WILKERSON & ASSOCIATES, INC.

ENGINEERS AND SURVEYORS
P.O. BOX 17
DUNKIRK, MARYLAND 20754
(301) 855-8272/(410) 257-3332
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rjoun@wilkersonnassociates.com

January 20, 2026

Mrs. Sterling Seay
Anne Arundel County Permit Center
2664 Riva Road
Annapolis, Maryland 21401

Letter of Explanation

RE: Application for a variance- Smith Property
39 Acorn Drive, Annapolis, Md. 21401
Tax Map 45F, Block 14, Parcel 135
Tax Account Number: 2-000-0245-5616

Dear Sterling,

Thank you kindly for your assistance in processing the enclosed application for Mr. David Smith for a variance to permit the remodeling of an existing house with less setback than required in the R2 District.

The property is located on the east side of Acorn Drive about 2000 feet south of Ridgley Avenue. This property was created in July 1946 and contains 0.3307 acres according to deed 40957 page 231 recorded in the land record of Anne Arundel County.

This property is located entirely in the R2 District and is situated entirely within the limited development areas, LDA, of the Chesapeake Bay Critical area. The property is not in a Bog Protection Area. This property is a waterfront with a pier on Cove of Cork. With the exception of five trees scattered on the property there are no woodlands. This property is served with an existing water well (AA88-4305) and with private septic.

This property is presently improved with a single family home that was built in 1950. The house is about 45 feet wide and 35 feet deep and is existing non-conforming to rear setback.

The owner therefore proposes to raise the ceiling of the second floor of the existing house. The owner applied for a building permit to do so, B02437623, and the County reviewer would not give his approval before securing a variance. This work will not increase the already existing encroachment on the rear setback. The existing setback encroachment varies from one foot to 9 feet as shown on the attached site plan.

As to the standards for granting variances, this property is improved with a small house that was built in 1950. This house was built with a limited living area on the second floor and it is nonconforming to the existing 20 feet building restriction line. The proposed work is needed as to make the use of this house more practical.

As noted earlier, this property is located entirely in the LDA designation of the Critical Area. It should be noted that this request is not a request for relief from the Critical area provisions of the Code; rather, it is a request for relief from setback provisions for a property located in the Critical area. No clearing whatsoever is proposed to permit the proposed work. There will be no new proposed impervious coverage. As noted in the Critical Area Report, and submitted herewith, The proposed work will not impact water quality, habitat or environmental features.

A review of the County topography submitted with the application reflects that the proposed work will be in keeping with the size of improvements on other properties in the neighborhood the conclusion that the proposed work will not alter the character of this community.

We very much appreciate your assistance in processing this application and staff for their review of it. As is always the case, if you have questions, if you require additional information or if you would like us to come to a meeting to discuss this pre file application, please feel free to call on us.

Very truly yours,

Roland Joun, P.E.

cc: Mr. Smith
Wassim Chaar, C.E.
f: smith.variance.aa1350lt01202026

GENERAL NOTES

PURPOSE STATEMENT: THE PURPOSE OF THIS PLAN IS TO REFLECT THE EXISTING AND PROPOSED CONDITIONS FOR PLACING A NEW SINGLE FAMILY DWELLING ON ***T.M. 045F PARCEL 0135 GRID 0014.***

1.) ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE ANNE ARUNDEL COUNTY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS AND SPECIFICATIONS UNLESS OTHERWISE DETAILED OR SPECIFIED ON THE PLANS.

2.) THE EXISTING UTILITIES AND OBSTRUCTIONS SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE FIELD-VERIFIED BY THE CONTRACTOR TO HIS/HER/ITS OWN SATISFACTION PRIOR TO ANY CONSTRUCTION. ANY UTILITIES DAMAGED DUE TO THE CONTRACTORS NEGLIGENCE SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

3.) THE CONTRACTOR SHALL CALL "MISS UTILITY" (1-800-257-7777) A MINIMUM OF 5 DAYS IN ADVANCE OF ANY EXCAVATION, BORING, PILE DRIVING, AND/OR DIGGING FOR THE LOCATIONS OF GAS, ELECTRIC, WATER, SEWER, AND TELEPHONE LINES.

