

CERTIFICATIONS OF POSTINGS OF SIGNS: In this package you will find a Certification of Posting of Signs for case number 2025-0178-S.

CERTIFICATION OF POSTING OF SIGNS FOR ANNE ARUNDEL COUNTY.

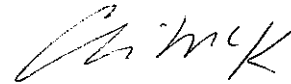
To be presented at the time of your public hearing.

I, the undersigned, being over the age of eighteen (18) and competent to testify to the matters contained herein do solemnly declare and affirm under the penalties of the perjury the following:

- (1) That I posted the sign(s) in Case Number 2025-0178-S
- (2) That the sign(s) were posted on the 28th day of October 2025
- (3) That the location of the sign(s) posted by me are as follows:

The sign is posted on the right side of the entrance to Astern Way facing S. Haven Road

Affiant



NOTICE

AN APPLICATION HAS BEEN FILED FOR SPECIAL EXCEPTION
TO MODIFY A PREVIOUSLY APPROVED SPECIAL
EXCEPTION FOR A PLANNED UNIT DEVELOPMENT.

LOCATION: 920 ASTERN WAY, ANNAPOLIS

CASE NO: 2025-0178-S

SOUTH RIVER CONDOMINIUM LLC

PENDING A PUBLIC ZOOM MEETING. FOR INFO CONTACT
THE ZONING DIVISION AT 410-222-7437 OR VIEW WEBSITE
WWW.AACOUNTY.ORG/ADMIN-HEARINGS

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Applicant Exhibit 2
2025-0178-S



Development & Design Standards
South River Townhouses
October 2025

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I. INTRODUCTION

1.0 Purpose and Objectives and Governmental Authority

The purpose of the South River Townhouse Design Standards (“Design Standards”) is to establish development standards with regard to the proposed South River Townhouse development (“South River Townhouses”) to be located on Lot 3 of South River Towers at Heritage Harbour, PUD # 2 (Tax Map 50, Grid 9, Parcel 200, Lot 3; 920 Astern Way, Annapolis, Maryland) (the “Property”), and located within the overall Heritage Harbour PUD. All of the improvements on the Property will be subject to these Design Standards.

The Property is subject to an Amended and Restated Joint Declaration of Reciprocal Easements and Covenants to be recorded among the land records of Anne Arundel County, Maryland. The Amended and restated Joint Declaration is between the South River Condominium (building /Lot #1), The Reserve at Heritage Harbour Condominium (Building /Lot #2) and the ownership and contract purchaser of Lot 3, also known as the Property. The Property is also subject to Article VIII, Section 2 of the Declaration of Covenants (the Declaration) of Heritage Harbour Community Association, Inc. (The Association) which requires plans and specifications of any proposed building, modification, addition, alteration, or change to be submitted to the Architectural and Environmental Review Committee (AERC) appointed by the Board of Directors.

These Design Standards are being established in accordance with Section 18-12-203 (a) of the Code of Anne Arundel County, Maryland (“County”), and these Design Standards shall supersede the current County regulations where conflict between the County regulations and these Design Standards occur. Notwithstanding these Design Standards, South River Townhouses is subject to Anne Arundel County approval. These Design Standards do not supersede regulations by federal or state governmental entities having jurisdiction over South River Townhouses, and the development of South River Townhouses shall be governed both by these Design Standards and all applicable governmental regulations, subject to the qualifications noted above.

2.0 Limiting Conditions

Any sketches, drawings, illustrations and photographs in the Design Standard do not represent detailed working drawings. They are only intended to convey Design Standards to guide and govern the production of detailed design solutions.

3.0 Additions and Revisions; Administrative Decisions

Additions and revisions to this document are anticipated from time to time and as a part of the detailed design during the project’s Final Plan preparation. All revisions are subject to review and approval by the County Planning and Zoning Officer. Applicants submitting development plans for lots within the Property may request an administrative decision for changes to the requirements of the Design Standards as specified below.

- 3.1** The Planning & Zoning Officer may approve an application for an administrative decision to allow for certain proposals that do not reflect the requirements of the approved standards without the need for a full and comprehensive revision to the Design Standards upon finding that:
-

- a) Practical difficulties or unnecessary hardship will result from strict application of the Design Standards;
- b) The purposes of the Design Standards will be served by an alternative proposal;
- c) The application requested is not detrimental to public health, safety, or welfare or is injurious to other properties; and
- d) The application requested does not have the effect of nullifying the intent and purpose of the Design Standards.

3.2 In granting an administrative decision, the Planning & Zoning Officer may require conditions to secure the objectives of the provision that has been modified. An application for an administrative decision may be denied if requested solely because compliance would significantly add to development costs or if requested for the convenience of the developer, such as when the land is not useable because of error or incorrect assumptions on the part of the developer.

3.3 Administrative decisions may be granted to the provisions of the Design Standards related to setbacks that do not affect buffers to the boundary of the development, building height, streetscape, parking, landscaping, site design, architecture and signage.

II. DESIGN CRITERIA AND STANDARDS

4.0 SITE DEVELOPMENT STANDARDS

4.1 Bulk Standards – Density, Height, Building Area, Setbacks and Parking

The development of South River Townhouses shall comply with the Zoning Standards set forth in Appendix A, which shall supersede the requirements set forth in the Code of Anne Arundel County, Maryland, when applicable.

4.2 Parking and Vehicular Access

The development of South River Townhouses shall comply with the Parking Tabulation set forth in Appendix B, which shall supersede the requirements set forth in the Code of Anne Arundel County, Maryland, when applicable. This Parking Tabulation is designed to ensure that all of the properties within South River Towers at Heritage Harbour, PUD # 2, comply with the parking requirements of Anne Arundel County, Maryland. All vehicular circulation on the site will be via an alley to the rear of the individual townhouses, and each townhouse will include two car rear-loaded garage parking accessed from the alley. All vehicular circulation on the site will be subject to approval by Anne Arundel County, including the Fire Marshal.

1. **Parking Space Locations:** Parking space requirements may be met through provision of on-street or off-street parking. Parking spaces may also be located on the same lot/parcel or on another nearby lot/parcel provided a cross-parking agreement is established. Whenever feasible, on-street parking may be provided.

2. Surface Parking Design: The following guidelines apply to surface parking lots. See Appendix B for parking requirements:

- **Location:** When feasible, surface lots visible from roads, sidewalks and residential development should be screened to create an attractive pedestrian-friendly environment. Such screening shall not be required as the location and configuration of surface lots may vary throughout the site.
- **Parking Space Sizes:** Dimensions of parking spaces shall be 9 feet wide by 18 feet long, except that parallel parking spaces shall be 7 feet wide by 20 feet long. Standard parking spaces may be reduced to 9 feet wide by 16 feet deep when they head onto green space. These spaces will not count as compact spaces. A maximum of 40% of the parking spaces provided may be compact, with dimensions of 8.5 feet wide by 16 feet long. Compact or reduced parking space size will only be used for commercial parking. Handicap parking shall be provided in accordance with applicable codes.
- **Parking Alignment:** Parking spaces may be aligned perpendicular, parallel, at a 45-degree angle, or at a 60-degree angle to the drive aisles.
- **Drive Aisle:** Each one-way drive aisle should be a minimum of 12 feet wide for parallel or 45-degree parking, and 20 feet wide for perpendicular or 60-degree parking. Each two-way drive aisle with parking on both sides or with parking on one side should be a minimum of 24 feet wide.

4.3 Pedestrian Circulation System

Development of the site shall include a fully integrated pedestrian circulation system which connects the individual townhouse entries, the open space and common areas, the parking areas and the adjacent street and sidewalk system within the South River Towers at Heritage Harbour area. Sidewalks, except for individual unit lead walks, shall be a minimum of 5 feet in width.

4.4 Access/Road Designation/Road Sections

Roadways and drives internal to individual lots shall be designed to service the immediate uses within the lot and ensure the smooth circulation of traffic to adjacent lots while providing design interest.

Roads and Driveways within the Property are all private drives.

4.5 Orientation of Townhouses

The fronts of townhouses on the site shall be oriented to face the adjoining streets or open space areas, providing direct access to the pedestrian circulation system within the site. There shall be not more than eight townhouses (single-family attached dwellings) in any one attached row. Rows of single family attached dwellings are not required to have variations in the front building line and building articulation can be accomplished without providing

unit to unit building jogs and flat facades are acceptable.

4.6 Building Architectural Standards

General: The intent of these standards is to ensure that the architecture of improvements on the Property is of high quality, and that individual buildings enhance the overall quality of the development and generally complement one another as well as the surrounding properties. The Design Standards are not intended to dictate a uniform architectural style. All buildings must be designed by a Registered Architect and comply with all applicable building codes. Examples of acceptable architecture and building materials are shown in Appendix C, although these are not intended to be representative of the actual architectural style and/or materials to be utilized in the improvements to be constructed on the Property.

Quality Design: The intent of these standards is to ensure that the architecture of the South River Townhouses is of high quality and compatible with the South River Condominium and The Reserve at Heritage Harbour Condominium buildings within the South River Towers at Heritage Harbour area. In general, colors and materials shall be varied to differentiate townhouse units and provide variety and individuality. Colors shall be compatible with the colors used in the two existing condominium buildings in the South River Towers area of Heritage Harbour, except that the townhouse elevations will not include the blue colored trim and windows or the standing seam roofs used in the existing condominium buildings.

The exterior architecture of the townhouses shall be subject to approval by the Architectural and Environmental Review Committee of the Association, as more fully defined in the Declaration, including all amendments thereto, for the Heritage Harbour Community, all as more specifically defined above in Section 1.0.

4.7 Lighting Standards

4.7.1 General: Pedestrian, parking and alleys within the South River Townhouses community shall be well illuminated, but designed to minimize light pollution, where feasible. Lighting shall be designed to provide appropriate intensity levels for the purposes it is intended to serve, and shall be compatible with other parcels in the South River Towers at Heritage Harbour area.

4.7.2 Intensity: Illumination levels in foot candles, horizontal luminescence and uniformity ratios shall comply with the current recommendations of the Illuminating Engineers of North America (IENA).

4.7.3 Light Trespass: All exterior lighting shall be designed, located and directed in such a manner as to prevent objectionable light trespass and glare across property lines with other parcels in the South River Towers at Heritage Harbour area. All light fixtures near the Property edge shall be “cut off” type to internalize illumination and avoid spillover to adjacent residential uses. All lighting within the Property is privately owned and maintained.

- 4.7.4 Additional Light Requirements for Single Family Attached Units: Fixtures may be either LED or compact fluorescent lights and shall provide adequate light levels for pedestrian use. It is encouraged that exterior lighting for all single family attached units are energy efficient and designed to minimize light pollution.

4.8 Signage Standards

The location and design of all temporary, permanent and special signs or flags, banners, and similar items within the Property shall be approved by the AERC using the following standards. The intent of these standards is to permit adequate signage to create a quality environment. All sign designs should minimize pedestrian clutter and harmonize with architecture, landscaping, and other development design elements. They are also intended to create a thematic consistency though the Property to aid in creating a unique sense of place.

Sign Design Criteria must be in conformance with these guidelines, unless not specified, in which event the design must be in conformance with County regulations. All signs shall conform to the Policies and Procedures of the Association.

The Design Standards and the County Code: To the extent that these Design Standards are in conflict, they shall supersede the following sections of the Anne Arundel County Code: 18-3-301 General Provisions, 18-3-306 Temporary Signs, and 18-3-307 Signs in residential districts.

Sign area is measured as the smallest rectangular area enclosing all elements of the sign, including the extreme limits of the writing, representation, emblem, logo, or other display, any material or color forming an integral part of the background of the display, and all ornamental attachments and inner connecting links. Only one face of a freestanding sign is measured if the faces are placed back to back no more than three feet apart, are of the same dimensions, and have identical copy except for minor differences necessary for directional purposes. Supporting framework, bracing, or decorative fences or walls are not included.

a. Project Entrance Sign

There may be up one (1) permanent Project Entrance Signs at Astern Way and South Haven Road (refer to Exhibit F), The Project Entrance sign will be designed to complement the overall character of the Property. The final design proposal for the entry sign will be finalized during the Final Plan submittal. If affixed to a retaining wall, the dimensions of the retaining wall shall not be included as part of the overall sign area dimensions.

b. Temporary Construction Signage

In accordance with Article 18-3-306, a maximum of six temporary construction signs of no more than three square feet in area or three feet in height are allowed, with a double-faced sign counting as one sign. A temporary construction sign shall be self-supporting.

c. Sign Lighting

All permanent signs may be illuminated.

d. Prohibited Signs

For the purpose of these guidelines, the following types of signs shall be expressly prohibited as well as all signs specifically not addressed as permitted signs:

- Bench Signs
- Flashing Signs
- Day-glow Colored Signs
- Roof Mounted Signs
- Trailer Signs
- Portable sign, including a portable changeable copy sign, with or without wheels, wind signs, revolving signs, whirling signs, and animated signs,
- Sign painted on the roof of a structure and a sign supported by poles, uprights, or braces extending from or attached to the roof of a structure

4.9 Site Furniture

All site furniture shall specifically be provided as shown on the Final Plans to be approved by the County.

