

**FINDINGS AND RECOMMENDATION
OFFICE OF PLANNING AND ZONING
ANNE ARUNDEL COUNTY, MARYLAND**


APPLICANT: South River Condominium, LLC

ASSESSMENT DISTRICT: 2nd

CASE NUMBER: 2025-0178-S

COUNCIL DISTRICT: 6th

HEARING DATE: November 13, 2025

PREPARED BY: Donnie Dyott Jr. 
Planner

REQUEST

The applicant is requesting approval of a special exception to allow the modification of a previously approved special exception (Planned Unit Development - PUD) on property located at 920 Astern Way in Annapolis.

LOCATION AND DESCRIPTION OF SITE

The subject site within the PUD consists of 1.56 acres of land and is Lot 3 of Parcel 260 in Block 9 on Tax Map 50 of the South River Towers at Heritage Harbour subdivision. The property is zoned R2 – Residential District, is within a Priority Funding Area and does not lie within the Chesapeake Bay Critical Area. The site (Lot 3) is cleared and has been graded with underlying infrastructure (water, sewer and storm drainage) installed.

PROPOSAL

The applicant seeks to modify the previously approved special exception (2004-0556-S) for South River Towers at Heritage Harbour, a Planned Unit Development (PUD). The site was the subject of two previous approvals under cases 1983-0018-S and 2004-0556-S. Phase I was developed with a condominium development consisting of 64 units under 1983-0018-S. Case 2004-0556-S approved Phase II and Phase III for condominium development consisting of 73 units and 61 units respectively. Phase II was constructed in 2008 but Phase III was never developed and its approval has expired. The applicant seeks to modify the PUD to allow construction of 20 townhomes on Lot 3, replacing the previously approved 61 unit condominium development previously referenced as Phase III.

SPECIAL EXCEPTION STANDARDS

Planned Unit Developments are allowed by Special Exception in the R2 - Residential District, and the specific criteria for the use are set forth in Title 12 of the Anne Arundel County Code. In addition, all special exceptions are subject to the general standards contained in § 18-16-304 of the Code.

AGENCY COMMENTS

The **Health Department** noted that the property is served by public water and sewer facilities, and has no objection.

The **Office of the Fire Marshall** commented that they defer to the Office of Planning and Zoning and Department of Inspections and Permits and took no position on the request.

The **Engineering Section of the Department of Inspections & Permits** took no position on the request but provided comments related to stormwater management and the site plan.

The **Residential Team of the Office of Planning & Zoning** took no position on the request but commented that a sketch plan and final plat/plan submittal are required for subdivision. The development must pass the tests for adequacy of public facilities. They also provided comments related to the open area and active recreation area, along with parking. They recommended that the developer avoid offsite clearing and noted that if an intermittent or perennial stream is present, a 100-foot stream buffer is applicable.

The **Long Range Planning Section of the Office of Planning & Zoning** noted that the proposal is generally consistent with the General Development Plan (Plan 2040), the Region 7 Plan and the 2022 Water and Sewer Master Plan. They also noted that while Plan 2040 does not have recommendations specific to this site, the proposal is consistent with Goal BE11 which is to provide for a variety of housing types and designs that will allow all residents housing choices at different stages of life and at all income levels.

FINDINGS

The applicant contends that public need exists as there is high demand for housing for the growing active adult population and that the project represents a logical transition from the adjoining multi-family condominium buildings. The existing approval allowed for 198 condominium units and 137 units currently exist in the two existing buildings. The remaining 61 units will not be exceeded, and will actually be reduced with the proposal of 20 townhome units. The applicant has not proposed any revised design guidelines related to the proposed modification, and, as such the proposal will be subject to all existing design guidelines for the PUD.

Concerning the general special exception standards of § 18-16-304, it is the opinion of this Office that there is no evidence that the modification of the previously approved special exception use would be detrimental to the public health, safety, or welfare. The development would be compatible with the appropriate and orderly development of the R2 District. As the applicant intends to replace the previously approved 61 unit multifamily structure with 20

townhome units, operations related to the use will be no more objectionable with regard to noise, fumes, vibration, or light to nearby properties than operations in other uses allowed in the Code. Similarly, the use at the subject property would not have any adverse effects above and beyond those inherently associated with the use irrespective of its location within the zoning district. There is no evidence that the proposed modification will conflict with an existing or programmed public facility, public service, school, or road. The proposed use has the written recommendations and comments of the Health Department and the Office of Planning and Zoning. As indicated by comments made by the Long Range Planning Section, the proposed use is generally consistent with the goals, policies, and strategies of Plan2040. The applicant must present sufficient evidence of public need for the use at the hearing and will be required to comply with the requirements of the Landscape Manual.

RECOMMENDATION

Based upon the standards set forth in § 18-12-201 and § 18-16-304 of the Code under which a special exception may be granted, the Office of Planning and Zoning recommends **conditional approval** of a special exception to modify a previously approved special exception. The approval should be conditioned on the applicant complying with the Landscape Manual requirements and being able to demonstrate public need for the use.

DISCLAIMER: This recommendation does not constitute a building permit. In order for the applicant(s) to construct the structure(s) as proposed, the applicant(s) shall apply for and obtain the necessary building permits, and obtain any other approvals required to perform the work described herein. This includes but is not limited to verifying the legal status of the lot, resolving adequacy of public facilities, and demonstrating compliance with environmental site design criteria.



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.

SPECIAL EXCEPTION PLANS

OF

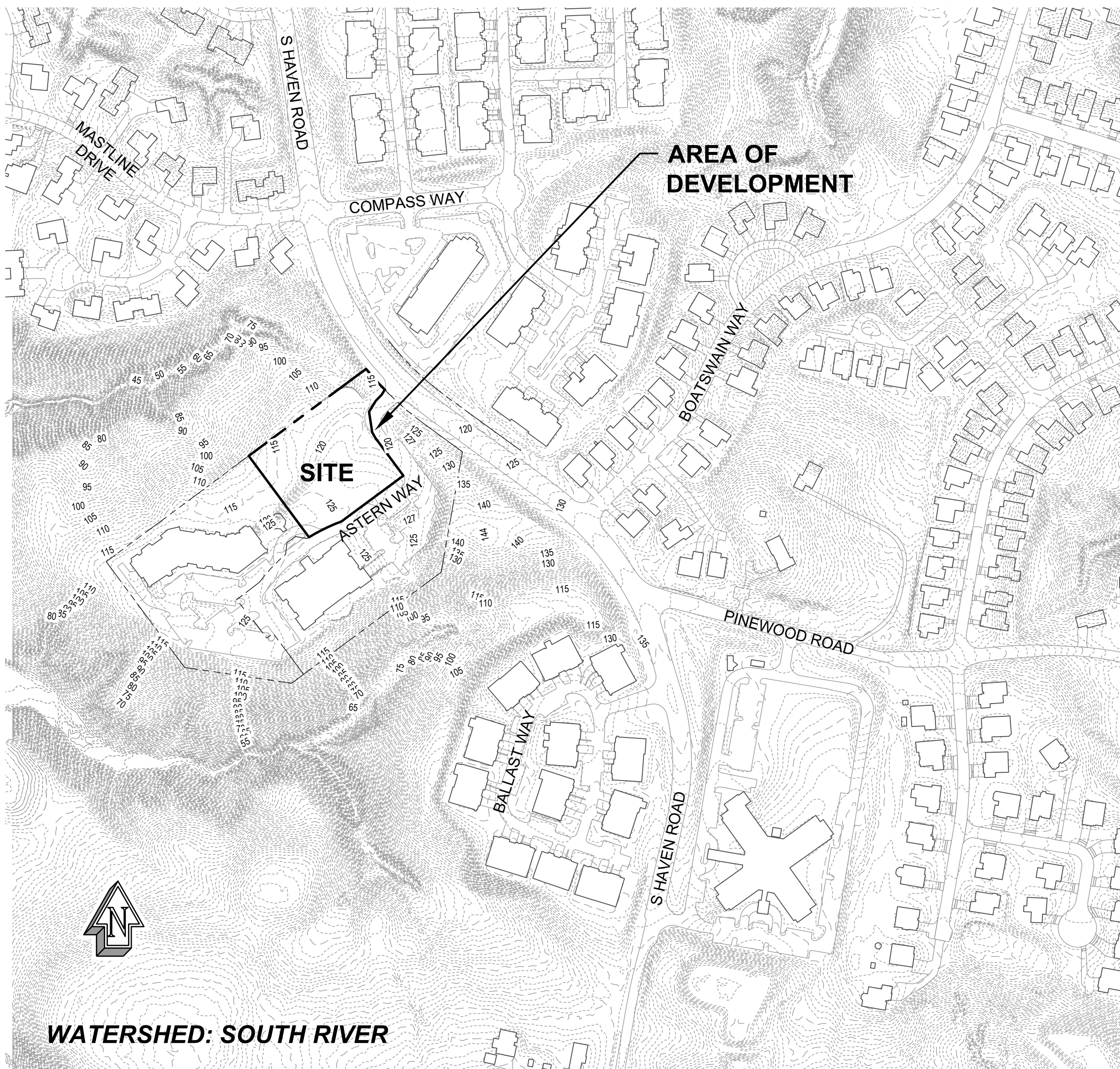
LOT 3 OF SOUTH RIVER TOWERS AT HERITAGE HARBOUR, PUD #2

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 GALLOWS ROAD, SUITE 200
TYSONS, VIRGINIA 22182
C/O RUSSELL S ROSENBERG, JR., 703-506-9292
russ@madsionhomesinc.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 02-892-90072758.
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 #240008-0038D DATED 5/2/83 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

SHEET NO	SHEET TITLE
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

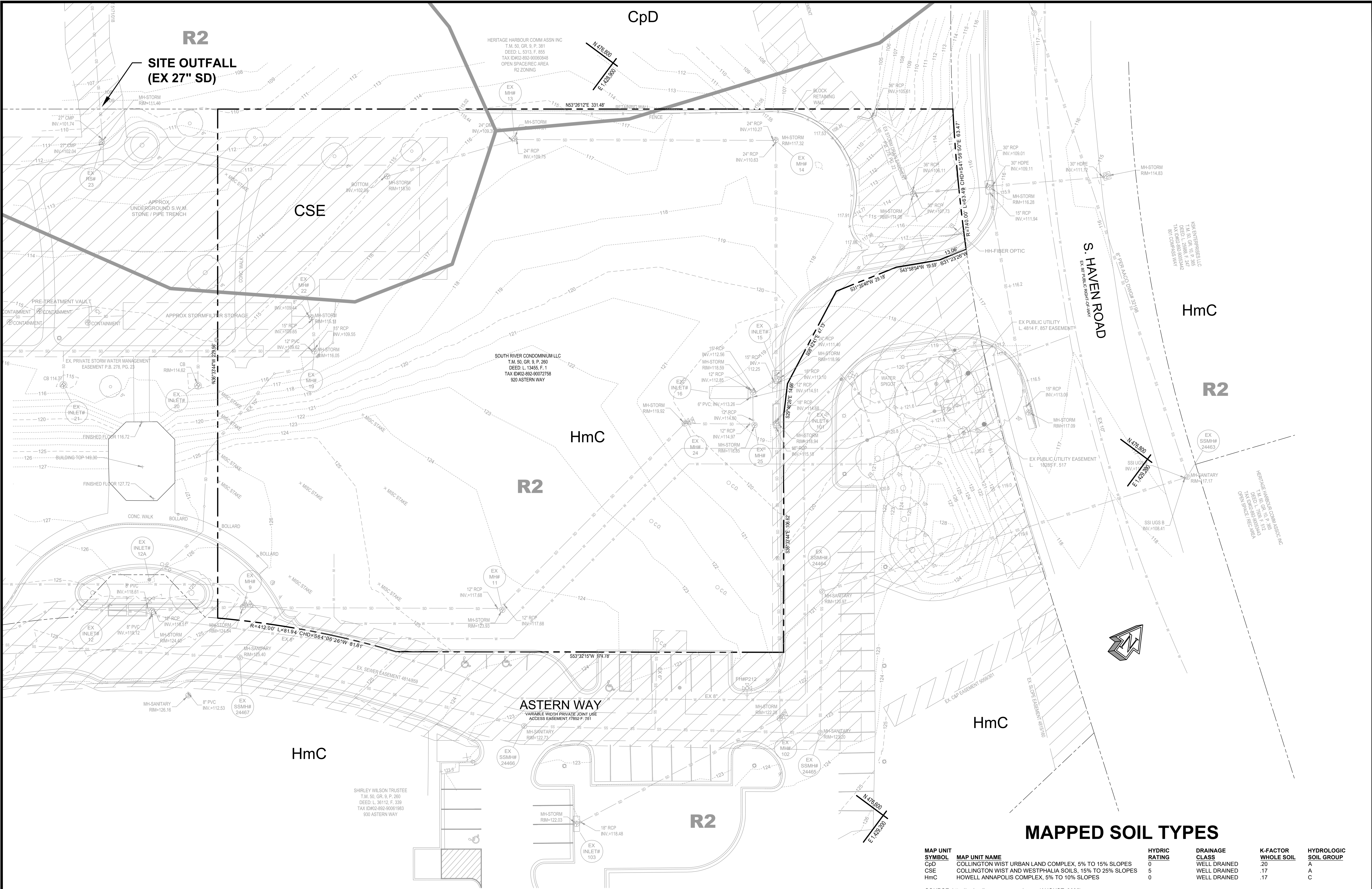
**LOT 3 OF SOUTH RIVER TOWERS AT
HERITAGE HARBOUR. PUD #2**

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

32

K:\25000244 Madison Homes - South River at Heritage Harbor\DWG\Plan Sets\SPECIAL EXCEPTION\25000244 C.101 COVER.dwg

PLOTTED: Sep 10, 2025 - 1:44pm



REFER TO SHEET C1 FOR SITE LEGEND.

MAP UNIT SYMBOL	MAP UNIT NAME	HYDRIC RATING	DRAINAGE CLASS	K-FACTOR WHOLE SOIL	HYDROLOGIC SOIL GROUP
CpD	COLLINGTON WIST URBAN LAND COMPLEX, 5% TO 15% SLOPES	0	WELL DRAINED	.20	A
CSE	COLLINGTON WIST AND WESTPHALIA SOILS, 15% TO 25% SLOPES	5	WELL DRAINED	.17	A
HmC	HOWELL ANNAPOLIS COMPLEX, 5% TO 10% SLOPES	0	WELL DRAINED	.17	C

SOURCE: <http://websoilsurvey.nrcs.usda.gov> (AUGUST, 2025)

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

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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EXISTING SITE CONDITIONS AND RESOURCE MAPPING PLAN
OF
SPECIAL EXCEPTION PLANS
LOT 3 OF SOUTH RIVER TOWERS AT
HERITAGE HARBOUR, PUD #2

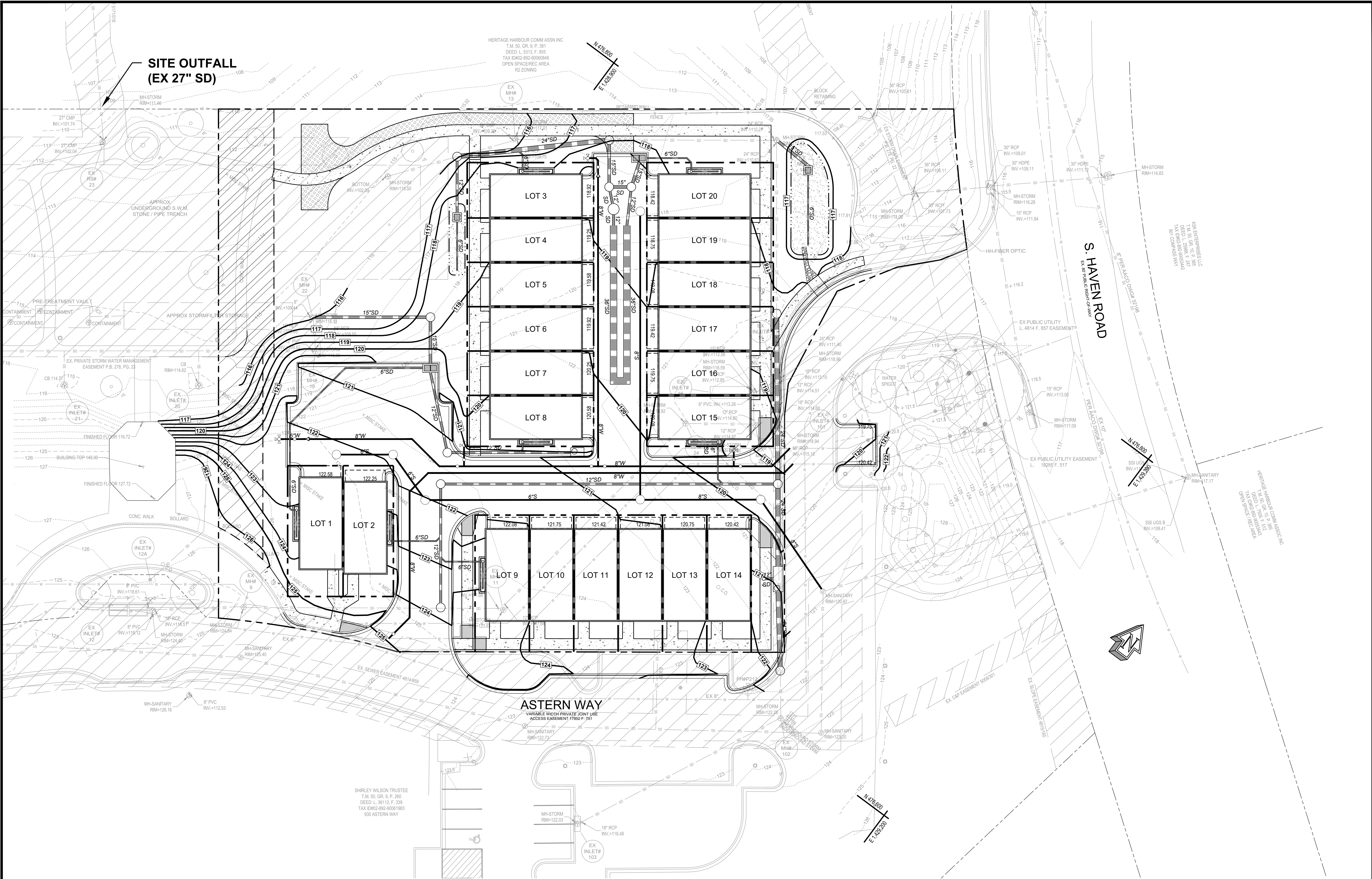
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FOLDER REFERENCE
MADISON HOMES
SOUTH RIVER AT HERITAGE HARBOR

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Approved By TS			
Folder Reference MADISON HOMES SOUTH RIVER AT HERITAGE HARBOR			
SITE AND UTILITY PLAN OF SPECIAL EXCEPTION PLANS LOT 3 OF SOUTH RIVER TOWERS AT HERITAGE HARBOUR, PUD #2 s TAX MAP 90, GRID 9, PARCEL 280, LOT 3 920 ASTERN WAY ANNAPOLIS, MARYLAND 21041 SECOND DISTRICT ANNE ARUNDEL COUNTY ZONED R2			
Sheet No. 02 of 05			

PLOTTED: Sep 10, 2025 - 1:46pm



REFER TO SHEET C1 FOR SITE LEGEND.

TEMPORARY STORMWATER
MANAGEMENT NOTE

TEMPORARY STORMWATER MANAGEMENT (TSM) IS REQUIRED FOR THE PROPOSED DEVELOPMENT OF LOT 3 IN ACCORDANCE WITH ANNE ARUNDEL COUNTY PRACTICES AND PROCEDURES MANUAL SECTION 7.1.7. THE TOTAL LOT SIZE IS 1.57 ACRES, WITH RUNOFF UNDER EXISTING CONDITIONS LEAVING THE SITE VIA SHEET FLOW TO THE NORTH OR INTO EXISTING STORM DRAIN LOCATED WITHIN THE ENTRANCE DRIVE TO THE EAST. IT IS REQUESTED THAT TSM BE WAIVED AS PERMITTED UNDER SECTION 7.1.7.A.5.c. GIVEN THAT THE DRAINAGE AREA IS LESS THAN 1.5 ACRES AND LEAVES THE SITE VIA SHEET FLOW, AND AS PERMITTED UNDER SECTION 7.1.7.A.5.d, GIVEN THAT THE SITE DISCHARGES TO A STORM DRAIN SYSTEM SHOWN TO BE AN ADEQUATE OUTFALL FOR THE PROPOSED DEVELOPMENT.

SEDIMENT EROSION
CONTROL NOTE

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.