4.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ANY FENCE, DRIVEWAY, LANDSCAPING, ETC. DAMAGED OR REMOVED BY HIM/HER/IT DURING CONSTRUCTION. ALL DISTURBED AREAS OUTSIDE THE RIGHT-OF-WAY LINES SHALL BE RETURNED TO THEIR ORIGINAL CONDITION UNLESS OTHERWISE INDICATED AND SPECIFIED.

5.) IT SHALL BE DISTINCTLY UNDERSTOOD THAT FAILURE TO MENTION SPECIFICALLY ANY WORK THAT WOULD NATURALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS/HER/ITS RESPONSIBILITY TO PERFORM SUCH WORK.

6.) THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE LATEST VERSION OF OSHA/MOSHA STANDARDS AND/OR REGULATIONS.

7.) IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN PRIOR TO ANY SUCH CHANGE BEING MADE. ANY CHANGE IN THIS PLAN MADE WITHOUT WRITTEN AUTHORIZATION FOR SAID CHANGE FROM THE ENGINEER SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR OR THE SUBCONTRACTOR. SAID CHANGES MAY WARRANT COUNTY REVIEW AND APPROVAL.

8.) THE CONTRACTOR SHALL NOTE THAT, IN THE CASE OF A DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSION SHALL GOVERN.

9.) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF HIS/HER/ITS CONSTRUCTION WITH CONSTRUCTION BY OTHER CONTRACTORS AND SUBCONTRACTORS.

10.) ALL UTILITY POLES SHALL BE BRACED WHEN NECESSARY AT THE CONTRACTOR'S EXPENSE. THE UTILITY POLES SHALL BE RELOCATED AT THE OWNER'S EXPENSE ONLY IN CASES WHERE THEY WILL INTERFERE WITH CONSTRUCTION.

11.) ALL REQUIRED UTILITIES (I.E., ELECTRIC, WATER, GAS, AND COMMUNICATIONS) SHALL BE PROVIDED FROM EXISTING ADJACENT FACILITIES AND IN ACCORDANCE WITH THE UTILITY COMPANY REQUIREMENTS.

12.) THE CONTRACTOR IS CAUTIONED THAT UNDERGROUND CABLES MAY EXIST IN THE PUBLIC RIGHT-OF-WAY AND BEYOND. WORK IN AND OUT OF THE RIGHT-OF-WAY SHOULD NOT BEGIN UNTIL THE CONTRACTOR IS FAMILIAR WITH THE LOCATION AND DEPTH OF CABLES. ANY DAMAGE TO EXISTING UTILITY SERVICES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.

13.) JOB SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, SUBCONTRACTORS AND VENDORS.

14.) THE SITE IS SERVED BY ***PRIVATE WATER WELL AND PRIVATE SEPTIC SYSTEM****. THE CONTRACTOR SHALL VERIFY THE LOCATION OF THE EXISTING SERVICES, FILE CONNECTION APPLICATIONS AND PERFORM CONNECTIONS.*

15.) ALL STRUCTURAL FILL MATERIALS SHALL BE PLACED IN 8" LOOSE LAYERS AND COMPACTED TO 95% MAXIMUM DRY DENSITY AT OPTIMUM MOISTURE CONTENT AS DETERMINED BY AASHTO T-180 METHOD. THE CONTRACTOR SHALL USE CLASS 1 SELECT MATERIALS FOR THE FOOTINGS, FOUNDATIONS AND BACK FILL FOR ALL FOUNDATION AND RETAINING WALL

16.) THE TOPOGRAPHIC INFORMATION ON THIS SITE PLAN WAS DERIVED FROM ANNE ARUNDEL COUNTY TOPO MAP # ***518*** *AND FIELD-RUN SURVEY BY WILKERSON & ASSOCIATES DATED* ***JUNE 2025***

17.) TOPO BASED ON AERIAL PHOTOGRAMMETRY TILE # ***W22.***

18.) THE BOUNDARY OF THE PROPERTY SHOWN HERON IS BASED ON AN ANALYSIS OF THE DEED OF THE PROPERTY AND THE DEEDS OF ADJACENT PROPERTIES.

