

Chesapeake Bay Environmental
2818 Solomons Island Rd
Edgewater, MD 21037

Letter of Explanation

March 21, 2025
ANNE ARUNDEL COUNTY VARIANCE "PREFILE"
John & Tink Sheller, Trustee
309 Highview Rd
Tracy's Landing, MD 20779

Site Location: 469 Deale Rd

Tax Account: 7000-0470-7400

Map: 77 Parcel: 212 Grid: 12 Subdivision: Rockhold Creek

Profile Required for a Variance to Anne Arundel County Code Section 18-7-107 to allow improvements to an existing private use residential pier with 15' setbacks in the MA2 Zone.

Letter of Explanation for Variance

Justification for the Variance Request: The property located at 469 Deale Road is zoned MA2. However, the property has been used as a residence and is improved with a residential use pier. Based on a Google Earth aerial analysis, the property, including the pier, has remained unchanged since at least 1994. The parcel was created prior to 1952 and predates zoning codes.

This property is unique because 469 Deale Road and the adjacent property at 471 Deale Road are both are zoned MA2 but are used for residential purposes. The property is surrounded by at least sixteen commercially zoned MA2 properties, many of which exhibit intense maritime use. There is no maritime commercial use on the subject property. The property dimensions are approximately 460 feet long by 60 feet wide. There is no trees to be removed and no additional impervious area to be added.

The applicant seeks to preserve the existing residential use and improve their access to the waters of Rockhold Creek. The existing pier structure is in poor conditions and requires replacement. The existing pier ends in shallow water with a portion of the boat slip in 3' of water. Extending the pier to approximately 5' is preferred over dredging, as dredging would negatively impact shallow-water habitat.

The current pier is 4 feet wide and extends 107.5 feet Channelward of the Mean High Water (MHW) line. The proposed floating pier will adhere to standard residential specifications, with a width of 6 feet and an extension of 141 feet Channelward of the MHW line (a 33.5-foot extension). This extension is essential to avoid impacts on shallow-water habitat. The

proposed pier length is consistent or less impacting than adjacent piers along Rockhold Creek.

Construction disturbance landward of the shoreline will be minimal at 258 sq. ft. which will be mitigated with the planting of one tree and three shrubs for a total sq ft of 300 sq ft.

In addition to replacing the pier, the applicant proposes to add rip rap to an existing vertical stone bulkhead and add environmentally preferred sloped rip rap, which absorbs wave energy rather than reflecting it. The Maryland Department of the Environment (MDE) has approved the proposed pier, pier extension, and rip rap.

There will be no changes to the height of any structure(s) onsite except for the fixed pier, which will be replaced by a floating pier, reducing the height of the existing pier by approximately 3 feet. The proposed pier structure has not been constructed.

Please see the enclosed:

1. Profile Administrative site plan for the Proposed Variance
2. Zoomed in Site Plan Showing Proposed Structures
3. Site Plan showing all Existing Structures
4. Anne Arundel County comment letter requiring a Use Variance.
5. MDE approval,
6. Google Earth aerial imagery 2024 showing the existing structures & waterway
7. Google Earth aerial imagery 1993 showing the existing structures & waterway
8. Anne Arundel County GIS -Engineering Section aerial imagery
9. Anne Arundel County GIS – “Zoomed In” Zoning Map showing MA2 Zoning for the property
10. Anne Arundel County GIS – Showing MC, MB, & MA2 Zoning in close proximity to the property.
11. List of Property Owners within 300’ of the property (469 Deale Rd).
12. Deeds for 469 Deale Rd (Prior deed includes meets and bounds description.
13. Critical Area Map Designation – IDA
14. Site Photos
15. Critical Area Project Notification Form

Sincerely,

David T. Phipps.

Chesapeake Bay Environmental
443-852-1047
dtphipps@gmail.com

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
77	212	12		37000.01

FOR RESUBMITTAL ONLY

Corrections ☐
Redesign ☐
No Change ☐
Non-Critical Area ☐

*Complete Only Page 1
General Project Information

Tax ID: 7000 - 0470 - 7400

Project Name (site name, subdivision name, or other)

ROCKHOLD CREEK PIER

Project location/Address

469 DEALE RD

City

DEALE

MD

Zip

20751

Local case number

Applicant:

Last name

SHELLER

First name

JON & TINK

Company

CHESAPEAKE BAY ENVIRONMENTAL

Application Type (check all that apply):

Building Permit ☒
Buffer Management Plan ☒
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☐

Variance ☒
Rezoning ☐
Site Plan ☒
Special Exception ☐
Subdivision ☐
Other ☐

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:

MAZ ZONED COMMERCIAL PROPERTY W/ RESIDENTIAL USE PIER

Intra-Family Transfer ☐ Yes
Grandfathered Lot ☐

Growth Allocation ☐ Yes
Buffer Exemption Area ☒

Project Type (check all that apply)

Commercial ☒
Consistency Report ☐
Industrial ☐
Institutional ☐
Mixed Use ☐
Other ☐

Recreational ☒
Redevelopment ☐
Residential ☒
Shore Erosion Control ☒
Water-Dependent Facility ☒

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area	.62	27,399
LDA Area		
RCA Area		
Total Area		

Total Disturbed Area Acres Sq Ft

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	.0933	4065	Existing Lot Coverage	.1098	4783
Created Forest/Woodland/Trees	.006	300	New Lot Coverage	0	0
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0	0
TOTAL	.100	4365	Total Lot Coverage	.1098	4783

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance		258	Buffer Forest Clearing	0	0
Non-Buffer Disturbance		0	Mitigation		300

Variance Type

Buffer ☐
Forest Clearing ☐
HPA Impact ☐
Lot Coverage ☐
Expanded Buffer ☐
Nontidal Wetlands ☐
Setback ☐
Steep Slopes ☐
Other ☒

Structure

Acc. Structure Addition ☐
Barn ☐
Deck ☐
Dwelling ☐
Dwelling Addition ☐
Garage ☐
Gazebo ☐
Patio ☐
Pool ☐
Shed ☐
Other ☒

Residential USE
OF PIER IN MAZ
COMMERCIAL ZONE

Pier Replacement

Chesapeake Bay Environmental
2818 Solomons Island Rd
Edgewater, MD 21037

Critical Area Report Narrative

March 31, 2025
John & Tink Sheller, Trustee
309 Highview Rd
Tracy's Landing, MD 20779

Site Location: 469 Deale Rd

Tax Account: 7000-0470-7400

Map: 77 Parcel: 212 Grid: 12 Subdivision: Rockhold Creek

Required Critical Area Narrative for a Variance to Anne Arundel County Code Section 18-7-107 to allow improvements to an existing private use residential pier with 15' setbacks in the MA2 Zone.

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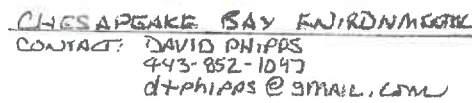
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Sincerely,

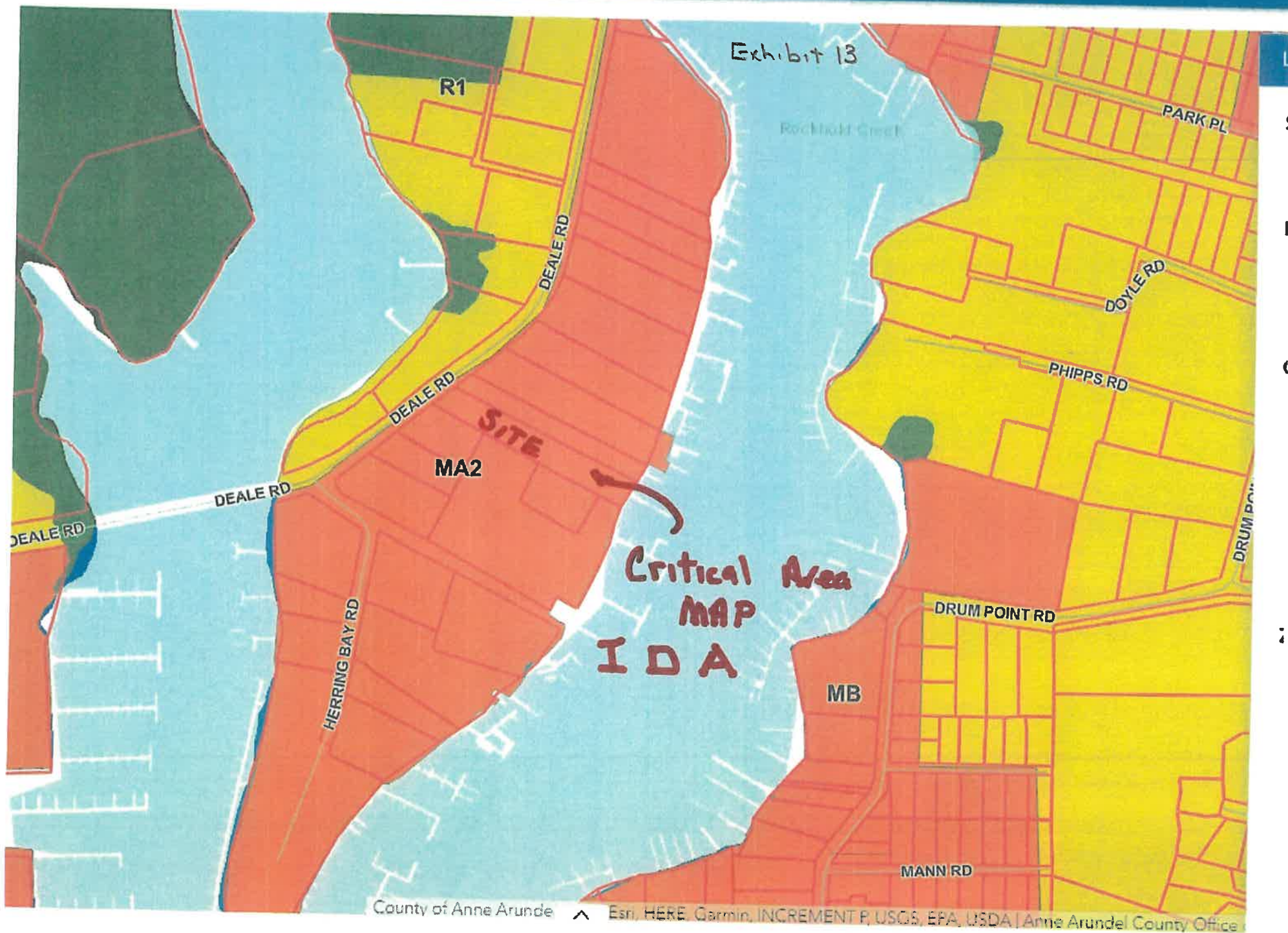
David T. Phipps.