4.10 Landscape Standards

1. General: The landscaping of South River Townhouses shall be governed by a Landscape Plan to be submitted to and reviewed and approved by the applicable authorities of Anne Arundel County, Maryland, as part of the Development Plan approval process.
2. Landscaping Materials: Landscaping materials shall be of a quality which will serve to enhance the environment and serve as a functional part of the proposed South River Townhouses development. Landscaping materials shall be selected for type, size and quality on the basis of suitability to climate, setting and compatibility with other development plantings, character and functions. The County maintains a list of approved plant materials in the County Landscaping Manual. All of the materials in the County Landscaping Manual are pre-approved plants. To the greatest extent possible, plant material shall be native species chosen from that listed in either the “Anne Arundel County Native Plant List” or the “Native Plants for Wildlife Habitat and Conservation Landscaping – Chesapeake Bay Watershed” manual published by the U. S. Fish and Wildlife Service. No artificial plants of any type, size or color will be permitted.
3. Maintenance of Exterior Areas: The maintenance of all lawn areas and landscape areas, whether located on an individual townhouse lot or on the common area, and all common open space, facilities and infrastructure shall be maintained by a homeowners association to be formed for the South River Townhouses, except to the extent that such facilities and infrastructure may be publicly maintained by Anne Arundel County, or any public or private utility company. Planting plans must be prepared by a Registered Landscape Architect.
4. Lawn Areas: All landscape areas not treated with plant beds or individual trees shall be either seeded or planted with sod. All seeding and/or sod installation shall conform to latest edition of

“Maryland Standards and Specifications for Soil Erosion and Sediment Control” published jointly by the Water Resources Administration, Natural Resources Conservation Service and the State Soil Conservation Committee.

5. Screening Requirements: Parking lots adjacent to exterior property lines or public rights-of-way are to be planted in accordance with the Landscape Plans included with the Final Plans.
6. Freestanding Sign Planting: A combination of shrubs and/or perennials should be provided in and around the base of a freestanding identification sign to visually soften and anchor the sign to other related site improvements. Trees may be utilized to enhance the sign as long as visibility of the sign is not impaired.
7. ESD SWM Facilities Landscaping: Landscaping shall be provided in all ESD SWM facilities in accordance with the Anne Arundel County Landscaping Manual.
8. Plant Material Standards

Canopy Trees: Canopy trees shall be a minimum of 2-2-½ inch caliper with full-developed crowns.

Shrubs: Minimum shrub size for building façade plantings shall be a minimum 18-24 inches in height.

Groundcover: Groundcovers, when utilized, should be spaced to provide continuous coverage within three (3) years after planting.

Flowering Trees: Flowering trees shall be a minimum of 1 ½ – 1 ¾ inch caliper.

Evergreen Trees: Evergreen trees shall be a minimum of six (6) feet in height.

Guying and Staking: Guying and staking, when used shall be two (2) by two (2) inch hardwood stakes for overall Property uniformity. Stakes shall be removed when cracked or damaged. All guying and stakes shall be removed at the end of a one (1) year period after installation and should be so noted on the landscaping plan.

Mulching: The limits of planting beds shall be designated on the landscaping plans. All individual plants and planting beds shall be mulched to a minimum depth of three (3) inches with shredded hardwood mulch. Red or black dyed mulch is prohibited.

9. Landscape Plans and Processing: Landscape plans must be prepared in accordance with these guidelines and applicable County checklists. The plans must be submitted to the County for review and approval. The required plant material must be bonded in accordance with County unit costs and procedures.
-

APPENDICES

**APPENDIX A
ZONING SUMMARY**

ZONING SUMMARY

THIS DEVELOPMENT IS SUBJECT TO ARTICLE 18, SECTIONS 18-4-601 AND 18-10-128 OF THE ANNE ARUNDEL COUNTY CODE (R2 ZONING, TOWNHOUSES) AND THE DEVELOPMENT AND DESIGN STANDARDS FOR SOUTH RIVER TOWNHOUSES DATED OCTOBER 2025. IT IS PART OF THE HERITAGE HARBOUR DEVELOPMENT, PUD #2 AND IS AN AGE RESTRICTED DEVELOPMENT.

DESCRIPTION	REQUIRED	PROPOSED (LOT 3)
LOT AREA	10,000 SQ. FT. MIN. (SERVED BY PUBLIC SEWER)	68,248 SQ. FT. OR 1.567 ACRES
DENSITY	198 UNITS MAX PERMITTED BY PREVIOUSLY APPROVED PUD (SEE NOTE ON SHEET 1)	20 LOTS (MEETS PUD)
BUILDING HEIGHT	50'	50'
MAXIMUM BUILDING COVERAGE (STRUCTURES ONLY)	75% MAX. OR 47,774 SQ. FT.	24.6% (16,800 SQ. FT.)
MINIMUM GREEN AREA	40% MIN. OR 132,569 SQ. FT.	44.4% (30,322 SQ. FT.)
TOWNHOUSES		
SETBACKS:	5' MIN. / 18' IF PARKING IN FRONT	5'
FRONT	5'	5'
SIDE	10'	10'
REAR	30'	30'
SETBACK TO BOUNDARY LINE OF LOT 3		
DISTANCE BETWEEN TOWNHOUSE STRUCTURES:	40'	32' (SITE DESIGN STANDARDS)
FRONT TO FRONT	40'	N/A
BACK TO BACK	15'	40'
ADJACENT END UNITS	8 / 16 IF BACK-TO-BACK	6
MAX. UNITS PER TOWNHOUSE STRUCTURE	16'	20'
MIN. WIDTH OF INDIVIDUAL UNITS	2' OR ARCHITECTURAL FEATURES	ARCHITECTURAL FEATURES PROPOSED
FRONT FACADE STAGGER	10%	10% (2 OF 20 TOWNHOUSES)
AFFORDABLE HOUSING UNITS	262	47
PARKING (SEE PARKING TABULATIONS THIS SHEET)		
RECREATION	60% OF REQUIRED GREEN AREA (SEE NOTE BELOW)	69.3% (SEE NOTE BELOW)

NOTE: THE PROPERTY IS PART OF THE HERITAGE HARBOR ASSOCIATION (REFER TO SUPPLEMENTAL DECLARATION RECORDED IN BOOK 4583, PAGE 609) AND WILL HAVE FULL ACCESS TO THE COMMON RECREATION AREAS THROUGH THE MEMBERSHIP IN THE HERITAGE HARBOUR HOMEOWNERS ASSOCIATION. REFER TO THE RECREATION AREA TABULATION ON THIS SHEET.

APPENDIX B
MINIMUM PARKING REQUIREMENTS

PARKING TABULATIONS LOTS 1 THROUGH 3

<u>USE</u>	<u>MINIMUM PARKING REQUIREMENTS</u>	<u>NO. OF DWELLING UNITS</u>	<u>MINIMUM PARKING REQUIRED</u>	<u>PARKING PROVIDED</u>
LOT 1 (EXISTING CONDOS)	1.5 SP / DU	64 *	97 SPACES	100 SPACES (32 GARAGE, 68 SURFACE)
LOT 2 (EXISTING CONDOS)	1.25 - 2.0 SP / DU *	73 *	115 SPACES	116 SPACES (37 GARAGE, 79 SURFACE)
LOT 3 (PROP. TOWNHOUSES)	2.5 SP / DU	20	50 SPACES	47 SPACES **
TOTAL		137 CONDO UNITS & 20 TOWNHOUSES	262 SPACES	263 SPACES

* THE EXISTING CONDOMINIUM BUILDING ON LOT 1 HAS 64 UNITS (12 1-BDRM, 44 2-BDRM, AND 8 3-BDRM UNITS).
THE EXISTING CONDOMINIUM BUILDING ON LOT 2 HAS 73 UNITS (2 1-BDRM, 60 2-BDRM, AND 11 3-BDRM UNITS).
PARKING REQUIREMENTS ARE BASED ON THE FOLLOWING:

1.25 SPACES PER 1 BDRM UNIT
1.5 SPACES PER 2 BDRM UNIT
2.0 SPACES PER 3 BDRM UNIT

** TWO PARKING SPACES ARE PROVIDED PER GARAGE IN EACH TOWNHOUSE, PLUS SEVEN (7) SURFACE PARKING SPACES, TOTALING 47 PARKING SPACES.

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**APPENDIX C
ARCHITECTURE**

The attached architecture is conceptual and not necessarily representative of the final architecture for the South River Townhouses, but is generally representative of the style, mass and features.

South River Towns Building – Street Frontage



South River Towns Building – Rear and Sides



Townhouses SCHEME #1

NOTE: Color Selections are Preliminary & Subject to Change w/ Substitutions



Townhouses SCHEME #2

NOTE: Color Selections are Preliminary & Subject to Change w/ Substitutions



Townhouses SCHEME #3

NOTE: Color Selections are Preliminary & Subject to Change w/ Substitutions



Townhouses SCHEME #4

NOTE: Color Selections are Preliminary & Subject to Change w/ Substitutions



**APPENDIX D
LIGHTING PLANS**

**TO BE DETERMINED
AT FINAL**

**APPENDIX E
RECREATION AREA**

RECREATION AREA TABULATION

REQUIRED (PUD #2 *)

TOTAL RECORDED SITE AREA:	..... 504.9 ACRES
TOTAL # OF RECORDED UNITS:	..... 1183
TOTAL AREA OF LAND REQUIRED TO SUPPORT 1183 UNITS @ 2.5 ACRES PER UNIT:	..... 473.2 ACRES
GREEN AREA REQUIRED (40% OF LAND AREA):	..... 189.3 ACRES
RECREATION AREA REQUIRED (60% OF GREEN AREA, OR 24% OF LAND AREA):	..... 113.6 ACRES

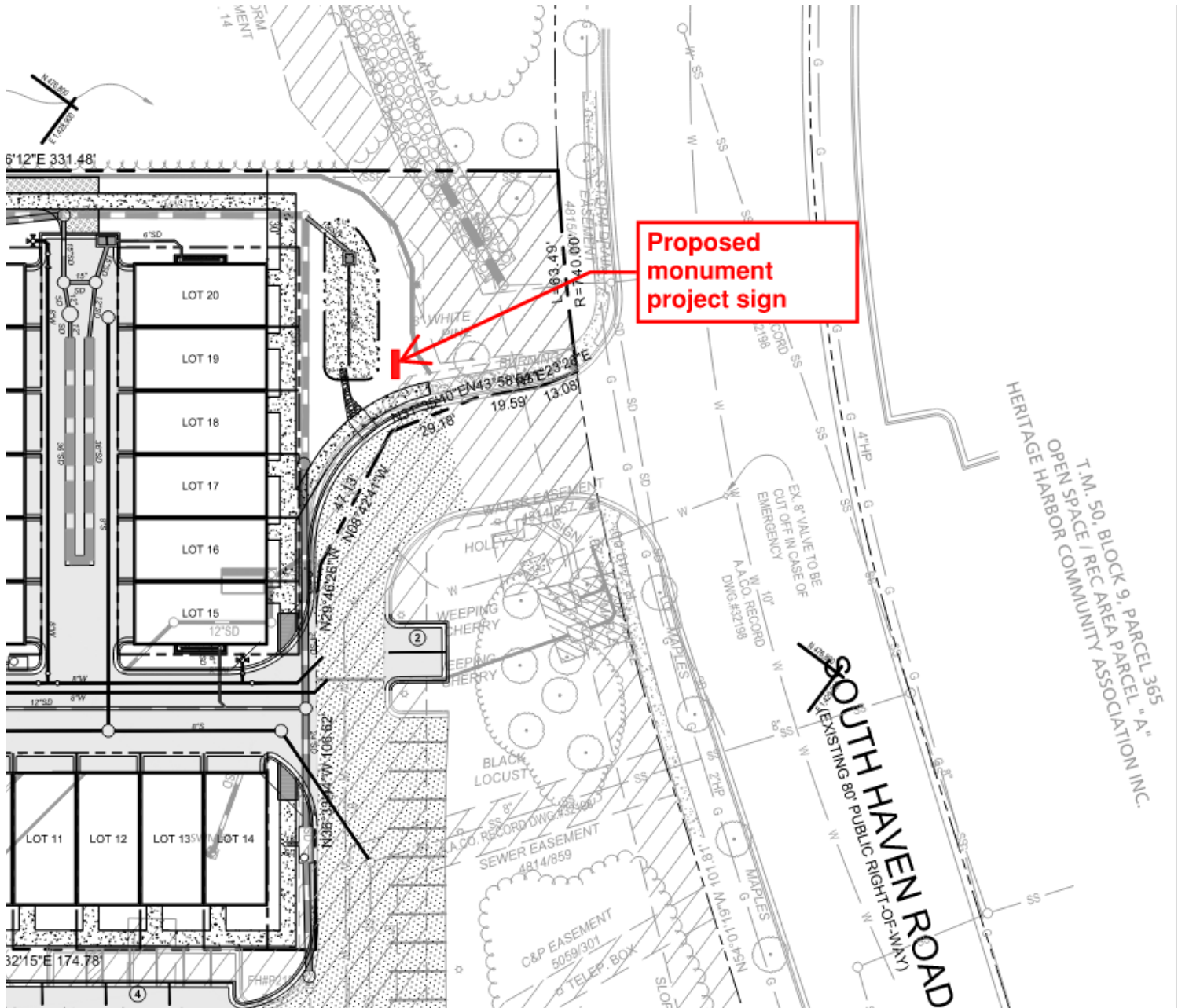
PROVIDED (PUD # 2 *)