19.) THE LIMITS OF THE FLOOD PLAIN AS SHOWN HEREON WERE OBTAINED FROM FEMA MAPS AND STUDIES AND DO NOT CONSTITUTE A DETAILED FLOOD PLAIN STUDY. THE SITE ***IS LOCATED*** *WITHIN FEMA FLOOD ZONE "AE" BFE @ 7.00' (NAVD 88); MAP* ***#24003C0169F.***

20.) A REVIEW OF THE UNITED STATES DEPARTMENT OF AGRICULTURE SOIL SURVEY ON FILE WITH ANNE ARUNDEL COUNTY SOIL CONSERVATION DISTRICT INDICATED THAT THE MAJOR SOIL CLASSIFICATION IS ***C****, AS PER WEB SOIL SURVEY OF A.A.CO., MD.*

21.) ALL ROOF DRAINS SHALL BE DISCHARGED ON APPROVED SPLASH BLOCKS.

22.) THE PROPERTY SHOWN HEREON ***IS LOCATED*** *WITHIN THE CRITICAL AREA* ***(LDA)***

23.) ANY PORTION OF THE FILL AREA NOT BEING ACTIVELY WORKED ON SHALL BE SEEDED AND MULCHED OR OTHERWISE STABILIZED WITHIN ***7 DAYS.***

24.) PRIOR TO BEGINNING OF GRADING, ALL SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED AND MAINTAINED BY THE CONTRACTOR AS PER THESE PLANS WITH LOCATION ADJUSTMENTS TO BE MADE AS NECESSARY.

25.) NOTIFY THE ANNE ARUNDEL COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS 2 DAYS PRIOR TO START OF GRADING OPERATIONS.

26.) THE CONTRACTOR SHALL INSPECT ALL SOIL EROSION CONTROL DEVICES AFTER EACH ½ INCH OF RAINFALL AND CLEAN IF NECESSARY.

27.) NO SLOPES ARE TO BE GREATER THAN 2:1.

28.) ADDITIONAL MEASURES TO CONTROL VELOCITIES AND/OR EROSION WILL BE INSTALLED IN THE FIELD AS DIRECTED BY THE INSPECTOR.

29.) EXISTING TREES AND GROUND COVER ARE TO REMAIN UNDISTURBED BEYOND SLOPES. NATURAL DRAINAGE WAYS ARE TO REMAIN UNDISTURBED EXCEPT WHEN NECESSARY TO INSTALL DRAINAGE & EROSION CONTROL STRUCTURES AS SHOWN HEREON.

30.) ALL TEMPORARY STRUCTURES SUCH AS SEDIMENT TRAPS, STRAW BALES, ETC. SHALL BE REMOVED, REGRADED, AND SEEDED AS SOON AS ALL DISTURBED AREA HAS BEEN STABILIZED.

31.) AS CONSTRUCTION PROCEEDS ADDITIONAL MEASURES MAY BE EMPLOYED, IF CONDITIONS WARRANT, TO INSURE EFFECTIVE RETENTION OF SILT AND SEDIMENT ON THE SITE.

32.) EXCESS MATERIAL, IF ANY, SHALL BE REMOVED TO A SITE APPROVED BY THE ANNE ARUNDEL COUNTY SOIL CONSERVATION DISTRICT.

33.) ZONING IS ***R2***
PROPERTY AREA IS ***14,419.14 SQ.FT (0.3310 AC)***
YARDS & SETBACKS: FRONT 25', SIDE 7', REAR 20' .

34.) SITE PLAN TABULATIONS:
TOTAL SITE AREA: ***14,419.14 SQ.FT (0.3310 AC)***
TOTAL DISTURBED AREA: ON SITE IS ***0.00 SQ.FT. (0.00 Acres)***
EXISTING IMPERVIOUS COVERAGE IS ***1,848.26 SQ.FT. (0.0424 AC) AND f=x = 12.82 %***
TOTAL PROPOSED IMPERVIOUS TO REMAIN ON SITE IS 1,848.26 S.F. (0.0424 AC)
TOTAL AREA VEGETATIVELY STABILIZED: ***0.000 SQ.FT (0.000 AC)***
TOTAL AREA STRUCTURALLY STABILIZED: ***1,848.26 S.F. (0.0424 AC)***
TOTAL CUT ON SITE: 0.00 CU. YDS. ±
TOTAL FILL ON SITE: 0.00 CU. YDS. ±
TOTAL SOIL TO BE STOCKPILED ON SITE: 0 CU. YDS. ±
TOTAL BORROW TO BE BROUGHT TO SITE: 0 CU. YDS. ±
TOTAL PROPOSED REINFORCED SILT FENCE : 0.00 L.F

35.) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, WHICH MIGHT REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, COVENANTS, RIGHT OF WAYS OR MORE STRINGENT BUILDING RESTRICTIONS NOT SHOWN HEREON.