Revisions			
Rev. #	By	Date	Description

Terry Schuman
Professional Engineer
License No. 19593
Expiration Date 3/31/26

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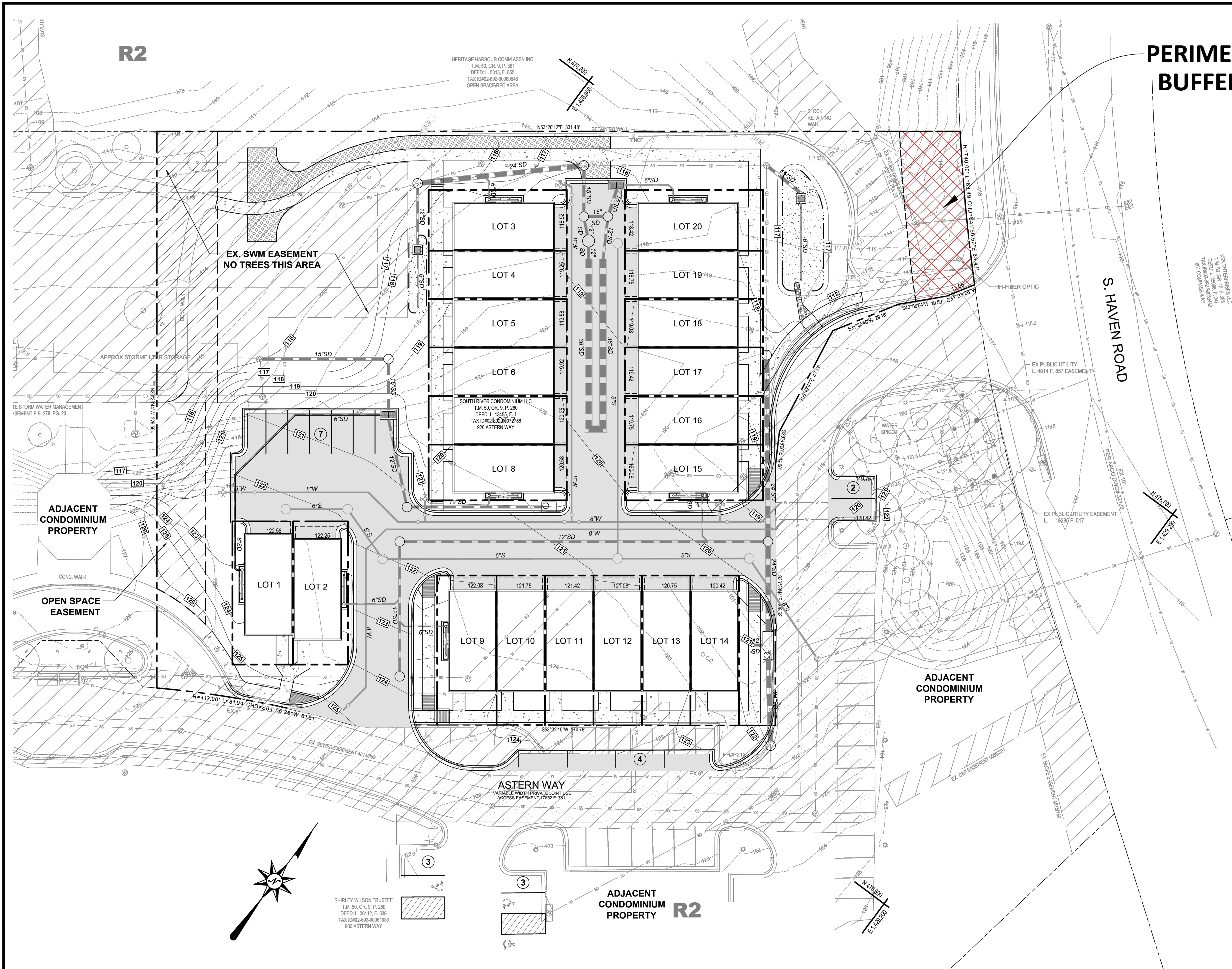
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<p>Date SEPTEMBER, 2025</p> <p>Job Number 25000244</p> <p>Scale 1"=20'</p> <p>Drawn By TS</p> <p>Approved By TS</p> <p>Folder Reference MADISON HOMES SOUTH RIVER AT HERITAGE HARBOR</p>	<p>GRADING AND STORM DRAIN PLAN OF SPECIAL EXCEPTION PLANS LOT 3 OF SOUTH RIVER TOWERS AT HERITAGE HARBOUR, PUD #2</p> <p>TAX MAP 50, GRID 6, PARCEL 260, LOT 3 ANNAPOLIS, MARYLAND 21041 SECOND DISTRICT ANNE ARUNDEL COUNTY ZONED R2</p>
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Sheet No. **C5 OF 8**

K:25000244 Madison Homes - South River at Heritage Harbor\DWG\Plan Sets\SPECIAL EXCEPTION\25000244 C-105 GRADING.dwg



PERIMETER
BUFFER 1

LANDSCAPE CALCULATIONS
PER THE ANNE ARUNDEL COUNTY LANDSCAPE MANUAL

SITE PERIMETER BUFFERS:

PERIMETER 1 - S. HAVEN ROAD (>60' R.O.W.):
TOTAL 64 LF CLASS "D" BUFFER 25' WIDE
- 64 LF REQUIRES PLANTING @1PU/10LF = 7 PU

- LANDSCAPING PROVIDED:
6 SHADE TREES + 18 SHRUBS = 6 PU
3 EVERGREEN TREES = 1 PU
TOTAL PROVIDED = 7 PU

A. STREET TREES:
S. HAVEN ROAD:
- 64 LF REQUIRES PLANTING @1PU/40LF = 2 TREES

- LANDSCAPING PROVIDED:
2 STREET TREES = 2 TREES
TOTAL PROVIDED = 2 TREES

NO STREET TREES REQUIRED ADJACENT TO PRIVATE ROADS

B. PARKING LOTS & PARKING STRUCTURES:
THERE ARE (2) SEPARATE ON-STREET PARKING AREAS. EACH
PARKING AREA IS LESS THAN 5,000SF INCLUDING DRIVE
AISLES AND PARKING SPACES AND IS THEREFORE EXEMPT
FROM THESE REQUIREMENTS.

H. STORM WATER MANAGEMENT PLANTING:
- BIORETENTION AREAS SHALL BE PLANTED WITH A VARIETY
OF WET TOLERANT NATIVE TREES, SHRUBS, GRASSES AND
PERENNIALS.

M. RESIDENTIAL LANDSCAPING (TOWNHOUSE):
PLANT TWO SHADE TREE FOR EVERY (1) DWELLING UNITS.
20 DWELLING UNITS x 2 = 40 SHADE TREES

- PROVIDED (NOT INCLUDING REQUIRED BUFFER PLANTING):
16 MINOR TREES = 8 SHADE TREES
10 EVERGREENS = 5 SHADE TREES
27 SHADE TREES = 27 SHADE TREES
TOTAL = 42 SHADE TREES

LANDSCAPE CALCULATIONS PLAN



PLAN PREPARED BY
HUMAN & ROHDE, INC.
Landscape Architects
512 Virginia Ave.
Towson, Maryland 21286
(410) 825-3885 Phone
(410) 825-3887 Fax
melanie@humanandrohde.com

L-1

Revisions

Rev. #	Date	By	Description

STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
DIVISION OF PLANNING AND ZONING

9/19/26
3893
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LANDSCAPE CALCULATIONS PLAN
OF
SPECIAL EXCEPTION PLANS
FOR
LOT 3 OF SOUTH RIVER TOWERS AT
HERITAGE HARBOUR, PUD #2

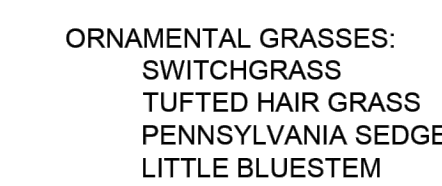
DATE: SEPTEMBER, 2025
JOB NUMBER: 25000244
SCALE: 1"=20'
DRAWN BY: MRY
APPROVED BY: DML
FOLDER REFERENCE: MADISON HOMES SOUTH RIVER AT HERITAGE HARBOR

PLAN PREPARED BY
HUMAN & ROHDE, INC.
Landscape Architects
512 Virginia Ave.
Towson, Maryland 21286
(410) 825-3885 Phone
(410) 825-3887 Fax
melanie@humanandrohde.com

Sheet No. C7 OF 8

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

DATE: SEPTEMBER, 2025
JOB NUMBER: 25000244
SCALE: 1"=20'
DRAWN BY: MRY
APPROVED BY: DML
FOLDER REFERENCE: MADISON HOMES SOUTH RIVER AT HERITAGE HARBOR



L-2

Statement In Support of Special Exception Application South River Townhomes – Heritage Harbour (TM 50, Parcel 260, Lot 3)

The Applicant/Developer, MS-South River, LLC an affiliate of Madison Homes, Inc. (“MSSR”) is requesting a special exception for use as an amendment to the previously approved Heritage Harbour Planned Unit Development (PUD#2) per Article 18-12-Subtitle 2 of the Anne Arundel County Code (“Code”). The property being designated as Tax Map 50, Parcel 260, lot 3 (“Project”) is located on 920 Astern Way in Heritage Harbor. The entire Property consists of 1.56 acres and is zoned R-2 Residential.

The property was previously approved as part of a Planned Unit Development (PUD) known as South River Towers (at Heritage Harbour) which was to be developed in three (3) phases. Phase I was a residential mid-rise condominium building of 64 units which was constructed in the early 90’s. Phase II was a 73 unit mid-rise condominium building approved via a special exception process and constructed in 2008 and Phase III of the PUD was approved for 61 units with the Phase II approvals but never constructed. Since more than ten (10) years have elapsed since the approval of the special exception, without improvements having been completed, the previous approvals for Phase 3 of the PUD have expired.

The property is predominantly cleared with existing improvements (i.e., Phase I and II parking and building) and the remaining Phase 3, Lot 3 which has been mass graded with underlying infrastructure installed (i.e. water, sewer and storm drainage) to serve the final phase of development for the subject property. The perimeter of the cleared areas are mature forested areas in their natural state and serve as a buffer to the surrounding open space and passive recreation area (existing wooded and environmental areas) owned by Heritage Harbour Community Association. The site is bordered to the east by South Haven Road; to the south and west by existing residential condominium towers; and to the north by existing wooded areas which are part of the open space/passive recreation areas for the Heritage Harbour Community Association.

MSSR is proposing the development of twenty (20) townhomes units on Lot 3, of which two (2) units or 10% of the development will be inclusionary housing units described in Section 17-7-906 of the Code. The “Heritage Harbour Declaration of Condominium” recorded in Book 5147, Page 01, Section 3.2 gives a limit of expansion as 198 units of which 137 units are already constructed. MSSR is proposing an additional 20 units which is allowed under the PUD. The intent is to subdivide the existing property so each of the townhouses will be a fee simple lot. Included with the supporting documents are elevations and renderings of the architectural plans for the townhouses being proposed. These architectural drawings are conceptual and not necessarily representative of the final architecture for these townhouses, but are generally representative of the style, mass and features of the planned townhouses.

This property is part of the Heritage Harbour complex and will have full access to the common recreation areas through the membership in the Heritage Harbour Homeowners Association. Areas of the site have already been designated for active recreation and will continue to provide recreational amenities for residents of the Project. See below for a recreation area summary for the Project.

Access to the Project is from South Haven Road and into the site via the existing Astern Way that currently serves the Phase I and II development. No new access points to the public right-of-way are being proposed.

There exists a public need for the Project to serve the high demand for housing for the growing active adult population. There is particularly a high demand for well-designed communities that are convenient to commercial activity centers such as the Parole Growth Management Area to the east of this Project. The urban townhouse style proposed as part of this Project introduces a new product style into the varied mix of products in Heritage Harbour and represents a logical transition from the adjoining multi-family condominium buildings.

RECREATION AREA SUMMARY HERITAGE HARBOUR

We have researched the record plats for Heritage Harbour PUD #2 as well as County, legal, and Heritage Harbour PUD documentation in order to determine the overall recreation area breakdown for PUD #2 in order to establish that sufficient recreation area

exists for the proposed South River Towers development on Parcel 260. The following is a breakdown of the site analysis for Heritage Harbour PUD #2:

Required (PUD #2):

Total site area as recorded:	504.9 acres
Total number of recorded units:	1183
(note that the PUD is approved for 1270 units)	
Total Area of land required to support 1183 units at 2.5 units per acre:	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
Dry Ground Recreation Area required (60% of required Recreation Area)	68.2 acres
(Dry Ground to be sloped at 5% or less; however, this is not applicable to Heritage Harbour PUD #2 as waiver #1232 was granted to the 5% slope requirement by the Office of Planning and Zoning in a letter dated August 9, 1982.)	

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
Percentage area available for Recreation Area (328.0 acres/473.2 acres):	69.3%

The above tabulations for PUD #2 include Parcel 260 (Lots 1-3), which per the approved prior subdivision plat allows for a maximum of 198 condominium units. There are currently 137 condominium units in the existing building, and the remaining allowable 61 units are not being exceeded with the proposed 20 townhomes. Therefore, it is shown that the existing recreation area within Heritage Harbour PUD #2 is more than sufficient to provide recreation area for the proposed development, given that 113.6 acres of recreation area are required for PUD #2 and 328.0 acres are provided.

DEED

THIS DEED, made as of the 25 day of July 2003, by HERITAGE HARBOUR, LLC, a Washington Limited Liability Company (the AGrantor@) and SOUTH RIVER CONDOMINIUM, LLC, (the AGrantee@), a Maryland limited liability company.

WITNESSETH, THAT IN CONSIDERATION of the sum of Five Dollars (\$5.00) and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged by the Grantor, the Grantor hereby grants and conveys to the Grantee and the Grantee=s successors and assigns, in fee simple, all of the land (the ALand@) in Anne Arundel County, Maryland which is described in Exhibit A attached hereto. The parties agree that the value of these properties, transferred in settlement of case no. C-98-51548-OC, pending in the Circuit Court of Anne Arundel county is Eight Hundred Thousand Dollars (\$800,000.00)

BEING THAT PROPERTY which, by Deed dated December 27, 1995 and recorded among the Land Records of Anne Arundel County, Maryland on December 28, 1995 in Book 7267, page 299 was conveyed by Card-Flo #4, Inc. to the Grantor.

TOGETHER WITH any and all improvements on the land and any and all rights, alleys, ways, waters, privileges, appurtenances and advantages belonging or in any way appurtenant to the Land or such improvements (all of which Land, improvements and appurtenances are hereinafter referred to collectively as the AProperty@),

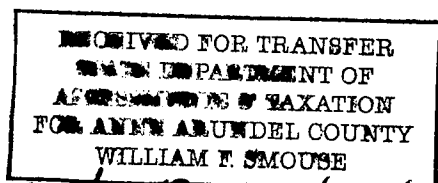
TO HAVE AND TO HOLD the Property unto and to the proper use and benefit of the Grantee and the Grantee=s successors and assigns, in fee simple,

SUBJECT TO THE OPERATION AND EFFECT of all matters of easements, covenants, and restrictions of record, and

THE GRANTOR HEREBY COVENANTS that the Grantor is seized of the title to the Property which is hereby granted; will warrant specially such title; and will give such further assurances thereof as may be requisite.

THE GRANTEE HEREBY COVENANTS that the Grantor has made no representations or promises regarding the use of the property or the ability of the property to be developed for any particular use.

IN WITNESS WHEREOF, the Grantor has executed this Deed, the day and year first above written.



HERITAGE HARBOUR, LLC

By: Columbia Pacific Group, Inc., Manager

By:

Name: Daniel R. Baty, Vice President

ACCT. 2892-9007-2759
ALL LIENS ARE PAID AS
OF 7/30/03 A.A. COUNTY
BY:

20.00
28.00
5,000.00
8,000.00
4,000.00
17,000.00
JUL 30 2003
11:47 AM

66 JUL 20 2003 11:49

This is to certify that this instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

Anthony F. Christy

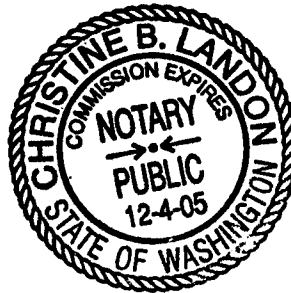
I HEREBY CERTIFY that on this 25TH day of JULY, 2003, before me, the subscriber, a Notary Public in and for the State of Washington, in and for the jurisdiction aforesaid, personally appeared Daniel R. Baty, who acknowledged himself to be the Vice President of Columbia Pacific Group, Inc., Manager of HERITAGE HARBOUR, LLC, and that he, as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such officer..

AS WITNESS my hand and Notarial Seal.

Christine B. Landon

Notary Public

My Commission Expires: 12-4-05



Return to: *Anthony F. Christy*
P.O. Box 1524
Annapolis, MD 21404

PHASE II
SOUTH RIVER CONDOMINIUM
(AT HERITAGE HARBOUR)

BEING A PIECE OF PARCEL OF LAND, HEREINAFTER BEING DESCRIBED BY METES AND BOUNDS IN, THROUGH, OVER AND ACROSS A PART OF THE PROPERTY OF SOUTH RIVER JOINT VENTURE, A MARYLAND JOINT VENTURE, ACQUIRED FROM HERITAGE HARBOUR CORPORATION, A NORTH CAROLINA CORPORATION, AND U.S. HOME CORPORATION, A DELAWARE CORPORATION, BY DEED DATED JUNE 29, 1988 AND BEING RECORDED AMONG THE LAND RECORDS OF ANNE ARUNDEL COUNTY, MARYLAND IN LIBER 4639 FOLIO 73, AND ALSO A PART OF THE PROPERTY AS SHOWN ON A PLAT OF SUBDIVISION ENTITLED "P.U.D. #2, PLAT TWO, SOUTH RIVER "TOWERS" RECORDED AMONG THE AFORESAID LAND RECORDS IN PLAT BOOK 119 AT FOLIO 13 AS PLAT NUMBER 6237, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAID PIECE OF PARCEL OF LAND AT A POINT ON THE SOUTHWESTERLY OR NORTH 36 DEG. 34' 10" WEST, 298.49 FOOT LINE AS SHOWN ON SAID PLAT, 126.49 FEET NORTHWESTERLY FROM THE SOUTHEASTERLY AND THEREOF, RUNNING THENCE IN, THROUGH, OVER AND ACROSS A PART OF THE PROPERTY OF THE OWNER, THE FOLLOWING THIRTEEN (13) COURSES:

1. NORTH 53 DEG. 25' 50" EAST, 46.00 FEET TO A POINT, THENCE
2. NORTH 36 DEG. 34' 10" WEST, 67.00 FEET TO A POINT, THENCE
3. NORTH 53 DEG. 25' 50" EAST, 42.00 FEET TO A POINT, THENCE
4. NORTH 36 DEG. 34' 10" WEST, 18.00 FEET TO A POINT, THENCE
5. NORTH 53 DEG. 25' 50" EAST, 291.00 FEET TO A POINT, THENCE
6. SOUTH 36 DEG. 34' 10" EAST, 123.00 FEET TO A POINT, THENCE
7. SOUTH 53 DEG. 25' 50" WEST, 24.00 FEET TO A POINT THENCE
8. SOUTH 06 DEG. 44' 30" WEST, 26.24 FEET TO A POINT, THENCE
9. 87.11 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT HAVING A RADIUS OF 412.00 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 43 DEG. 11' 52" WEST, 86.95 FEET TO A POINT, THENCE.

10. SOUTH 52 DEG. 23' 57" WEST, 64.90 FEET TO A POINT, THENCE
11. SOUTH 38 DEG. 08' 13" EAST, 110.52 FEET TO A POINT, THENCE
12. NORTH 53 DEG. 25' 50" EAST, 18.00 FEET TO A POINT, THENCE
13. SOUTH 36 DEG. 34' 10" EAST, 115.81 FEET TO A POINT ON THE SOUTHEASTERLY OR SOUTH 53 DEG. 25' 50" WEST, 422.78 FOOT LINE AS SHOWN ON SAID PLAT, 34.07 FEET NORTHEASTERLY FROM THE SOUTHWESTERLY END THEREOF, RUNNING THENCE WITH AND BINDING ON A PART OF SAID PLAT, THE FOLLOWING THREE (3) COURSES:
 14. SOUTH 53 DEG. 25' 50" WEST, 34.07 FEET TO A POINT, THENCE
 15. NORTH 81 DEG. 34' 10" WEST, 245.38 FEET TO A POINT, THENCE
 16. NORTH 36 DEG. 34' 10" WEST, 126.49 FEET TO A POINT OF BEGINNING; CONTAINING 82,988.48 SQUARE FEET OR 1.9052 ACRES OF LAND.

EXHIBIT "A" CONTINUED

AND:

**PHASE III
SOUTH RIVER CONDOMINIUM
(At Heritage Harbour)**

BOOK 13455 PAGE 005

Being a piece or parcel of land, hereinafter being described by metes and bounds in, through, over and across a part of the Property of South River Joint Venture, a Maryland Joint Venture, acquired from Heritage Harbour Corporation, a North Carolina Corporation, and U.S. Home Corporation, a Delaware corporation, by deed dated June 29, 1988 and being recorded among the Land Records of Anne Arundel County, Maryland in Liber 4639 at Folio 73, and also a party of the property as shown on a plat of subdivision entitled "P.U.D. #2, Plat Two, South River Towers" recorded among the aforesaid Land Records in Plat Book 119 at Folio 13 as Plat Number 6237, and being more particularly described as follows:

Beginning for the said piece or parcel of land at a point at the northerly end of the northeasterly or 187.68 arc foot line as shown on said plat, said point also being labeled Number 6, running thence with and binding on a part of said plat line, the following courses:

1. 63.47 feet along the arc of a curve deflecting to the left, having a radius of 740.00 feet and a chord bearing and distance of South 41 deg. 57 min. 13 sec. East, 63.45 feet to a point, thence leaving said plat lines and running in, through, over and across a part of the property of the owner, the following (15) courses:
2. 13.18 feet along the arc of a curve deflecting to the right having a radius of 30.00 feet and chord bearing and distance of South 31 deg. 23 min. 00 sec. West, 13.08 feet to a point, thence,
3. South 43 deg. 58 min. 28 sec. West, 19.59 feet to a point, thence
4. South 31 deg. 35 min. 14 sec. West, 29.18 feet to a point, thence
5. South 08 deg. 43 min. 07 sec. East, 47.13 feet to a point, thence
6. South 29 deg. 46 min. 52 sec. East, 14.66 feet to a point, thence
7. South 36 deg. 34 min. 10 sec. East, 106.62 feet to a point, thence
8. South 53 deg. 31 min. 49 sec. West, 174.78 feet to a point, thence
9. 87.67 feet along the arc of a curve deflecting to the left, having a radius of 412.00 feet and a chord bearing and distance of South 63 deg. 42 min. 08 sec. West, 87.50 feet to a point, thence
10. North 79 deg. 52 min. 50 sec. West, 26.24 feet to a point, thence

11. North 36 deg. 34 min. 10 sec. West 123.00 feet to a point, thence
12. South 53 deg. 25 min. 50 sec. West, 291.00 feet to a point, thence
13. South 36 deg. 34 min. 10 sec. East, 18.00 feet to a point, thence
14. South 53 deg. 25 min. 50 sec. West, 42.00 feet to a point, thence.
15. South 36 deg. 34 min. 10 sec. East, 67.00 feet to a point, thence
16. South 53 deg. 25 min. 50 sec. West, 46.00 feet to a point on the southwesterly or North 36 deg. 34 min. 10 sec. West, 298.49 foot line as shown on said plat, 172.00 feet southeasterly from the northwesterly end thereof, running thence with and binding on a part of said plat, the following two (2) courses:
17. North 36 deg. 34 min. 10 sec. West, 172.00 feet to a point, thence
18. North 53 deg. 25 min. 50 sec. East, 734.20 feet to the point of beginning; containing 111,150.41 square feet or 2.5517 acres of land.