Chesapeake Bay Environmental
443-852-1047
dtphipps@gmail.com



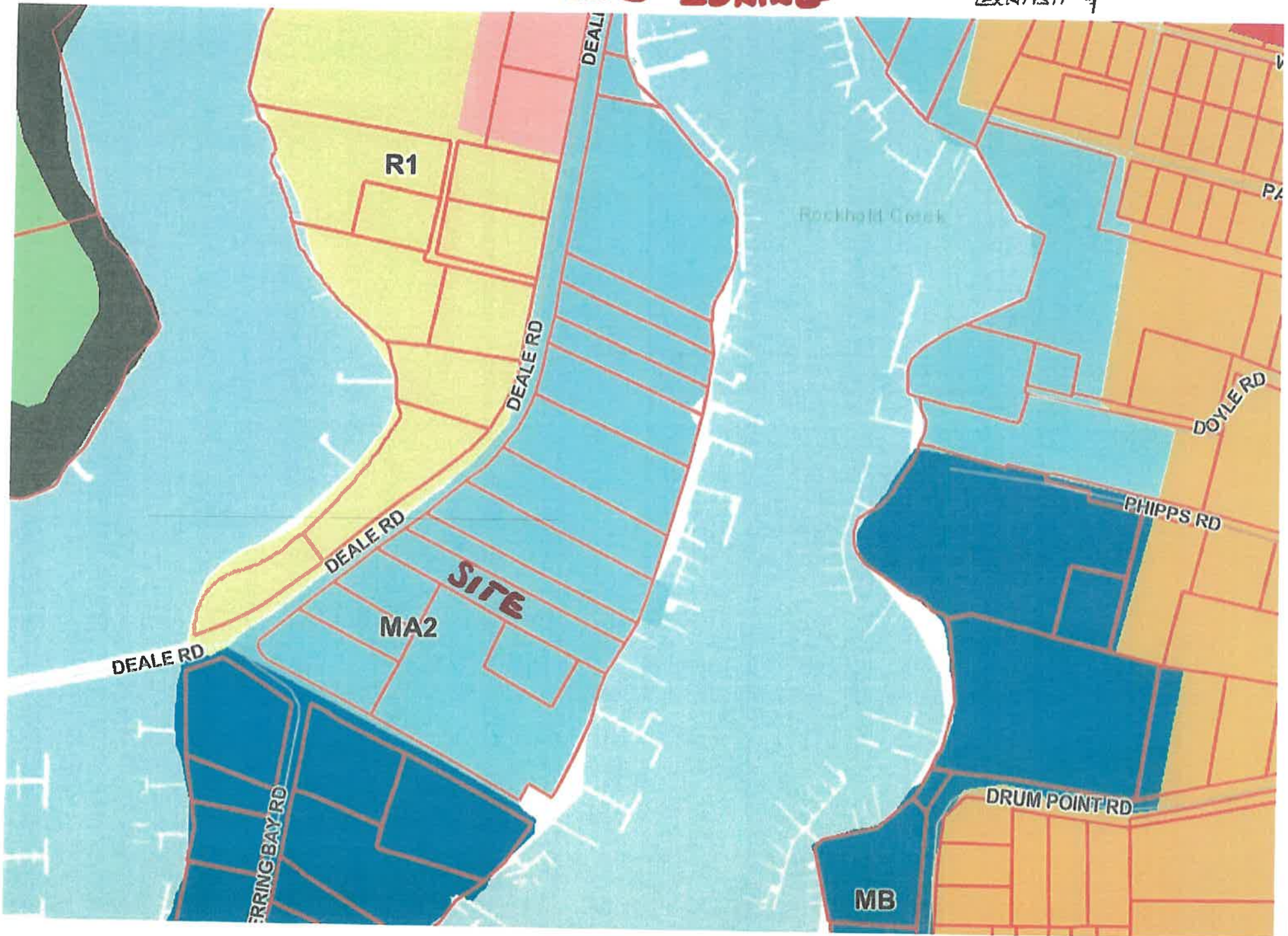
OWNER: JON & TINK SHELTER, TRUSTEES
SITE: 469 DEALE RD. DEALE MD 20751
MAILING: 309 HIGH VIEW DRIVE TRACK 3 LUNDEN, MD 20779

3-26-2025
10F3



SITE ZONING

EXHIBIT 9



AREA ZONING EXHIBIT 10

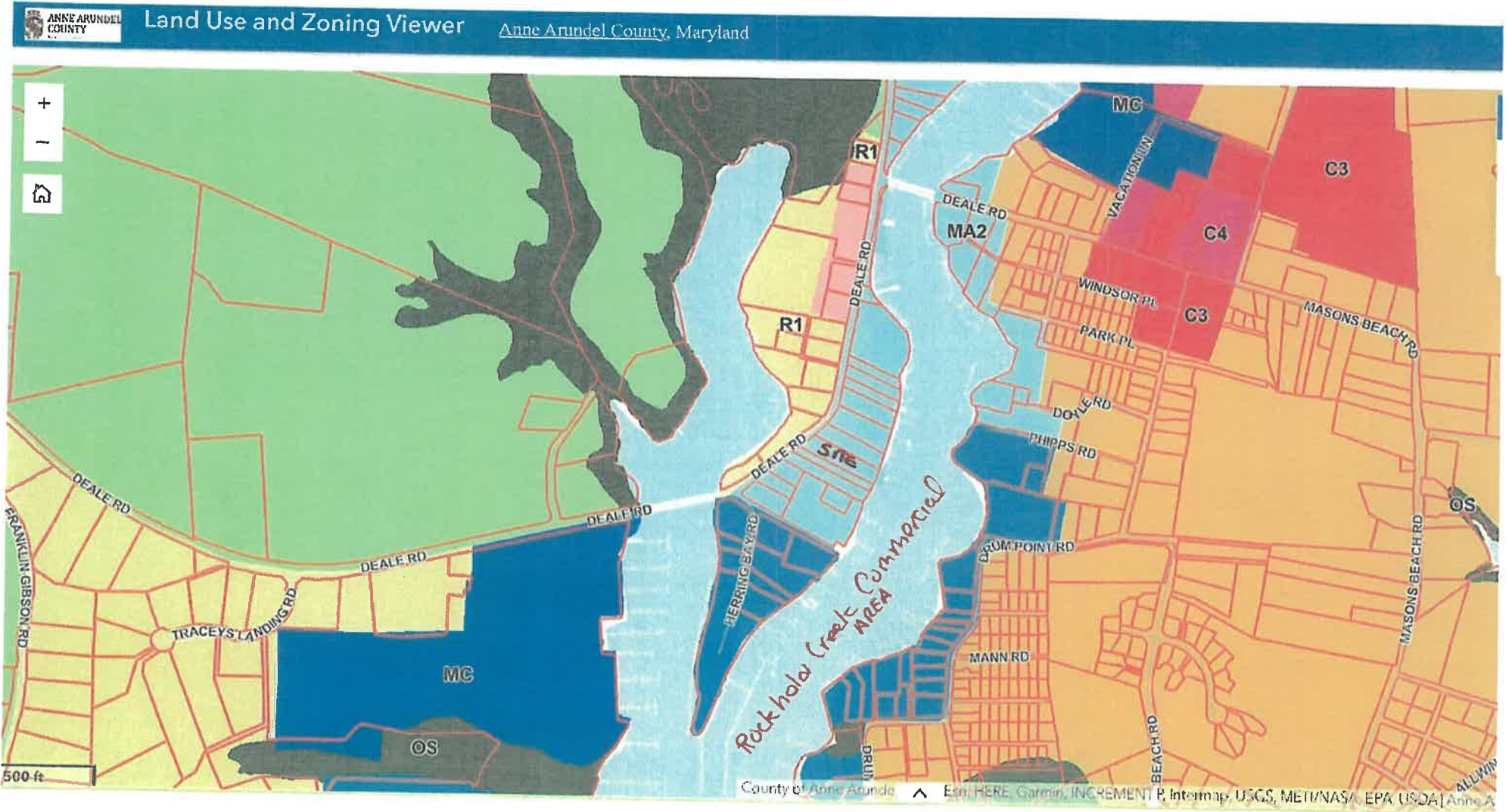
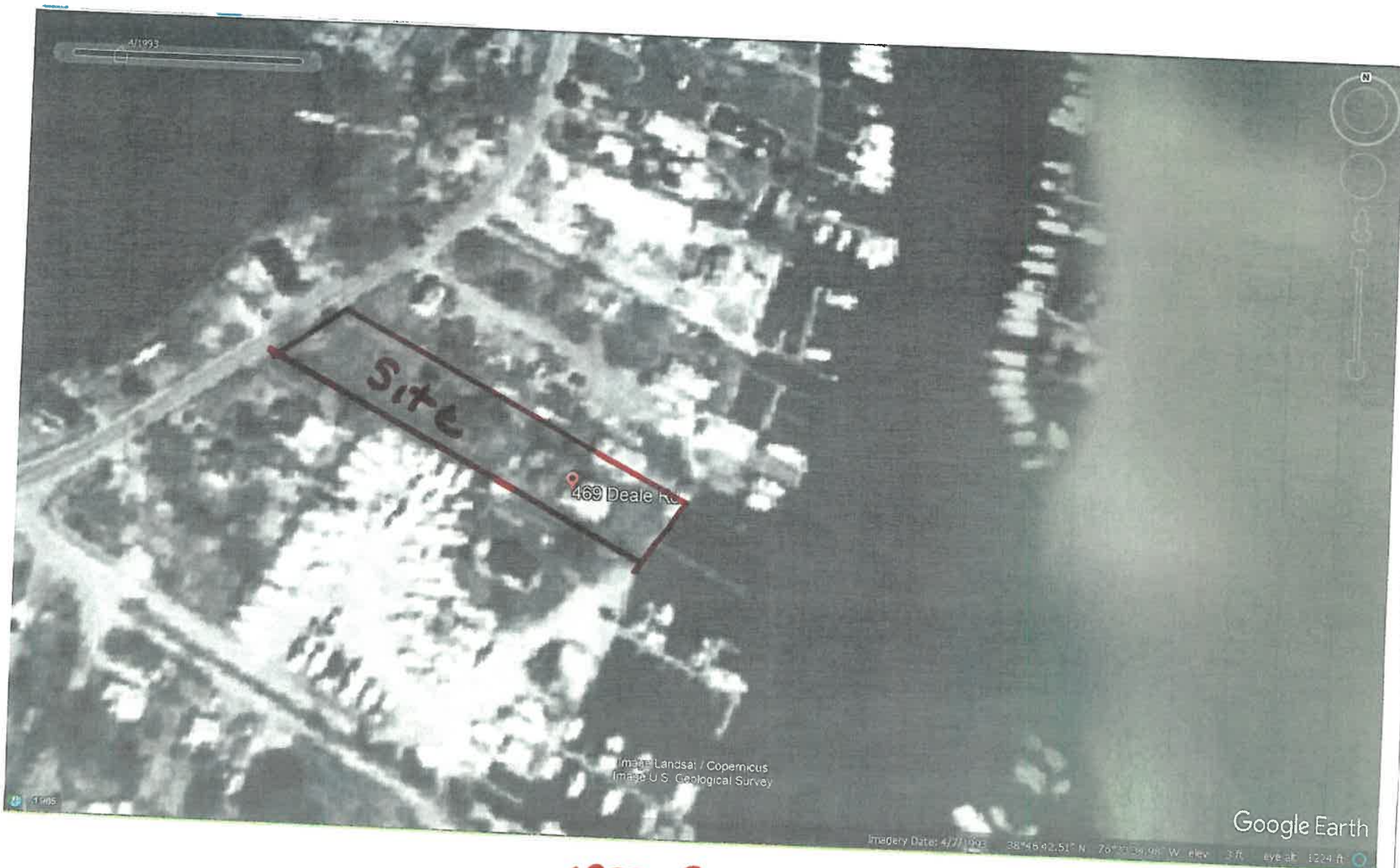