36.) ALL FEATURES SHOWN ON THE RESOURCE MAP HAVE BEEN FIELD VERIFIED.

STORM WATER MANAGEMENT NOTE

ENVIRONMENTAL SITE DESIGN TO THE MAXIMUM EXTENT PRACTICABLE IS NOT NEEDED DUE TO THE FACT THERE WILL BE NO SOIL DISTRUBANCE AND NO IMPERVIOUS ADDITION ON SITE. THE RENOVATION CONSIST ON ELEVATING THE EXISTING SECOND FLOOR.

IMPACTS TO SENSITIVE ENVIRONMENTAL AREAS ON THE SITE HAVE BEEN ENTIRELY AVOIDED.

CLEARING OF WOODLANDS HAS BEEN LIMITED INSOFAR AS IS PRACTICABLE

OUTFALL STATEMENT

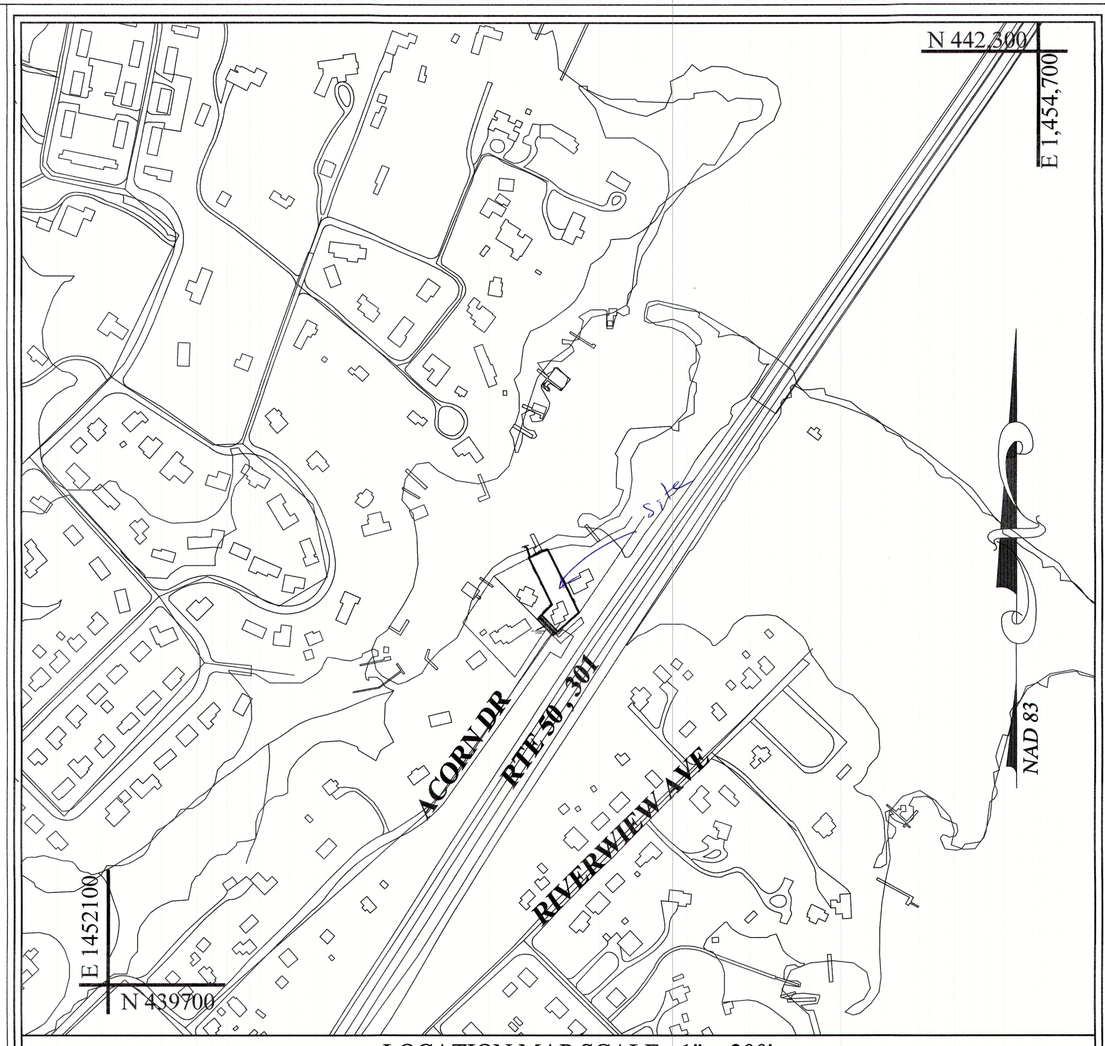
A FIELD INVESTIGATION OF AN OUTFALL WAS PERFORMED ON JUNE 2025 BY WILKERSON AND ASSOCIATES. THE SITE HAS ONE OUTFALL LOCATED AT THE NORTHERN PROPERTY LINE AND THE RUNOFF IS RUNNING IN A NORTHERN DIRECTION TOWARD THE BAY (VEREN RIVER). THE RUNOFF IS RUNNING AS SHEET FLOW AND SHALLOW CONCENTRATION WITHOUT ANY ADVERSE IMPACTS ON THE DOWNSTREAM PROPERTIES.