State of Maryland Land Instrument Intake Sheet
☐ Baltimore City ☐ County: _____

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only — All Copies Must Be Legible)

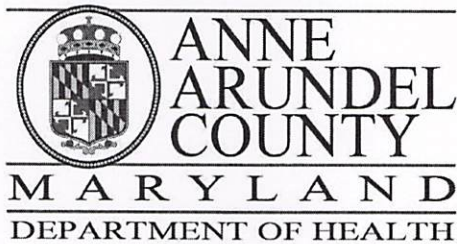
1	Type(s) of Instruments	<input type="checkbox"/> Check Box if Addendum Intake Form is Attached.) <input checked="" type="checkbox"/> Deed <input type="checkbox"/> Deed of Trust <input type="checkbox"/> Mortgage <input type="checkbox"/> Lease <input type="checkbox"/> Other <input type="checkbox"/> Other			
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale Arms-Length [1/]	<input checked="" type="checkbox"/> Unimproved Sale Arms-Length [2/]	<input type="checkbox"/> Multiple Accounts Arms-Length [3/]	<input type="checkbox"/> Not an Arms-Length Sale [9/]
3	Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation State Transfer County Transfer			
4	Consideration and Tax Calculations	Consideration Amount Purchase Price/Consideration \$ 800,000 - Any New Mortgage \$ No Balance of Existing Mortgage \$ 0 Other: \$ Other: \$ Full Cash Value \$		Finance Office Use Only Transfer and Recordation Tax Consideration Transfer Tax Consideration \$ X () % = \$ Less Exemption Amount = \$ Total Transfer Tax = \$ Recordation Tax Consideration \$ X () per \$500 = \$ TOTAL DUE \$	
5	Fees	Amount of Fees Recording Charge \$ 20.00 Surcharge \$ 20.00 State Recordation Tax \$ 5600.00 State Transfer Tax \$ 4000.00 County Transfer Tax \$ 8000.00 Other \$ Other \$		Doc. 1 Doc. 2 Agent: Tax Bill: C.B. Credit: Ag. Tax/Other:	
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District 2-892-90072758 Property Tax ID No. (1) 7267/299 Grantor Liber/Folio 58 Map 260 Parcel No. 47/32 Var. LOG <input type="checkbox"/> (5) Subdivision Name Lot (3a) Block (3b) Sect/AR(3c) Plat Ref. SqFt/Acreage (4) Location / Address of Property Being Conveyed (2) LOT AREA SOUTH RIVER CONDOMINIUM Other Property Identifiers (if applicable) Water Meter Account No. Residential <input type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input checked="" type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: If Partial Conveyance, List Improvements Conveyed:			
7	Transferred From	Doc. 1 - Grantor(s) Name(s) HERITAGE HARBOUR LLC 2025 1ST AVE, STE 690 SEATTLE, WA 98101-2179 Doc. 1 Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Grantor(s) Name(s) Doc. 2 Owner(s) of Record, if Different from Grantor(s)			
8	Transferred To	Doc. 1 - Grantee(s) Name(s) SOUTH RIVER CONDOMINIUM, LLC 930 ASTERN WAY, APT 511 21ST DEFENSE TRAIL (Grantee) Mailing Address ANNAPOLIS, MD 21401 Doc. 1 - Additional Names to be Indexed (Optional) NONE Doc. 2 - Additional Names to be Indexed (Optional)			
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional) NONE Doc. 2 - Additional Names to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person Name: ANTHONY E. CHRISTHLE Firm: PO BOX 1524 Address: ANNAPOLIS, MD 21404 Phone: 4102696424 Return to Contact Person <input type="checkbox"/> Hold for Pickup <input type="checkbox"/> Return Address Provided <input type="checkbox"/>			
11	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER	Assessment Information Yes <input checked="" type="checkbox"/> No Will the property being conveyed be the grantee's principal residence? Yes <input checked="" type="checkbox"/> No Does transfer include personal property? If yes, identify: Yes <input checked="" type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required). Assessment Use Only - Do Not Write Below This Line <input type="checkbox"/> Terminal Verification <input checked="" type="checkbox"/> Agricultural Verification <input type="checkbox"/> Whole <input type="checkbox"/> Part <input type="checkbox"/> Tran. Process Verification Transfer Number 00659 Date Received 7-30-03 Deed Reference: Assigned Property No.: Year 20 20 Geo. Map Sub. Block Land Zoning Plat Lot Buildings Use Parcel Section Occ. Cd. Total Town Cd. Ex. St. Ex. Cd. REMARKS: 1/20 # 2-892-90072758 759 Distribution: White - Clerk's Office Canary - SDAT Pink - Office of Finance Goldenrod - Goldenrod			

Space Reserved for Circuit Court Clerk Recording Validation

BOOK 13455 PAGE 007

Space Reserved for County Validation

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 13455, p. 0007, MSA_CE59_13799. Date available 03/19/2004. Printed 07/28/2025.



J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health

THROUGH: Don Curtian, Director
Bureau of Environmental Health

DATE: September 18, 2025

RE: South River Condominium, LLC.
920 Astern Way
Annapolis, MD 21401

NUMBER: 2025-0178-S

SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced special exception to modify a previously approved special exception for a planned unit development.

The Health Department has reviewed the above referenced request. The property is served by public water and sewer facilities. The Health Department has no objection to the above referenced request

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay

2025-0178-S

Menu Cancel Help

Task Details I and P Engineering

Assigned Date

09/12/2025

Assigned to

Natalie Norberg

Current Status

Complete w/ Comments

Action By

Natalie Norberg

Comments

1. At the first stage of development, show the tiebacks for the retaining wall. SWM/grading/excavation cannot affect the geogrid without redesigning the retaining wall.
2. No acute angles are permitted within the storm drain system (in particular the storm drain on the sidewalk side of lots 3 and 4).
3. At the first stage of development, it appears the proposed and existing storm drain running along lots 8 and 14 and in front of lots 15 through 20 will require an easement/construction/maintenance strip for the storm drain pipe system. Per the updated DPW Design Manual, a minimum easement width is 20 feet and construction strips 10 feet.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

- ☒ All ACA Users
- ☒ Record Creator
- ☒ Licensed Professional
- ☒ Contact
- ☒ Owner

Due Date

10/02/2025

Assigned to Department

Engineering

Status Date

09/30/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

Engineering

Est. Completion Date

☐ Display E-mail

☒ Display Comments

Task Specific Information

Expiration Date

Review Notes

Reviewer Name

Reviewer Phone Number

Reviewer Email

ipnorb81@aacounty.org

Natalie Norberg

2025-0178-S

Menu

Cancel

Help

Task Details Fire Marshal

Assigned Date

09/11/2025

Assigned to

Robert Flynn

Current Status

Complete w/ Comments

Action By

Robert Flynn

Comments

Defer to OPZ and Inspection and Permits Engineering.

End Time

Billable

No

Time Tracking Start Date

In Possession Time (hrs)

Estimated Hours

0.0

Comment Display in ACA

☒ All ACA Users

☒ Record Creator

☒ Licensed Professional

☒ Contact

☒ Owner

Due Date

10/02/2025

Assigned to Department

Fire Marshal's Office

Status Date

09/15/2025

Overtime

No

Start Time

Hours Spent

0.0

Action by Department

Fire Marshal's Office

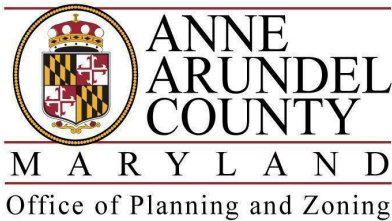
Est. Completion Date

☐ Display E-mail Address in ACA

☒ Display Comment in ACA

Task Specific Information

Expiration Date	Review Notes	Reviewer Name
Reviewer Phone Number	Reviewer Email	



Jenny B. Dempsey
Planning and Zoning Officer

MEMORANDUM

TO: Office of Planning and Zoning, Zoning Administration

FROM: Madeleine Lane, Long Range Planning

THROUGH: Cindy Carrier, Planning Administrator, Long Range Planning

SUBJECT: Long Range Planning Comments – Plan2040 and Region Plan Compliance

DATE: September 15, 2025

Name of Project: 920 E Astern Way
Special Exception Case#: 2025-0178-S
Location: North of Astern Way, west of South Haven Road
Tax Map 50, Parcel 260
Region Planning Area: 7

Summary:

The applicant is proposing a Special Exception to build 20 age-restricted townhomes as an amendment to the Heritage Harbor Planned Unit Development #2 (PUD#2). Two of the proposed townhome units will be designated as inclusionary housing units. The proposed development would be the third phase of the Heritage Harbor PUD#2; Phase I and II are complete, with 137 condominium units on the two parcels adjacent to the proposed site. Additionally, the applicant is requesting a variance to extend implementation action to begin within three years of Special Exception approval and completion of action within five years of the Special Exception decision.

The site is currently zoned as R2 Residential and is designated for Neighborhood Preservation on the Plan2040 Development Policy Area Map. The site has a land use designation of Residential Low Density on the Plan2040 Planned Land Use Map. Surrounding parcels are all zoned as R2 Residential, are designated for Neighborhood Preservation on the Plan2040 Development Policy Area Map, and have a land use designation of Residential Low Density on the Plan2040 Planned Land Use Map. The site is located within the County's Priority Funding Area. The site is not located within the Critical Area.

This proposal is within Region Planning Area 7. The Region Plan was adopted in 2024.

Findings:

Consistency with Plans:

General Development Plan: Plan2040 does not have recommendations that are specific to this site, and the proposal is generally consistent with the overall goals and policies of Plan2040, including, but not limited to:

- **Goal BE11:** Provide for a variety of housing types and designs that will allow all residents housing choices at different stages of life and at all income levels.

Region 7 Plan: The Region 7 Plan does not have recommendations that are specific to this site, and the proposal is generally consistent with the overall goals and policies of the Region 7 Plan.

2022 Water and Sewer Master Plan: The site is in the Existing Sewer Service category in the Annapolis Sewer Service Area and the Existing Water Service category in the Broadcreek 210 Water Pressure Zone. The proposal is consistent with the 2022 Water and Sewer Master Plan.



M A R Y L A N D

Office of Planning and Zoning

Jenny B. Dempsey
Planning and Zoning Officer

MEMORANDUM

TO: File

FROM: Nick Vollentine, Development Division

SUBJECT: South River Townhomes at Heritage Harbor
Special Exception Case 2025-0178-S

DATE: October 30, 2025

The subject Special Exception application is to amend the previously approved South River Towers at Heritage Harbour Planned Unit Development (PUD). The approved PUD was to develop three mid-rise condominium buildings in three phases. Phase I was a 64 unit condominium constructed in the early nineties. Phase II was a 73 unit condominium constructed in 2008. Phase III of the development was approved for 61 units but was never constructed and its approvals have now expired. The applicant now proposes to subdivide the Phase III property to create 20 townhouse lots. Two (2) of the units will be inclusionary housing units as per Article 17-7-906.

1. A comment was made with the prefile application that a Preliminary Plan and Site Development Plan application must be submitted and approved. However, the applicant's Statement in Support of Special Exception Application includes the statement "the intent is to subdivide the existing property so each of the townhouses will be a fee simple lot." A Sketch Plan and Final Plat/Plan submittal are required for subdivision (see Articles 17-3-201 and 17-3-301).
2. The applicant must demonstrate that the proposed development passes the tests for adequacy of public facilities, including fire suppression, roads, schools, sewage disposal, storm drain, and water supply (see "Residential subdivisions not otherwise addressed in this chart" in Article 17-5-201(b)).
3. The applicant's Statement in Support of Special Exception Application includes tabulations to demonstrate that the recreation areas provided with Phase II of the existing development are "more than sufficient to provide recreation area for the proposed development." A modification application may be required if the proposed development does not include open area and active recreation (see Article 17-6-111(c)).

4. As per Article 18-3-104, townhouses require 2.5 spaces for each dwelling unit. Please demonstrate that the parking requirement for the development has been met.
5. It appears that the limit of disturbance for the proposed development can be kept entirely within the existing cleared area on the Phase III property. Please avoid offsite clearing for the development. For clearing that totals less than 20,000 square feet, the project can be excepted from forest conservation requirements. To claim the exception, submit an executed Declaration of Intent (Article 17-6-301(b)(c)).
6. County GIS depicts a waterway to the north of the subject property. Field verification is needed to determine the classification of the waterway. If an intermittent or perennial stream is present, a 100-foot non disturbance stream buffer is applicable.

SURVEYOR'S CERTIFICATE

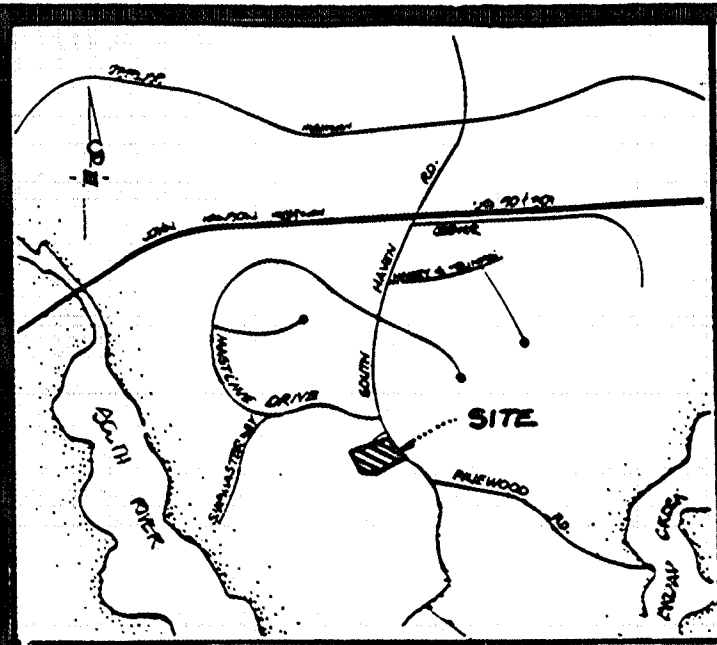
I HEREBY CERTIFY THAT THE PLAN SHOWN HEREON IS CORRECT; THAT IT IS A PART OF THE PROPERTY ACQUIRED BY SOUTH RIVER JOINT VENTURE, A MARYLAND JOINT VENTURE, FROM HERITAGE HARBOUR CORPORATION, A NORTH CAROLINA CORPORATION, AND U.S. HOME CORPORATION, A DELAWARE CORPORATION, BY DEED DATED JUNE 29, 1988 AND 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	415 687.695	916 025.080
6	416 125.128	916 614.743
7	415 976.005	916 751.107
8	414 680.700	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

ATTEST

ATTEST

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 ADJUTING THERETO. IT SHALL NOT BE ACCEPTABLE FOR PETITION AND IS A MAINTENANCE RESPONSIBILITY OF THE OWNERS OF ADJUTING 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.
- FLOORING 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 ADJUTING 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

89 MAY 15 AM 10:14

H. ERLE SCHAFER
CLERK

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

PUD #2
PLAT TWO
SOUTH RIVER TOWERS

AT HERITAGE HARBOUR
PREVIOUSLY RECORDED AS "PUD #2, AREAS 364 CONDOMINIUMS
HERITAGE HARBOUR, IN PB. 37 F.44 P.N.O. 5469

SECOND ASSESSMENT DISTRICT

ANNE ARUNDEL COUNTY, MARYLAND

SCALE: 1"=100'

OCT, 1988

TAX MAP 50 BLOCKS 9 & 10

PARCEL

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



South River Townhouses

Presentation – Heritage Harbour
Community Association – Board
of Directors

July 7, 2025






BALLSTON GREEN




ROSSLYN
KEY



Madison
Homes



TRENTON
SQUARE •
at ballston



THE TOWNS OF
ABINGTON
PLACE

Acton's Landing – South Street





Acton's Landing – Franklin Street
Historic Hospital Building

Abingdon Place – Alexandria, VA



LeePark – Falls Church, VA



Old Town Square – Alexandria, VA



ALL FIRE HYDRANTS SHALL FACE OUTWARD TOWARD THE CURB.

HATCHED AREA INDICATES AREA WHERE OWNER HAS NOT COMPLETED THE IMPROVEMENTS. NO BUILDING, CURBING OR ASPHALT PAVEMENT HAS BEEN INSTALLED. HOWEVER, ALL UTILITIES HAVE BEEN INSTALLED AND STUBBED TO SERVE THE FUTURE BUILDING EXCEPT AS NOTED HEREON.

T.M. 50, BLOCK 9, PARCEL 381
OPEN SPACE / REC AREA PARCEL "C"
HERITAGE HARBOR COMMUNITY ASSOCIATION INC.
5313855

EAST BUILDING NOT CONSTRUCTED

PROPOSED 6 STORY CONDOMINIUM BUILDING WEST (1 LEVEL UNDERGROUND PARKING) 73 UNITS

PROPOSED LOT 2
2.889 ACRES ±
(PHASE 2)

LOBBY

ASTERN WAY

SOUTH HAVEN ROAD
(EXISTING 80' PUBLIC RIGHT-OF-WAY)

PROPOSED LOT 1
3.152 ACRES ±

EXISTING 4 STORY BUILDING
POOLS, SOUTH DRIVE
CONDOMINIUMS
(54 UNITS)

T.M. 50, BLOCK 9, PARCEL 381
OPEN SPACE / REC AREA PARCEL "C"
HERITAGE HARBOR COMMUNITY ASSOCIATION INC.
5313855


Approved 20

Approved 2006 Site Plan

LEGEND:

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

GRAPHIC SCALE 1"=100'

I hereby certify that these documents were prepared by me or under my direct supervision and approval by a duly licensed professional engineer in the State of Maryland.	
Copyright © 2024 Atwell Group All Rights Reserved.	
Warning: This document is an instrument of professional service prepared by Atwell, LLC. Alteration of this document by any party other than Atwell, LLC is a violation of law that will be prosecuted to its fullest extent	
 <p>ATWELL 866.850.4200 www.atwell-group.com 2867 RIVA ROAD, BUILDING 800 ANNAPOLIS, MARYLAND 21401 410.897.6260</p>	
Date	JUNE 2025
Job Number	21-8196
Scale	1"=100'
Drawn By	LS
Approved By	TS
Folder Reference	21-8196 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 9, PARCEL 260, LOT 3 TAX ID: 02-892-90072758 920 ASTERN WAY, ANNAPOLIS, MARYLAND 21041 SECOND DISTRICT ANNE ARUNDEL COUNTY ZONED R2	
Sheet No. 2 OF 2	

K:\21-8196 South River Towers - Heritage Harbor (Lot 3)\Drawing Files\CONCEPT\21-8196 FEASIBILITY-PLAN EXH.dwg



TAX MAP 50, GRID 9, PARCEL 260, LOT 3
TAX ID: 02-892-90072758
920 ASTERN WAY, ANNAPOLIS, MARYLAND 21041
SECOND DISTRICT ANNE ARUNDEL COUNTY ZONED R2

Sheet No. 1 OF 2



Perspective View

***SOUTH RIVER
TOWNHOUSES***



Drive Aisle



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

SOUTH RIVER TOWNHOUSES



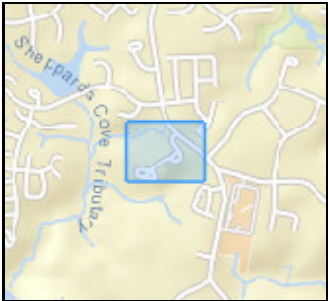
Drive Aisle



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.

Map Title

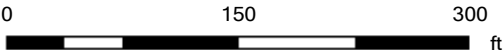


Legend

- Foundation
- Addressing
-
- Parcels
- ▭
- Parcels - Annapolis City
- ▭



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

IN THE OFFICE OF ADMINISTRATIVE HEARINGS

CASE NUMBER 2004-0556-S AND 2004-0557-V

IN RE: SOUTH RIVER ASSOCIATES, LLC

SECOND ASSESSMENT DISTRICT

DATE HEARD: APRIL 26, 2005

ORDERED BY: STEPHEN M. LeGENDRE, ADMINISTRATIVE HEARING OFFICER

PLANNER: ROBERT KONOWAL

DATE FILED: MAY 23rd, 2005

PLEADINGS

South River Associates, LLC, the applicant, seeks a special exception (2004-0556-S) to permit a Planned Unit Development (PUD) and a variance (2004-0557-V) to permit an extension in the time required for the implementation and completion of a special exception on property located along the west side of South Haven Road, south of Mastline Drive, Annapolis.

PUBLIC NOTIFICATION

The case was advertised in accordance with the County Code. The file contains the certification of mailing to community associations and interested persons. Each person designated in the application as owning land that is located within 175 feet of the property was notified by mail, sent to the address furnished with the application. Terry Schuman, the applicant's engineering consultant, testified that the property was posted on April 7, 2005. I find and conclude that the requirements of public notice have been satisfied.