TOTAL AREA PLATTED AS "OPEN SPACE" OR "OPEN SPACE / RECREATION AREA":	..... 336.31 ACRES
AREA WITHIN THE ABOVE MADE UP OF PRIVATE ROADS:	..... 5.29 ACRES
AREA WITHIN THE ABOVE MADE UP OF FLOODPLAIN EASEMENTS:	..... 3.02 ACRES
NET AREA AVAILABLE FOR RECREATION AREA:	..... 328.0 ACRES
% AREA AVAILABLE FOR RECREATION AREA (328.0 ACRES / 473.2 ACRES):	..... 69.3%

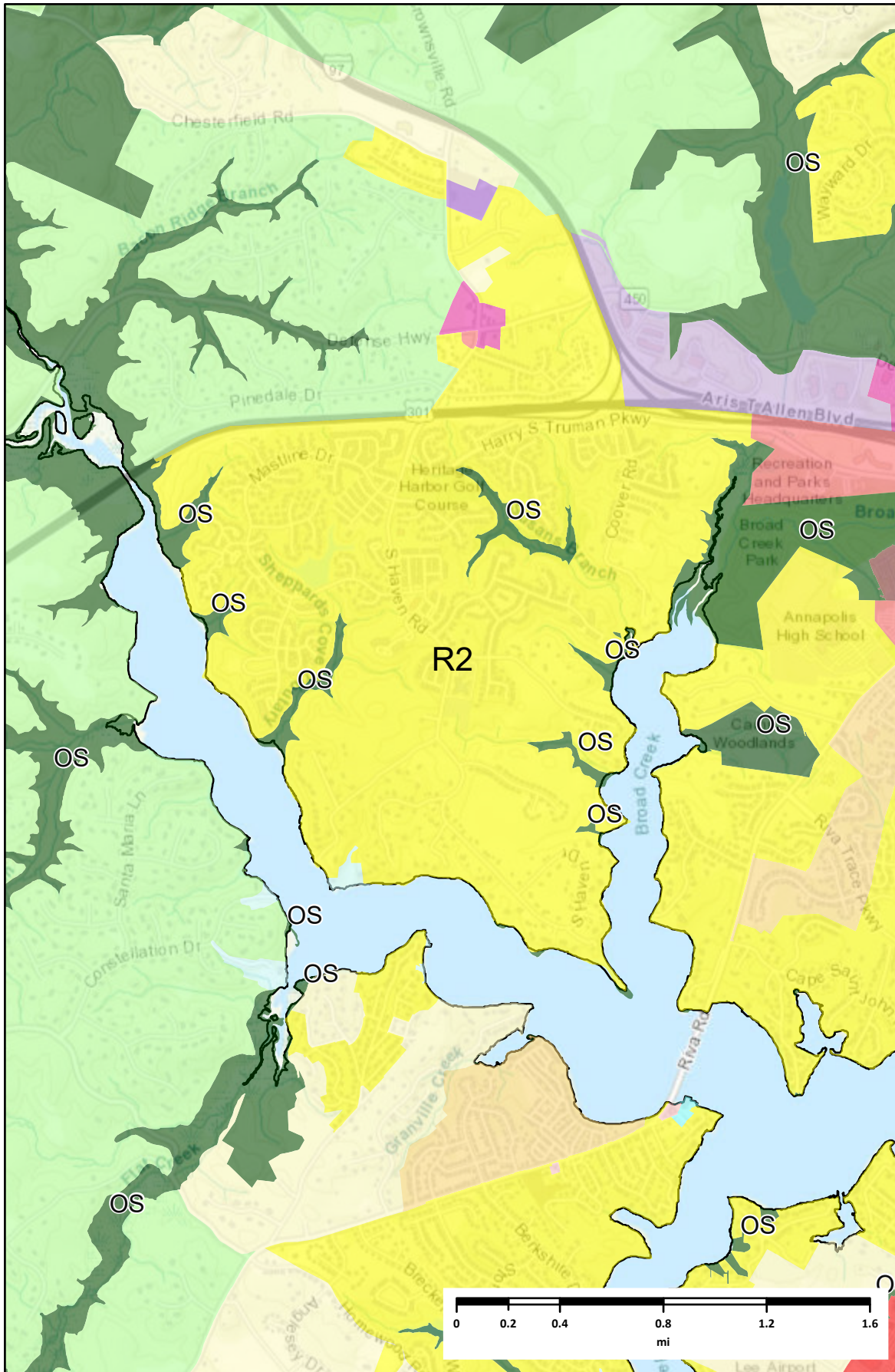
*** PUD #2 INCLUDES PARCEL 260, WHICH PER THE APPROVED PRIOR SUBDIVISION PLAT ALLOWS FOR A MAXIMUM OF 198 UNITS (137 ARE EXISTING AND 20 TOWNHOUSES ARE CURRENTLY PROPOSED). THEREFORE, 137 CONDO UNITS AND 20 TOWNHOUSES ARE INCLUDED IN THE REQUIRED RECREATION AREA CALCULATIONS ABOVE.**

**** WAIVER # 1232 WAS GRANTED TO THE DRY GROUND RECREATION AREA REQUIREMENT ON AUGUST 9, 1982 FOR HERITAGE HARBOUR.**

APPENDIX F
SIGNAGE



Signage details to be provided at Site Development Plan process



Applicant Ex 3
2025-0178-S

Features

Zoning

- C1 Commercial - Local
- C2 Commercial - Office
- C3 Commercial - General
- C4 Commercial - Highway
- City of Annapolis
- MA1 Community Marina
- MA1-B Neighborhood Marina
- MA2 Light Commercial Marina
- MA3 Yacht Club
- MB General Commercial Marina
- MC Heavy Commercial Marina
- MXD-G Mixed Use General
- MXD-N Mixed Use Neighborhood
- MXD-S Mixed Use Suburban
- MXD-U Mixed Use Urban
- MXD-V Mixed Use Village
- OS Open Space
- OTC-C Odenton Town Center Core
- OTC-E Odenton Town Center East Odenton Village Mix
- OTC-FM Odenton Town Center Fort Meade Business Mix
- OTC-H Odenton Town Center Historic
- OTC-I Odenton Town Center Industrial
- OTC-T Odenton Town Center Historic
- R1 Residential
- R10 Residential
- R15 Residential
- R2 Residential
- R22 Residential
- R5 Residential
- RA Rural Agricultural
- RLD Residential Low Density
- SB Small Business District
- TC Town Center
- W1 Industrial Park
- W2 Industrial - Light
- W3 Industrial - Heavy

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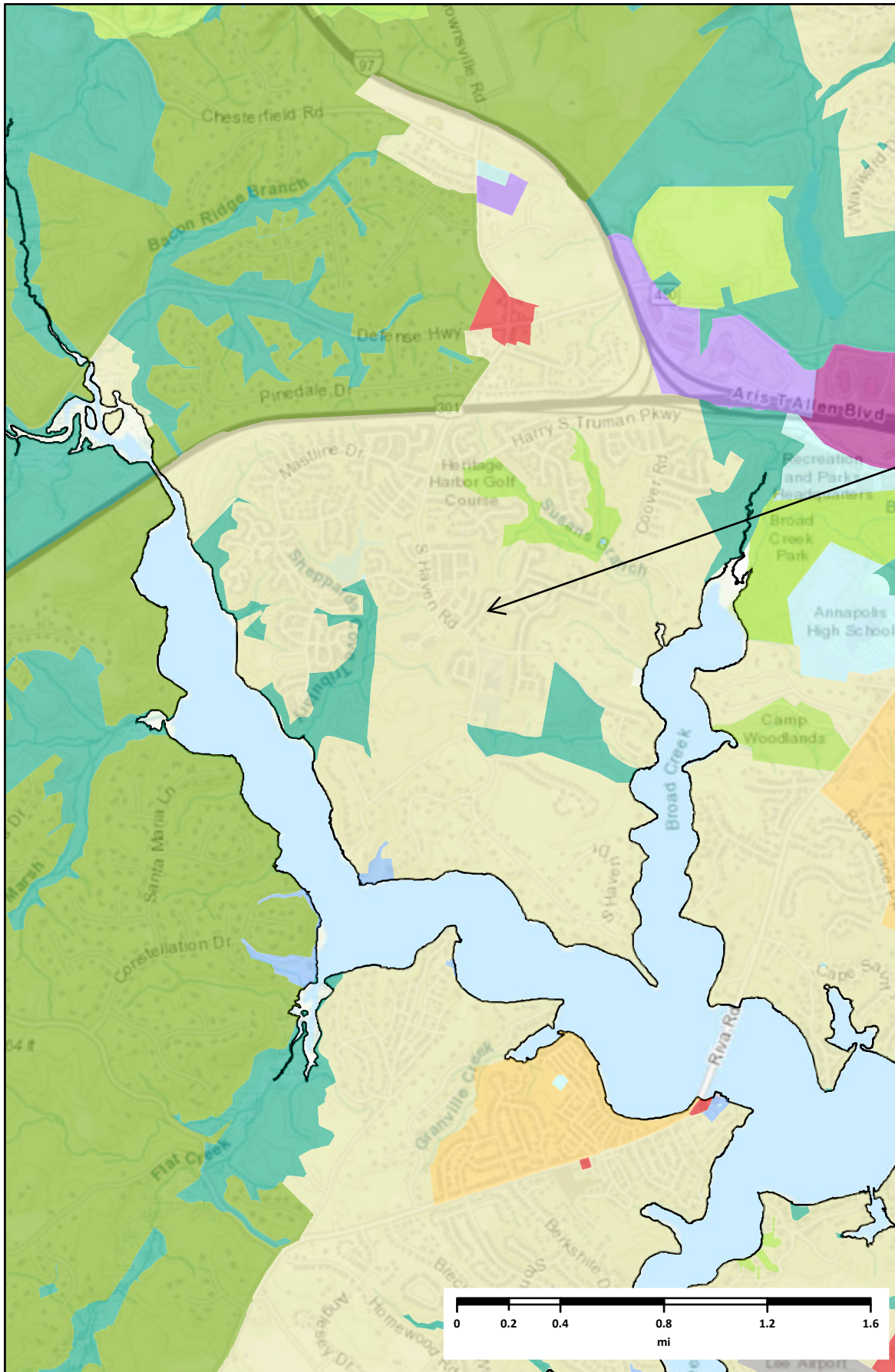
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should be reported to the Anne Arundel County Office
of Information Technology Geographic Information
Services Group.

Land Use and Zoning Map

Date: 10/30/2025

Time: 11:08 AM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Applicant Ex 4
2025-0178-S

Residential Low Density

Features

GDP Planned Land Use Amended June 2025

- Conservation
- Parks and Open Space
- Rural
- Residential Low Density
- Residential Low-Medium Density
- Residential Medium Density
- Residential High Density
- Mixed Use
- Small Business
- Town Center
- Commercial
- Industrial
- Maritime
- Public Use
- Transit
- City of Annapolis
- County Boundary

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loss of data, or business interruption, related in any
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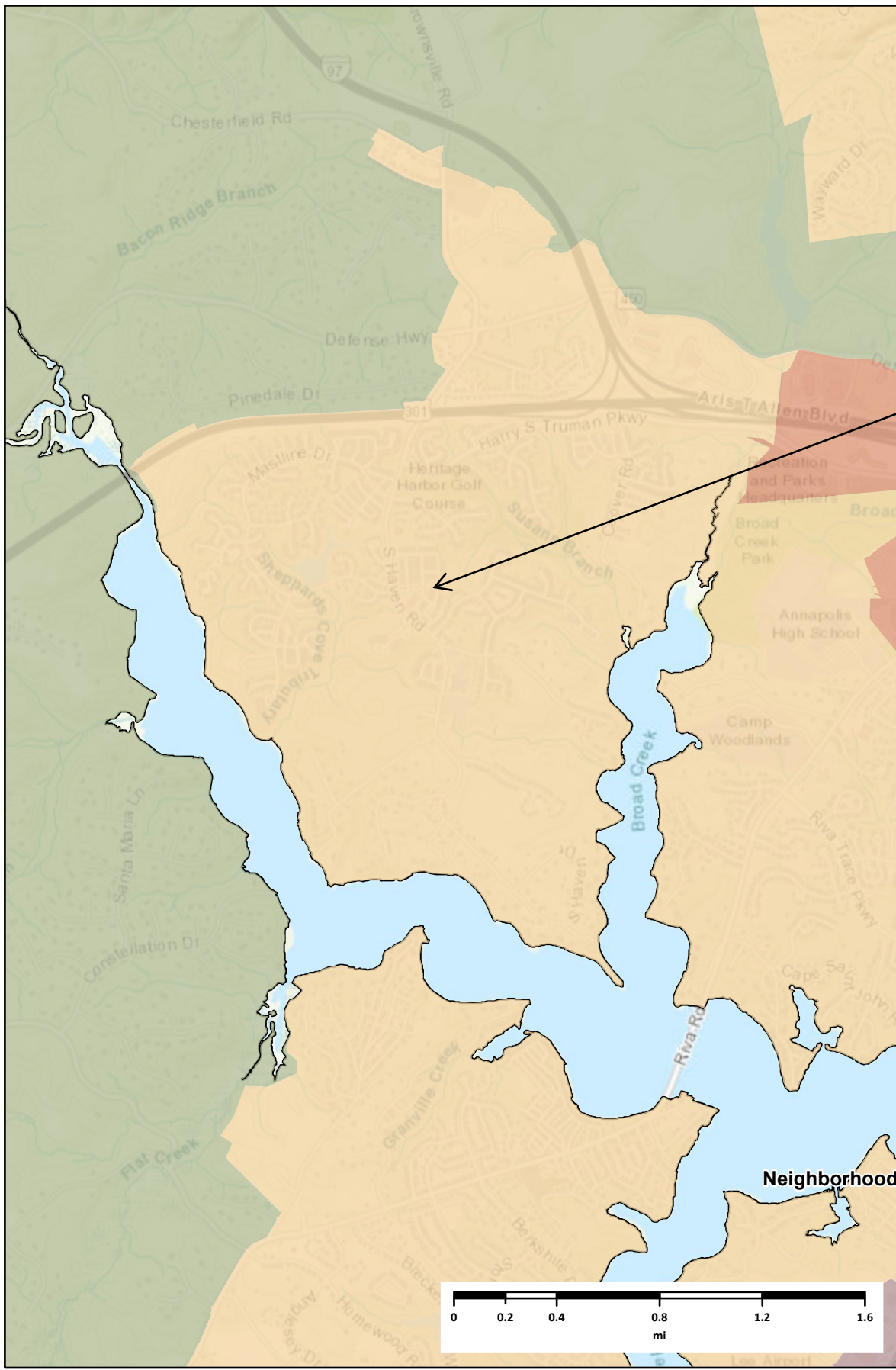
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of Information Technology Geographic Information
Services Group.