THERE ARE NO SIGNS OF ADVERSE IMPACTS SUCH AS EROSION, OR SEDIMENTATION.

IT IS OUR BELIEF THAT THE DEVELOPMENT COUPLED WITH THE IMPROVEMENTS, MANAGED AND MAINTAINED PROPERLY, WILL CAUSE NO DETRIMENTAL EFFECTS TO DOWNSTREAM PROPERTIES.

SOILS TABLE (SOILS INSIDE THE PROPERTY)

MAP SYMBOL	Name	K-value	GROUP NO.	Site %	Site Area (sq.ft)	Hydric
CpB	Collington-Wist-Urban land complex, 0 to 5 percent slopes	0.17	A	23.63 %	3,407.07	NOT
CSE	Collington, Wist, and Westphalia soils, 15 to 25 percent slopes	0.17	A	76.37 %	11,012.07	NOT
			Total	100 %	14,419.14	



LOCATION MAP SCALE : 1" = 200'

LEGEND

- DENOTES EXISTING CONTOURS
- DENOTES PROPOSED CONTOURS
- DENOTES PROPOSED DRIVEWAY
- DENOTES EDGE OF PAVEMENT
- DENOTES REINFORCED SILT FENCE
- DENOTES LIMITS OF DISTURBANCE
- DENOTES STABILIZED CONSTRUCTION ENTRANCE
- DENOTES BUILDING RESTRICTED LINE
- DENOTES TIME OF CONCENTRATION
- DENOTES PROPOSED WELL
- DENOTES PRIVATE GRINDER PUMP
- DENOTES STOCKPILE AREA

FLOOD PLAIN NOTE

100 yrs Floodplain Notes
FLOOD ZONE AE (PER FEMA FLOOD MAPS PANEL # 24003C0169F)-(BFE @ 7.00' -NAVD DATUM)
(EFFECTIVE DATE: 02/18/15)
100 years elevation is N/A
Lowest first floor level: N/A
All electric outlets shall be above the first floor elevation
and panel box minimum 2' above first floor
All electric heat panels shall be above elevation N/A
Private sewer
Private well
Note: A certificate of accuracy shall be required for all construction and substantial improvements in the floodplain district and shall not be issued until the director of inspections and permits has been provided with a completed elevation certificate on the form provided by the federal emergency management agency and certified by a registered land surveyor or professional engineer verifying the "as-built" elevation of the subject construction. the datum used on the elevation certificate shall be the NGVD.

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch =200ft.