FINDINGS AND CONCLUSIONS

This matter concerns property with street addresses of 920 and 940 Astern Way, also shown on Tax Map 50, Block 9 as Parcel 260. The property comprises 7.61 acres and is zoned R-2 Residential. The property was part of Heritage Harbour Development, PUD #2, approved by this office under Case No. S-18-83 (May 16, 1983). The use is known as South River Towers (at Heritage Harbour).

Phase I (64-unit, multi-family dwelling) is completed. Phases II and III expired. The present request is to develop 134 multi-family dwelling units in two six-story towers (South River Towers East and West) joined by a one-story corridor and lobby. The proposal also includes surface and below grade parking. The applicant requests three years to implement the use and five years for completion.

A PUD is a special exception use subject to the specific criteria in Anne Arundel County Code, Article 28, Title 13 and the general criteria in Section 12-104. Section 13-104(n) provides that a special exception for a PUD shall remain in effect so long as plans are being processed by the County or as long as a public works agreement or a utility agreement remains in effect or has not lapsed for over two years. Bill No. 4-05 revised, restated and recodified the zoning code effective May 12, 2005. Bill No. 4-05 does not include an equivalent provision of former Article 28, Section 13-104(n). Accordingly, and out of an abundance of caution, the applicant has joined a variance extending the time to the request for a special exception.

Robert Konowal, a Planner with the Office of Planning and Zoning, testified that the proposal satisfies the specific and general criteria. The unit count is unchanged from the prior approval. The witness summarized the agency comments. The County's engineering review staff accepted the applicant's Traffic Impact Study. The County's Department of Recreation and Parks requested full recreation area calculations. By way of conclusion, Mr. Konowal offered support

for the PUD, subject to proof of public need. However, the variance is considered unnecessary in light of Section 13-104(n).

The applicant proceeded by means of a combination of a proffer and live testimony. Documentary evidence included the record plats. Counsel to the applicant represented that the units would have the use of the recreation and open space areas available in Heritage Harbour. The proffered testimony of Mr. Schuman indicated that the use is similar to the prior approval, with differences related to the housing product and the resolution of an off-site storm water management problem through attenuation on the premises. His proffered testimony confirmed that the specific and general PUD standards are satisfied. In particular, the property is served by adequate public water and sewer and electric and storm drain service with suitable access; the proposed use has the written recommendation and comments of the public agencies; and schools are adequate because the project is age restricted.¹

Steve Lin, the applicant's architect, submitted a rendering intended to show that the design is compatible with the Phase I units.

Shep Tullier, a land planning consultant to the applicant, testified that the units are planned in the only part of Heritage Harbour with an existing six-story building. He confirmed that the proposal satisfies the general and specific criteria, including requirements related to flexibility of design, an overall development plan, recreation and open space and thirty percent single-family units. By way of

¹ Mr. Schuman requested the flexibility to modify the design guidelines during the review process.

conclusion, he indicated that the request is compatible with the existing community.

Bruce Rieder, a representative of the IDI Group Companies, testified that the applicant has received unsolicited calls from numerous individuals - including existing residents of Heritage Harbour - expressing interest in the product. Based on his experience over twenty years, there is an increased demand for age-restricted units.

The applicant also provided calculations related to green area, recreation space and dry ground recreation space in which Mr. Schuman concurred.

Jim McFarland, the President of the Board of Directors for South River Condominium, the owner of the property to be developed by IDI Group Companies, submitted a written statement in support of the application. Finally, Michele Ryan, Vice President of the Heritage Harbour Community Association, Inc., testified in support of the application.

Upon review of the facts and circumstances, I find and conclude that the applicant has met its burden of proof such that the special exception shall be approved. Considering the specific criteria, and as recognized by the prior approval, use is part of the development of residential acreage under an overall plan that offers variety of unit types and flexibility of design. Considering the general criteria, the use will not be detrimental to the public health, safety and welfare; the location of the buildings and the landscaping and access are compatible with the appropriate and orderly development of the R-2 district;

operations from the use are no more objectionable than permitted uses; there is no conflict with existing or programmed public facilities; utilities are available with adequate service and suitable access; the use will not overburden master planned facilities; the use has written recommendations and comments of the public agencies; Mr. Rieder provided sufficient evidence of public need; the site plan comports with the design manual; and the applicant has shown that the use satisfies adequacy of facilities. The approval is subject to the conditions in the Order.

With respect to the variance, the PUD application was filed on December 16, 2004. Under Section 27-2-101(b) of the new law, a special exception filed on or before April 4, 2005 is governed by the law as it existed prior to the effective date of Bill No. 4-05 for the special exception as approved. Accordingly, Section 13-104(n) governs the special exception and the variance is denied.

ORDER

PURSUANT to the application of South River Associates, LLC, petitioning for a special exception to permit a Planned Unit Development (PUD) and a variance to permit an extension in the time required for the implementation and completion of a special exception; and

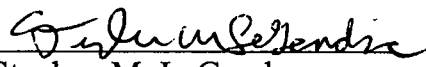
PURSUANT to the advertising, posting of the property, and public hearing and in accordance with the provisions of law, it is this 23rd day of May, 2005,

ORDERED, by the Administrative Hearing Officer of Anne Arundel County, that the applicant is hereby **granted** a special exception to permit a PUD

in accordance with the site plan. The approval is subject to the following conditions:

1. The applicant shall provide complete recreation area calculations satisfactory to the Department of Recreation and Parks.
2. The applicant shall satisfy the Traffic Engineering Division's comments related to drive aisle access and parking.
3. Modifications to the design guidelines shall be satisfactory to the County's Development Division.

FURTHER ORDERED, that the applicant's request for a variance to extend the time for completion and implementation of the special exception is **denied.**


Stephen M. LeGendre
Administrative Hearing Officer

NOTICE TO APPLICANT

Within thirty days from the date of this Decision, any person, firm, corporation, or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.

Further Section 13-104(n) of the Anne Arundel County Code states:

A special exception for a PUD shall remain in effect for so long as plans are being processed by the County or as long as a public works agreement or utility agreement remains in effect or has not lapsed for over two years.

If this case is not appealed, exhibits must be claimed within 60 days of the date of this Order, otherwise that will be discarded.

"County Exhibit"

FINDINGS AND RECOMMENDATION OFFICE OF PLANNING AND ZONING ANNE ARUNDEL COUNTY, MARYLAND

APPLICANT: South River Associates LLC

ASSESSMENT DISTRICT: 2nd

CASE NUMBER: 2004-0556-S / 2004-0557-V

COUNCILMANIC DISTRICT: 6th

HEARING DATE: April 26, 2005

PREPARED BY: Robert Konowal
Planner

REQUEST

The applicant is requesting approval of a special exception to permit a Planned Unit Development (PUD) and a variance to permit an extension in time to complete the special exception at 920 and 940 Astern Way located in the South River Towers Subdivision.

LOCATION AND DESCRIPTION OF SITE

The subject property has 290 feet of frontage on the west side of South Haven Road, 400 feet south of Mastline Drive. The property is 3.55 acres in size and shown on Tax Map 50, Block 9 as Parcel 260 and is zoned R2 – Residential District. The zoning for these parcels was implemented by the comprehensive rezoning for the Second Assessment District on February 13, 1989.

The subject lands are vacant.

APPLICANT'S PROPOSAL

The applicant is requesting approval of a special exception that would allow 134 multifamily dwelling units in the form of two six-storey buildings connected by a single-story corridor and lobby pavilion. Both surface and underground parking is to be provided.

SPECIAL EXCEPTION STANDARDS

The specific criteria by which a special exception for a PUD may be granted are set forth under Title 13. of the Zoning Code. Additionally, all special exceptions are subject to the general standards contained in Section 12-104 and the site plan requirements of Title 15 of the Zoning Code.

REQUESTED VARIANCE

The applicant is requesting a variance to permit an extension in time of for the implementation and completion of a special exception. The applicant is requesting a three year extension for implementation and five years for completion of the special exception.

FINDINGS

The subject lands are part of a three-phase PUD approved approximately 10 years ago. Phase One, to the south of the subject lands, which is a 64 unit multi-family dwelling has already been constructed.

However, Phase Two and Three of the project, which this application pertains to, were never constructed.

This Office finds that the proposed PUD generally meets the general special exception standards for a PUD detailed under Section Title 13. of the Zoning Code. The subject application is essentially a reinstatement of the previous PUD approval and will not result in any additional dwelling units than what was previously approved. As with any special exception request, the applicant will need to demonstrate need for the project.

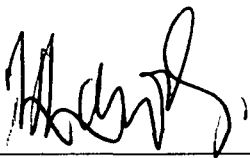
The Anne Arundel Soil Conservation District indicated they have no objection to the applications. The Anne Arundel Department of Health indicated the site is served by public water and sewer and as such they have no objection to the request.

The Development Division of the Office of Planning and Zoning indicated they have no objection to the application, which complies with the previous approved PUD for this site. However, the Division did indicate that the variance requested for a time extension was not considered to be necessary as Sec 13-104 (n)) of the Code provides that the approval of a Special Exception for a PUD shall remain in effect so long as plans are being processed by the County or as long as a public works agreement or utility agreement remains in effect or has not lapsed for over two years. The Engineering Review Staff did note a number of traffic and servicing issues that are to be resolved at later stages of the approval process but there was no outstanding issue that would merit an objection to approval of the Special Exception.

The Department of Recreation and Parks indicated that complete recreation area calculations are still required for this site. The Department recommended that approval of the special exception be withheld or alternately approval be made conditional on recreational areas and calculations being provided to the satisfaction of the Department of Recreation and Parks.

RECOMMENDATION

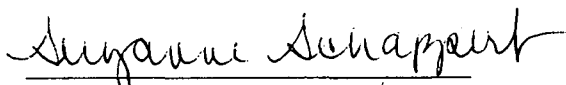
With regard to the standards by which a variance and special exception may be granted as set forth under the County Zoning Ordinance, the Office of Planning and Zoning recommends that the variance application for an extension in time be denied and that the special exception application be approved subject to the applicant providing a site plan showing recreation space and calculations to the satisfaction of the Department of Recreation and Parks.



Robert Konowal
Planner II

4/25/05

Date


Lois Villeneuve
Planning Administrator

4/25/05

Date

CASE # 2004-556-S
FEE PAID 1,080.00
DATE 12/16/04



ZONE _____ ALEX 19611
200 MAP 825 1000 MAP _____

1 Sign

SPECIAL EXCEPTION APPLICATION

Applicant: SOUTH RIVER ASSOCIATES, LLC

(All persons having 10% or more interest in property)

Property Address: 920 AND 940 ASTERNWAY, ANNAPOLIS MD 21401

Property Location: 290 feet of frontage on the (n, s, e, w) side of
SOUTH HAVEN street, road, lane, etc.; 400 feet
(n, s, e, w) of MASTLINE DRIVE street, road, lane, etc. (nearest intersecting street).

Tax Account Number 02-892-90072757 (PHASE I)
02-892-90072758 (PHASE II)
02-892-90072759 (PHASE III) Tax District 2ND Council District 6

Waterfront Lot N/A Corner Lot N/A Deed Title Reference 13455/1

Zoning of Property R2 Lot # N/A Tax Map 50 Block 9 Parcel 260

Area (sq. ft. or acres) 3.15^{AC} (PHASE I)
1.90 AC. (PHASE II)
2.55 AC. (PHASE III) Subdivision Name SOUTH RIVER TOWERS

Description of Special Exception Requested (Explain in sufficient detail including proposed use. Attach additional sheets, if necessary.)

SEE ATTACHED

Special Exception to permit a Planned Unit Development.

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest equal to or in excess of 10 percent of the property; that he or she is authorized to make this application; that the information shown on this application is correct, and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Applicant's Signature

MICHAEL T. ROSE, MEMBER
Print Name FOR SOUTH RIVER ASSOCIATES, LLC

LAUREL LAKES CORPORATE CENTER
Street Number, Street, PO Box
13290 BALTIMORE BLVD

City, State, Zip LAUREL, MD 20707
(301) 953-3110

Home Phone _____

Work Phone _____

Owner's Signature

BARRY STEELMAN, MEMBER
Print Name FOR SOUTH RIVER CONDOMINIUM, LLC

11 BRICKFORD LANE
Street Number, Street, PO Box
BALTIMORE, MD 21208

City, State, Zip

Home Phone _____

Work Phone _____

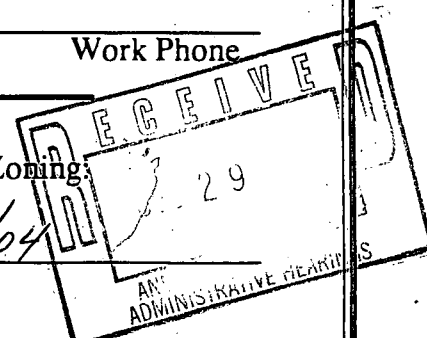
For Office Use Only

Application accepted by Anne Arundel County, Office of Planning and Zoning

Signature

Date

12/7/04



CASE # 204-857-V
FEE PAID 430.00
DATE 12/6/04



ZONE ALEX 19E11
200 MAP Q2 1000 MAP
CRITICAL AREA:
IDA LDA RCA

VARIANCE APPLICATION

Applicant: SOUTH RIVER ASSOCIATES, LLC

(All persons having 10% or more interest in property)

Property Address: 920 AND 940 ASTERN WAY, ANNAPOLIS MD 21401

Property Location: 290 feet of frontage on the (n, s, e, w) side of
SOUTH HAVEN street, road, lane, etc.; 400 feet
(n, s, e, w) of MASTLINE DRIVE street, road, lane, etc. (nearest intersecting street).

Tax Account Number 02-892-90072757 (PHASE I)
02-892-90072758 (PHASE II)
02-892-90072759 (PHASE III) Tax District 2nd Council District 6

Waterfront Lot N/A Corner Lot N/A Deed Title Reference 13455/1

Zoning of Property R2 Lot # N/A Tax Map 50 Block 9 Parcel 260

Area (sq. ft. or acres) 3.15 AC. (PHASE I)
1.90 AC. (PHASE II)
2.55 AC. (PHASE III) Subdivision Name SOUTH RIVER TOWERS

Description of Proposed Variance Requested (Explain in sufficient detail including distances from property lines, heights of structures, size of structures, use, etc.)

SEE ATTACHED

Variance to permit an extension in time for the implementation and completion of a Special Exception.

The applicant hereby certifies that he or she has a financial, contractual, or proprietary interest equal to or in excess of 10 percent of the property; that he or she is authorized to make this application; that the information shown on this application is correct; and that he or she will comply with all applicable regulations of Anne Arundel County, Maryland.

Applicant's Signature

MICHAEL T. ROSE, MEMBER

Print Name

LAUREL LAKES CORPORATE CENTER

Street Number, Street, PO Box

13920 BALTIMORE BLVD.

LAUREL, MD 20707

City, State, Zip

(301) 953-3110

Home Phone

Work Phone

Owner's Signature

BARRY STEELMAN, MEMBER

Print Name FOR SOUTH RIVER CONDOMINIUM, LLC

11 BRICKFORD LANE

Street Number, Street, PO Box

(BALTIMORE, MD) (21208)

City, State, Zip

Home Phone

Work Phone

For Office Use Only

Application accepted by Anne Arundel County, Office of Planning and Zoning:

Signature

Date

12/6/04

29

ANNE ARUNDEL COUNTY
ADMINISTRATIVE SERVICES


A CONCEPTUAL LANDSCAPE PLAN IS SHOWN HEREON FOR THE SPECIAL EXCEPTION PROCESS. PRIOR TO ISSUANCE OF THE GRADING AND BUILDING PERMITS A FINAL LANDSCAPE PLAN WILL BE DESIGNED IN ACCORDANCE WITH ALL REQUIREMENTS OF ARTICLE 28, TITLE 9 OF THE ANNE ARUNDEL COUNTY CODE AND THE LANDSCAPE MANUAL.



-
- SHADE TREE
- ORNAMENTAL TREE
- EVERGREEN TREE
- SHRUBS
- GROUNDCOVER

NOTE
ADDITIONAL SHRUBS ARE REQUIRED AROUND THE BUILDING
FACADE UP TO 50 % OF THE TOTAL PERIMETER. ALSO, TREES
ARE REQUIRED AT THE RATE OF 1 TREE / 3 DU TO SATISFY
THE MULTI-FAMILY DEVELOPMENT REQUIREMENT.

#DWELLING UNITS = 134
134 / 3 = 45 SHADE TREES REQUIRED OR EQUIVALENT



Bay Engineering
Engineers, Planners and Surveyors

190 Admiral Cochrane Drive, Suite 175
Annapolis, Maryland 21401
410.897.9290
410.897.9295 fax
email: info@bayengineering.com
www.bayengineering.com

Date	OCTOBER, 2004
Job Number	04-1280
Scale	1"=40'
Drawn By	L. SQUIRES
Designed By	T. SCHUMAN
Approved By	T. SCHUMAN
Folder Reference	SOUTH RIVER CO. HERITAGE HARBOR

LANDSCAPE PLAN
OF THE
HERITAGE HARBOUR TOW #2, PLAT TWO, CONDOMINIUM
SOUTH RIVER TOWERS
PREVIOUSLY RECORDED AS T.U.D. #6, PLAT TWO, SOUTH RIVER TOWERS AT HERITAGE HARBOUR IN
1997, P.P. No. 6327. ALSO PREVIOUSLY RECORDED AS T.U.D. #2, AREAS 3 & 4, CONDOMINIUMS.

TAX MAP 50, BLOCK 9, PARCEL 260
ASTERN WAY, ANNAPOLIS, MARYLAND
SECOND DISTRICT ANNE ARUNDEL COUNTY

Sheet No. 5 OF 9

File No. C7-011 D



TAX MAP 50, BLOCK 9, PARCEL 260
ASTERN WAY, ANNAPOLIS, MARYLAND
SECOND DISTRICT ANNE ARUNDEL COUNTY



SCALE: 1"=2000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20400770

PROPERTY OWNERS WITHIN 175' OF TAX MAP 50, GRID 9, PARCEL 260

<u>PROPERTY ADDRESS</u>	<u>OWNER / MAILING ADDRESS</u>	<u>PROPERTY ADDRESS</u>	<u>OWNER / MAILING ADDRESS</u>
T.M. 50, G. 9, P. 260 930 ASTERN WAY #101 ANNAPOLIS, MD 21401	DORIS WATSON 930 ASTERN WAY #101 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #306 ANNAPOLIS, MD 21401	BARBARA SCHMICKEL TRUST 930 ASTERN WAY #306 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #102 ANNAPOLIS, MD 21401	MARGERY ETTLINGER, TRUSTEE 930 ASTERN WAY, #102 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #307 ANNAPOLIS, MD 21401	LOUIS SUPANEK 930 ASTERN WAY #307 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #103 ANNAPOLIS, MD 21401	WILLIAM & DOROTHY STEIN 930 ASTERN WAY #103 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #308 ANNAPOLIS, MD 21401	ESTELLE SMITH 930 ASTERN WAY #308 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #104 ANNAPOLIS, MD 21401	DANIEL & JOANN AGUILAR 930 ASTERN WAY #104 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #309 ANNAPOLIS, MD 21401	MARGARET WILMORE 930 ASTERN WAY #309 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #105 ANNAPOLIS, MD 21401	KARLTON & LOUISE MORRIS SR. 930 ASTERN WAY #105 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #310 ANNAPOLIS, MD 21401	GERALD GORMAN 930 ASTERN WAY #310 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #106 ANNAPOLIS, MD 21401	IRENE LINDEMAN 930 ASTERN WAY #106 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #311 ANNAPOLIS, MD 21401	ALBERT ZAINO, LIVING TRUST 930 ASTERN WAY #311 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #201 ANNAPOLIS, MD 21401	STANLEY & FRANCES BLOCK 930 ASTERN WAY #201 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #312 ANNAPOLIS, MD 21401	OLIVER ZINSMEISTER 930 ASTERN WAY #312 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #202 ANNAPOLIS, MD 21401	ELIZABETH HILL 930 ASTERN WAY #202 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #401 ANNAPOLIS, MD 21401	HARIETT & DORIS DULL 930 ASTERN WAY #401 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #203 ANNAPOLIS, MD 21401	CHARLES GOLDBLUM ELIZABETH ROBBINS 930 ASTERN WAY #203 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #402 ANNAPOLIS, MD 21401	ELINOR FLANNERY 930 ASTERN WAY #402 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #204 ANNAPOLIS, MD 21401	MARGARET McCUTCHEON 930 ASTERN WAY #204 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #403 ANNAPOLIS, MD 21401	RUTH ROSS 930 ASTERN WAY #403 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #205 ANNAPOLIS, MD 21401	MARY BANSBACH 930 ASTERN WAY #205 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #404 ANNAPOLIS, MD 21401	RICHARD & LORRAINE FLETCHER 930 ASTERN WAY #404 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #206 ANNAPOLIS, MD 21401	MARJORY KRIZ 930 ASTERN WAY #206 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #405 ANNAPOLIS, MD 21401	THOMAS & MARGARET HAJE 930 ASTERN WAY #405 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #207 ANNAPOLIS, MD 21401	ANNA GULLEDGE 930 ASTERN WAY #207 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #406 ANNAPOLIS, MD 21401	JOSEFA BACH, TRUSTEE 930 ASTERN WAY #406 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #208 ANNAPOLIS, MD 21401	ROSEMARY SHEPPARD 930 ASTERN WAY #208 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #407 ANNAPOLIS, MD 21401	SHIRLEY PRITCHARD 930 ASTERN WAY #407 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #209 ANNAPOLIS, MD 21401	WILLIAM GALLAGHER 930 ASTERN WAY #209 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #408 ANNAPOLIS, MD 21401	REBA BERMAN 930 ASTERN WAY #408 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #210 ANNAPOLIS, MD 21401	MARK & RUTH VENTURELLI 930 ASTERN WAY #210 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #409 ANNAPOLIS, MD 21401	NELSON & LOIS BRICKHAM 930 ASTERN WAY #409 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #301 ANNAPOLIS, MD 21401	WILLIAM K. & SANDRA G. MCKENZIE 166 TRAVELLER COURT LOTHIAN, MD 20711-9874	T.M. 50, G. 9, P. 260 930 ASTERN WAY #410 ANNAPOLIS, MD 21401	MARGARET GUY 930 ASTERN WAY #410 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #302 ANNAPOLIS, MD 21401	ROBERT & AMIEE COFFEY 930 ASTERN WAY #302 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #411 ANNAPOLIS, MD 21401	EDGAR & SIBYL NOGUERA 930 ASTERN WAY #411 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #303 ANNAPOLIS, MD 21401	EDWARD & YETTA BOXMAN 930 ASTERN WAY #303 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #412 ANNAPOLIS, MD 21401	MARY LAVIN 930 ASTERN WAY #412 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #304 ANNAPOLIS, MD 21401	JOSEPH & ROSEMARY DISCRIPINO 930 ASTERN WAY #304 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #501 ANNAPOLIS, MD 21401	GENEVIEVE MONAGHAN, TRUSTEE 930 ASTERN WAY #501 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #305 ANNAPOLIS, MD 21401	JACK & ROSLYN GROSS 930 ASTERN WAY #305 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #502 ANNAPOLIS, MD 21401	ANNE MARIE BAIKUASKAS 930 ASTERN WAY #502 ANNAPOLIS, MD 21401