Land Use and Zoning Map

Date: 10/30/2025

Time: 10:58 AM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



Applicant Ex 5
2025-0178-S

Neighborhood
Preservation

Features

Development Policy Areas

- Rural and Agricultural
- Peninsula
- Neighborhood Preservation
- Critical Corridor
- Critical Economic
- Town Center
- County Boundary

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Services Group.

Land Use and Zoning Map

Date: 10/30/2025

Time: 11:14 AM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere

Applicant Ex 6
2025-0178-S

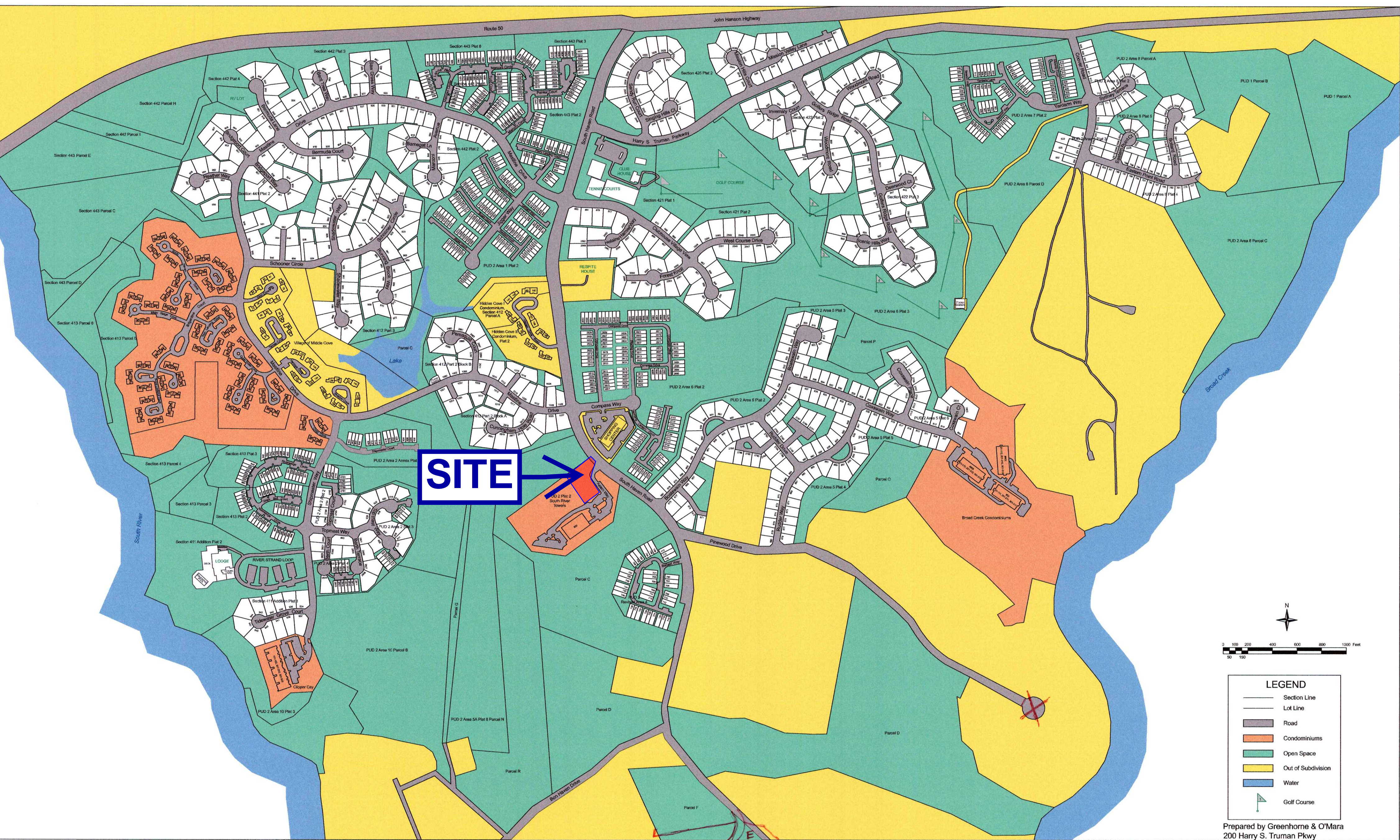


South River Townhouses

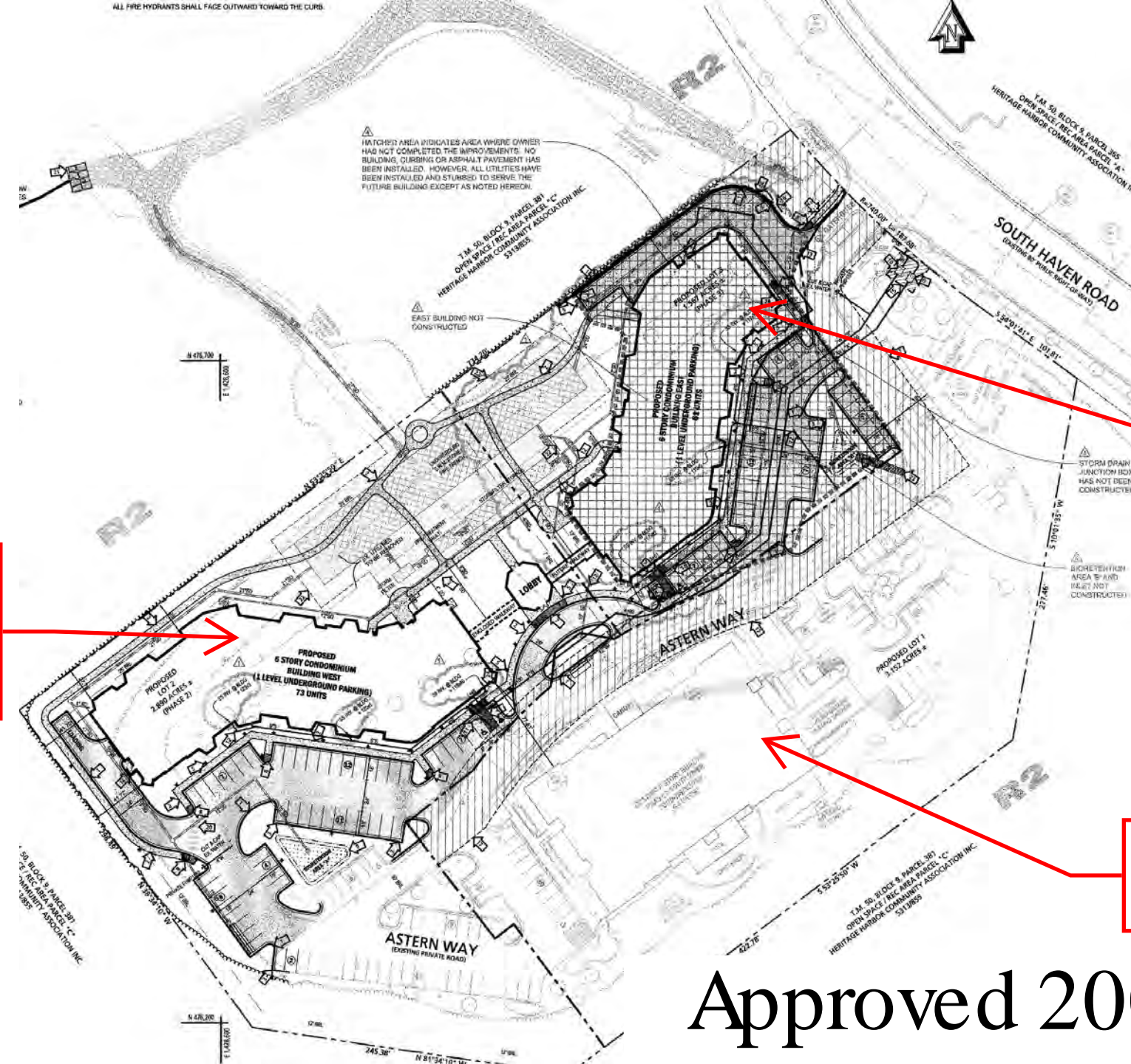
Special Exception Exhibits
Case No. 2025-0178-S
920 Astern Way, Annapolis



Heritage Harbour Subdivision



**EXISTING
6-STORY (73
UNITS -
CONSTRUCTED
IN 2006**



**PROPOSED
6-STORY (61
UNITS -
APPROVED BUT
NEVER
CONSTRUCTED**

**EXISTING
6-STORY (64
UNITS)**

Approved 2006 Site Plan



EX-FORREST OAK MAPLE POP. AR.
BIRCH Y. A. PINE GUM

ASTORIA BLVD

100TH AVE

LOT 1 LOT 2

LOT 3 LOT 4 LOT 5 LOT 6 LOT 7 LOT 8

LOT 9 LOT 10 LOT 11 LOT 12 LOT 13 LOT 14

LOT 15 LOT 16 LOT 17 LOT 18 LOT 19 LOT 20

10000 ASTORIA BLVD

SOUTH HAVEN ROAD
EX 80' PUBLIC RIGHT-OF-WAY

LEGEND:

PROP. LOT/ BLDG. UNIT	
PROP. GREEN SPACE	
PROP. SWM ACCESS ROAD	
PROP. ROAD	
PROP. CONC. SIDEWALK	

[illegible]

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18593	3/31/26

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2500 W. 10TH AVE. SUITE 200
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415.867.5650

Date	JUNE 2025
Job Number	21-0196
Scale	1"=30'
Drawn By	LS
Approved By	TS
Folder Reference	21-0196 SOUTH RIVER TOWERS HERITAGE HARBOR (LOT 3)

20 TOWNHOUSE CONCEPT RENDERING

FEASIBILITY STUDY
FOR

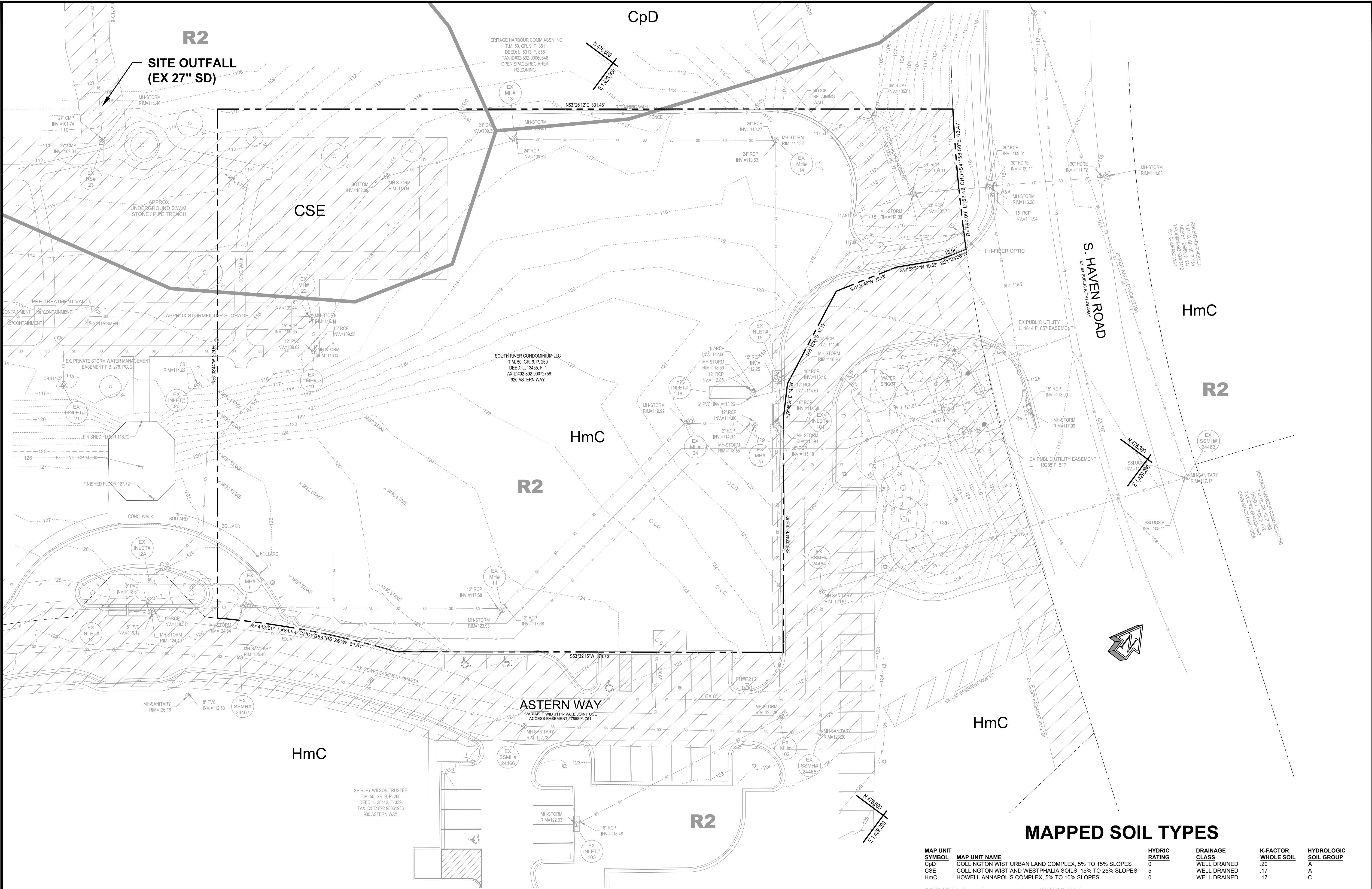
HERITAGE HARBOR (LOT 3)
SUBDIVISION #2022- PROJECT #2022