NOTE: *The permittee or contractor shall not commence with clearing or any earth disturbance activities on the site during or before predicted wet weather events. Once site work begins, clearing and grubbing activities shall be for the installation and stabilization of the perimeter erosion controls only.*

OWNER/ DEVELOPER INFORMATION

DAVID SMITH
8013 MITCHELL LOOP SW,
BOLLING AFB, DC 20032
PHONE: 1-(305)-608-4190
email: davestaceyf16@gmail.com

PROPERTY INFORMATION

T.M. 045F, GRID 0014, PARCEL 0135,
39 ACORN DR.,
ANNAPOLIS, MD 21401-0000
TAX ID# 02-000-02455616
DEED REF.: 40957/00228
PLAT REF.: N/A
ZONING: R2/LDA

AS-BUILT SEWER RECORDS

PRIVATE WATER WELL, & PRIVATE SEPTIC SYSTEM

BENCH MARK NOTE / SURVEY CONTROL

THE BEARINGS SHOWN HEREON ARE BASED ON THE MARYLAND STATE SYSTEM OF PLANE COORDINATES NAD 83 AS ESTABLISHED FROM THE ANNE ARUNDEL COUNTY DEPARTMENT OF PLANNING AND ZONING.

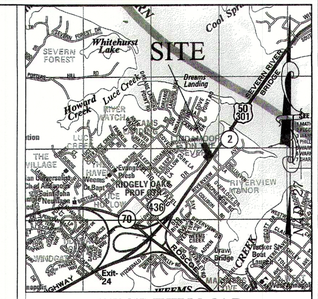
A) STATION : 2197 : BEING AN IRON ROD WITH A METAL CAP STAMPED "ANNE ARUNDEL COUNTY SURVEY MARK 2197" SET ON THE WEST SIDE OF BESTGATE ROAD, 395' ± SOUTH OF THE CENTERLINE OF WILLIS DRIVE.

B) STATION : 186 : BEING A CONC. MON. SET NORTH OF MD. RTE. 50 E.B.L. 1.2 MILES ± EAST OF SOLOMONS ISLAND RD. AT THE ROSCOE C. ROWE HIGHWAY.

C) VERTICAL DATUM BASED ON NGVD29.

AREA TABULATION

See sheet 4 of 5



VICINITY MAP
SCALE 1"=2000'

STANDARD RESPONSIBILITY NOTES

I (We) certify that:

1.

a. All development and construction will be done in accordance with this sediment and erosion control plan, and further, authorize the right of entry for periodic on-site evaluation by the Anne Arundel Soil Conservation AASCD Board of Supervisors or their authorized agents.

b. Any responsible personnel involved in the construction project will have a certificate of attendance from the Maryland Department of the Environment's approved training program for the control of sediment and erosion before beginning the project.

Responsible personnel on site: _____NOT DETERMINED_____

c If applicable, the appropriate enclosure will be constructed and maintained on sediment basin(s) included in this plan. Such structure(s) will be in compliance with the Anne Arundel County Code.

2. The developer is responsible for the acquisition of all easements, right, and/or rights-of-way that may be required for the sediment and erosion control practices, storm water management practices and the discharge of storm water onto or across adjacent or downstream properties included in the plan.

3. For initial soil disturbance or re-disturbance, permanent and/or temporary stabilization per the AASCD Details and Specifications for Vegetative Establishment shall be completed within three calendar days for the surface of all controls, dikes, swales, ditches, perimeter slopes and all slopes greater than 3 horizontal to 1 vertical (3:1); and seven days for all other disturbed or graded areas on the project site.

4. The grading and sediment control approval on this plan extend only to those areas within the limits of disturbance.

5. The approval of this plan for sediment and erosion control does not relieve the developer/consultant from complying with Federal, State or County requirements pertaining to environmental issues.

6. The developer must request that the sediment and erosion control inspector approve work completed in accordance with the approved erosion and sediment control plan, the grading or building permit, and the ordinance.

7. All material shall be taken to a site with an approved sediment and erosion control plan.

8. First phase inspection and approval of the sediment and erosion control inspector shall be required upon completion of the installation of erosion and sediment controls prior to proceeding with any other earth disturbance or grading. Other building or grading inspection approvals may not be authorized until the initial approval by the sediment and erosion control inspector is given. Inspection and permits may also require that an inspection and certification of the installation of sediment control also be performed by a design professional prior to construction commencing.