PROPERTY ADDRESS	OWNER / MAILING ADDRESS	PROPERTY ADDRESS	OWNER / MAILING ADDRESS
T.M. 50, G. 9, P. 260 930 ASTERN WAY #503 ANNAPOLIS, MD 21401	JOSE & AMELIA MONTEDORO 930 ASTERN WAY #503 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 260 930 ASTERN WAY #612 ANNAPOLIS, MD 21401	CATHERINE SPINA 930 ASTERN WAY #612 ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #504 ANNAPOLIS, MD 21401	ROBERT & ALMA WEAVER 930 ASTERN WAY #504 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 320 OPEN SPACE / REC AREA PARCEL "R" SOUTH HAVEN ROAD ANNAPOLIS, MD 21401	HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC. 959 RIVER STRAND LOOP ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #505 ANNAPOLIS, MD 21401	ROBERT & SHIRLEY STARKEY 930 ASTERN WAY #505 ANNAPOLIS, MD 21401	T.M. 50, G. 9, P. 381 OPEN SPAVE / REC AREA PARCEL "C" ANNAPOLIS, MD 21401	HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC. 959 RIVER STRAND LOOP ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #506 ANNAPOLIS, MD 21401	LILLIAN PODGORSKY & SUSAN GORDON 930 ASTERN WAY #506 ANNAPOLIS, MD 21401	T.M. 50, G. 10, P. 256 OPEN SPACE PARCEL "N" ANNAPOLIS, MD 21401	HARITAGE HARBOUR COMMUNITY ASSOCIATION, INC. 959 RIVER STRAND LOOP ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #507 ANNAPOLIS, MD 21401	CHARLES & ROSLYN ZIMMERMAN 930 ASTERN WAY #507 ANNAPOLIS, MD 21401	T.M. 50, G. 10, P. 365 801 COMPASS WAY RESIDUE PARCEL "S" AREA 9 ANNAPOLIS, MD 21401	FRANK & BARBARA KENNEDY 2922 CONNIE MARA DRIVE DAVIDSONVILLE, MD 21035
T.M. 50, G. 9, P. 260 930 ASTERN WAY #508 ANNAPOLIS, MD 21401	RICHARD LLOYD 930 ASTERN WAY #508 ANNAPOLIS, MD 21401	T.M. 50, G. 10, P. 365, LOT 111 2727 YEOMANS LANTERN CT. ANNAPOLIS, MD 21401	JOHN & RUTH POST, TRUSTEES 2727 YEOMANS LANTERN CT. ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #509 ANNAPOLIS, MD 21401	BESS CRANDALL & BONNIE HALL 930 ASTERN WAY #509 ANNAPOLIS, MD 21401	T.M. 50, G. 10, P. 365, LOT 112 2729 YEOMANS LANTERN CT. ANNAPOLIS, MD 21401	ADOLPH & ESTER MANDELKORN 2729 YEOMANS LANTERN CT. ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #510 ANNAPOLIS, MD 21401	MARGARET RENE 930 ASTERN WAY #510 ANNAPOLIS, MD 21401	T.M. 50, G. 10, P. 365, LOT 113 2731 YEOMANS LANTERN CT. ANNAPOLIS, MD 21401	TERESE KIRKLAND 2731 YEOMANS LANTERN CT. ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #511 ANNAPOLIS, MD 21401	DIANE McFARLAND 930 ASTERN WAY #511 ANNAPOLIS, MD 21401	T.M. 50, G. 10, P. 365, LOT 114 2733 YEOMANS LANTERN CT. ANNAPOLIS, MD 21401	THALIA KAPNISTOS 2733 YEOMANS LANTERN CT. ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #512 ANNAPOLIS, MD 21401	RAY POWELL, REV LIVING TRUST 930 ASTERN WAY #512 ANNAPOLIS, MD 21401	T.M. 50, G. 10, P. 365, LOT 115 2735 YEOMANS LANTERN CT. ANNAPOLIS, MD 21401	CARLOTTA CLARK 2735 YEOMANS LANTERN CT. ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #601 ANNAPOLIS, MD 21401	ALVIN & ETNA KAUFMAN 930 ASTERN WAY #601 ANNAPOLIS, MD 21401	T.M. 50, G. 10, P. 365, LOT 116 2737 YEOMANS LANTERN CT. ANNAPOLIS, MD 21401	LARRY & BETTY JEFFERIES 2737 YEOMANS LANTERN CT. ANNAPOLIS, MD 21401
T.M. 50, G. 9, P. 260 930 ASTERN WAY #602 ANNAPOLIS, MD 21401	DAVID & NAOMI EARLE 930 ASTERN WAY #602 ANNAPOLIS, MD 21401		
T.M. 50, G. 9, P. 260 930 ASTERN WAY #603 ANNAPOLIS, MD 21401	SUZANNE MURPHY 930 ASTERN WAY #603 ANNAPOLIS, MD 21401		
T.M. 50, G. 9, P. 260 930 ASTERN WAY #604 ANNAPOLIS, MD 21401	MARY WHITTINGTON 930 ASTERN WAY #604 ANNAPOLIS, MD 21401		
T.M. 50, G. 9, P. 260 930 ASTERN WAY #605 ANNAPOLIS, MD 21401	DORYCE GLOBUS 930 ASTERN WAY #605 ANNAPOLIS, MD 21401		
T.M. 50, G. 9, P. 260 930 ASTERN WAY #606 ANNAPOLIS, MD 21401	CHESTER & GRACE JOHNSON, TRUSTEES 930 ASTERN WAY #606 ANNAPOLIS, MD 21401		
T.M. 50, G. 9, P. 260 930 ASTERN WAY #607 ANNAPOLIS, MD 21401	LARRY & NANCY HEACOCK 930 ASTERN WAY #607 ANNAPOLIS, MD 21401		
T.M. 50, G. 9, P. 260 930 ASTERN WAY #608 ANNAPOLIS, MD 21401	JAMES MORRIS 930 ASTERN WAY #608 ANNAPOLIS, MD 21401		
T.M. 50, G. 9, P. 260 930 ASTERN WAY #609 ANNAPOLIS, MD 21401	GARNET EVANS 930 ASTERN WAY #609 ANNAPOLIS, MD 21401		
T.M. 50, G. 9, P. 260 930 ASTERN WAY #610 ANNAPOLIS, MD 21401	ANDRE MERETTE 930 ASTERN WAY #610 ANNAPOLIS, MD 21401		
T.M. 50, G. 9, P. 260 930 ASTERN WAY #611 ANNAPOLIS, MD 21401	EDMOND PENDELTON & ANN PAUL PENDELTON 930 ASTERN WAY #611 ANNAPOLIS, MD 21401		

1. **PROPERTY OWNER :**
SOUTH RIVER CONDOMINIUM, LLC
11 BRICK FORD LANE
BALTIMORE, MARYLAND 21208
C/O BARRY STEELMAN, MEMBER
2. THE PROPERTY IS SHOWN AS TAX MAP 50, GRID 9, PARCEL 280, IN ANNAPOLIS, ANNE ARUNDEL COUNTY, MARYLAND BY DEED 134551/ AND RECORD PLAT TITLED "2ND REVISION HERITAGE HARBOUR PUD #2 PLAT TWO CONDOMINIUMS SOUTH RIVER TOWERS" RECORDED IN PLAT BOOK E-47, PAGE 31. ADDITIONAL DEVELOPMENT PLATS IN PREVIOUS RECORD PLATS IN PLAT BOOK 119, PAGE 13 AND PLAT BOOK 37, PAGE 41, PLAT NO. S-1941 - E-644.
3. PROPERTY TAX ACCOUNT #S ARE #02-892-90072757 (PHASE I), #02-892-90072758 (PHASE II) AND #02-892-90072759 (PHASE III)
4. EXISTING ZONING OF SITE IS R2 - RESIDENTIAL DISTRICT. THE ZONING IS TO REMAIN THE SAME.
5. THE SITE AREA IS 137,284 SQ. FT. OR 3.1516 ACRES ± (PHASE I - 930 ASTERN WAY), 82,989 SQ. FT. ± OR 1.9052 ACRES ± (PHASE II - 920 ASTERN WAY), 111,150 SQ. FT. ± OR 2.5517 ACRES ± (PHASE III - 930 ASTERN WAY). THE TOTAL SITE AREA IS 331,423 SQ. FT. ± OR 7.6085 ACRES ±.
6. THE PROPERTY OUTLINES, EXISTING TOPOGRAPHY AND FEATURES SHOWN HEREON WERE TAKEN FROM A COMBINATION OF BEST AVAILABLE RECORDS AND A PLAN TITLED "SITE PLAN SOUTH RIVER CONDOMINIUM" DATED JANUARY, 1997 AND PREPARED BY J.A. CHISOLM, P.E.
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 5/2/83 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. PROPOSED SITE UTILITIES ARE AS FOLLOWS :
- WATER (PUBLIC)
- SEWER (PUBLIC)

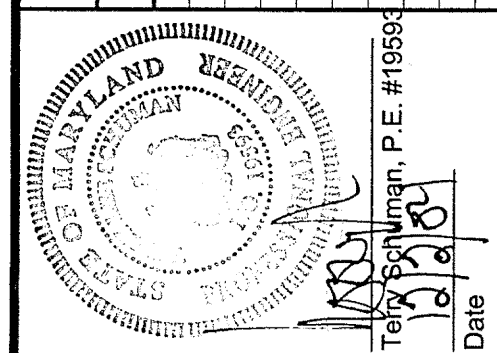
THE FOLLOWING SPECIAL EXCEPTION IS BEING SOUGHT TO THE ZONING REQUIREMENTS :

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

THE FOLLOWING VARIANCE IS BEING SOUGHT TO THE TIME REQUIREMENTS FOR A SPECIAL EXCEPTION :

TO ALLOW ACTION TO IMPLEMENT THE USE TO BEGIN WITHIN THREE YEARS OF APPROVAL AND COMPLETION OF CONSTRUCTION AND OPERATION WITHIN FIVE YEARS OF THE DECISION IN ACCORDANCE WITH ARTICLE 28, TITLE 12, SUBTITLE 1 SECTION 12-107 (a)(1)-(2) OF THE ANNE ARUNDEL COUNTY CODE

1 OF 9 COVER SHEET
2 OF 9 ENVIRONMENTAL CONSTRAINTS MAP
3 OF 9 SITE PLAN
4 OF 9 GRADING PLAN
5 OF 9 LANDSCAPE PLAN
6 OF 9 S.W.M. DRAINAGE AREA MAP
7 OF 9 S.W.M. DRAINAGE AREA MAP
8 OF 9 FOREST STAND DELINEATION PLAN
9 OF 9 FOREST CONSERVATION PLAN

[illegible]

Date	OCTOBER, 2004
Job Number	04-1280
Scale	AS SHOWN
Drawn By	L. SQUIRES
Designed By	T. SCHUMAN
Approved By	T. SCHUMAN
Folder Reference	SOUTH RIVER CONDOMINIUMS HERITAGE HARBOR, ANNAPOLIS

3rd REVISION, HERITAGE HARBOUR PUD #2, FLAT TWO, CONDOMINIUMS: SOUTH PIERED TOWERS

PREVIOUSLY RECORDED AS "P.U.D. #2, PLAT TWO, SOUTH RIVER TOWERS AT HERITAGE HARBOUR" IN P.B. 119 F.13 P.No. 6237, ALSO PREVIOUSLY RECORDED AS "P.U.D. #2, AREAS 3 & 4 CONDOMINIUMS, HERITAGE HARBOUR" IN P.B. 37 F.41 P.No. E-1841

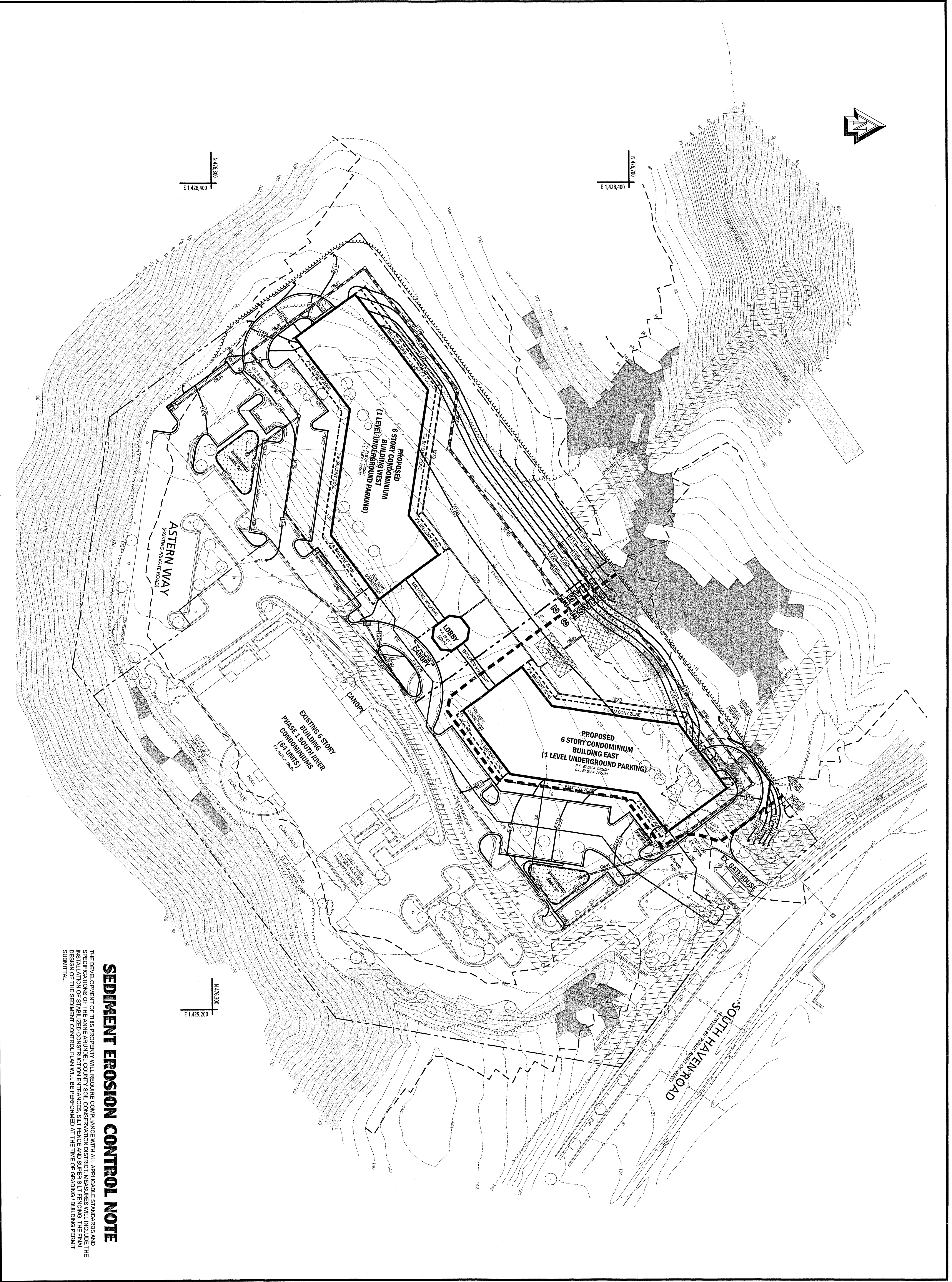
TAX MAP 50, BLOCK 9, PARCEL 260
ASTERN WAY, ANNAPOLIS, MARYLAND
SECOND DISTRICT ANNE ARUNDEL COUNTY

Cadd File F:\Heritage Harbor - South River Condos 04-1280\Drawing Files\Special Exception\HHSRC-SE01.dwg



Revisions			
Rev. #	By	Date	Description

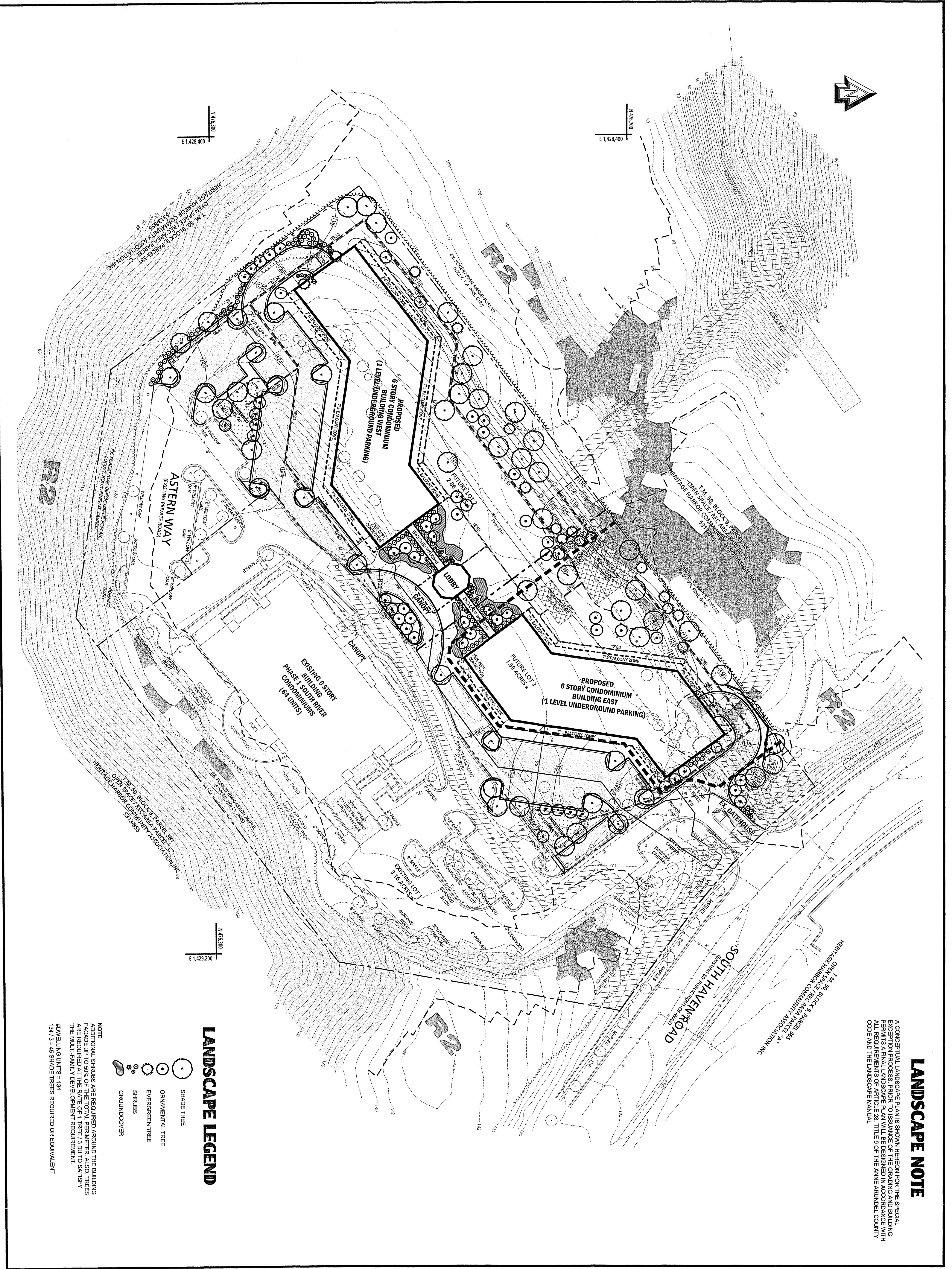
Sheet No.	2 OF 9
File No.	C7-011 A
ENVIRONMENTAL CONSTRAINTS MAP OF THE 3rd REVISION, HERITAGE HARBOUR PUD #2, PLAT TWO, CONDOMINIUMS: SOUTH RIVER TOWERS PREVIOUSLY RECORDED AS "P.U.D. #2, PLAT TWO, SOUTH RIVER TOWERS AT HERITAGE HARBOUR" IN P.B. 119 F.13 P.6. 6237, ALSO PREVIOUSLY RECORDED AS "P.U.D. #2, AREAS 3 & 4 CONDOMINIUMS, HERITAGE HARBOUR" IN P.B. 37 F.41 P.6. E-1841 SUBDIVISION # 81-238 PROJECT # TAX MAP 50, BLOCK 9, PARCEL 260 ASTERN WAY, ANNAPOLIS, MARYLAND SECOND DISTRICT ANNE ARUNDEL COUNTY	
Bay Engineering Inc. Engineers, Planners and Surveyors 190 Admiral Cochrane Drive, Suite 175 Annapolis, Maryland 21401 410.897.9290 410.897.9295 fax email: info@bayengineering.com www.bayengineering.com	
<p>Terry Schuman, P.E. #19593 Date 12/02/04</p>	



SEDIMENT EROSION CONTROL NOTE

THE GENERAL CONTRACT OF THIS PROJECT 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.