EXHIBIT 6



2024 Photo

EXHIBIT 7



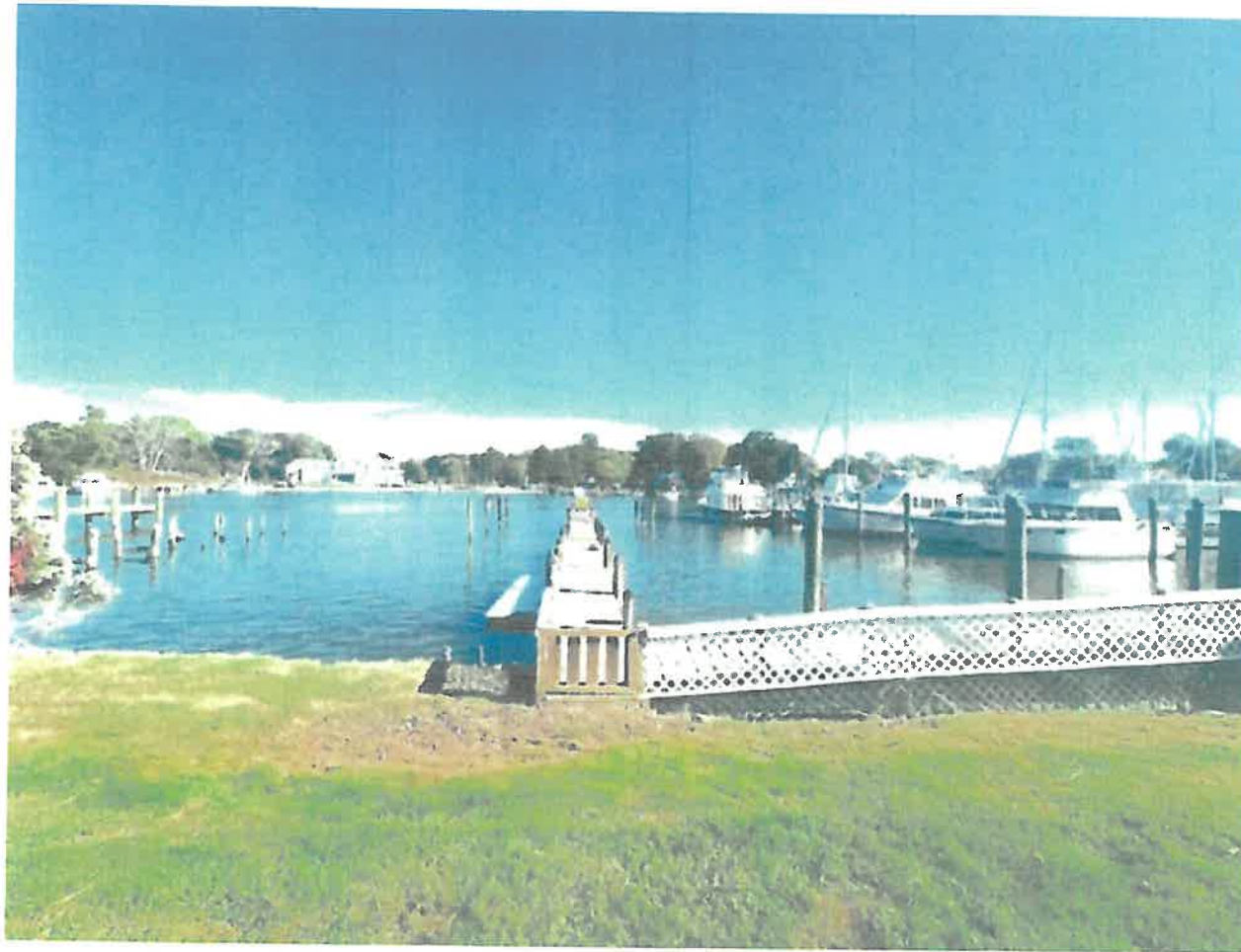
1993 Photo

EXHIBIT 8

Anne Arundel County Engineering Record Drawing and Monuments



Ex 14-1



Ex 14-2



Ex 14-3



Ex 14-4



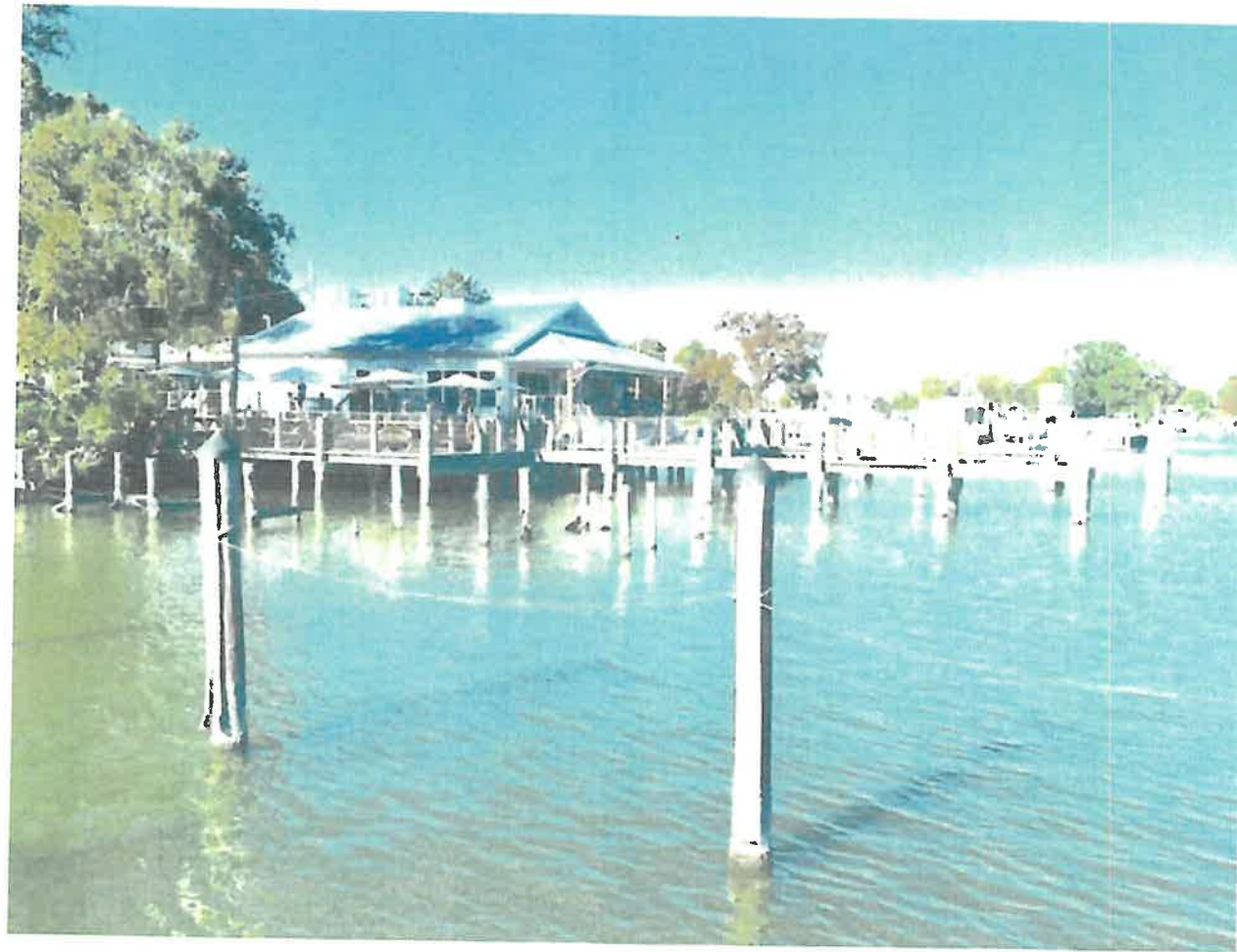
Ex 14-5



Ex 14-6



Ex 14-7



✓ THIS REVIEW HAS BEEN COMPLETED (not necessarily approved): CLICK THE BLACK ARROW FOLLOWED BY THE PLUS SIGN TO VERIFY THE STATUS AND COMMENTS OF EACH REVIEW.

