paver walkway and wall systems that pitch and direct surface drainage towards the house, foundation and framing.

STORMWATER MANAGEMENT

It is our intention to correct these deficiencies while implementing additional drainage improvement measures during the new construction work. We are proposing a reduction of impervious area within our work area by removing existing river rock in plant bed areas and replacing it with mulch. In addition, we are proposing native plant material in all areas within our LOD work area. All work is proposed to be completed by hand with no use of heavy machinery.

IMPERVIOUS COVERAGES (square feet)

Ex. House	= 1,826	Ex. House	= 1,826
Ex. Detached Garage	= 700	Ex. Detached Garage	= 700
Ex. Driveway/Walks/Walls/Cobble	= 10,175	Prop. Drives/Walks/Walls/Cobble	= 8,386
Total <u>Existing</u> Impervious	= 12,701	Total <u>Proposed</u> Impervious	= 10,912
		REDUCTION (sqft)	= 1,789

HABITAT PROTECTION

The lot is heavily wooded. There will be no woodland disturbance in order to protect the wildlife.