GRADING & STORM DRAIN PLAN OF THE 3rd REVISION, HERITAGE HARBOUR PUD #2, PLAT TWO, CONDOMINIUMS: SOUTH RIVER TOWERS PREVIOUSLY RECORDED AS "P.U.D. #2, PLAT TWO, SOUTH RIVER TOWERS AT HERITAGE HARBOUR" IN P.B. 119 F.13 P.No. 6237, ALSO PREVIOUSLY RECORDED AS "P.U.D. #2, AREAS 3 & 4 CONDOMINIUMS, HERITAGE HARBOUR" IN P.B. 37 F.41 P.No. E-1841 SUBDIVISION # 81-238 PROJECT # _____ TAX MAP 50, BLOCK 9, PARCEL 260 ASTERN WAY, ANNAPOLIS, MARYLAND SECOND DISTRICT ANNE ARUNDEL COUNTY		Bay Engineering Inc. Engineers, Planners and Surveyors 190 Admiral Cochrane Drive, Suite 175 Annapolis, Maryland 21401 410.897.9290 410.897.9295 fax email: info@bayengineering.com www.bayengineering.com	 Terry Schuman, P.E. #19593 10/20/04	<table border="1"><thead><tr><th colspan="4">Revisions</th></tr><tr><th>Rev. #</th><th>By</th><th>Date</th><th>Description</th></tr></thead><tbody><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td><td> </td></tr></tbody></table>	Revisions				Rev. #	By	Date	Description																																				
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Revisions			
Rev. #	By	Date	Description

LANDSCAPE PLAN OF THE 3rd REVISION, HERITAGE HARBOUR PUD #2, PLAT TWO, CONDOMINIUMS: SOUTH RIVER TOWERS PREVIOUSLY RECORDED AS "P.U.D. #2, PLAT TWO, SOUTH RIVER TOWERS AT HERITAGE HARBOUR" IN P.B. 119 F.13 P.No. 6237, ALSO PREVIOUSLY RECORDED AS "P.U.D. #2, AREAS 3 & 4 CONDOMINIUMS, HERITAGE HARBOUR" IN P.B. 37 F.41 P.No. E-1841 SUBDIVISION # 81-235 PROJECT # TAX MAP 50, BLOCK 9, PARCEL 260 ASTERN WAY, ANNAPOLIS, MARYLAND SECOND DISTRICT ANNE ARUNDEL COUNTY	Bay Engineering Inc. Engineers, Planners and Surveyors 190 Admiral Cochrane Drive, Suite 175 Annapolis, Maryland 21401 410.897.9290 410.897.9295 fax email: info@bayengineering.com www.bayengineering.com	<p>Terry Schuman, P.E. #19593 Date: 12/2/04</p>
--	--	---

Date October 2004	Job Number 04-1280	Scale As Shown	Drawn By L. SOUTHERS	Designed By T. SCHUMAN	Approved By T. SCHUMAN	Folder Reference SOUTH RIVER CONDOMINIUMS HERITAGE HARBOUR ANNE ARUNDEL
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Sheet No. 5 OF 9	File No. C7-011.D
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STORMWATER MANAGEMENT NOTE

THE PARAMETERS USED IN THE DESIGN OF THE S.W.M. BEST MANAGEMENT PRACTICES (BMPs) SHALL BE IN ACCORDANCE WITH THE 2000 MARYLAND STATE DESIGN MANUAL AND ARTICLE 21 OF THE ANNE ARUNDEL COUNTY CODE. THE STORMWATER MANAGEMENT SYSTEMS FOR THIS AREA WILL BE DESIGNED TO MEET THE COUNTY AND STATE REGULATIONS FOR THE FIVE SIZING CRITERIA: WATER QUALITY VOLUME (WQV), RECHARGE VOLUME (REV), CHANNEL PROTECTION VOLUME (CPV) OR 24-HOUR EXTENDED DETENTION OF THE ONE-YEAR STORM, OVERBANK FLOOD PROTECTION (OP) OR MANAGEMENT OF THE 10-YEAR STORM, AND EXTREME FLOOD PROTECTION (QF) OR MANAGEMENT OF THE 100-YEAR STORM. FINAL DESIGN, INCLUDING THE SELECTION OF BMPs AND THE VOLUME REQUIREMENTS, WILL BE PERFORMED WITH THE GRADING PERMIT APPROVAL PROCESS. BELOW IS THE CONCEPTUAL STORMWATER MANAGEMENT PROGRAM FOR THE DEVELOPMENT OF THE SOUTH RIVER TOWERS:

1. WATER QUALITY VOLUME REQUIREMENTS WILL BE PROVIDED FOR THE PROPOSED DEVELOPMENT'S PHASE 2 (WEST WING) AND PHASE 3 (EAST WING). THESE PHASES ARE CONSIDERED NEW DEVELOPMENT. WATER QUALITY VOLUME WILL BE PROVIDED VIA ON-SITE BMPs, INCLUDING BIORETENTION AREAS, PERIMETER SAND FILTERS, AND UNDERGROUND SAND FILTERS OR INFILTRATION TRENCHES.
2. RECHARGE VOLUME REQUIREMENTS WILL BE PROVIDED FOR THE PROPOSED DEVELOPMENT'S PHASES 2 AND 3. RECHARGE VOLUME WILL BE PROVIDED IN STONE RESERVOIRS WITHIN THE ABOVE MENTIONED BMPs. RECHARGE VOLUME IS PART OF THE WATER QUALITY VOLUME.
3. CHANNEL PROTECTION VOLUME WILL BE PROVIDED IN AN UNDERGROUND STONE/PIPE SWM TRENCH. CHANNEL PROTECTION VOLUME WILL BE PROVIDED FOR ALL AREAS DRAINING TO THE TRENCH, INCLUDING THE EXISTING BUILDING AND PARKING AREA.
4. OVERBANK FLOOD PROTECTION WILL BE PROVIDED IN THE UNDERGROUND STONE/PIPE SWM TRENCH. CALCULATIONS WILL BE BASED ON EXISTING AND PROPOSED DRAINAGE AREAS TO THE OUTFALL (THE EXISTING RIPRAP PAD), SO THAT THE POST-DEVELOPMENT 10-YEAR PEAK DISCHARGE RATE AT THE OUTFALL IS LESS THAN THE EXISTING 10-YEAR PEAK DISCHARGE RATE.
5. EXTREME FLOOD PROTECTION IS NOT REQUIRED.

DOWNSTREAM ANALYSIS

A SITE OUTFALL, SITE TRIBUTARY, TRIBUTARY OUTFALL AND POINT OF INVESTIGATION HAVE BEEN ESTABLISHED IN ACCORDANCE WITH THE ANNE ARUNDEL COUNTY STORMWATER MANAGEMENT PRACTICES AND PROCEDURES MANUAL IN ORDER TO DETERMINE THE DOWNSTREAM IMPACT OF THE PROPOSED DEVELOPMENT. POST-DEVELOPMENT PEAK DISCHARGE RATES FOR THE 10-YEAR STORM WILL BE DECREASED AT THE SITE OUTFALL, AND WILL LIKEWISE BE LESS AT THE POINT OF INVESTIGATION.

ADDITIONALLY, STREAM STABILIZATION IMPROVEMENTS TO THE SITE'S TRIBUTARY OUTFALL WILL BE DESIGNED WITH THIS DEVELOPMENT. AS A RESULT, THIS DEVELOPMENT WILL HAVE NO NEGATIVE IMPACTS ON THE DOWNSTREAM RECEIVING WATERWAY AND WILL PROVIDE THE DESIGN PLANS NECESSARY TO ELIMINATE AN EXISTING ONGOING EROSION PROBLEM THAT HAS OCCURRED AS A RESULT OF UNMANAGED UPSTREAM IMPROVEMENTS BY ANNE ARUNDEL COUNTY AND HERITAGE HARBOUR.

SWM CREDIT NOTE

NO STORMWATER MANAGEMENT CREDITS WERE EMPLOYED AT THIS SITE.

CONCEPTUAL S.W.M. SUMMARY TABLE

MINIMUM SIZING CRITERIA	SYMBOL	VOLUME REQUIRED	VOLUME PROVIDED	PRACTICE	NOTES
WATER QUALITY VOLUME	WQv	6,520.0 C.F.	6,520.0 C.F.	BIORETENTION AREAS, SAND FILTERS, & UNDERGROUND TRENCH	
RECHARGE VOLUME	Rev	912.8 C.F.	912.8 C.F.	STONE RECHARGE RESERVOIRS	BELOW ADJACENT TO WQV BMPs - PART OF WQV
CHANNEL PROTECTION STORAGE VOLUME	CPv	0.51 AC-FT	0.51 AC-FT	SWM TRENCH	
OVERBANK FLOOD PROTECTION	Qp10	0.41 AC-FT	0.41 AC-FT	SWM TRENCH	
EXTREME FLOOD	Qf	N/A	N/A	N/A	NOT REQUIRED

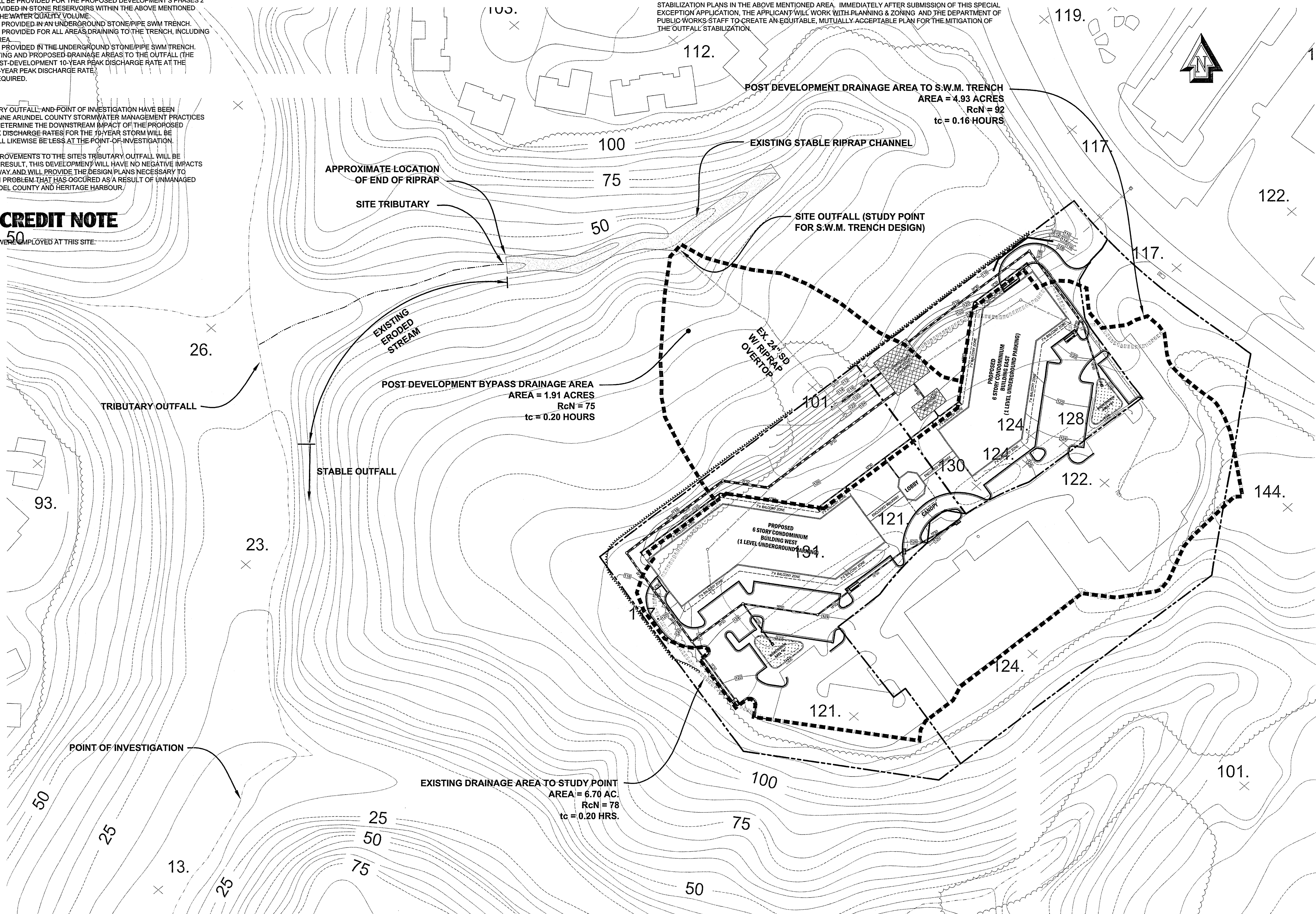
OUTFALL STATEMENT

A FIELD VISIT WAS MADE BY A BAY ENGINEERING REPRESENTATIVE IN SEPTEMBER 2004. THE EXISTING RIPRAP PAD THAT THE EXISTING 24" STORM DRAIN PIPE DISCHARGES TO APPROXIMATELY 250' DOWNSTREAM OF THE SITE OUTFALL IS IN STABLE CONDITION. HOWEVER, DUE TO UNMANAGED DEVELOPMENT (COUNTY ROADWAY) UPSTREAM OF THIS SITE'S OUTFALL THE DOWNSTREAM CHANNEL HAS BEEN ERODED WITH EROSION BEGINNING AT THE END OF THIS EXISTING RIPRAP PAD AND CONTINUES FOR APPROXIMATELY 400' DOWNSTREAM AS INDICATED HEREIN. BEYOND THIS POINT, THE EXISTING STREAM IS IN STABLE CONDITION.

A MAJORITY OF THE EXISTING OUTFALL EROSION ISSUES RESULT FROM FLOWS ORIGINATING PRIOR TO THE SITE'S 24" PIPE. THE RIP RAP CHANNEL ABOVE THE POINT OF INVESTIGATION CURRENTLY COLLECTS STORM WATER DRAINAGE FROM SOUTH HAVEN ROAD AND OTHER DEVELOPED AREAS OF HERITAGE HARBOUR WITHOUT BENEFIT OF ANY STORM WATER MANAGEMENT. SOUTH RIVER ASSOCIATES IS PROVIDING ON-SITE STORMWATER MANAGEMENT, INCLUDING CHANNEL PROTECTION VOLUME AND OVERBANK FLOOD PROTECTION FOR CURRENTLY CLEARED PROPERTY THAT CONTAINS NO EXISTING SWM FACILITIES. THE RESULT OF THE PROPOSED WORK ON THE SOUTH RIVER SITE WILL BE A REDUCTION IN THE 10 YEAR DESIGN FLOW TO THE CHANNEL FROM WHAT CURRENTLY EXISTS. IN ORDER TO MITIGATE THE EXISTING EROSION PROBLEM AND PREVENT FUTURE EROSION PROBLEMS, THE DEVELOPER PROPOSES TO DESIGN STREAM STABILIZATION PLANS IN THE ABOVE MENTIONED AREA. IMMEDIATELY AFTER SUBMISSION OF THIS SPECIAL EXCEPTION APPLICATION, THE APPLICANT WILL WORK WITH PLANNING & ZONING AND THE DEPARTMENT OF PUBLIC WORKS STAFF TO CREATE AN EQUITABLE, MUTUALLY ACCEPTABLE PLAN FOR THE MITIGATION OF THE OUTFALL STABILIZATION.

DRAINAGE AREA LEGEND

PROPERTY LINE / RIGHT-OF-WAY
EXISTING CONTOUR
PROPOSED CONTOUR
DRAINAGE AREA BOUNDARY (POST-DEVELOPMENT)
DRAINAGE AREA BOUNDARY (PRE-DEVELOPMENT)



Revisions

Rev. #	Date	By	Description

Bay Engineering Inc.
Engineers, Planners and Surveyors
190 Admiral Cochrane Drive, Suite 175
Annapolis, Maryland 21401
410.897.9250
email: info@bayengineering.com
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Date	OCTOBER, 2004
Job Number	04-1280
Scale	1"=60'
Drawn By	L. SOURCES
Designed By	T. SCHUMAN
Approved By	T. SCHUMAN
Folder Reference	SOUTH RIVER CONDOMINIUMS HERITAGE HARBOR, ANNAPOLIS

S.W.M. DRAINAGE AREA MAP

OF THE

3rd REVISION, HERITAGE HARBOUR PUD #2, FLAT TWO, CONDOMINIUMS:

SOUTH RIVER TOWERS

PREVIOUSLY RECORDED AS P.D. #2, FLAT TWO, SOUTH RIVER TOWERS AT HERITAGE HARBOUR IN P.E. 119.13 P.N.C. 0297. HERITAGE HARBOUR IN P.B. 37 F41 P.No. E-1841 SUBDIVISION # 81235 PROJECT #

TAX MAP 50, BLOCK 9, PARCEL 260
ASTERN WAY, ANNAPOLIS, MARYLAND
SECOND DISTRICT ANNE ARUNDEL COUNTY

Sheet No.

6 OF 9

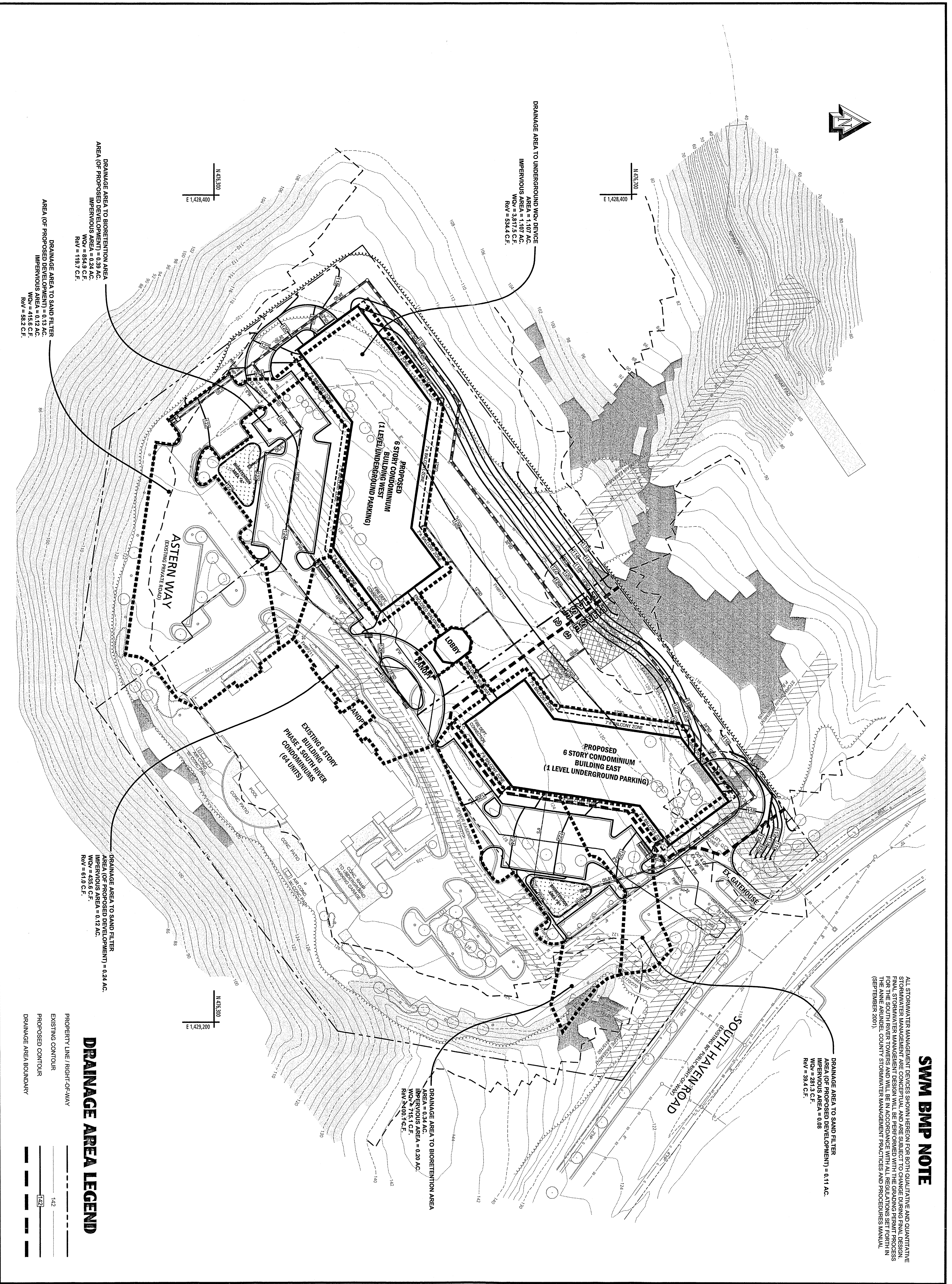
File No.