✓ ✓ Intake Review

EXHIBIT 4

Due on **09/26/2024**, assigned to **TBD**

Marked as **Ready for Distribution** on **09/25/2024** by **Tessa White**

Due on **09/26/2024**, assigned to **TBD**

Marked as **Accepted** on **09/25/2024** by **Tessa White**

Distribution

Zoning Review

✓ ✓ Environmental Review

Due on **10/09/2024**, assigned to **Melanie Mathews**

☐ Marked as **Revision Needed** on **09/30/2024** by **Melanie Mathews**

Comment: Pursuant to Article 18-7-107 Permitted, Conditional, and Special Exception Uses, a private residential pier is not an allowed use in an MA2 marina zoned district. As such, a Use Variance will be required for the proposed pier improvements. For more information on the variance process visit www.aacounty.org/planning-and-zoning/zoning-administration/variance. If an approved variance is obtained please email a copy of the full variance decision directly to your reviewer.

Additional Information:

Reviewer Name Melanie Mathews
Reviewer Email PZMATH20@aacounty.org
Reviewer Phone Number 410-222-6136

✓ ✓ Grading Review

Due on **10/09/2024**, assigned to **RONNELL ROULHAC**

☐ Marked as **Revision Needed** on **10/09/2024** by **RONNELL ROULHAC**

Comment: The referenced building permit cannot be approved at this time. Please provide a letter from a contractor licensed by MDE as a marine contractor or a valid MHIC license on their company letterhead specifying access to the work area will be exclusively by water; or submit a revised site plan showing land access to evaluate limits of disturbance. Additionally, please be advised all marine contractors performing work on residential property are subject to Maryland Home Improvement Commission licensing requirements as of July 1, 2008. Please reference the below information from the Commission's website: Shore Erosion Control Projects Now Under Jurisdiction of Home Improvement Commission During the 2008 session, the Maryland General Assembly enacted House Bill 1253, which amends the jurisdiction of the Home Improvement Commission. Effective July 1, 2008, The Home Improvement Law has been amended to add to the definition of "home improvement" work: "a shore erosion control project, as defined under Section 8-1001 of the Natural Resources Article, for residential property." This means that, as of July 1, 2008, contractors who construct erosion control projects, such as bulkheads and "rip-rap," along the shoreline of residential property are required to hold a home improvement contractor license from the Home Improvement Commission. The Home Improvement Commission licensing requirement also applies to contractors who construct other improvements, such as decks and piers, which are attached to the shoreline of residential property.

Additional Information:

Reviewer Name RONNELL ROULHAC



Maryland
Department of
the Environment

EXHIBIT 5

Wes Moore, Governor
Aruna Miller, Lt. Governor

Serena McIlwain, Secretary
Suzanne E. Dorsey, Deputy Secretary

June 26, 2024

Jon Sheller
c/o Doldon W Moore
Doldon W Moore & Associates
PO Box 1
Owings, MD 20736

Via email: dwmooorej@verizon.net

Re: Agency Interest Number: 109353
Tracking Number: 202460235
Tidal Authorization Number: 24-GL-0174

Dear Jon Sheller:

Your application to alter tidal wetlands has been evaluated by the Tidal Wetlands Division. Your State wetlands license or permit authorizing work in tidal wetlands is attached. Please take a moment to read and review your authorization to ensure that you understand the limits of the authorized work and all of the general and special conditions.

Your project qualifies for federal approval under the Maryland State Programmatic General Permit (MDSPGP); however your project requires a separate review by the U.S. Army Corps of Engineers and issuance of the required federal permit. The federal permit is not attached. You should not begin any work until you have obtained all necessary State, local, and federal authorizations.

This State authorization is a final agency decision; there is no further opportunity for administrative review. Any person with standing, who is either the applicant or who participated in the public participation process through the submission of written or oral comments, may petition for judicial review in the circuit court in the county where the authorized activity will occur. The petition for judicial review must be filed with the court within 30 days of receipt of this decision. Please contact Melissa McCanna at melissa.mccanna@maryland.gov or 410-537-4053 with any questions.

Sincerely,

Heather Hepburn, Chief
Western Region
Tidal Wetlands Division



STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
GENERAL TIDAL WETLANDS LICENSE



LICENSE NUMBER: **24-GL-0174**
EFFECTIVE DATE: **June 26, 2024**
EXPIRATION DATE: **June 25, 2027**
LICENSEE: **Jon & Tink Sheller**
ADDRESS: **469 Deale Rd**
Deale, MD 20751
PROJECT LOCATION: **469 Deale Rd**
Deale, MD 20751
Rockhold Creek in Anne Arundel County

PURSUANT TO THE AUTHORITY OF THE BOARD OF PUBLIC WORKS, TITLE 16 OF THE ENVIRONMENT ARTICLE, ANNOTATED CODE OF MARYLAND, AND CODE OF MARYLAND REGULATIONS 26.24 AND 23.02.04, **Jon Sheller** ("LICENSEE") IS AUTHORIZED BY THE WATER AND SCIENCE ADMINISTRATION ("ADMINISTRATION") TO CONDUCT THE FOLLOWING REGULATED ACTIVITY IN STATE TIDAL WETLANDS, IN ACCORDANCE WITH THE CONDITIONS OF THIS LICENSE AND THE ATTACHED PLANS DATED **June 26, 2024**, PREPARED BY **Doldon W Moore and Associates LLC**, AND APPROVED BY THE ADMINISTRATION'S TIDAL WETLANDS DIVISION ON **June 26, 2024**, AND INCORPORATED HEREIN:

1. *Remove an existing pier, shoreline platform, and mooring piles;*
2. *Replace in-kind seven mooring piles;*
3. *Construct a 14-foot long by 6-foot wide fixed timber pier with a 20-foot long by 3-foot wide aluminum gangway, a 106-foot long by 6-foot wide floating pier with a 11-foot long by 18-foot wide floating platform, all within a maximum of 141 feet channelward of the mean high water line at an existing bulkhead; and*
4. *Construct 60 feet of stone revetment within a maximum of 7 feet channelward of the mean high water line at an existing bulkhead.*

SPECIAL CONDITIONS

- A. The Licensee shall remove an existing pier and associated structures prior to the commencement of the construction of a new pier.
- B. The total platform area shall not exceed 200 square feet.
- C. The existing or authorized pier shall not comprise more than a maximum of 6 slips, lifts, or hoists inclusive of a maximum of six mooring piles with no greater than 4 boat slips, lifts, or hoists.
- D. The Licensee shall not attach accessory platforms to any existing or proposed boat lifts.

- E. The Licensee shall design and construct the stone revetment to prevent the loss of fill material to waters of the State of Maryland.
- F. The Licensee shall not use asphalt rubble in the revetment. Filter cloth shall be placed between the riprap and the soil. Prior to emplacement of the revetment, all re bar is to be cut off flush with the concrete. After emplacement of the revetment, any re bar exposed as a result of the concrete breaking during the emplacement is to be cut flush with the concrete. Except for the larger material placed along the leading edge of the revetment, the concrete shall be broken prior to emplacement so that random sized interlocking pieces are formed.

GENERAL CONDITIONS

- A. The Maryland Department of the Environment has determined that the proposed activities comply with, and will be conducted in a manner consistent with the State's Coastal Zone Management Program, as required by Section 307 of the Federal Coastal Zone Management Act of 1972, as amended.
- B. The Licensee shall comply with all Critical Area requirements and obtain all necessary authorizations from local jurisdiction. This License does not constitute authorization for disturbance in the 100-foot Critical Area Buffer. "Disturbance" in the Buffer means clearing, grading, construction activities, or removal of any size of tree or vegetation. Any anticipated Buffer disturbance requires prior written approval, before commencement of land disturbing activity, from local jurisdiction in the form of a Buffer Management Plan.
- C. If the authorized work is not performed by the property owner, all work performed under this Tidal Wetlands License shall be conducted by a marine contractor licensed by the Marine Contractors Licensing Board (MCLB) in accordance with Title 17 of the Environment Article of Annotated Code of Maryland. A list of licensed marine contractors may be obtained by contacting the MCLB at 410-537- 3249, by e-mail at MDE.MCLB@maryland.gov or by accessing the Maryland Department of the Environment, Environmental Boards webpage.
- D. The Licensee certifies real property interest in the contiguous upland.
- E. The issuance of this permit is not a validation or authorization by the Department for any of the existing structures depicted on the plan sheets on the subject property that is not part of the authorized work description, nor does it relieve the Licensee of the obligation to resolve any existing noncompliant structures and activities within tidal wetlands.
- F. This License does not authorize any existing structures depicted on the plan sheets that are not specifically described in the description of work.
- G. The Licensee acknowledges that this authorization is based on current water depths that are existing and indicated on the attached plan sheet. This License proposes no dredging and this license provides no justification or assurances for future dredging. All dredging projects will be evaluated on the biological and physical characteristics of the site at the time an application is made.
- H. The Licensee shall obtain an approved sediment and erosion control plan from the local soil conservation district when the area disturbed is greater than 5000 square feet or 100 cubic yards of fill.