9. Approval from inspector must be requested on final stabilization of all sites prior to removal of sediment and erosion controls.

10. Existing topography must be field verified by responsible personnel to the satisfaction of the sediment control inspector prior to commencing work.

_____ DATE
SIGNATURE OF DEVELOPER/OWNER

PRINT: NAME: ***DAVID SMITH***
TITLE: APPLICANT/OWNER
ADDRESS: 8013 MITCHELL LOOP SW, BOLLING AFB, DC 20032
TELEPHONE: 1-(305)-608-4190
EMAIL: davestaceyf16@gmail.com

CONSULTANT'S CERTIFICATION

"THE DEVELOPER'S PLAN TO CONTROL SILT AND EROSION IS ADEQUATE TO CONTAIN THE SILT AND EROSION ON THE PROPERTY COVERED BY THIS PLAN. I CERTIFY THAT THIS PLAN OF EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THIS SITE, AND WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT (AASCD) PLAN SUBMITTAL GUIDELINES AND THE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS OF SEDIMENT AND EROSION CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER."

SEAL

MD P.E. LICENSE # : ***19226***
MD LAND SUREVEYOR LICENSE # :
MD LANDSCAPE ARCHITECT # :
NAME: ***ROLAND JOUN***
FIRM : ***WILKERSON AND ASSOCIATES INC.***
ADDRESS: ***7650 BINNACLE LANE***
CITY: ***OWINGS*** *STATE :* ***MD*** *ZIPE CODE:* ***20736***

DATE

DRAWING INDEX

1 OF 5	*____COVER SHEET-VARIANCE PLAN*
2 OF 5	*____DRAINAGE AREA PLAN-VARIANE PLAN*
3 OF 5	*____RESOURCE MAPPING & EXISTING CONDITION PLAN-VARIANCE PLAN*
4 OF 5	*____DEVELOPMENT PLAN-VARIANCE PLAN*
5 OF 5	*____DETAIL PLAN-VARIANCE PLAN*

PERMIT SUMMARY

GRADING PERMIT #:
BUILDING PERMIT #:
A.A. SUBDIVISION #: ***N/A***
AASCD #

SEQUENCE OF CONSTRUCTION FOR SINGLE FAMILY DWELLING

1. OBTAIN ALL NECESSARY PERMITS. CONDUCT A PRE-CONSTRUCTION MEETING: CONTRACTOR TO NOTIFY THE ANNE ARUNDEL COUNTY DEPARTMENT OF INSPECTIONS AND PERMITS AT (410) 222-7780 AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION. WORK MAY NOT COMMENCE UNTIL THE PERMITTEE, OR THE RESPONSIBLE PERSONNEL HAVE MET ON-SITE WITH THE SEDIMENT AND EROSION CONTROL INSPECTOR TO REVIEW THE APPROVED PLANS. NOTE: THE PERMITTEE OR CONTRACTOR SHALL NOT COMMENCE WITH CLEARING OR ANY EARTH DISTURBANCE ACTIVITIES ON THE SITE DURING OR BEFORE WET WEATHER EVENTS. ONCE THE SITE WORK BEGINS, CLEARING AND GRUBBING ACTIVITIES SHALL BE FOR THE INSTALLATION AND STABILIZATION OF THE PERIMETER EROSION CONTROL MEASURES ONLY. (1 DAY)

2. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND ALL SEDIMENT CONTROLS AS SHOWN ON PLAN. NO CLEARING OR GRADING IS TO BE DONE EXCEPT WHERE NECESSARY FOR THE INSTALLATION OF SEDIMENT CONTROLS. (1 DAY)

3. CONTACT THE INSPECTOR FOR APPROVAL OF SEDIMENT CONTROL INSTALLATION. INSPECTIONS AND PERMITS MAY REQUIRE THAT AN INSPECTION AND CERTIFICATION OF THE INSTALLATION OF SEDIMENT CONTROLS ALSO BE PERFORMED BY A DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION COMMENCING. (1 DAY)

*5. CLEAR, GRUB AND ROUGH GRADE SITE ONLY AS SHOWN WITHIN THE LIMITS OF DISTURBANCE. HAUL ALL DEBRIS TO AN APPROVED SITE. *(1 WEEK)*