C7-011 E

Cadd File : F:\Heritage Harbor - South River Condos 04-1280\Drawing Files\Special Exception\HHSRC-SE06.dwg

HHSRC-SITE, TOPOMAPS : Xrefs / Images

Plotted: Dec 02, 2004 - 5:34pm



SWM BMP NOTE

ALL STORMWATER MANAGEMENT DEVICES SHOWN HEREON FOR BOTH QUALITATIVE AND QUANTITATIVE STORMWATER MANAGEMENT ARE CONCEPTUAL AND ARE SUBJECT TO CHANGE DURING FINAL DESIGN. FINAL STORMWATER MANAGEMENT DESIGN WILL BE PERFORMED WITH THE GRADING PERMIT PROCESS FOR THE SOUTH RIVER TOWERS AND WILL BE IN ACCORDANCE WITH ALL REGULATIONS SET FORTH IN THE ANNE ARUNDEL COUNTY STORMWATER MANAGEMENT PRACTICES AND PROCEDURES MANUAL (SEPTEMBER 2007).

DRAINAGE AREA LEGEND

- PROPERTY LINE / RIGHT-OF-WAY
- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE AREA BOUNDARY

WQV DRAINAGE AREA MAP

OF THE

3rd REVISION, HERITAGE HARBOUR PUD #2, PLAT TWO, CONDOMINIUMS:

SOUTH RIVER TOWERS

PREVIOUSLY RECORDED AS "P.U.D. #2, PLAT TWO, SOUTH RIVER TOWERS AT HERITAGE HARBOUR" IN P.B. 119 F.13 P.No. 6237, ALSO PREVIOUSLY RECORDED AS "P.U.D. #2, AREAS 3 & 4 CONDOMINIUMS, HERITAGE HARBOUR" IN P.B. 37 F.1 P.No. E-1841 SUBDIVISION # 51-238

TAX MAP 50, BLOCK 9, PARCEL 260

ASTERN WAY, ANNAPOLIS, MARYLAND

SECOND DISTRICT ANNE ARUNDEL COUNTY

Date: OCTOBER 2004

Job Number: 04-1280

Scale: 1"=40'

Drawn By: T. SCHUMAN

Checked By: T. SCHUMAN

Approved By: T. SCHUMAN

Folder Reference: SOUTH RIVER CONDOMINIUMS, HERITAGE HARBOUR, ANNAPOLIS

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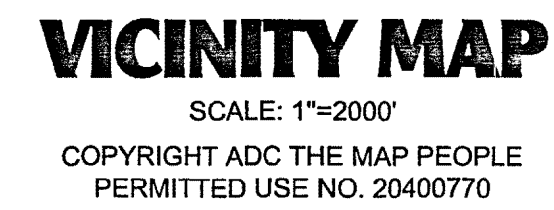
www.bayengineering.com

Professional Engineer Seal for Terry Schuman, P.E. #19593, dated 10/10/04.

Revisions			
Rev. #	By	Date	Description

Sheet No. 7 OF 9

File No. C7-011 F



ERIC E. SEE, CERTIFIED PROFESSIONAL
SEE ENVIRONMENTAL SERVICES, INC.
2444 SOLOMONS ISLAND ROAD, SUITE 217
ANNAPOLIS, MARYLAND 21401
TELEPHONE: 410-266-3828

DESCRIPTION
CpD - COLLINGTON - WIST - URBAN LAND COMPLEX, 5 TO 15% SLOPES
CSE - COLLINGTON, WIST, WESTPHALIA SOILS, 15 TO 25% SLOPES
CSF - COLLINGTON, WIST, WETSPHALIA SOILS, 25 TO 40% SLOPES
HmC - HOWELL ANNAPOLIS COMPLEX, 5 TO 10% SLOPES

HYDROLOGIC SOIL GROUP	
B	
B	
B	
C	

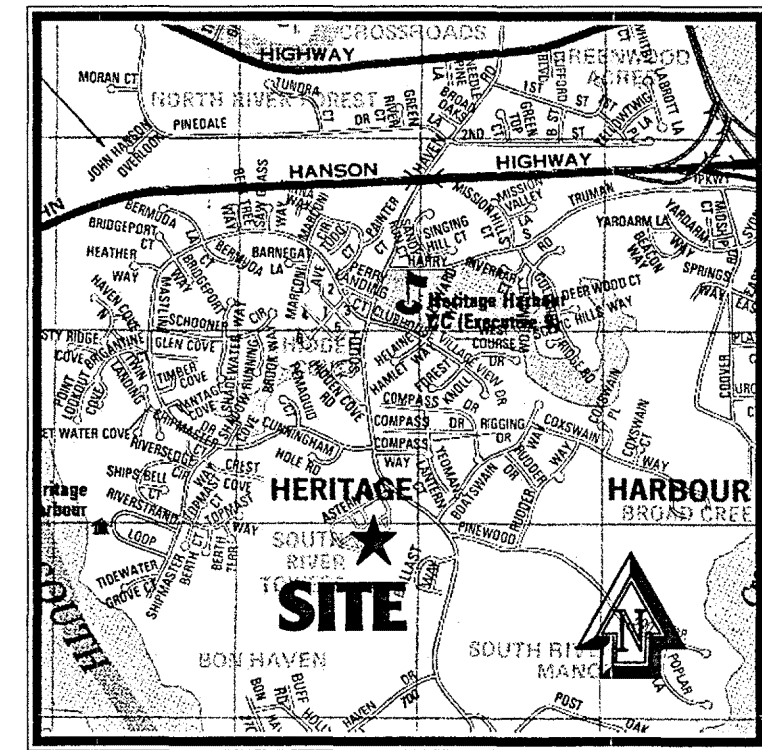
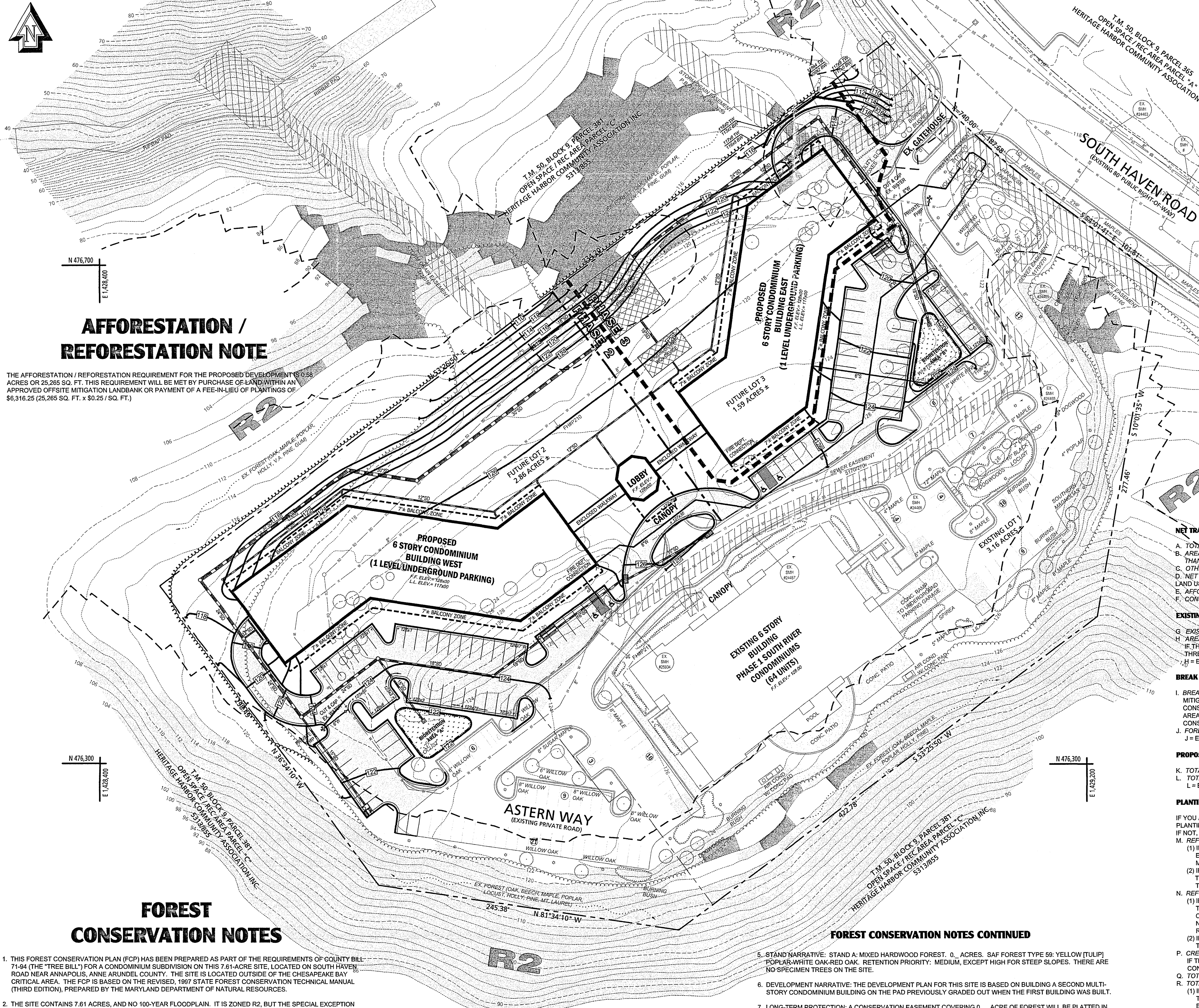
FOREST STAND DEFINITION

SOUTH RIVER TOWERS

PREVIOUSLY RECORDED AS "P.U.D. #2, PLAT TWO, SOUTH RIVER TOWERS AT HERITAGE HARBOUR" IN P.B. 119 F.13 P.No. 6237, ALSO PREVIOUSLY RECORDED AS "P.U.D. #2, AREAS 3 & 4 CONDOMINIUMS, HERITAGE HARBOUR" IN P.B. 37 F.41 P.No. 1841

TAX MAP 50, BLOCK 9, PARCEL 260
ASTERN WAY, ANNAPOLIS, MARYLAND
SECOND DISTRICT ANNE ARUNDEL COUNTY

Sheet No.	8 OF 9
File No.	C7-011 G



VICINITY MAP
SCALE: 1"=2000'
COPYRIGHT ADC THE MAP PEOPLE
PERMITTED USE NO. 20400770

AFFORESTATION / REFORESTATION NOTE

THE AFFORESTATION / REFORESTATION REQUIREMENT FOR THE PROPOSED DEVELOPMENT IS 0.58 ACRES OR 25,265 SQ. FT. THIS REQUIREMENT WILL BE MET BY PURCHASE OF LAND WITHIN AN APPROVED OFFSITE MITIGATION LANDBANK OR PAYMENT OF A FEE-IN-LIEU OF PLANTINGS OF \$6,316.25 (25,265 SQ. FT. x \$0.25 / SQ. FT.)

FOREST CONSERVATION WORKSHEET

Version 2.0

NET TRACT AREA

- A. TOTAL TRACT AREA
B. AREA WITHIN 100 YEAR NON-TIDAL FLOODPLAIN (DRAINAGE AREA GREATER THAN 400 ACRES OR CLASS III WATERS)
C. OTHER DEDUCTIONS
D. NET TRACT AREA = (A-B-C)
E. AFFORESTATION THRESHOLD (NET TRACT AREA x 15%)
F. CONSERVATION THRESHOLD (NET TRACT AREA x 20%)

A = 7.61 ACRES
B = 0 ACRES
C = 0 ACRES
D = 7.61 ACRES
E = 1.14 ACRES
F = 1.52 ACRES

EXISTING FOREST COVER

- G. EXISTING FOREST COVER WITHIN THE NET TRACT AREA:
H. AREA OF FOREST ABOVE AFFORESTATION THRESHOLD:
IF THE EXISTING FOREST COVER IS GREATER THAN THE CONSERVATION THRESHOLD, THEN:
I. EXISTING FOREST COVER (G) - CONSERVATION THRESHOLD (F)

G = 1.26 ACRES
H = 0.12 ACRES
I = 0 ACRES

BREAK EVEN POINT

- J. BREAK EVEN (AMOUNT OF FOREST THAT MUST BE RETAINED SO THAT NO MITIGATION IS REQUIRED) IF THE AREA OF FOREST ABOVE THE CONSERVATION THRESHOLD IS GREATER THAN ZERO, THEN I = (0.2 x THE AREA OF FOREST ABOVE THE CONSERVATION THRESHOLD (H) + THE CONSERVATION THRESHOLD (F))
K. TOTAL AREA OF FOREST TO BE CLEARED
L. TOTAL AREA OF FOREST REMAINING
L = EXISTING FOREST COVER (G) - FOREST TO BE CLEARED (K)

J = 0.97 ACRES
K = 0.29 ACRES
L = 0.97 ACRES

PROPOSED FOREST CLEARING

- M. REFORESTATION FOR CLEARING ABOVE THE CONSERVATION THRESHOLD
(1) IF THE TOTAL AREA OF FOREST TO BE RETAINED (L) IS GREATER THAN OR EQUAL TO THE CONSERVATION THRESHOLD (F), THEN
M = THE AREA OF FOREST TO BE CLEARED (K) x 0.25; OR
(2) IF THE FOREST TO BE RETAINED (L) IS LESS THAN THE CONSERVATION THRESHOLD (F), THEN M = AREA OF FOREST ABOVE THE CONSERVATION THRESHOLD (H) x 0.25
N. REFORESTATION FOR CLEARING BELOW THE CONSERVATION THRESHOLD
(1) IF EXISTING FOREST COVER (G) IS GREATER THAN THE CONSERVATION THRESHOLD (F), AND THE FOREST TO BE RETAINED (L) IS LESS THAN THE CONSERVATION THRESHOLD (F), THEN
N = 2.0 x (THE CONSERVATION THRESHOLD (F) - THE FOREST TO BE RETAINED (L))
(2) IF EXISTING FOREST IS LESS THAN OR EQUAL TO THE CONSERVATION THRESHOLD, THEN N = 2.0 x THE FOREST TO BE CLEARED (K)

M = 0 ACRES
N = 0.58 ACRES
P = 0 ACRES

PLANTING REQUIREMENTS

- IF YOU ARE RETAINING FOREST AT OR ABOVE THE BREAK EVEN POINT (I), NO PLANTING IS REQUIRED.
IF NOT, CALCULATE THE PLANTING REQUIREMENT BELOW:
Q. TOTAL AFFORESTATION REQUIRED
R. TOTAL AFFORESTATION REQUIRED
(1) IF EXISTING FOREST COVER (G) IS LESS THAN THE AFFORESTATION THRESHOLD (E), THEN R = THE AFFORESTATION THRESHOLD (E) - THE EXISTING FOREST COVER (G)
(2) IF EXISTING FOREST COVER (G) IS LESS THAN THE AFFORESTATION THRESHOLD (E) AND YOU ARE CLEARING FOREST, THEN R = AFFORESTATION THRESHOLD (E) - THE EXISTING FOREST COVER (G) + (2.0 x FOREST TO BE CLEARED (K))
S. TOTAL PLANTING REQUIREMENT = S = Q + R

Q = 0.58 ACRES
R = 0 ACRES
S = 0.58 ACRES = 25,265 SQ. FT. (SEE NOTE THIS SHEET)

NOTE:

USE 0 FOR ALL NEGATIVE NUMBERS THAT RESULT FROM THESE CALCULATIONS.

FOREST CONSERVATION NOTES

- THIS FOREST CONSERVATION PLAN (FCP) HAS BEEN PREPARED AS PART OF THE REQUIREMENTS OF COUNTY BILL 71-94 (THE "TREE BILL") FOR A CONDOMINIUM SUBDIVISION ON THIS 7.61-ACRE SITE, LOCATED ON SOUTH HAVEN ROAD NEAR ANNAPOLIS, ANNE ARUNDEL COUNTY. THE SITE IS LOCATED OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA. THE FCP IS BASED ON THE REVISED, 1987 STATE FOREST CONSERVATION TECHNICAL MANUAL (THIRD EDITION), PREPARED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES.
- THE SITE CONTAINS 7.61 ACRES, AND NO 100-YEAR FLOODPLAIN. IT IS ZONED R2, BUT THE SPECIAL EXCEPTION WOULD CREATE A "HIGH DENSITY RESIDENTIAL" LAND USE, WITH A 15% AFFORESTATION THRESHOLD AND 20% FOREST CONSERVATION THRESHOLD.
- SURROUNDING LAND USES INCLUDE THE HERITAGE HARBOR SHOPPING CENTER TO THE EAST, AND WOODED LAND ON THE OTHER SIDES, BEYOND WHICH IS SINGLE-FAMILY HOUSING.
- THE SITE IS MAPPED IN THE 2003 SOIL SURVEY FOR ANNE ARUNDEL COUNTY, MARYLAND WITH THE HOWELL-ANNAPOLIS COMPLEX (HMC) ON THE LEVEL PLATEAU AND THE COLLINGTON-WIST-AND WESTPHALIA SOILS (CSF) ON THE STEEP SLOPES. NO NONTIDAL WETLANDS ARE PRESENT ON THE SITE, BUT THE EXISTING STORM DRAIN DISCHARGES INTO AN INTERMITTENT STREAM CHANNEL ON THE NORTHWEST SIDE OF THE SITE.

FOREST CONSERVATION NOTES CONTINUED

- STAND NARRATIVE: STAND A: MIXED HARDWOOD FOREST. 0. ACRES. SAF FOREST TYPE 59: YELLOW [TULIP] POPLAR-WHITE OAK-RED OAK. RETENTION PRIORITY: MEDIUM, EXCEPT HIGH FOR STEEP SLOPES. THERE ARE NO SPECIMEN TREES ON THE SITE.
- DEVELOPMENT NARRATIVE: THE DEVELOPMENT PLAN FOR THIS SITE IS BASED ON BUILDING A SECOND MULTI-STORY CONDOMINIUM BUILDING ON THE PAD PREVIOUSLY GRADED OUT WHEN THE FIRST BUILDING WAS BUILT.
- LONG-TERM PROTECTION: A CONSERVATION EASEMENT COVERING 0. ACRES OF FOREST WILL BE PLATTED IN THE LAND RECORDS OF ANNE ARUNDEL COUNTY.

FOREST CONSERVATION PLAN PREPARED BY:

Eric E. See 10/29/04
ERIC E. SEE, CERTIFIED PROFESSIONAL
SEE ENVIRONMENTAL SERVICES, INC.
2444 SOLOMONS ISLAND ROAD, SUITE 217
ANNAPOLIS, MARYLAND 21401
TELEPHONE: 410-266-3828

FOREST CONSERVATION PLAN

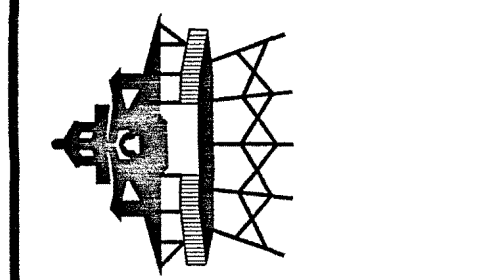
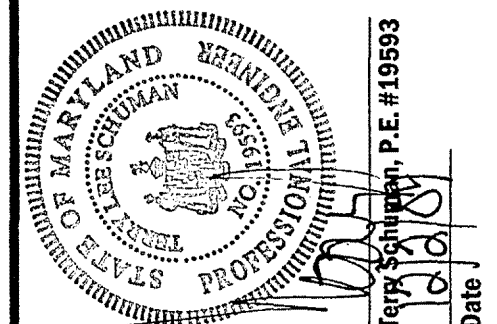
OF THE
HERITAGE HARBOR PUD #2, PLAT TWO, CONDOMINIUMS:
SOUTH RIVER TOWERS

PREVIOUSLY RECORDED AS PUD #2, PLAT TWO, CONDOMINIUMS, HERITAGE HARBOR, ANNAPOLIS, MARYLAND. THIS PLAN IS A REVISION OF THE PREVIOUS PLAN, SUBDIVISION # 81-238, PROJECT # 81-238, HERITAGE HARBOR, ANNAPOLIS, MARYLAND.

TAX MAP 50, BLOCK 9, PARCEL 260
ASTERN WAY, ANNAPOLIS, MARYLAND
SECOND DISTRICT

Sheet No. **9 OF 9**
File No. C7-011 H

Revisions	Description
Rev. #	Date
By	



Bay Engineering Inc.
Engineers, Planners and Surveyors
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Annapolis, Maryland 21401
410.897.9290
410.897.9295 fax
email: info@bayengineering.com
www.bayengineering.com


Date: OCTOBER, 2004
Job Number: 04-1280
Scale: 1"=40'
Drawn By: L. SQUIRES
Designed By: T. SCHUMAN
Approved By: T. SCHUMAN
Folder Reference: SOUTH RIVER CONDOMINIUMS
HERITAGE HARBOR, ANNAPOLIS

REVISED ORDER

Pursuant to Section 13-340.9, Anne Arundel County Code, the written Memorandum of Opinion dated ~~May~~ 16, 1983, is hereby corrected to include a time extension which was inadvertently omitted in the aforementioned written Memorandum.

Pursuant to the application of U.S. Home Corporation, for a Special Exception to permit a residential planned unit development (Heritage Harbour Development, P.U.D. #2), on the property as described in the application, and pursuant to the advertising, posting of the property, and a public hearing, all in accordance with the provisions of the law, it is this 7th day of June, 1983, ORDERED by the Zoning Hearing Officer of Anne Arundel County, that the application for a Special Exception, as set out above, on the property described in the application, be and the same is hereby granted, subject, however, to the following condition:

1. The time to complete the P.U.D. for which approval is herein granted shall terminate ten (10) years after the date of the recordation of the subdivision plat.