- I. The Licensee shall ensure that a copy of this License, including the approved plans, is available at the site until the authorized work is complete.
- J. The Licensee shall make every reasonable effort to design and construct the structure or perform the activity authorized in this License in a manner which minimizes adverse impacts on natural resource values, including water quality, plants, wildlife, plant and wildlife habitat, and on historic property values.
- K. The Secretary of the Environment may suspend or revoke a License if the Secretary finds that the Licensee has not complied with any condition or limitation in the License or has exceeded the scope of the authorized activities.
- L. The Licensee shall indemnify, defend and hold harmless the State of Maryland, its officials, officers, and employees from and against any and all liability, suits, claims and actions of whatever kind, caused by or arising from the work authorized by the License.
- M. The Licensee acknowledges that this License does not transfer any property interest in State tidal wetlands. This License allows the Licensee to use State tidal wetlands only for the structure or activity authorized herein and in no way limits the use of waters of the State by the public.
- N. This License is valid only for use by the Licensee. Permission for transfer of the License shall be obtained from the Water and Science Administration, Tidal Wetland Division. The terms and conditions of this License shall be binding on any assignee or successor in interest of the License.
- O. The Licensee shall allow representatives of the Maryland Department of the Environment to inspect the authorized activities.
- P. The Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at least 10 days before starting the authorized activities at (410) 537-3510.
- Q. The Licensee shall complete construction of the activity authorized under this License by the expiration date, otherwise a new General License shall be obtained.
- R. Upon completion of the authorized activities, the Licensee shall notify the Maryland Department of the Environment, Water and Science Administration, Compliance Program at (410) 537-3510.

By authority of the Secretary of the Environment:



Heather L. Nelson, Program Manager
Wetlands and Waterways Protection Program

07/05/2024

Date

Tidal Wetland Reviewer: 

Supervisor Concurrence: 

Tracking Number: 202460235

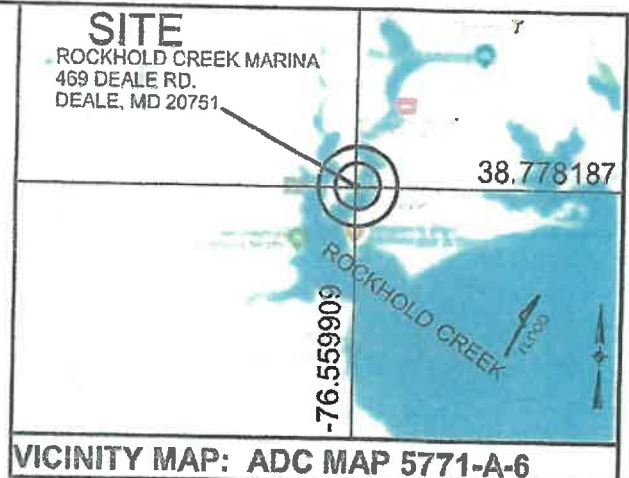
Agency Interest Number: 109353

Enclosure: Plans dated June 26, 2024

cc: WSA Inspection & Compliance Program

Disclaimer:

The information shown hereon was taken from several sources including Google Earth aerial photos, Maryland Maps, photographs, tax maps and a site sketch. These sources are the best available information for marine permitting purposes. This is not a detailed on-site property survey. The owner is not responsible for any inaccuracies associated with the location of above referenced existing features and related lateral lines, setbacks, etc. this sketch is for permit purposes only and is not to be used as an accurate construction document.



24-GL-0174
202460235
6/26/2024
Sheet 1 of 11

REVISED 4/1/24
SMALL FIXED PIER 6'X14'
CHANNEL ENCROH. 141'

**PROPOSED STONE BULKHEAD REPLACEMENT,
REPLACEMENT PIER, PIER EXTENSION AND REPLACE
MOORING PILES "IN-KIND"**

OWNER : JON & TINK SELLER TRUSTEES
MAILING ADDRESS: 309 HIGHVIEW RD.
TRACY'S LANDING, MD 20779
SITE ADDRESS: 469 DEALE RD.
DEALE, MD 20751

MAP: 77 GRID: 12 PARCEL: 212 .629 AC
DEED REFERENCE: 18735 / 00262
DISTRICT - 07 ACCOUNT NUMBER - 04707400
ZONING: MA2 CRITICAL AREA - IDA

VICINITY MAPS

**Doldon W. Moore &
Associates, LLC**

Cell: 443-771-2374
Tidal Wetlands Consultant
and Facilitator
P.O. Box 1
Owings, MD 20736
Email: dwmoorej@verizon.net
Consulting Services, Permit Facilitation,
Project Management, Aquaculture,
Habitat Restoration, Expert Testimony

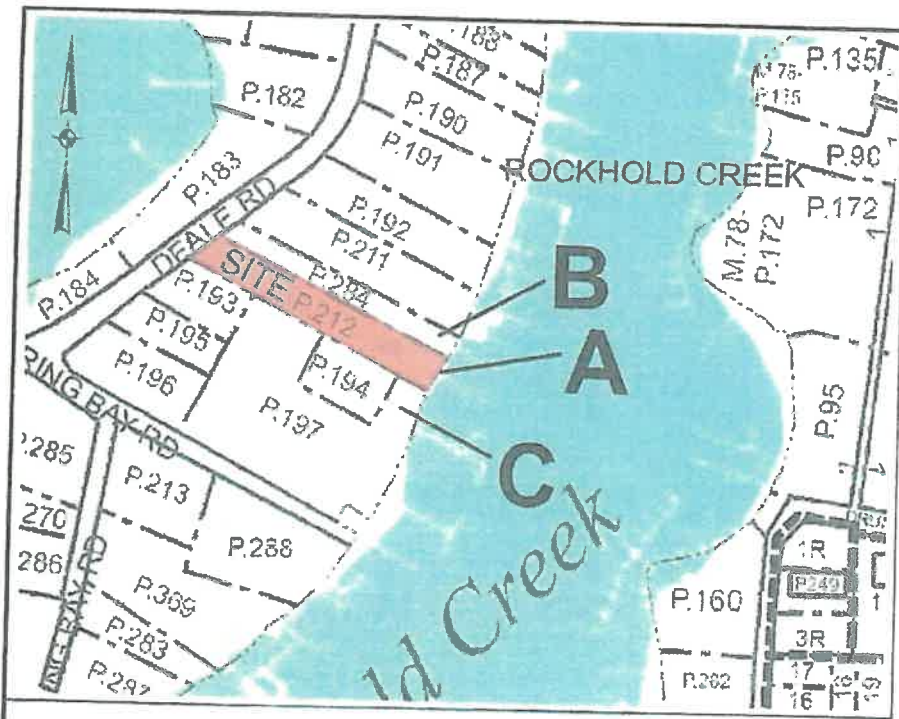
NOTES:

1. TIDAL WATERS, TIDE RANGE IS +1.0', MAX. DIST. FROM MHW IS 141'±.
2. ELEVATIONS BASED ON 0 MLW AND THE USACE MOST RECENT DEPTH SURVEY.
3. PROPOSED WORK: SEE PAGE 10 FOR THE FULL WORK DESCRIPTION.
4. ALL ACCESS IS BY WATER.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: ROCKHOLD CREEK
TOWN: DEALE
COUNTY: ANNE ARUNDEL
STATE: MARYLAND
APPL. BY: JON SELLER
309 HIGHVIEW RD.
TRACY'S LANDING, MD
20779

DATE: REV 4/1/24

DRAWING 1



A APPLICANT: PARCEL 212
JON SELLER
TINK SELLER TRUSTEES
309 HIGHVIEW RD.
TRACY'S LANDING, MD 20779

24-GL-0174
202460235
6/26/2024
Sheet 2 of 11

B ADJACENT OWNER: PARCEL 284
STEPHANIE STEFANIK
471 DEALE RD.
DEALE, MD 20751

C ADJACENT OWNER : PARCEL 197
ROCKHOLD LLC
PO BOX 40
TRACY'S LANDING, MD 20779

TAX MAP

OWNER : JON & TINK SELLER TRUSTEES
MAILING ADDRESS: 309 HIGHVIEW RD.
TRACY'S LANDING, MD 20779
SITE ADDRESS: 469 DEALE RD.
DEALE, MD 20751

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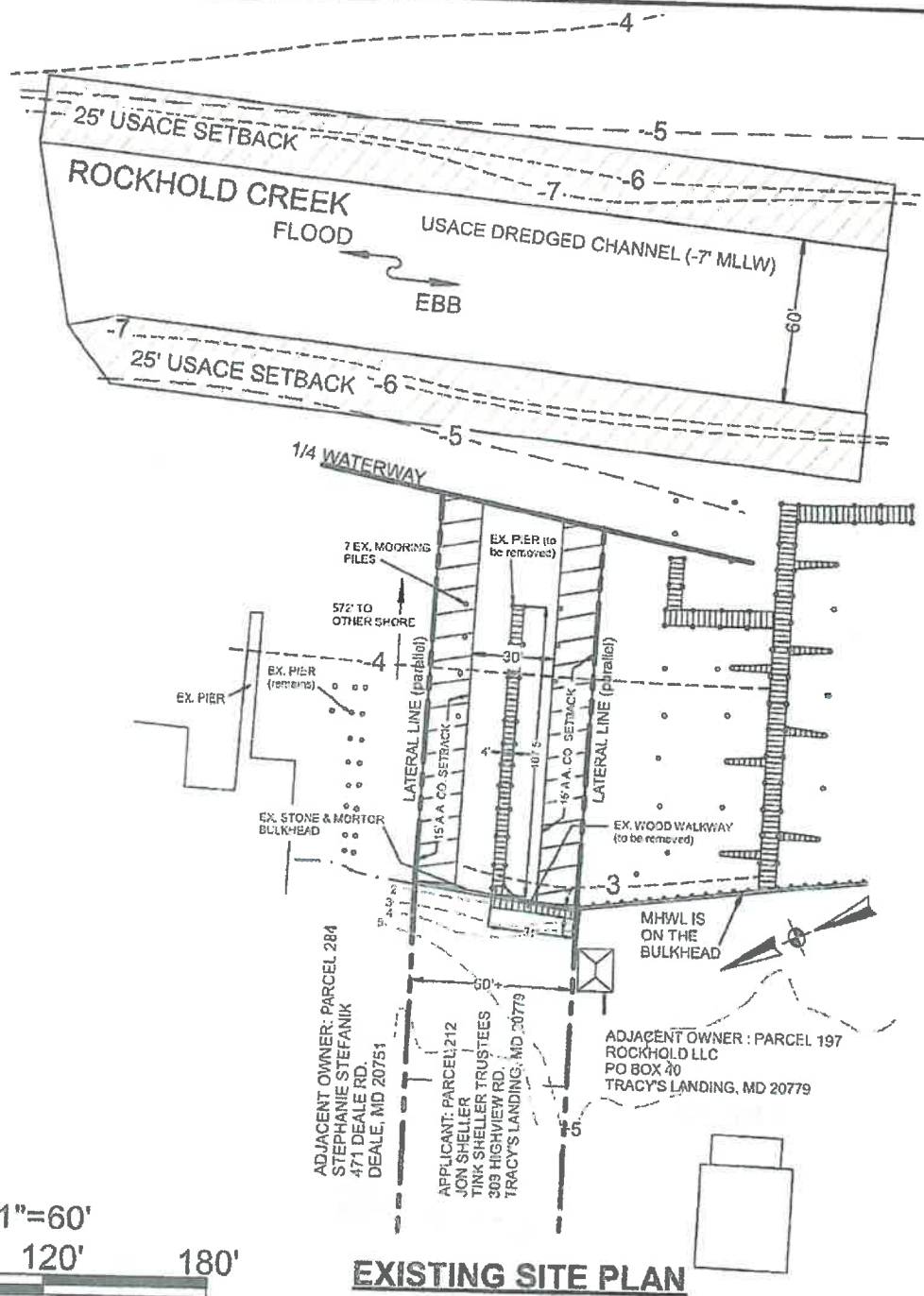
**Doldon W. Moore &
Associates, LLC**
Cell: 443-771-2374
Tidal Wetlands Consultant
and Facilitator
P.O. Box 1
Owings, MD 20736
Email: dwmooresjr@verizon.net
Consulting Services, Permit Facilitation,
Project Management, Aquaculture,
Habitat Restoration, Expert Testimony