TAX MAP 50, GRID B, PARCEL 260, LOT 3
TAX ID: 02-060-00072758
TAX YEAR: 2022
902 ASTERN WAY, ANNAPOLIS, MARYLAND 21401
902 ASTERN WAY, ANNAPOLIS, MARYLAND 21401

Sheet No. 2 OF 2

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PLOTTED: Sep 10, 2025 - 1:44pm



REFER TO SHEET C1 FOR SITE LEGEND.

RESOURCE MAP CERTIFICATION

ATWELL HEREBY CERTIFIES THAT THE LOCATION(S) SHOWN HEREON HAVE BEEN FIELD VERIFIED.

TERRY SCHULMAN, P.E. 19593



09/10/25
DATE

EXISTING SITE CONDITIONS AND RESOURCE MAPPING PLAN

SPECIAL EXCEPTION PLANS

LOT 3 OF SOUTH RIVER TOWERS AT
HERITAGE HARBOUR, PUD #2

TAX MAP 50, GRD. 9, P. 260
ANNAPOLIS, MARYLAND 21041
SECOND DISTRICT ANNE ARUNDEL COUNTY ZONED R2

Sheet No. C3 OF 8

Date
SEPTEMBER, 2025
Job Number
25000244
Scale
1"=20'
Drawn By
TS
Approved By
TS
Folder Reference
MADISON HOMES
SOUTH RIVER AT HERITAGE HARBOR



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Terry Schulman
19593
09/10/25
3/31/26
Expiration Date

Revisions

Rev. #
Date
By
Description

I hereby certify that the foregoing plans were prepared or altered by me or under my direct supervision and I am a duly Licensed Professional Engineer in the State of Maryland.		<div>ATWELL</div> <div>866.850.4200 www.atwell.com</div> <div>2861 RIVA ROAD, BUILDING 800 ANNAPOLIS, MARYLAND 21401 410.897.3226</div>		<div></div> <div>Terry Schillman Date 09/10/25</div> <div>License No. 15993 Expiration Date 3/31/26</div>	
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<div></div> <div>ATWELL</div>					
Date SEPTEMBER, 2025		Job Number 25000244			
Scale 1"=20'		Drawn By LS			
Approved By TS		Folder Reference MADISON HOMES SOUTH RIVER AT HERITAGE HARBOR			
SITE AND UTILITY PLAN		LOT 3 OF SOUTH RIVER TOWERS AT HERITAGE HARBOUR, PUD #2		SECOND DISTRICT ANNE ARUNDEL COUNTY ZONED R2	
SPECIAL EXCEPTION PLANS OF		TAX MAP 90, GRID 9, PARCEL 280, LOT 3 920 ASTERN WAY ANNAPOLIS, MARYLAND 21041		s	
SHEET NO. 02		SHEET NO. 03		SHEET NO. 04	
SHEET NO. 05		SHEET NO. 06		SHEET NO. 07	
SHEET NO. 08		SHEET NO. 09		SHEET NO. 10	



Perspective View

***SOUTH RIVER
TOWNHOUSES***



Drive Aisle



***VIEW ALONG ASTERN WAY FACING SOUTH
TOWARD SOUTH RIVER CONDOMINIUM***

SOUTH RIVER TOWNHOUSES



Drive Aisle



VIEW FROM ASTERN WAY ENTRANCE AT SOUTH HAVEN ROAD

Architecture is conceptual and not necessarily representative of the final architecture for these houses, but is generally representative of the style, mass and features.

SURVEYOR'S CERTIFICATE

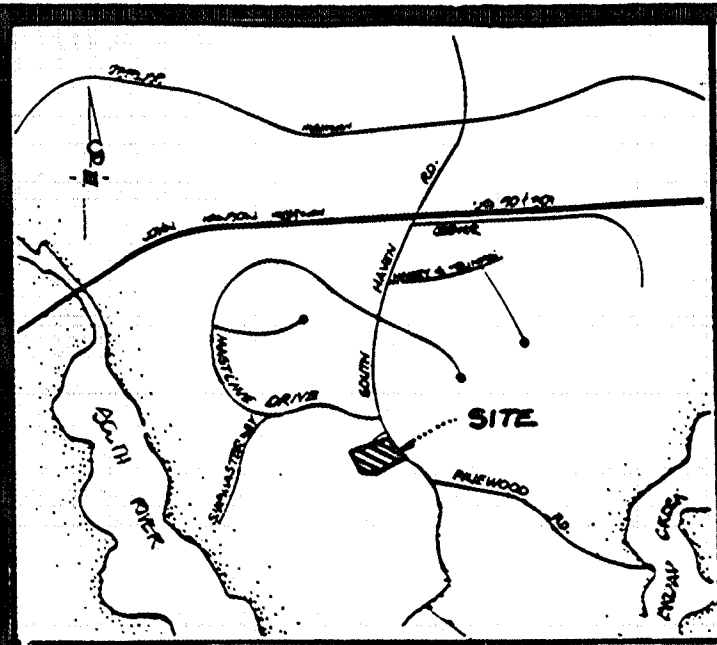
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A PART OF THE PROPERTY ACQUIRED BY SOUTH RIVER JOINT VENTURE, A MARYLAND JOINT VENTURE, FROM HERITAGE HARBOUR CORPORATION, A NORTH CAROLINA CORPORATION, AND U.S. HOME CORPORATION, A DELAWARE CORPORATION, BY DEED DATED JUNE 29, 1988 AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND, IN LIBER 4639 AT FOLIO 73. TOTAL AREA IN THIS PLAN OF SUBDIVISION IS 7.6084 ACRES OF LAND.

DATE: 4/06/89

PETER P. KONTIGAS
REGISTERED LAND SURVEYOR
MD. REG. NO. 10319

CURVE DATA					
NO.	RADIUS	Δ	ARC	TAN.	CHORD
1	240.000	14°31'54"	183.683	94.340	187.180
2	660.000	01°01'09"	11.726	5.068	11.726
3	700.562	41°06'31"	502.640	242.686	491.928

COORDINATES		
NO.	NORTH	EAST
1	415 931.102	916 832.504
2	415 663.082	916 709.190
3	415 411.990	916 445.646
4	415 447.965	916 282.921
5	415 607.695	916 025.080
6	416 125.128	916 614.743
7	415 976.009	916 751.107
8	414 600.700	917 870.710
9	414 991.928	916 866.789
10	415 150.196	916 782.840
11	415 435.160	916 877.172
12	415 604.423	917 150.916
13	415 591.118	917 196.109
14	415 103.221	917 289.723
15	415 087.380	917 283.995
16	415 070.940	917 291.789

VICINITY MAP
SCALE 1"=5000'

PROPERTY OF
U.S. HOME CORP.
L.4646 F.551
OPEN SPACE/REC. AREA

HERITAGE HARBOUR
AREA 6
PLAT TWO
PB.105 F.44 P.N.O.5469

HERITAGE HARBOUR
AREA 5A - PLAT 2
PB.99 F.14 P.N.O.5139

OWNER'S DEDICATION

WE, SOUTH RIVER JOINT VENTURE, A MARYLAND JOINT VENTURE, BY SOUTH RIVER DEVELOPMENT CORPORATION, A MARYLAND CORPORATION, ROBERT A. LEVINE, PRESIDENT AND ANNAPOLIS DEVELOPMENT GROUP, INC., JAMES S. GISONDI, PRESIDENT, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES AND DEDICATE TO PUBLIC USE THE LANDS LYING WITHIN THE PUBLIC RIGHT-OF-WAY, FLOODPLAINS AND EASEMENTS AS SHOWN HEREON; SUCH LANDS TO BE DEEDED TO ANNE ARUNDEL COUNTY AS MAY BE APPROPRIATE, UPON REQUEST; THAT WE WILL CAUSE TO BE SET, AT THE APPROVED FINISH GRADE, IRON PIPES DESIGNATED THUS—○—, AND MONUMENTS DESIGNATED THUS—□—, AND WE FURTHER ACKNOWLEDGE THE STATEMENTS CONTAINED IN THE "NOTICE TO TITLE EXAMINERS" TO BE OUR INTENT.

THERE ARE NO SUITS OF EQUITY, ACTIONS AT LAW, LEASES, MORTGAGES, TRUSTS OR OTHER ENCUMBRANCES ON THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION; EXCEPT A DEED OF MORTGAGE TO MARINE MIDLAND BANK, N.A. DATED JUNE 29, 1988 AND RECORDED AMONG THE ASFORESAID LAND RECORDS IN LIBER 4639 AT FOLIO 91 AND ALL PARTIES IN INTEREST THERETO HAVE BELOW INDICATED THEIR ASSENT AND JOIN IN THIS PLAN OF SUBDIVISION.

DATE: 4/14/89

SOUTH RIVER JOINT VENTURE

SOUTH RIVER DEVELOPMENT CORP.

BY: ROBERT A. LEVINE, PRESIDENT
ANNAPOLIS DEVELOPMENT GROUP, INC.

BY: Bernard Yagel, Jr.
Bernard Yagel, Jr.
President

WE ASSENT TO AND DO HEREBY JOIN IN THIS PLAN OF SUBDIVISION.

DATE: 4/17/89

MARINE MIDLAND BANK, N.A.

BY: Walter Cernice
Walter Cernice
Assistant Vice President

LINE DATA FOR PRIVATE ROAD RIGHT OF WAY	
BEARING	DISTANCE
1. S 53° 25' 50" W	200.000
2. S 36° 34' 10" W	142.000
3. N 53° 25' 50" W	150.000
4. N 25° 43' 52" E	45.177
5. N 36° 34' 10" W	172.000
6. N 53° 25' 50" W	150.000
7. N 70° 32' 0" E	68.007
8. S 36° 34' 10" W	125.000
9. S 53° 25' 50" W	170.000
10. S 30° 30' 10" W	50.537
11. N 36° 34' 10" W	122.000
12. S 41° 45' 15" W	44.589
13. S 35° 34' 10" E	248.295
14. S 10° 13' 35" W	26.328
15. S 53° 25' 50" W	150.000
16. S 72° 54' 20" W	62.982
17. N 36° 34' 10" W	50.000
18. N 53° 25' 50" W	30.000
19. N 36° 34' 10" W	50.000
20. S 53° 25' 50" W	230.000
21. S 36° 34' 10" E	145.000
22. S 53° 25' 50" W	74.497
23. N 81° 34' 10" W	222.139
24. N 36° 34' 10" W	155.000
25. N 10° 13' 35" E	87.208
26. N 53° 25' 50" E	515.000
27. N 70° 32' 0" E	85.000
28. N 48° 9' 40" E	57.332
RADIUS	ARC
29. -740.000	53.000