PAUL F. BORDEN,
ZONING HEARING OFFICER

IN THE OFFICE OF ZONING HEARINGS

CASE NUMBER S-18-83

IN RE: U.S. HOME CORPORATION
2nd Assessemnt District

Date Heard: April 21, 1983

OPINION BY: BORDEN, ZONING HEARING OFFICER

Date Filed: May 16, 1983

U.S. Home Corporation, hereinafter referred to as the Petitioner, has filed this application for a Special Exception pursuant to Title 13, Subtitle 3, Article XI, Section 13-342, Anne Arundel County Code, (1967 edition, as amended) to permit a residential planned unit development described as Heritage Harbour Development, P.U.D. #2. The property fronts for about 3000 feet on both sides of South Haven Road just south of U.S. Route 50, and is part of the property described in Deed found in Liber 2820/838. It is zoned in the R2 Residential classification,

Mr. Larry Burkins, representing the Office of Planning and Zoning, presented the views of his Office which was marked as Planning and Zoning Exhibit Number 1, and attached hereto as Appendix A.

Robert Holzer, vice president for the Corporate Petitioner, testified that he is the general manager for all acquisition and land development. He has been on the Heritage Harbour project for two years. He described the original concept and the development and sales up to date. There were many single family detached lots in the earlier part of the development. When interest rates increased 50% there was a noticeable reduction in sales in Heritage Harbour. The Petitioner then re-examined their concept to see if there was a better way to provide adequate and desirable housing for the age group to which the development was designed. As a result, they re-designed the northwest section and received a Special Exception for P.U.D. #1. They were able to increase the open space from 83 acres to 351 acres through clustering. Those townhouses are now under construction and selling well. They took a look at the rest of the development which resulted in P.U.D. #2, the application subject to this hearing. The engineering studies resulted in 460 acres of open space, and a greater variety of homes among the 1270 units planned. He then described the golf course, tennis courts, and other amenities provided for the community. Road systems, utilities and storm drains have been installed at a cost of over 3 Million Dollars. The rest of his testimony mainly described what is already there.

Marcus Montgomery, in charge of planning and engineering with the Firm of KMWM, described the engineering layout and testified that the proposed build-out period is ten years. He described the plans in detail and added that the commercial development to serve the community would be similar to the Village Green in Crofton.

Robert L. Morris, an engineer and attorney, who is a qualified traffic expert, said that he did a traffic analysis which he introduced as Petitioner's Exhibit Number 3. In essence, the road capacity would be adequate to handle the proposed development.


Gary L. Westholm, real estate appraiser and consultant in real estate, testified that the proposed plan for clustering of residential uses is highly desirable for sites with rough terrain as in Heritage Harbour. It avoids the necessity of disturbing slopes and leaves much more undisturbed, natural green space. When the property is near water, as in this case, it has the additional advantage of reducing erosion and the adverse impact on the nearby water. He testified there is a need for this type of project in the county. He echoed the testimony of one of the previous witnesses regarding the commercial development being for use of the community only. The uses would be of the C1 types, and will not be in any manner detrimental to the rest of the community. Indeed, he believes it is the interest of the community to have this type of commercial service activities.

Rod Smith, who has lived in Heritage Harbour for about three years, voiced an objection to a commercial area in the P.U.D. It was explained to him the limited commercial uses which are permitted as a matter of right in residential P.U.D's.

After reviewing all the evidence, the Hearing Officer finds that all requirements of law have been met for the granting of the Special Exception. Accordingly, the petition will be approved.

Pursuant to the application of U.S. Home Corporation, for a Special Exception to permit a residential planned unit development (Heritage Harbour Development, P.U.D. #2), on the property as described in the application, and pursuant to the advertising, posting of the property, and a public hearing, all in accordance with the provisions of the law, it is this 16th day of May, 1983, ORDERED by the Zoning Hearing Officer of Anne Arundel County, that the application for a Special Exception, as set out above, on the property described in the application, be and the same is hereby granted.

Within thirty (30) days from the date of this Decision, any person, firm, corporation or governmental agency having an interest therein and aggrieved thereby may file a Notice of Appeal with the County Board of Appeals.



PAUL F. BORDEN,
ZONING HEARING OFFICER

PETITIONERS

EXHIBIT #

"A P P E N D I X A"

NAME

CASE

DATE

U.S. Home Corp.

5-18-83

4-21-83

FINDINGS & RECOMMENDATION
OFFICE OF PLANNING & ZONING
ANNE ARUNDEL COUNTY, MD.

PETITIONER: U.S. Home Corporation

Assessment District: Two

CASE NUMBER: S18-83 (P.U.D.)

Councilmanic District: Seven

HEARING DATE: April 21, 1983

Prepared By: L. Burkins
Principal Zoning AnalystCASE DESCRIPTION:

The subject application addresses a Special Exception for a Planned Unit Development of the Heritage Harbour Development, P.U.D. #2. The second phase of the development encompasses 528 acres which is zoned R-2 Residential. The property fronts about 3000 feet on the east and west sides of South Haven Road, just south of U.S. Route 50 and is a portion of the property described by deed 2820/838.

The development proposes a mix of dwelling types ranging from condo-apartments to single-family detached units in 13 proposed development areas. A total of 1270 units are proposed, resulting in a density of 2.49 dwelling units per acre. Area 9, along the east side of South Haven Road is set aside for community commercial space and contains about 5.2 acres. This commercial area is to serve both P.U.D. No. 1 and 2 and is centrally located within the overall development. The ground utilized for development is generally the higher, flatter portions of the property. The remaining ground area, about 464 acres, is designated Green Area and generally contains the steeper slopes and low lying land area.

Governing Criteria:

A Special Exception for a P.U.D. is subject to the specific standards as set forth under Section 13-342 thru 3-342.12 of the Anne Arundel County Zoning Ordinance as was partially modified by Bill No. 131-82, now effective and Section 13-341.1 which address the applicable standards for all Special Exceptions. Additionally, the site plan is subject to the Site Plan Review procedure as addressed under Article XII of the Code.

Planning & Zoning Position:

It is important to realize that the subject special exception is a hybrid situation. P.U.D. No. 2 has received Sketch Plan approval and is now being reviewed in a detailed manner for the Preliminary subdivision approval stage. However, with the adoption of Bill No. 131-82, the requirements for Special Exception submittal have been reduced to such an extent that the plans required amount to a "concept" plan, fixing only the general scheme of development, density, types of housing, etc. Thus, the plan applicable to the special exception amounts to a few steps backward relative to detail. The "concept" plan sets forth the guidelines for development, while providing sufficient flexibility to accept necessary modifications during the detailed design phase.

Since the original submittal, the plans have been revised several times. Originally, the detailed subdivision plan was abandoned because of a lack of design flexibility. Schematic plans were substituted, but were overly vague and noncommittal. Two major problem areas or concerns resulted from these plans. The originally detailed plans indicated mass grading of several development areas which were strongly opposed by Soil Conservation (See letter dated February 17, 1983 to Steve Callahan). The concerns of Soil Conservation relative to this grading were shared by our Office to the extent that we made a commitment to support higher density on less ground to minimize the extent of grading originally proposed. We even indicated that we would support a variance to the amount of single-family units required by Code. Our second concern was the lack of detail with the new concept format. These factors were addressed in the Site Plan Review Letter, dated March 28, 1983. Our Office recommended Site Plan denial until these concerns were adequately addressed.

A revised plan was submitted April 12, 1983 which addresses many of our concerns. While the plan does not show the actual grading, the type of development proposed in each area has been increased in density potential to provide the siting flexibility, setbacks, etc., for the protection of the steep slope areas. A commitment to development type has been afforded the various development areas by providing a maximum development type, but limiting development to that type or anything less. This hierarchy of development types ranges from condo-apartments on the top to single-family on the bottom, a scale related to the density expected.

With these revisions, the Office of Planning and Zoning believes that the subject application does or can satisfy the requirements for a P.U.D., while providing the design flexibility encouraged by recent Code changes. Our Office would have no objection to the granting of the subject application, realizing that the concerns relative to grading can be specifically addressed during the subdivision process. Therefore, the Office of Planning and Zoning would recommend that any approval of this application be conditioned on the approval of Soil Conservation and the Office of Planning and Zoning relative to grading during the subdivision review process.

SPECIAL EXCEPTION

R2
Q.R.24
Q.R.25 19

FOUR SIGNS

TAX ACCOUNT NO. 2-000-90009214

CASE NUMBER S 18-83

ASSESSMENT DISTRICT 2

DATE January 26, 1983

COUNCILMANIC DISTRICT 7

FEE PAID 126-

RECEIVED

TO: Office of Planning and Zoning of Anne Arundel County

MAR 1 1983

(I, We) U.S. Home Corporation

BUREAU OF ENGINEERING
DEVELOPMENT SERVICES

who have a financial, contractual or proprietary interest, equal to or in excess of ten per cent (10%) (list all) of the property in Anne Arundel County, which is located

3000' on the E & W side of South Haven Road,
(frontage in feet) (N, S, E, W) (name of road, street, lane, etc.)

Adjacent to feet Southern side of U.S. Rt. 50,
(distance) (N, S, E, W) (nearest intersecting street)

hereby petition for a Special Exception to permit a Residential Planned Unit Development

The property, comprising 528 acre(s), is described as ~~XXXXXXXXXXXXXXXXXXXX~~
~~XXXXXXXXXXXXXXXXXXXX~~ Heritage Harbour Subdivision (if applicable),
designated as Parcel 0000 in Block 02 of Tax Map 50, is further
described by the latest deed, contract or estate, title reference 2820/838.

The applicant hereby certifies and agrees as follows:

- (1) that he is authorized to make this application: (2) that the information is correct:
(3) that he will comply with all regulations of Anne Arundel County which are applicable hereto:

SIGNED

C. Fred Delavan
(Applicant)

SIGNED

(Owner)

PRINT NAME

C. Fred Delavan

PRINT NAME

C. Fred Delavan

MAILING ADDRESS Suite 110, 80 West St.
(Street or Post Office)

MAILING ADDRESS Suite 110, 80 West St.
(Street or Post Office)

Annapolis, Maryland 21401
(City) (State) (Zip Code)

Annapolis, Maryland 21401
(City) (State) (Zip Code)

TELEPHONE 268-7707

TELEPHONE 268-7707

* Attorney for U.S. Home Corp.

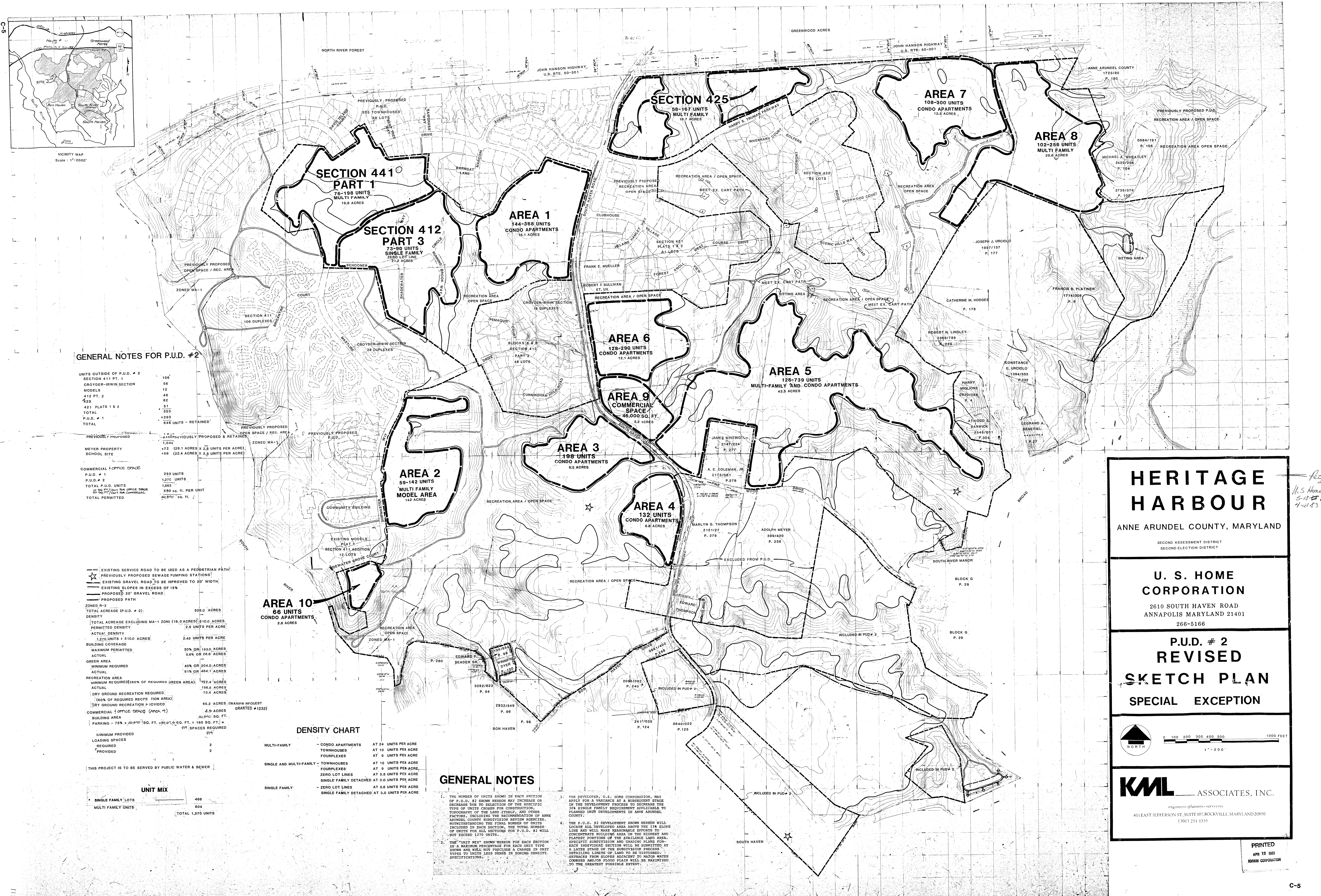
OFFICE USE ONLY

Petition accepted by the Office of Planning and Zoning

3-17-83
(Date)

Bob Holger
8130 Boone Blvd
Vienna, Va 22180

James F. Karch
Office of Planning and Zoning
Anne Arundel County



GENERAL NOTES FOR P.U.D. #2

UNITS OUTSIDE OF P.U.D. #2	
SECTION 411 PT. 1	106
CRODYER-IRWIN SECTION	56
MODELS	12
412 PT. 2	46
422	82
421 PLATS 1 & 2	61
TOTAL	253
P.U.D. #1	283
TOTAL	536
646 UNITS - RETAINED	
PREVIOUSLY PROPOSED	1,044
PREVIOUSLY PROPOSED & RETAINED	1,044
MEYER PROPERTY SCHOOL SITE	1,044
COMMERCIAL & OFFICE SPACE	
P.U.D. #1	283 UNITS
P.U.D. #2	1,270 UNITS
TOTAL P.U.D. UNITS	1,553
10 SQ. FT. UNIT FOR OFFICE SPACE	230 SQ. FT. PER UNIT
TOTAL PERMITTED	42,890 SQ. FT.

- EXISTING SERVICE ROAD TO BE USED AS A PEDESTRIAN PATH
- PREVIOUSLY PROPOSED SEWAGE PUMPING STATIONS
- EXISTING GRAVEL ROAD TO BE IMPROVED TO 20' WIDTH
- EXISTING SLOPES IN EXCESS OF 15%
- PROPOSED 20' GRAVEL ROAD
- PROPOSED PATH
- ZONED R-2
- TOTAL ACRES (P.U.D. #2)
- DENSITY
- TOTAL ACRES EXCLUDING MA-1 ZONE (18.0 ACRES) 510.0 ACRES
- PERMITTED DENSITY
- ACTUAL DENSITY
- 1,270 UNITS ÷ 510.0 ACRES
- BUILDING COVERAGE
- MAXIMUM PERMITTED
- ACTUAL
- 30% OR 153.0 ACRES
- ACTUAL
- 5.6% OR 28.6 ACRES
- GREEN AREA
- MINIMUM REQUIRED
- ACTUAL
- 40% OR 204.0 ACRES
- 91% OR 464.1 ACRES
- RECREATION AREA
- MINIMUM REQUIRED (60% OF REQUIRED GREEN AREA)
- ACTUAL
- 122.4 ACRES
- 196.5 ACRES
- 73.4 ACRES
- DRY GROUND RECREATION REQUIRED
- (60% OF REQUIRED RECREATION AREA)
- DRY GROUND RECREATION PROVIDED
- 65.2 ACRES (WAIVER REQUEST GRANTED #1232)
- COMMERCIAL & OFFICE SPACE (AREA #1)
- 4.5 ACRES
- BUILDING AREA
- 46,890 SQ. FT.
- PARKING - 75% ÷ 46,890 SQ. FT. ÷ 38,167 SQ. FT. ÷ 160 SQ. FT. ÷
- 21% SPACES REQUIRED
- MINIMUM PROVIDED
- LOADING SPACES
- REQUIRED
- 2
- PROVIDED
- 2

DENSITY CHART

MULTI-FAMILY	CONDO APARTMENTS	AT 24 UNITS PER ACRE
	TOWNHOUSES	AT 10 UNITS PER ACRE
	FOURPLEXES	AT 9 UNITS PER ACRE
SINGLE AND MULTI-FAMILY	TOWNHOUSES	AT 10 UNITS PER ACRE
	FOURPLEXES	AT 9 UNITS PER ACRE
	ZERO LOT LINES	AT 3.5 UNITS PER ACRE
	SINGLE FAMILY DETACHED	AT 3.0 UNITS PER ACRE
SINGLE FAMILY	ZERO LOT LINES	AT 3.0 UNITS PER ACRE
	SINGLE FAMILY DETACHED	AT 3.0 UNITS PER ACRE

GENERAL NOTES

- THE NUMBER OF UNITS SHOWN IN EACH SECTION OF P.U.D. #2 SHOWN HEREON MAY INCREASE OR DECREASE DUE TO SELECTION OF THE SPECIFIC TYPE OF UNITS CHOSEN FOR CONSTRUCTION, SURVEY OF THE LAND ITSELF, AND OTHER FACTORS, INCLUDING THE RECOMMENDATION OF ANNE ARUNDEL COUNTY SUBDIVISION REVIEW AGENCIES. NOTWITHSTANDING THE FINAL NUMBER OF UNITS UNCLERED IN EACH SECTION, THE TOTAL NUMBER OF UNITS FOR ALL SECTIONS FOR P.U.D. #2 WILL NOT EXCEED 1,270 UNITS.
- THE "UNIT MIX" SHOWN HEREON FOR EACH SECTION IS A MAXIMUM PERCENTAGE FOR EACH UNIT TYPE SHOWN AND WILL NOT PRECLUDE A CHANGE IN UNIT TYPES TO UNITS LESS DENSE IN ZONING DENSITY SPECIFICATIONS.
- THE DEVELOPER, U.S. HOME CORPORATION, MAY APPLY FOR A VARIANCE AT A SUBSEQUENT STAGE IN THE DEVELOPMENT PROCESS TO DECREASE THE JOA SINGLE FAMILY REQUIREMENT APPLICABLE TO PLANNED UNIT DEVELOPMENTS IN ANNE ARUNDEL COUNTY.
- THE P.U.D. #2 DEVELOPMENT SHOWN HEREON WILL LOCATE AND DEVELOPED AREA ABOVE THE 15' GRADE LINE AND WILL MAKE REASONABLE EFFORTS TO CONCENTRATE BUILDING AREA ON THE HIGHEST AND FLATTEST PORTIONS OF THE AVAILABLE LAND AREA. SPECIFIC SUBDIVISION AND GRADING PLANS FOR EACH INDIVIDUAL SECTION WILL BE SUBMITTED AT A LATER STAGE OF THE SUBDIVISION PROCESS. DETAILING LIMITS OF LAND TO BE DISTURBED, SEPARATES FROM SLOPES ADJACENT TO MAJOR WATER COURSES AND/OR FLOOD PLAIN WILL BE MAXIMIZED TO THE GREATEST POSSIBLE EXTENT.

HERITAGE HARBOUR

ANNE ARUNDEL COUNTY, MARYLAND

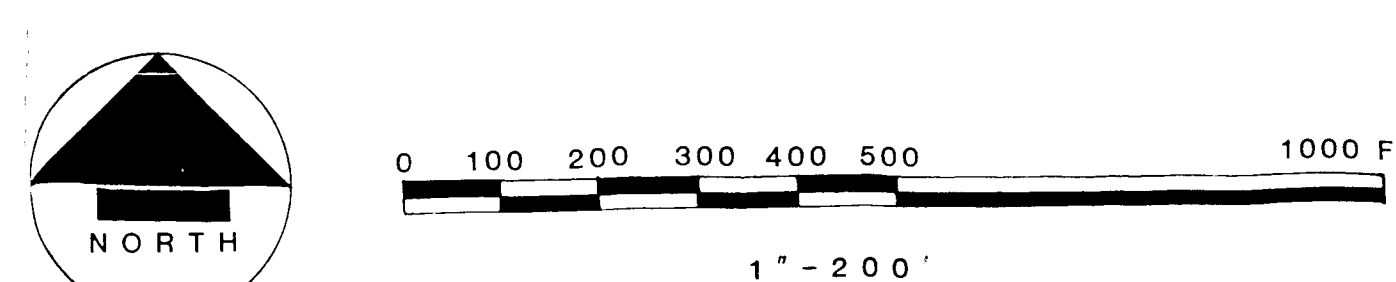
SECOND ASSESSMENT DISTRICT
SECOND ELECTION DISTRICT

U. S. HOME CORPORATION

2610 SOUTH HAVEN ROAD
ANNAPOLIS MARYLAND 21401
266-5166

P.U.D. # 2
REVISED
SKETCH PLAN

SPECIAL EXCEPTION



KML ASSOCIATES, INC.

engineers-planners-surveyors
401 EAST JEFFERSON ST. SUITE 107, ROCKVILLE, MARYLAND 20850
(301) 251-1335

PRINTED
APR 12 1983
KMM CORPORATION

Re
U.S. Home
5-15-83
4-21-83