NOTES:

1. TIDAL WATERS, TIDE RANGE IS +1.0', MAX. DIST. FROM MHW IS 141'+-
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TOWN: DEALE
COUNTY: ANNE ARUNDEL
STATE: MARYLAND
APPL. BY: JON SELLER
309 HIGHVIEW RD.
TRACY'S LANDING, MD
20779

DATE: REV 4/1/24 DRAWING 2



24-GL-0174
202460235
6/26/2024
Sheet 3 of 11

SCALE: 1"=60'
0 60' 120' 180'

EXISTING SITE PLAN

EXISTING SITE PLAN

OWNER: JON & TINK SELLER TRUSTEES
MAILING ADDRESS: 309 HIGHVIEW RD.
TRACY'S LANDING, MD 20779
SITE ADDRESS: 469 DEALE RD.
DEALE, MD 20751

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DISTRICT - 07 ACCOUNT NUMBER - 04707400
ZONING: MA2 CRITICAL AREA - IDA

Doldon W. Moore & Associates, LLC
Cell: 443-771-2374
Tidal Wetlands Consultant and Facilitator
P.O. Box 1
Owings, MD 20736
Email: dwmooresjr@verizon.net
Consulting Services, Permit Facilitation,
Project Management, Aquaculture,
Habitat Restoration, Expert Testimony

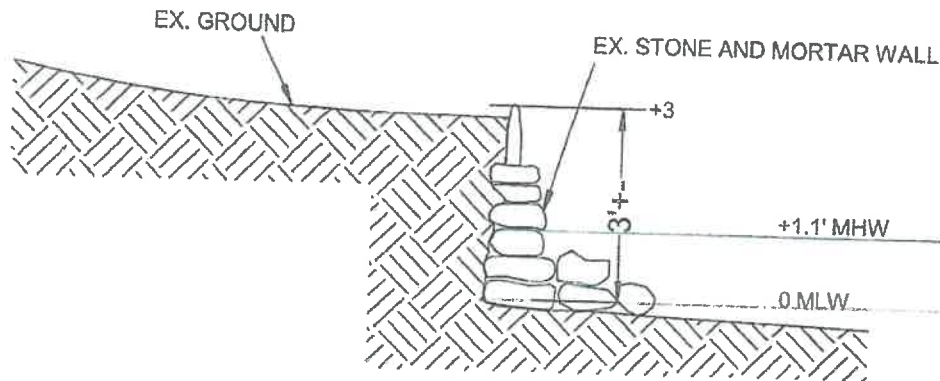
NOTES:

1. TIDAL WATERS, TIDE RANGE IS +1.0'. MAX. DIST. FROM MHW IS 141'±.
2. ELEVATIONS BASED ON 0 MLLW AND THE USACE MOST RECENT DEPTH SURVEY.
3. PROPOSED WORK: SEE PAGE 10 FOR THE FULL WORK DESCRIPTION.
4. ALL ACCESS IS BY WATER.
5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.

IN: ROCKHOLD CREEK
TOWN: DEALE
COUNTY: ANNE ARUNDEL
STATE: MARYLAND
APPL. BY: JON SELLER
309 HIGHVIEW RD.
TRACY'S LANDING, MD
20779

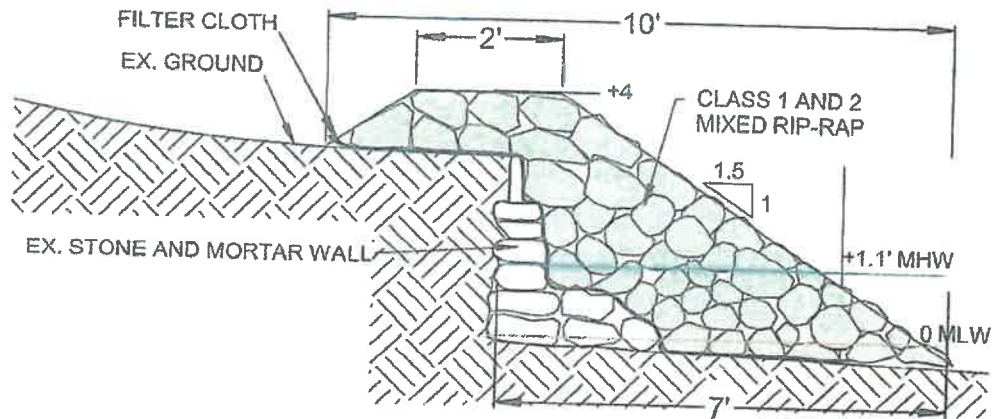
DATE: REV 4/1/24

DRAWING 3



EXISTING SECTION

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202460235
6/26/2024
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PROPOSED SECTION

OWNER : JON & TINK SELLER TRUSTEES
MAILING ADDRESS: 309 HIGHVIEW RD.
TRACY'S LANDING, MD 20779
SITE ADDRESS: 469 DEALE RD.
DEALE, MD 20751

MAP: 77 GRID: 12 PARCEL: 212 .629 AC
DEED REFERENCE: 18735 / 00262
DISTRICT - 07 ACCOUNT NUMBER - 04707400
ZONING: MA2 CRITICAL AREA - IDA

STONE BULKHEAD REPAIRS

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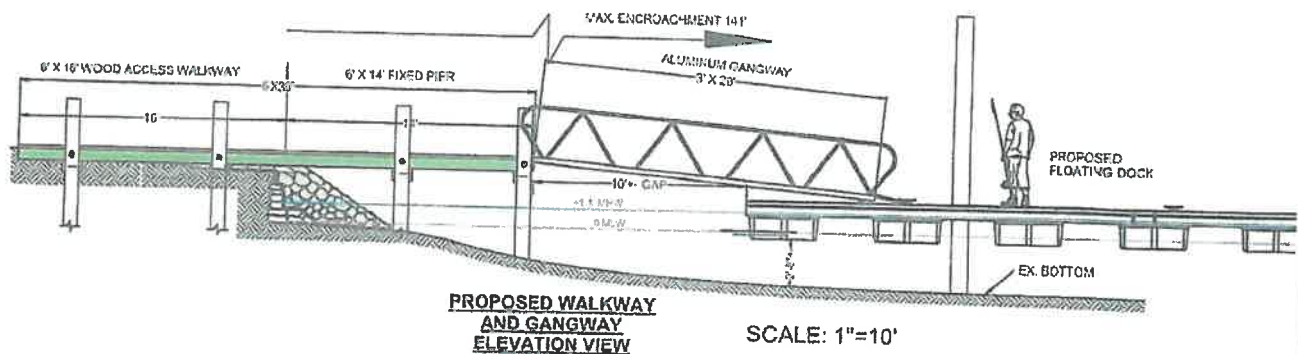
NOTES:

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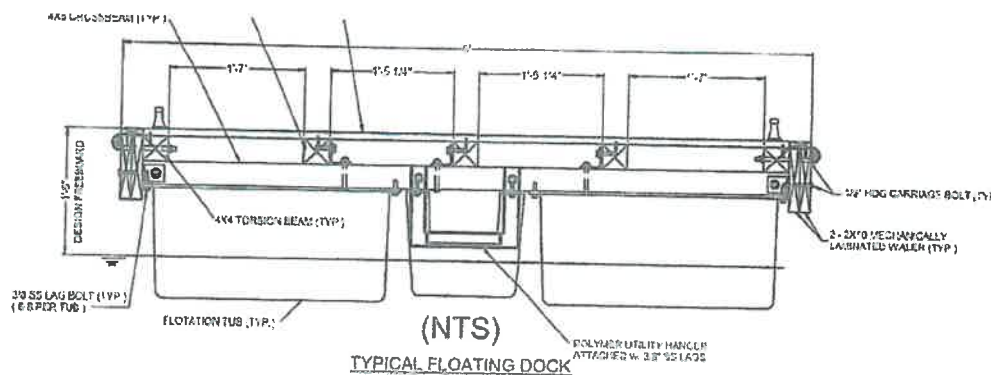
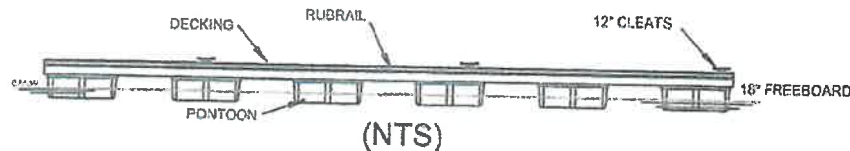
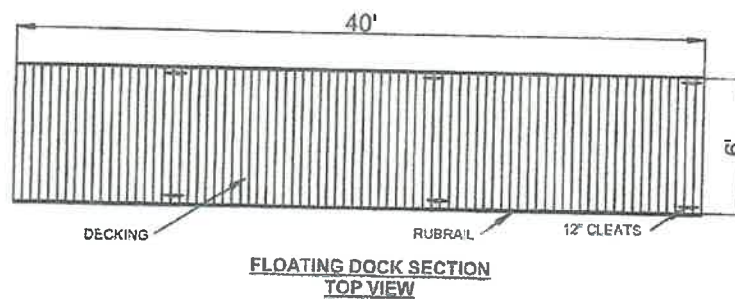
IN: ROCKHOLD CREEK
TOWN: DEALE
COUNTY: ANNE ARUNDEL
STATE: MARYLAND
APPL. BY: JON SELLER
309 HIGHVIEW RD.
TRACY'S LANDING, MD
20779