ADDENDUM TO NOTICE TO TITLE EXAMINERS

- THIS PLAT IS SUBJECT TO THE NOTES CONTAINED IN THE "NOTICE TO TITLE EXAMINERS" AS THEY APPEAR ON "P.U.D.", PLAT ONE, AREAS 364 CONDOMINIUMS, HERITAGE HARBOUR, RECORDED IN PLAT BOOK 37 AT FOLIO 41 AS PLAT NO.E-1841, AND AS THEY MAY APPLY TO THE PARCEL SHOWN ON THIS PLAT.
- THE PURPOSE OF THIS PLAT IS TO REVISE THE PARKING LOT LAYOUT AND THE SUBDIVISION NAME THAT WAS PREVIOUSLY SHOWN ON PLAT TWO AS RECORDED IN PLAT BOOK 37 AT FOLIO 42 AS PLAT NO.E-1842.
- WE HEREBY GRANT AND CONVEY TO ANNE ARUNDEL COUNTY, MARYLAND, THE PERPETUAL RIGHT-TO-DISCHARGE THE FLOW OF STORM WATER FROM SUCH NECESSARY DRAINAGE FACILITIES AND APPURTENANCES TO ADEQUATELY DRAIN THE NATURAL WATERSHED AND ADJACENT PROPERTIES INTO EXISTING WATERWAYS OR NATURAL DRAINAGE COURSES AND OR UPON EXISTING GROUND. SUCH DISCHARGE POINTS ARE INDICATED BY THE SYMBOL AS SHOWN GRAPHICALLY ON THIS PLAT.
- THE PRIVATE VARIABLE WIDTH COMMON USE RIGHT OF WAY AND/OR PARKING AREA SHOWN HEREON IS DEDICATED FOR INGRESS AND EGRESS FOR THE OWNERS OF PROPERTY ABUTTING THEREON. IT SHALL NOT BE ACCEPTABLE FOR PETITION AND IS A MAINTENANCE RESPONSIBILITY OF THE OWNERS OF ABUTTING PROPERTY.
- EACH BUILDING SHALL HAVE 12 ONE BEDROOM UNITS, 42 TWO BEDROOM UNITS, AND 12 THREE BEDROOM UNITS TIMES 3 BUILDINGS = 36 ONE BEDROOM UNITS, 126 TWO BEDROOM UNITS, AND 36 THREE BEDROOM UNITS. TOTAL OF 198 UNITS.
- FINISH REQUIREMENTS: 36 ONE BEDROOM x 1.25 SP./UNITS = 45 SPACES, 126 TWO BEDROOM x 1.5 SP./UNITS = 189 SPACES, 36 THREE BEDROOM x 2 SP./UNITS = 72 SPACES. TOTAL SPACES REQUIRED = 306 SPACES PLUS 3 LOADING SPACES. TOTAL SPACES PROVIDED = 307 SPACES (103 SPACES UNDERGROUND & 204 ABOVE GROUND) PLUS 3 LOADING SPACES.
- EXISTING AND PROPOSED ZONING OF SUBJECT AND ADJACENT PROPERTIES IS R-2.
- MINIMUM BUILDING RESTRICTIONS (R-2) = FRONT - 30'; SIDE - 7', 20' TOTAL; REAR - 25'.
- TOTAL AREA OF PRIVATE ROADS IS 3.5115 ACRES.
- CLEARING SHALL BE CONSISTENT WITH AND UNDERTAKEN ONLY FOR THOSE AREAS DELINEATED ON THE FINAL DEVELOPMENT PLAN ON FILE IN THE OFFICE OF PLANNING & ZONING AND SHALL GENERALLY FOLLOW THE CONCEPT AND INTENT OF THE PLAN.
- HEIGHT OF BUILDINGS (6 STORY) 71.2 FEET.

RECORDED:

PLAT BOOK:

FOLIO:

PLAT No.

SUBDIVISION# 81-238
PROJECT# 38-245

ANNE ARUNDEL COUNTY, MARYLAND

THE REQUIREMENTS OF THE HEALTH DEPARTMENT OF ANNE ARUNDEL COUNTY HAVE BEEN MET IN PREPARING THIS PLAT.

John L. Osborn 4-25-89
HEALTH OFFICER (FOR PUBLIC WATER AND SEWER SYSTEMS ONLY) DATE

APPROVED FOR RECORDING:

Thomas L. Osborn 5-4-89
PLANNING & ZONING OFFICER DATE

12. TOTAL AREA OF SUBMITTAL - 7.6084 ACRES
- AREA OF PRIVATE ROADS - ESMT. - 3.51 ACRES
- BUILDING COVERAGE - 1.24 ACRES
- OPEN SPACE/RECREATION ACRES - 2.84 ACRES

PUD #2
PLAT TWO
SOUTH RIVER TOWERS

AT HERITAGE HARBOUR
PREVIOUSLY RECORDED AS "PUD #2, AREAS 364 CONDOMINIUMS
HERITAGE HARBOUR, IN PB. 37 F.42 P.N.O. E-1842
SECOND ASSESSMENT DISTRICT

ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=100'

OCT, 1988

TAX MAP 50 BLOCKS 9 & 10 PARCEL



CHESAPEAKE OFFICE

MONTGOMERY/KONTIGAS ENTERPRISES
ONE TOWN CENTER
4201 NORTHVIEW DRIVE • SUITE 301 • ROWIE, MARYLAND 20716
Wash/Metro Area 301/262-1113

Sheet 1 of 1
RC-1111
87-000-9116

89 MAY 15 AM 10:14

H. ERLE SCHAFER
CLERK

BOOK 119 PAGE 13

MSA 334 1235-6194

P231211



SITE LEGEND

PROPERTY LINE	
EXISTING CONTOUR	
EXISTING WOODS	
EXISTING FENCE	
EXISTING SOILS BOUNDARY	
EXISTING SOILS DESIGNATION	
EXISTING UTILITY POLE W/ OVERHEAD WIRE	
EXISTING SEWER	
EXISTING STORM DRAIN	
EXISTING WATER	
EXISTING GAS	
EXISTING ELECTRIC	
EXISTING TELEPHONE	
EXISTING SEWER FORCEMAIN	
EXISTING ZONING BOUNDARY	
EXISTING ZONING DESIGNATION	
EXISTING EASEMENT	
EXISTING TREE	
PROPOSED CURB AND GUTTER	
PROPOSED WATER AND FIRE HYDRANT	
PROPOSED SEWER	
PROPOSED STORM DRAIN	
PROPOSED CONCRETE	
PROPOSED BRICK PAVERS / STAMPED CONCRETE	
PROPOSED CONTOUR	
PROPOSED SPOT ELEVATION	
PROPOSED # OF REGULAR PARKING SPACES / EV PARKING SPACES	
PROPOSED LIGHT DUTY PAVEMENT	
PROPOSED MILL AND OVERLAY PAVEMENT	
PROPOSED MICRO-BIORETENTION AREA	
PROPOSED RIPRAP	
PROPOSED PUBLIC UTILITY AND / OR ACCESS EASEMENT	
PROPOSED SIGHT LINE EASEMENT	
PROPOSED CODE REQUIRED LANDSCAPE BUFFER	
PROPOSED BUILDING RESTRICTION LINE	

PREVIOUS PUD APPROVAL NOTE

PUD APPROVAL PREVIOUSLY GRANTED BY THE ANNE ARUNDEL COUNTY OFFICE OF PLANNING AND ZONING ON MAY 16, 1983 AND REFERENCED AS 9-18-83 UNDER SUBDIVISION #81-238, PROJECT #86-141. REFER TO RECORD PLATS AS NOTED IN GENERAL NOTE #2 THIS SHEET. THIS PROPERTY IS SUBJECT TO THE COVENANTS AND RESTRICTIONS OF HERITAGE HARBOUR AS SET FORTH IN A DECLARATION, DATED DECEMBER 15, 1978, AND RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 3157 AT FOLIO 496, AND AMENDMENT DATED MARCH 1, 1989 AND RECORDED AMONG THE AFORESAID LAND RECORDS IN LIBER 4799 AT FOLIO 261.

AN AMENDMENT TO THE PREVIOUSLY APPROVED HERITAGE HARBOUR PLANNED UNIT DEVELOPMENT (PUD#2) WAS GRANTED BY THE ADMINISTRATIVE HEARING OFFICE ON MAY 23, 2005 UNDER CASE NO. 2004-0556-S WHICH INCLUDED THE DEVELOPMENT OF 73 UNITS ON LOT 2 (COMPLETED) AND 61 UNITS ON LOT 3. SINCE MORE THAN TEN (10) YEARS HAVE ELAPSED SINCE THE APPROVAL OF THE SPECIAL EXCEPTION, WITHOUT IMPROVEMENTS HAVING BEEN COMPLETED, THE PREVIOUS APPROVALS FOR THE 61 UNITS ON LOT 3 HAVE EXPIRED

SPECIAL EXCEPTION PLANS

OF

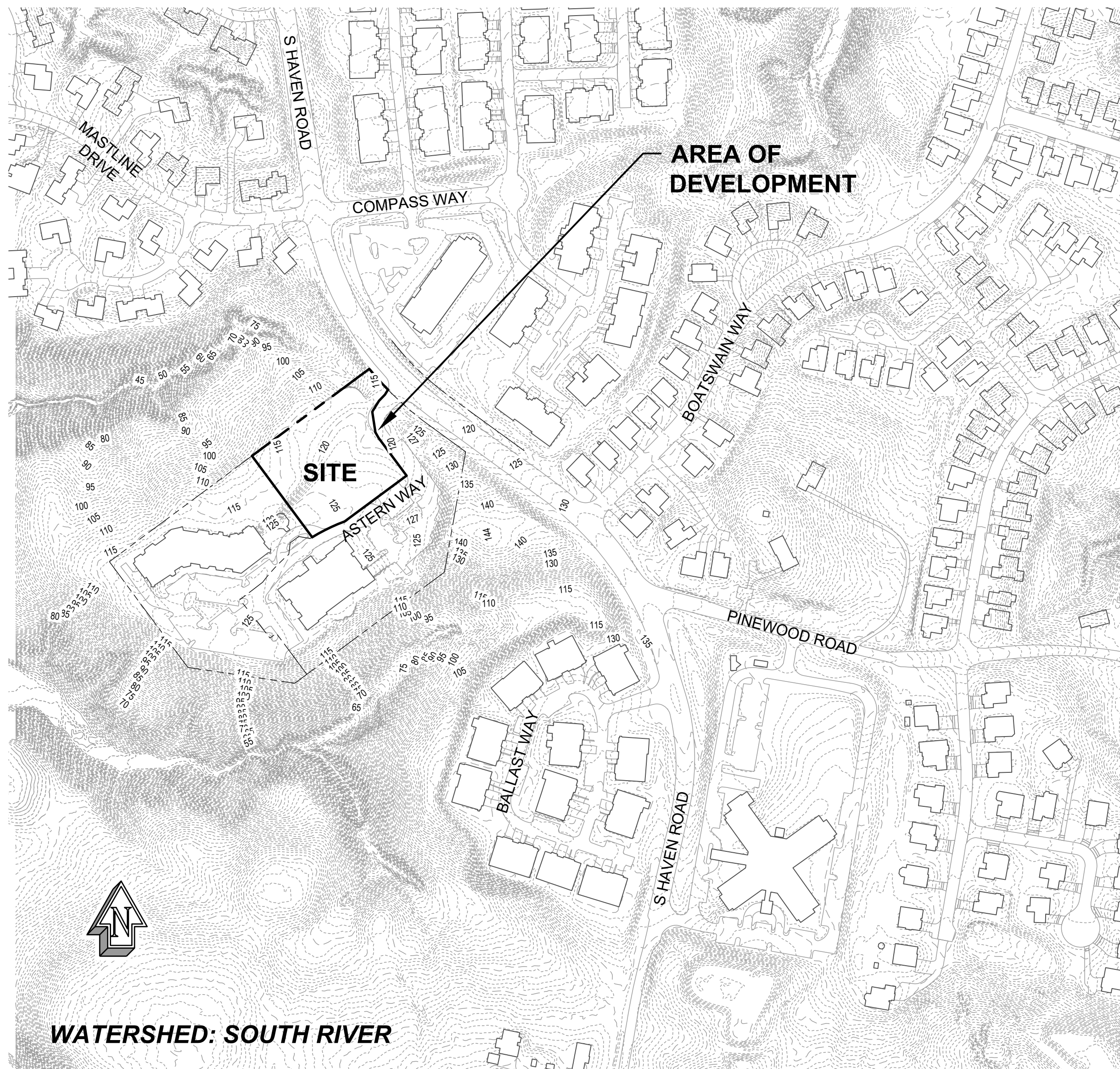
LOT 3 OF SOUTH RIVER TOWERS AT HERITAGE HARBOUR, PUD #2

TAX MAP 50, BLOCK 9, PARCEL 260, LOT 3

920 ASTERN WAY

ANNAPOLIS, MARYLAND 21401

SECOND DISTRICT ANNE ARUNDEL COUNTY ZONED R2



LOCATION MAP

SCALE: 1"=200'



SCALE: 1"=2,000'

© ADC THE MAP PEOPLE PERMITTED USE NO. 08301200

GENERAL NOTES

1. PROPERTY OWNER:
SOUTH RIVER CONDOMINIUM LLC
2200 DEFENSE HIGHWAY, SUITE 405
CROFTON, MARYLAND 21114
- PROPERTY APPLICANT/DEVELOPER:
MS-SOUTH RIVER, LLC C/O MADISON HOMES, INC.
1950 OLD GALLOWES ROAD, SUITE 200
TYSONS, VIRGINIA 22182
C/O RUSSELL S. ROSENBERGER, JR., 703-506-9292
russ@madsouthhomesinc.com
2. THE PROPERTY IS SHOWN AS TAX MAP 50, GRID 9, PARCEL 260, LOT 3 IN ANNAPOLIS, ANNE ARUNDEL COUNTY, MARYLAND BY DEED 13455/1 AND RECORD PLAT TITLED "SOUTH RIVER TOWERS @ HERITAGE HARBOUR" RECORDED IN BOOK 311, PAGE 46.
3. THE PROPERTY TAX ACCOUNT NUMBER IS 02-8902-9272758.
4. THE EXISTING ZONING OF SITE IS R2 - RESIDENTIAL DISTRICT. THE ZONING IS TO REMAIN THE SAME.
5. THE TOTAL SITE AREA IS 68,248 SQ. FT. ± OR 1.567 ACRES ±.
6. THE PROPERTY OUTLINES, EXISTING TOPOGRAPHY AND FEATURES SHOWN HEREON WERE TAKEN FROM A COMBINATION OF BEST AVAILABLE RECORDS AND A PLAN TITLED "SOUTH RIVER AT HERITAGE HARBOUR" DATED JULY 17, 2025 AND PREPARED BY ATWELL.
7. THE SITE IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
8. THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "C" (AREAS OF MINIMAL FLOODING) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #240008-0038C DATED 5/83 FOR SAID COUNTY AND DISTRIBUTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
9. THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR TO HIS OWN SATISFACTION PRIOR TO ANY CONSTRUCTION. ANY UTILITIES DAMAGED DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
10. THE PROPOSED SITE UTILITIES ARE WATER (PUBLIC) AND SEWER (PUBLIC).