DATE: REV 4/1/24

DRAWING 5



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OWNER : JON & TINK SELLER TRUSTEES
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MAP: 77 GRID: 12 PARCEL: 212 .629 AC
DEED REFERENCE: 18735 / 00262
DISTRICT - 07 ACCOUNT NUMBER - 04707400
ZONING: MA2 CRITICAL AREA - IDA

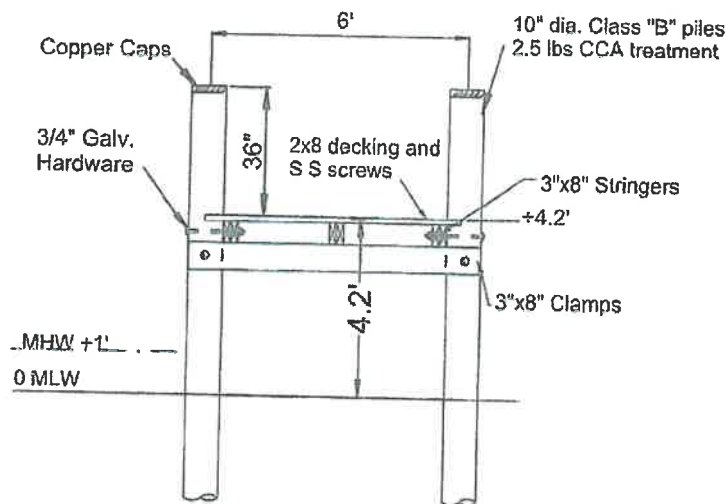
WALKWAY ELEVATION FLOATING DOCK DETAILS

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NOTES:

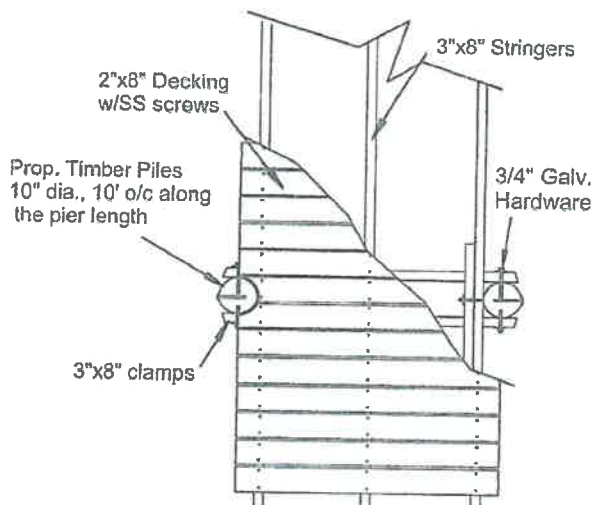
1. TIDAL WATERS, TIDE RANGE IS +1.0', MAX. DIST. FROM MHW IS 141'±-
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3. PROPOSED WORK: SEE PAGE 10 FOR THE FULL WORK DESCRIPTION.
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IN: ROCKHOLD CREEK
TOWN: DEALE
COUNTY: ANNE ARUNDEL
STATE: MARYLAND
APPL. BY: JON SELLER
309 HIGHVIEW RD.
TRACY'S LANDING, MD
20779
DATE: REV 4/1/24 DRAWING 6



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**PROPOSED ACCESS WALKWAY
& FIXED PIER SECTION**
SCALE: 1/4"=1'



**PROPOSED ACCESS WALKWAY
& FIXED PIER TOP VIEW**
SCALE: 1/4"=1'

OWNER: JON & JINK SELLER TRUSTEES
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SITE ADDRESS: 469 DEALE RD.
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MAP: 77 GRID: 12 PARCEL: 212 .629 AC
DEED REFERENCE: 18735 / 00262
DISTRICT - 07 ACCOUNT NUMBER - 04707400
ZONING: MA2 CRITICAL AREA - IDA

WALKWAY SECTION & TOP VIEW

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IN: ROCKHOLD CREEK
TOWN: DEALE
COUNTY: ANNE ARUNDEL
STATE: MARYLAND
APPL. BY: JON SELLER
309 HIGHVIEW RD.
TRACY'S LANDING, MD
20779

DATE: REV 4/1/24

DRAWING 7

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SCALE: 1"=60'
0 60' 120' 180'

BUFFER MANAGEMENT PLAN

OWNER: JON & TINK SELLER TRUSTEES
MAILING ADDRESS: 309 HIGHVIEW RD.
TRACY'S LANDING, MD 20779
SITE ADDRESS: 469 DEALE RD.
DEALE, MD 20751

MAP: 77 GRID: 12 PARCEL: 212 .629 AC
DEED REFERENCE: 18735 / 00262
DISTRICT - 07 ACCOUNT NUMBER - 04707400
ZONING: MA2 CRITICAL AREA - IDA

BUFFER MANAGEMENT PLAN

Doldon W. Moore & Associates, LLC
Cell: 443-771-2374

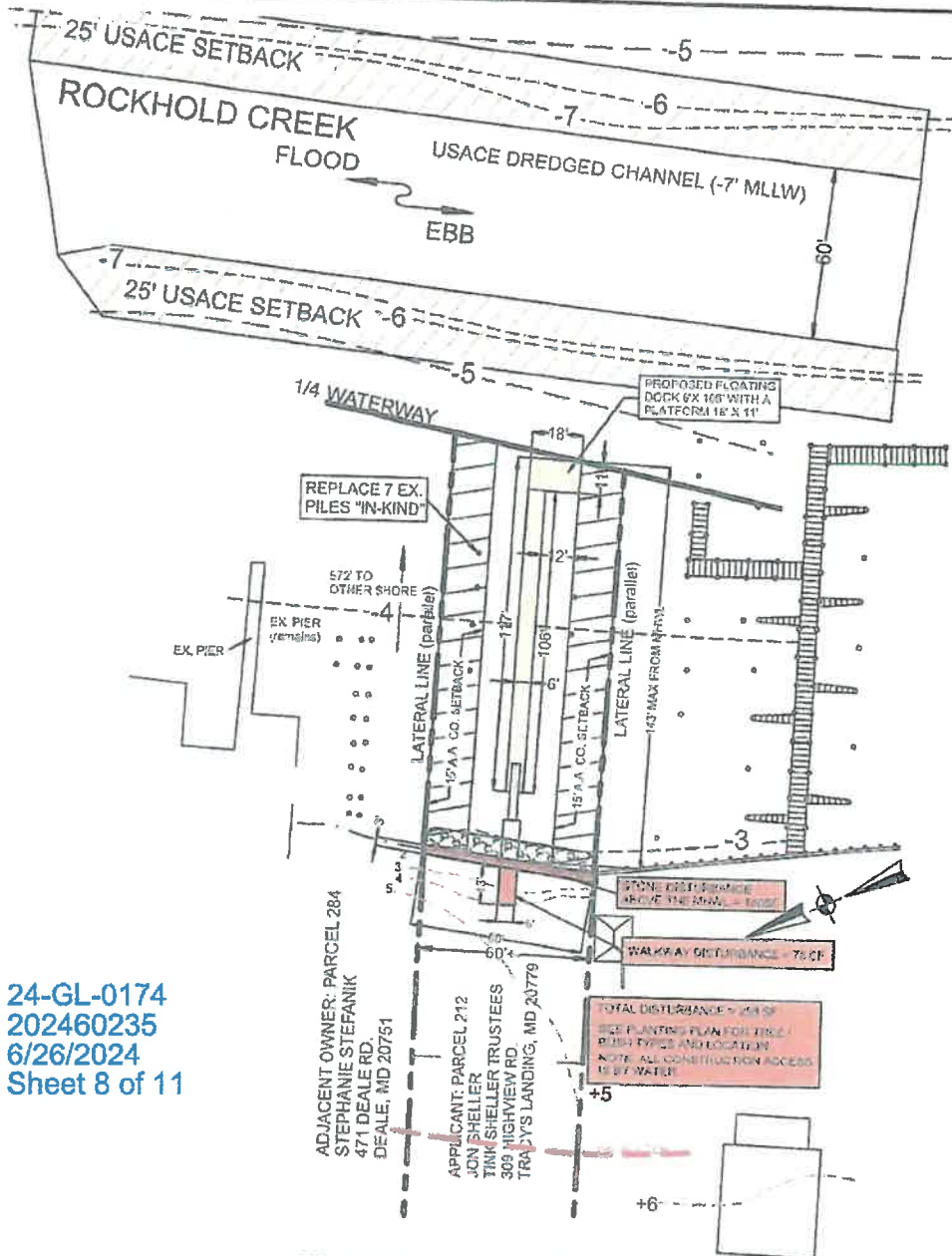
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IN: ROCKHOLD CREEK
TOWN: DEALE
COUNTY: ANNE ARUNDEL
STATE: MARYLAND
APPL. BY: JON SELLER
309 HIGHVIEW RD.
TRACY'S LANDING, MD
20779
DATE: REV 4/1/24
DRAWING 8

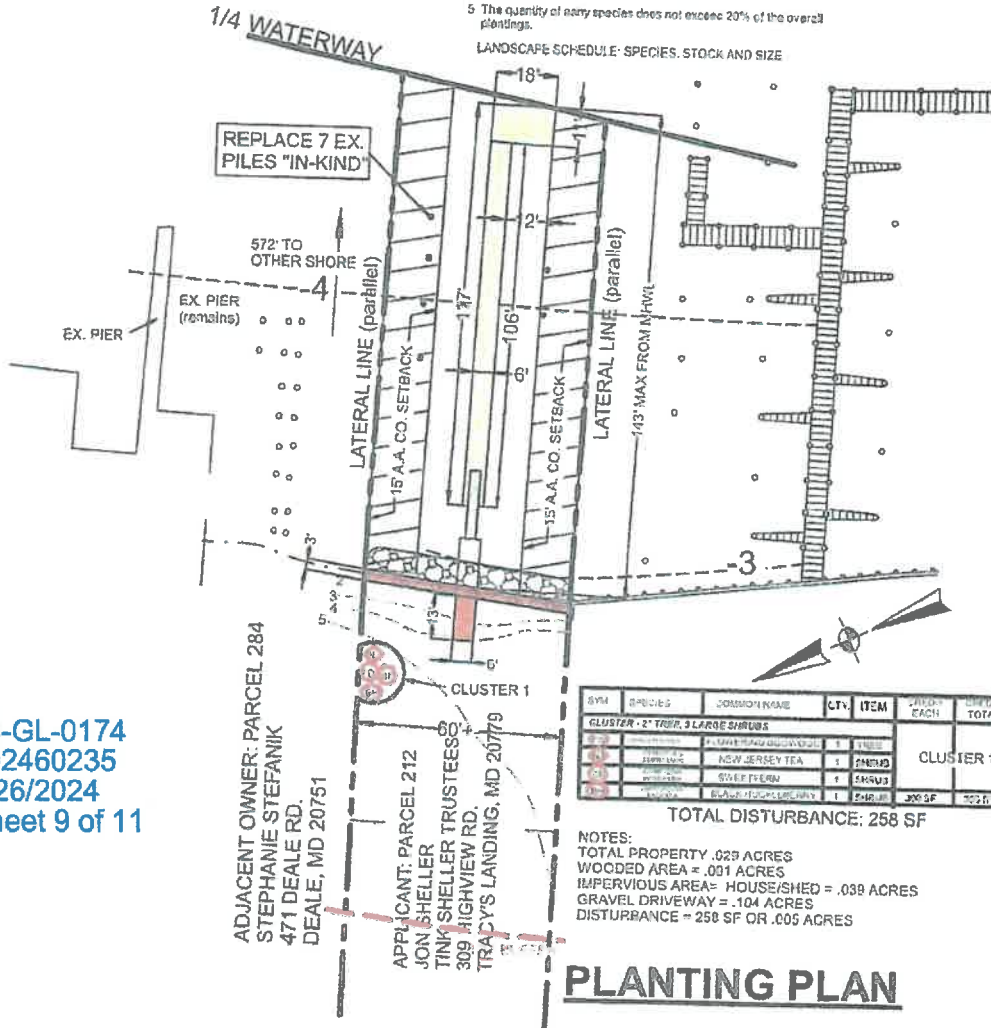


50' 0' 50' 100'

SCALE: 1" = 50'

- LANDSCAPE SCHEDULE NOTES.**
1. All plant species shall be native to the Chesapeake Bay and the Atlantic Coastal Bays region based on the U.S. Fish and Wildlife Service publication, Native Plants for Wildlife Habitat and Conservation Landscaping.
 2. Species classification (canopy tree, understory tree, etc) is in accordance with mature heights as set forth in the U.S. Fish and Wildlife Service publication, Native Plants for Wildlife Habitat and Conservation Landscaping.
 3. Species have been selected based on the surrounding native forest and developed cover.
 4. Shrub species compose 7% of the proposed plantings, which does not exceed 50% of the overall plantings.
 5. The quantity of many species does not exceed 20% of the overall plantings.

LANDSCAPE SCHEDULE: SPECIES, STOCK AND SIZE



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OWNER : JON & TINK SELLER TRUSTEES
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MAP: 77 GRID: 12 PARCEL: 212 .629 AC
 DEED REFERENCE: 18735 / 00262
 DISTRICT - 07 ACCOUNT NUMBER - 04707400
 ZONING: MA2 CRITICAL AREA - IDA

BUFFER PLANTING PLAN

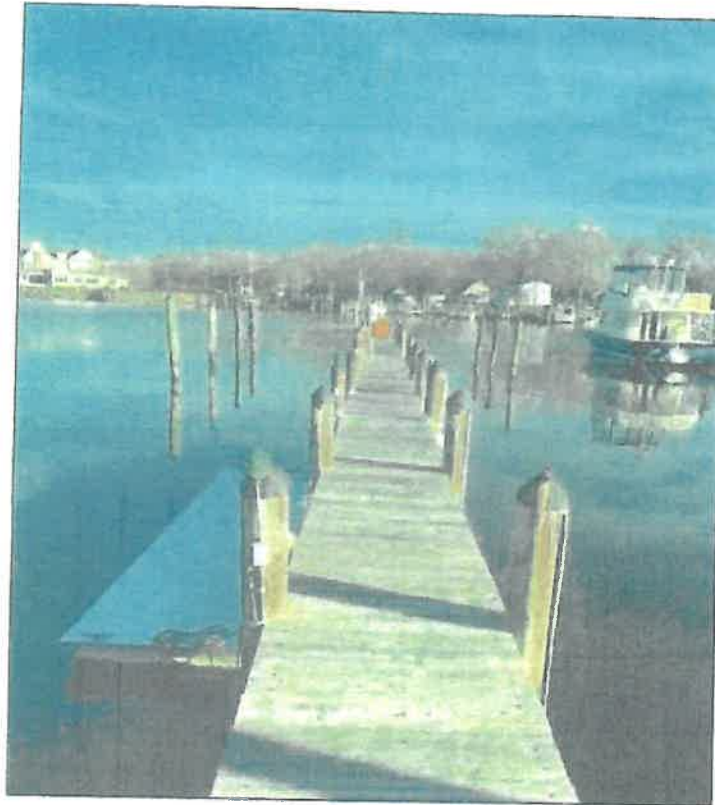
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NOTES:

1. TIDAL WATERS, TIDE RANGE IS +1.0', MAX. DIST. FROM MHW IS 143'+.
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IN: ROCKHOLD CREEK
 TOWN: DEALE
 COUNTY: ANNE ARUNDEL
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 APPL. BY: JON SELLER
 309 HIGHVIEW RD.
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 DATE: REV 3/13/24 DRAWING 8A

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202460235
6/26/2024
Sheet 10 of 11



OWNER : JON & TINK SELLER TRUSTEES
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PHOTOS

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IN: ROCKHOLD CREEK
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DATE: REV 4/1/24
DRAWING 9

PROPOSED WORK:

1. REMOVE AN EXISTING WOOD ACCESS WALKWAY 4' WIDE BY 31' LONG.
2. REMOVE AN EXISTING WOOD PIER 4' WIDE BY 107.5' LONG.
3. REMOVE 7 EXISTING WOOD MOORING PILES.
4. INSTALL STONE RIP RAP OVER THE EXISTING STONE AND MORTAR BULKHEAD. THE NEW STONE WILL BE 7' FROM THE MHWL, 60' LONG AND 10' WIDE.
5. INSTALL A FIXED PIER 6' WIDE BY 14' LONG.
6. INSTALL AN ALUMINUM GANGWAY 3' WIDE BY 20' LONG.
7. INSTALL A FLOATING DOCK 6' WIDE BY 106' LONG.
8. INSTALL A FLOATING PLATFORM 18' WIDE BY 11' LONG.
9. INSTALL 7 NEW MOORING PILES "IN-KIND" SAME LOCATION AS THE OLD PILES
10. MAXIMUM PIER ENCROACHMENT FROM THE MHWL IS 141'+-
11. INSTALL A WOOD ACCESS WALKWAY BEHIND THE MHWL 6' X 16'

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Sheet 11 of 11

OWNER : JON & TINK SELLER TRUSTEES MAILING ADDRESS: 309 HIGHVIEW RD. TRACY'S LANDING, MD 20779 SITE ADDRESS: 469 DEALE RD. DEALE, MD 20751		MAP: 77 GRID: 12 PARCEL: 212 .629 AC DEED REFERENCE: 18735 / 00262 DISTRICT - 07 ACCOUNT NUMBER - 04707400 ZONING: MA2 CRITICAL AREA - IDA	WORK DESCRIPTION
Doldon W. Moore & Associates, LLC Cell: 443-771-2374 Tidal Wetlands Consultant and Facilitator P.O. Box 1 Owings, MD 20738 Email: dwmoorej@verizon.net Consulting Services, Permit Facilitation, Project Management, Aquaculture, Habitat Restoration, Expert Testimony		NOTES: 1. TIDAL WATERS, TIDE RANGE IS +1.0', MAX. DIST. FROM MHW IS 141'+- 2. ELEVATIONS BASED ON 0 MLW AND THE USACE MOST RECENT DEPTH SURVEY. 3. PROPOSED WORK: SEE PAGE 10 FOR THE FULL WORK DESCRIPTION. 4. ALL ACCESS IS BY WATER. 5. THIS DRAWING IS FOR OUTLINE PURPOSES ONLY.	IN: ROCKHOLD CREEK TOWN: DEALE COUNTY: ANNE ARUNDEL STATE: MARYLAND APPL. BY: JON SELLER 309 HIGHVIEW RD. TRACY'S LANDING, MD 20779 DATE: REV 4/1/24 DRAWING 10











24-GL-0174(Lic&Plans)Sheller

Final Audit Report

2024-07-05

Created:	2024-07-01
By:	Melissa Mccanna (melissa.mccanna@maryland.gov)
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-  Document created by Melissa Mccanna (melissa.mccanna@maryland.gov)
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-  Signer twdwestpermit.mde@maryland.gov entered name at signing as HH
2024-07-02 - 7:14:57 PM GMT
-  Document e-signed by HH (twdwestpermit.mde@maryland.gov)
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2024-07-05 - 8:36:24 PM GMT
-  Signer wwppepermits.mde@maryland.gov entered name at signing as Heather L. Nelson
2024-07-05 - 8:36:50 PM GMT
-  Document e-signed by Heather L. Nelson (wwppepermits.mde@maryland.gov)
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-  Agreement completed.
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