SURVEY CONTROL NOTE

THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON RTK (REAL TIME KINEMATIC) OBSERVATIONS UTILIZING KEYNETGPS NETWORK. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE (NAD 83/2011) AND THE VERTICAL DATUM IS REFERENCED TO NAVD 88.

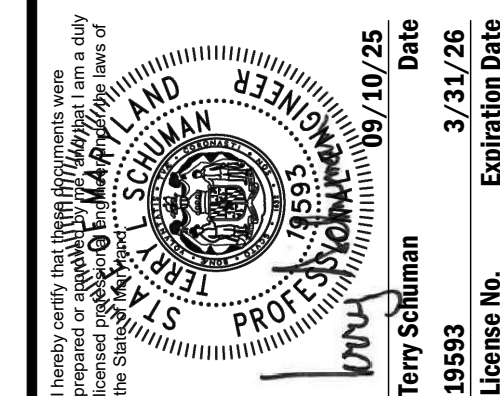
SPECIAL EXCEPTION REQUEST

THE FOLLOWING SPECIAL EXCEPTION IS BEING SOUGHT TO THE ZONING REQUIREMENTS

- TO ALLOW A PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH ARTICLE 28, TITLE 2, SUBTITLE 2-403 (9) OF THE ANNE ARUNDEL COUNTY CODE

DRAWING INDEX

<u>SHEET NO</u>	<u>SHEET TITLE</u>
1 OF 8	..... COVER PLAN
2 OF 8	..... OVERALL SITE PLAN
3 OF 8	..... ENVIRONMENTAL CONSTRAINTS AND RESOURCE MAPPING PLAN
4 OF 8	..... SITE AND UTILITY PLAN
5 OF 8	..... GRADING AND STORM DRAIN PLAN
6 OF 8 STORMWATER MANAGEMENT PLAN
7 OF 8 LANDSCAPE CALCULATIONS PLAN
8 OF 8 CONCEPTUAL LANDSCAPE PLAN

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Date	SEPTEMBER, 2025
Job Number	25000244
Scale	AS SHOWN
Drawn By	LS
Approved By	TS
Folder Reference	MADISON HOMES SOUTH RIVER AT HERITAGE HARBOR

COVER PLAN


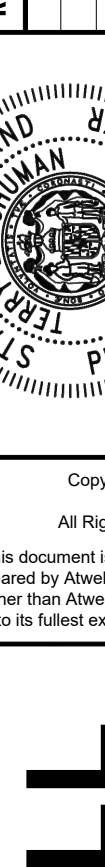
RECEPTION PLANS

**LOT 3 OF SOUTH RIVER TOWERS AT
HERITAGE HARBOUR, PUD #2**

TAX MAP 50, GRID 9, PARCEL 260, LOT 3
920 ASTERN WAY
ANNAPOLIS, MARYLAND 21041
SECOND DISTRICT ANNE ARUNDEL COUNTY

ANNAPOLIS, MARYLAND 21041
SECOND DISTRICT ANNE ARUNDEL COUNTY ZONED R2

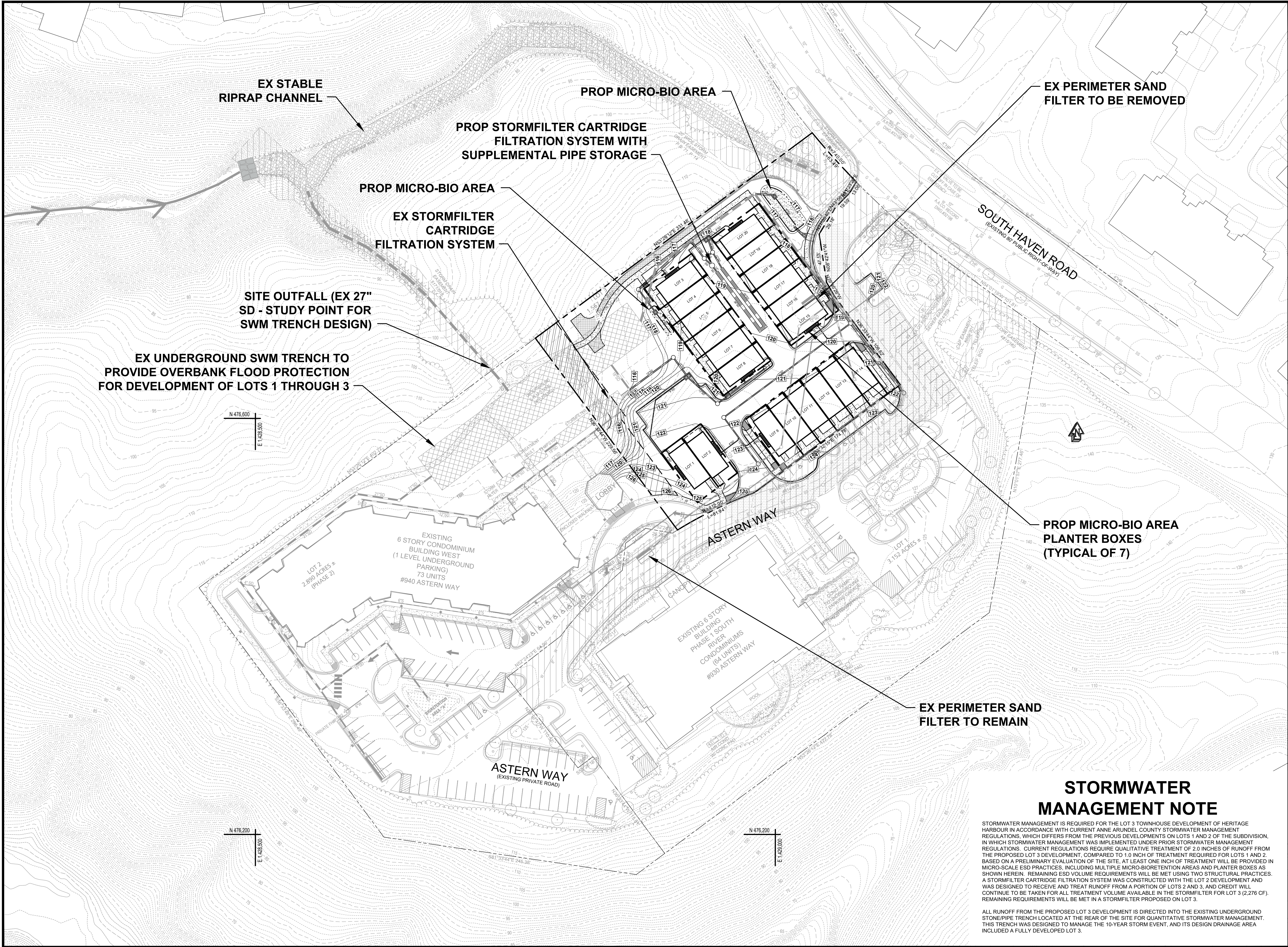
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SITE AND UTILITY PLAN		LOT 3 OF SOUTH RIVER TOWERS AT HERITAGE HARBOUR, PUD #2	TAX MAP 50, GRID 9, PARCEL 260, LOT 3 920 ASTERN WAY ANNAPOLIS, MARYLAND 21041 SECOND DISTRICT - ANNE ARUNDEL COUNTY, ZONED R2																				
SPECIAL EXCEPTION PLANS OF																							
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Rev. #	By	Date	Description																				

[illegible]

THE DEVELOPMENT OF THIS PROPERTY WILL REQUIRE COMPLIANCE WITH ALL APPLICABLE STANDARDS AND SPECIFICATIONS OF THE ANNE ARUNDEL COUNTY SOIL CONSERVATION DISTRICT. MEASURES WILL INCLUDE THE INSTALLATION OF STABILIZED CONSTRUCTION ENTRANCES, SILT FENCE AND SUPER SILT FENCING. THE FINAL DESIGN OF THE SEDIMENT CONTROL PLAN WILL BE PERFORMED AT THE TIME OF GRADING / BUILDING PERMIT SUBMITTAL.

[illegible]



STORMWATER MANAGEMENT NOTE

STORMWATER MANAGEMENT IS REQUIRED FOR THE LOT 3 TOWNHOUSE DEVELOPMENT OF HERITAGE HARBOUR IN ACCORDANCE WITH CURRENT ANNE ARUNDEL COUNTY STORMWATER MANAGEMENT REGULATIONS, WHICH DIFFERS FROM THE PREVIOUS DEVELOPMENTS ON LOTS 1 AND 2 OF THE SUBDIVISION, IN WHICH STORMWATER MANAGEMENT WAS IMPLEMENTED UNDER PRIOR STORMWATER MANAGEMENT REGULATIONS. CURRENT REGULATIONS REQUIRE QUALITATIVE TREATMENT OF 2.0 INCHES OF RUNOFF FROM THE PROPOSED LOT 3 DEVELOPMENT, COMPARED TO 1.0 INCH OF TREATMENT REQUIRED FOR LOTS 1 AND 2. BASED ON A PRELIMINARY EVALUATION OF THE SITE, AT LEAST ONE INCH OF TREATMENT WILL BE PROVIDED IN MICRO-SCALE ESD PRACTICES, INCLUDING MULTIPLE MICRO-BIORETENTION AREAS AND PLANTER BOXES AS SHOWN HEREIN. REMAINING ESD VOLUME REQUIREMENTS WILL BE MET USING TWO STRUCTURAL PRACTICES. A STORMFILTER CARTRIDGE FILTRATION SYSTEM WAS CONSTRUCTED WITH THE LOT 2 DEVELOPMENT AND WAS DESIGNED TO RECEIVE AND TREAT RUNOFF FROM A PORTION OF LOTS 2 AND 3, AND CREDIT WILL CONTINUE TO BE TAKEN FOR ALL TREATMENT VOLUME AVAILABLE IN THE STORMFILTER FOR LOT 3 (2.276 CF). REMAINING REQUIREMENTS WILL BE MET IN A STORMFILTER PROPOSED ON LOT 3.

ALL RUNOFF FROM THE PROPOSED LOT 3 DEVELOPMENT IS DIRECTED INTO THE EXISTING UNDERGROUND STONE/PIPE TRENCH LOCATED AT THE REAR OF THE SITE FOR QUANTITATIVE STORMWATER MANAGEMENT. THIS TRENCH WAS DESIGNED TO MANAGE THE 10-YEAR STORM EVENT, AND ITS DESIGN DRAINAGE AREA INCLUDED A FULLY DEVELOPED LOT 3.

STORMWATER MANAGEMENT PLAN OF SPECIAL EXCEPTION PLANS	LOT 3 OF SOUTH RIVER TOWERS AT HERITAGE HARBOUR, PUD #2	TAX MAP 50, GRID 6, PARCEL 200, LOT 3 920 ASTERN WAY ANNAPOLIS, MARYLAND 21041 SECOND DISTRICT ANNE ARUNDEL COUNTY ZONED R2	Sheet No. C6 OF 8



Date SEPTEMBER, 2025	Job Number 25000244	Scale 1"=40'	Drawn By TS	Approved By TS	Folder Reference MADISON HOMES SOUTH RIVER AT HERITAGE HARBOR	Revisions	Description	Rev. #	Date	By	Date	Description

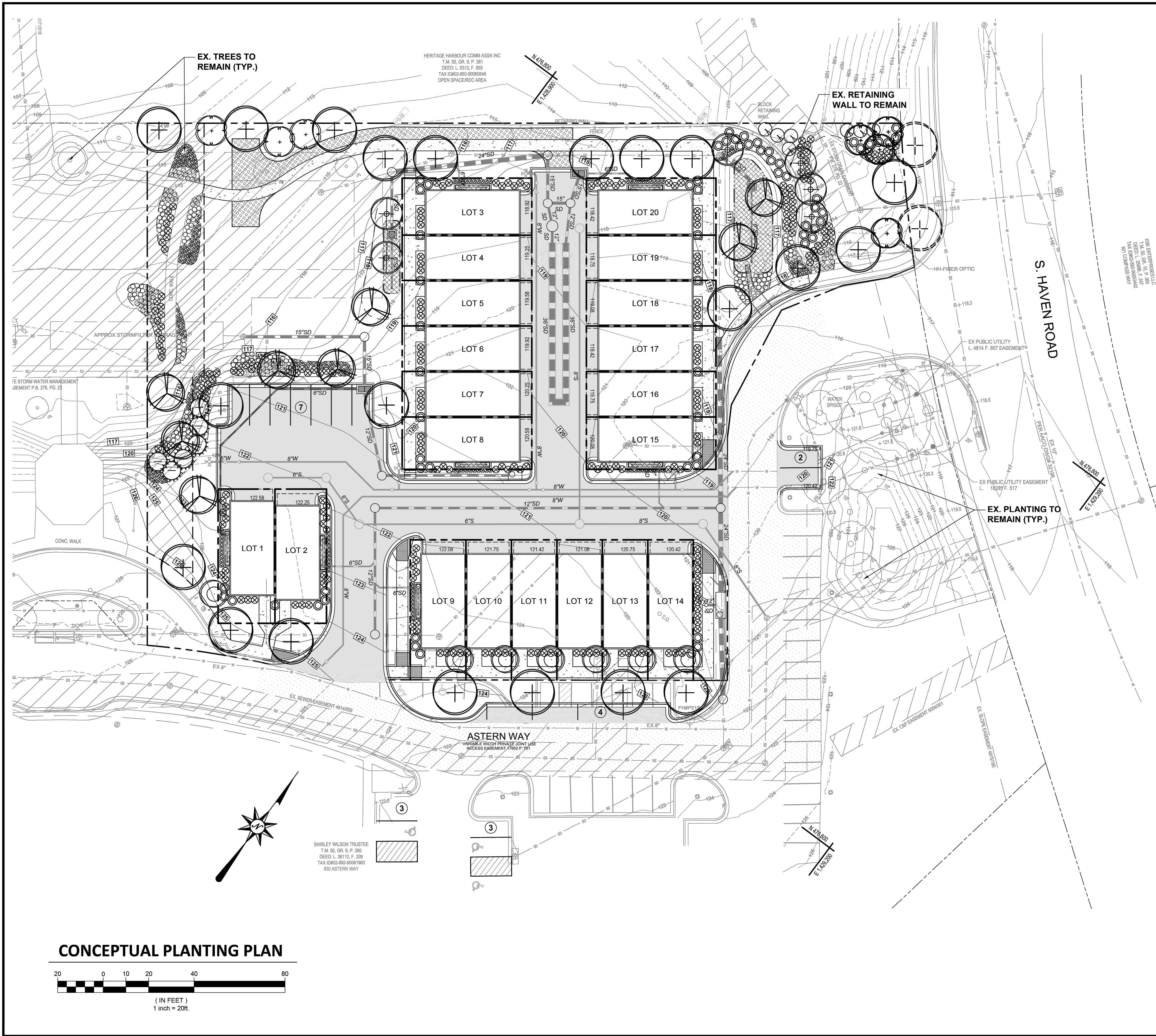
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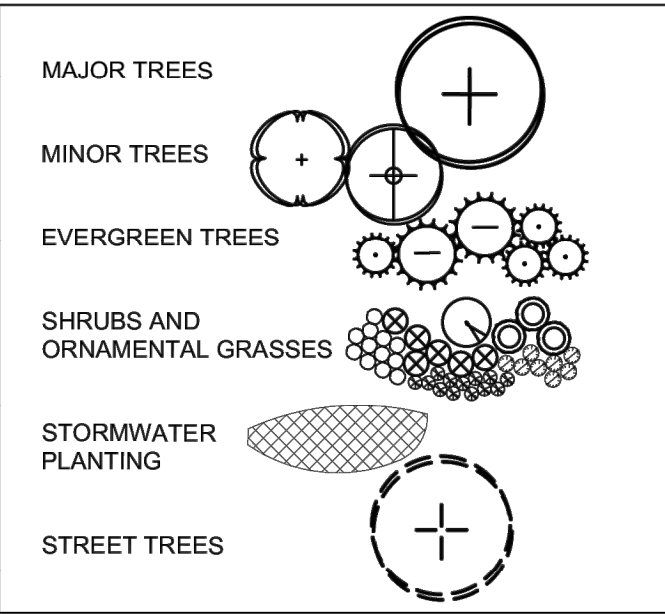
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Drawn By MRV		Approved By DML		Folder Reference MADISON HOMES SOUTH RIVER AT HERITAGE HARBOR	
LANDSCAPE CALCULATIONS PLAN		SPECIAL EXCEPTION PLANS OF		LOT 3 OF SOUTH RIVER TOWERS AT HERITAGE HARBOUR, PUD #2	
TAX MAP 50, GRID 9, PARCEL 260, LOT 3 920 ASTERN WAY ANNAPOLIS, MARYLAND 21041		SECOND DISTRICT - ANNE ARUNDEL COUNTY		ZONED R2	



PLANTING KEY:



NOTE: ALL PROPOSED PLANT MATERIAL SHALL BE NATIVE SPECIES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

STREET/MAJOR DECIDUOUS TREES:
RED MAPLES
OAKS
AMERICAN ELM
BLACK GUM
SWEET GUM
RIVER BIRCH

MINOR DECIDUOUS TREES:
SERVICEBERRY
REDBUD
SWEETBAY MAGNOLIA
HAWTHORN

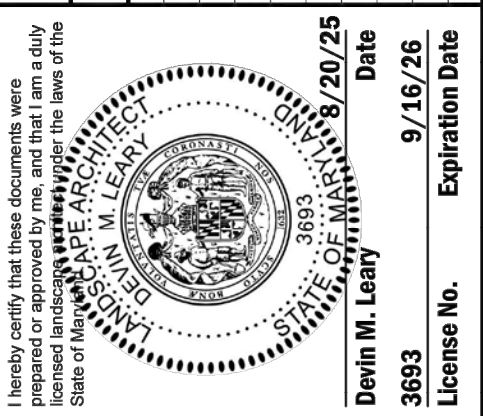
EVERGREEN TREES:
WHITE PINE
AMERICAN HOLLY
EASTERN RED CEDAR
ARBORVITAE

SHRUBS:
ARROWWOOD VIBURNUM
OAKLEAF HYDRANGEA
SWEETSPIRE
REDDWIG DOGWOOD
SUMMERSWEET
NINEBARK
INKBERRY

ORNAMENTAL GRASSES:
SWITCHGRASS
TUFTED HAIR GRASS
PENNSYLVANIA SEDGE
LITTLE BLUESTEM

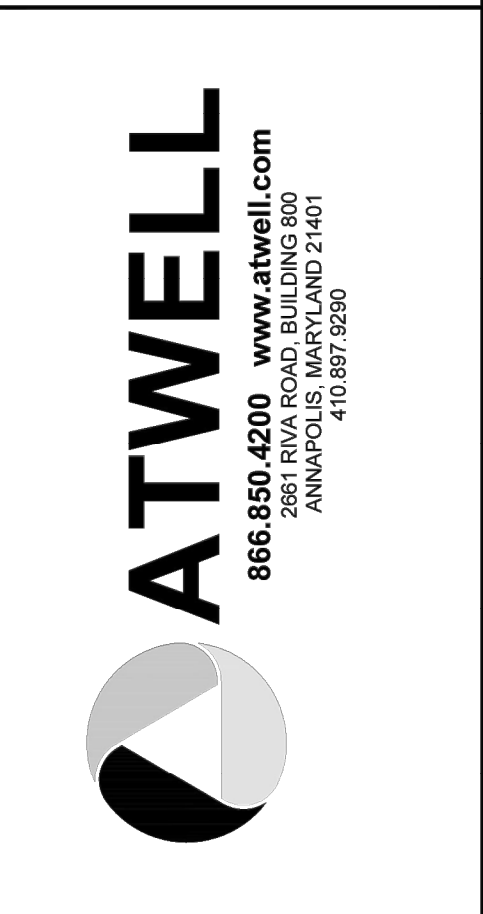
Revisions

Rev. #	Date	By	Description



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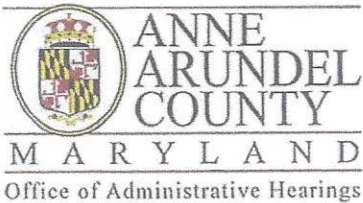


Date	SEPTEMBER, 2025
Job Number	25000244
Scale	1"=20'
Drawn By	MEV
Approved By	DML
Folder Reference	MADISON HOMES SOUTH RIVER AT HERITAGE HARBOR

CONCEPTUAL LANDSCAPE PLAN
OF
SPECIAL EXCEPTION PLANS
LOT 3 OF SOUTH RIVER TOWERS AT
HERITAGE HARBOUR, PUD #2

TAX MAP 50, GR. 9, P. 381
ANNAPOLIS, MARYLAND 21041
SECOND DISTRICT ANNE ARUNDEL COUNTY ZONED R2

Sheet No. C8 OF 8



Resolution for Unincorporated Associations

RESOLUTION OF The RESERVE at HERITAGE Harbour, a CONDOMINIUM
(name of association)

WITH REGARDS TO CASE NUMBER 2025-0178-S
(YYYY-0XXX-V/R/S)

DO HEREBY APPOINT Elmer Tippet
(name of person authorized to testify)

TO REPRESENT THE ASSOCIATION AT THE HEARING SCHEDULED FOR
NOVEMBER 13, 2025 (date of hearing)

The Association is a The RESERVE at HERITAGE Harbour, A CONDOMINIUM
(describe association, group, etc.)

And, the geographical boundaries for the Association are as follows:

940 ASTERN Way
(give location of association in relation to case)

The total members of the Association are: 73. (number of total members)

The Association, by action taken at its BOARD of DIRECTORS MEETING
(describe type of meeting - general, Board of Directors, etc.)

held on NOVEMBER 11, 2025 (insert date of meeting),

with 5 (number of members present & attending)

did adopt the following Resolution:

Resolution

We, the BOARD of DIRECTORS of
the RESERVE at HERITAGE HARBOUR, (name of association, etc)
a CONDOMINIUM

Hereby appoint Elmer Tippet (name of individual)
to speak on our behalf at the hearing on the above-referenced case(s) before the
Administrative Hearing Officer for Anne Arundel County, or the Anne Arundel
County Board of Appeals.

We, the BOARD of DIRECTORS (name of association, etc)

hereby SUPPORT (support or oppose)

the above noted case(s) for the following reason(s):

A vote was held by the Council of Unit Owners of
the Reserve at Heritage Harbour, on January 31, 2025
with 66 UNIT OWNERS present. Sixty-three voted
yes; 3 voted no. in favor of the project

Kathleen O'Connell
Signature

KATHLEEN O'CONNELL
Printed Name

VICE PRESIDENT
Position with Association

ANNE ARUNDEL COUNTY

Office or Administrative

Hearings

Resolution for Associations

RESOLUTION OF

South River Condominium Inc.

WITH REGARDS TO CASE NUMBER

Case Name: South River Condominium, LLC

Case No.: 2025-0178-S

DO HEREBY APPOINT

SRC President Daniel V. Flanagan Jr.

TO REPRESENT THE ASSOCIATION AT THE HEARING SCHEDULED FOR

November 13th, 2025

The Association is a Home Owners Association of 64 units located at 930 Astern Way, Annapolis, Md.
21401

The Association, by action taken at its general, meeting on October 13, 2021 (earlier Board of Directors meeting) with a quorum of unit owners present did overwhelmingly adopt a resolution in support of the above noted case noted in the attached testimony from the SRC President

Signature



Printed Name kJczr7-rueL

FINN

Position at the time of vote in support: SRC Secretary

South River Condominium

South River Townhouses
Special Exception Hearing
November 13, 2025

Testimony of Daniel V. Flanagan Jr.: President, South River Condominium Inc., (Case No: 2025-0178-S)

Introduction — I am the President of South River Condominium, Inc., the unit owner's association for the South River Condominium located at 930 Astern Way — immediately to the south of the property which is the subject of this Special Exception application

In addition to being a neighboring property, South River Condominium, Inc. is also the principal member of South River Condominium, LLC, the owner of the property which is the subject of this Special Exception application

SRC entered into the contract with Madison Homes for the sale of the property because:

- o Proposing a development which our membership enthusiastically felt would be a positive addition to and enhance our community while providing an alternative housing style not currently available in Heritage Harbour
- o Confidence in Madison Homes and their ability to obtain approval for and complete the project

I actively participated in the meetings, presentations and negotiations which were held with Madison Homes and the adjoining Reserve at Heritage Harbour Condominium (the building at 940 Astern Way) over a 2+ year period to address these concerns and establish the basis for appropriate amendments to the Joint Declaration affecting all 3 projects in the South River Towers area of Heritage Harbour, including the establishment of a Joint Planning Committee which would govern the long term cooperation between these 3 projects.

Based upon these efforts, South River Condominium was able to reach agreement with Madison Homes (and later with The Reserve at Heritage Harbour Condominium), and our unit owners membership voted overwhelmingly on October 13th, 2021 to support the development of the townhouses proposed as part of this Special Exception application.

And I am here today as the President of South River Condominium, Inc., the unit owners association South River Condominium, both as a member of the ownership group of the subject property, and as a representative of the 64 unit owners in the neighboring South River Condominium, to support this application and request your grant of approval for this Special Exception based upon the Special Exception Plan which has been submitted as part of this application.



Daniel V. Flanagan Jr.

South River Condominium 930 Astern Way