6. CONSTRUCT PROPOSED ADDITION AND ASSOCIATED IMPROVEMENTS. CONSTRUCTION OF THE FIRST FLOOR WALLS OF ANY BUILDING OR STRUCTURE MAY NOT PROCEED UNTIL THE FOUNDATION HAS BEEN BACKFILLED AND ALL DISTURBED AREAS WITHIN THE LIMITS OF DISTURBANCE HAVE BEEN PERMANENTLY OR TEMPORARILY STABILIZED. A CERTIFICATE IS TO BE PROVIDED BY THE ENGINEER TO THE INSPECTOR VERIFYING THE GRADES AND DRAINAGE PATTERNS SHOWN ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN HAVE BEEN OBTAINED. (1 WEEKS)

7. ONCE THE SITE IS STABILIZED, WITH THE GRADING INSPECTORS APPROVAL, FRAMING MAY COMMENCE ABOVE THE GROUND FLOOR. DURING BUILDING CONSTRUCTION BEYOND THE GROUND FLOOR, ALL DISTURBED AREAS MUST BE STABILIZED AT THE END OF EACH BUSINESS DAY. ALL AREAS ARE TO BE VEGETATIVE STABILIZED PER THE ANNE ARUNDEL SOIL CONSERVATION DISTRICT'S DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT. (120 DAYS)

8. FINE GRADE AND STABILIZE ALL DISTURBED AND AFFECTED AREAS. INSTALL DRIVEWAY TO FINAL SURFACE AND STABILIZE ACCESS WITH CR-6 GRAVEL OR PAVEMENT FROM ACCESS ROAD OR RIGHT-OF-WAY TO THE STRUCTURE. (2 DAYS)

9. WITH GRADING INSPECTOR'S APPROVAL, REMOVE REMAINING SEDIMENT CONTROLS. (1 DAY)

10. MAINTENANCE. (ONGOING)

**For lots with long proposed driveways, add to sequence: "Install driveway to base course prior to any house construction." 2025*

AS CONSTRUCTED CERTIFICATION

POST DEVELOPMENT OWNER/DEVELOPER'S STABILIZATION CERTIFICATION

"ALL GRADING DRAINAGE STRUCTURES AND/OR SYSTEMS, EROSION AND SEDIMENT CONTROL PRACTICES INCLUDING FACILITIES AND VEGETATIVE MEASURES HAVE BEEN COMPLETED IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS".

_____ DATE
OWNER/DEVELOPER

STORM WATER MANAGEMENT RECORD DRAWING CERTIFICATION

THIS CERTIFIES TO THE BEST OF MY PROFESSIONAL BELIEF AND KNOWLEDGE, THE APPROVED S.W.M. SYSTEM(S) AS SHOWN HERON HAVE BEEN CONSTRUCTED IN SUCH A MANNER THAT WOULD BE CONSISTENT WITH THE APPROVED PLANS. ANY CHANGES/MODIFICATIONS ARE IDENTIFIED IN RED.

_____ DATE
ROLAND G. JOUN, LIC. # 19226

AASCD APPROVAL BOX

COVER PLAN - VARIANCE PLAN

SMITH PROPERTY-PARCEL 0135
39 ACORN DRIVE, ANNAPOLIS MD 21401-0000
ZONING : R2 / LDA NAD 83 ZIP CODE: 21401-0000
TAX MAP 045F, GRID 0014, PARCEL 0135, TAX ACCOUNT # 02-000-02455616
SECOND ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

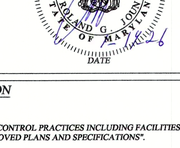
WILKERSON & ASSOCIATES INC.
ENGINEERS & SURVEYORS
Box 17 Dunkirk, Maryland
(410)257-3332, (301)855-8872, FAX: (301)855-8880
WWW.WILKERSONASSOCIATES.COM

#	DESCRIPTION	APPROVED BY	DATE

SHEET # 1 OF 5

PROFESSIONAL CERTIFICATION. I, ***ROLAND JOUN****, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE #* ***19226*** *EXPIRATION DATE AUGUST 09, 2027.*

DATE	
SCALE	*1" = 200'*
DRAWN BY	*WMC*
DRAWING #	
FILE #	
JOB #	



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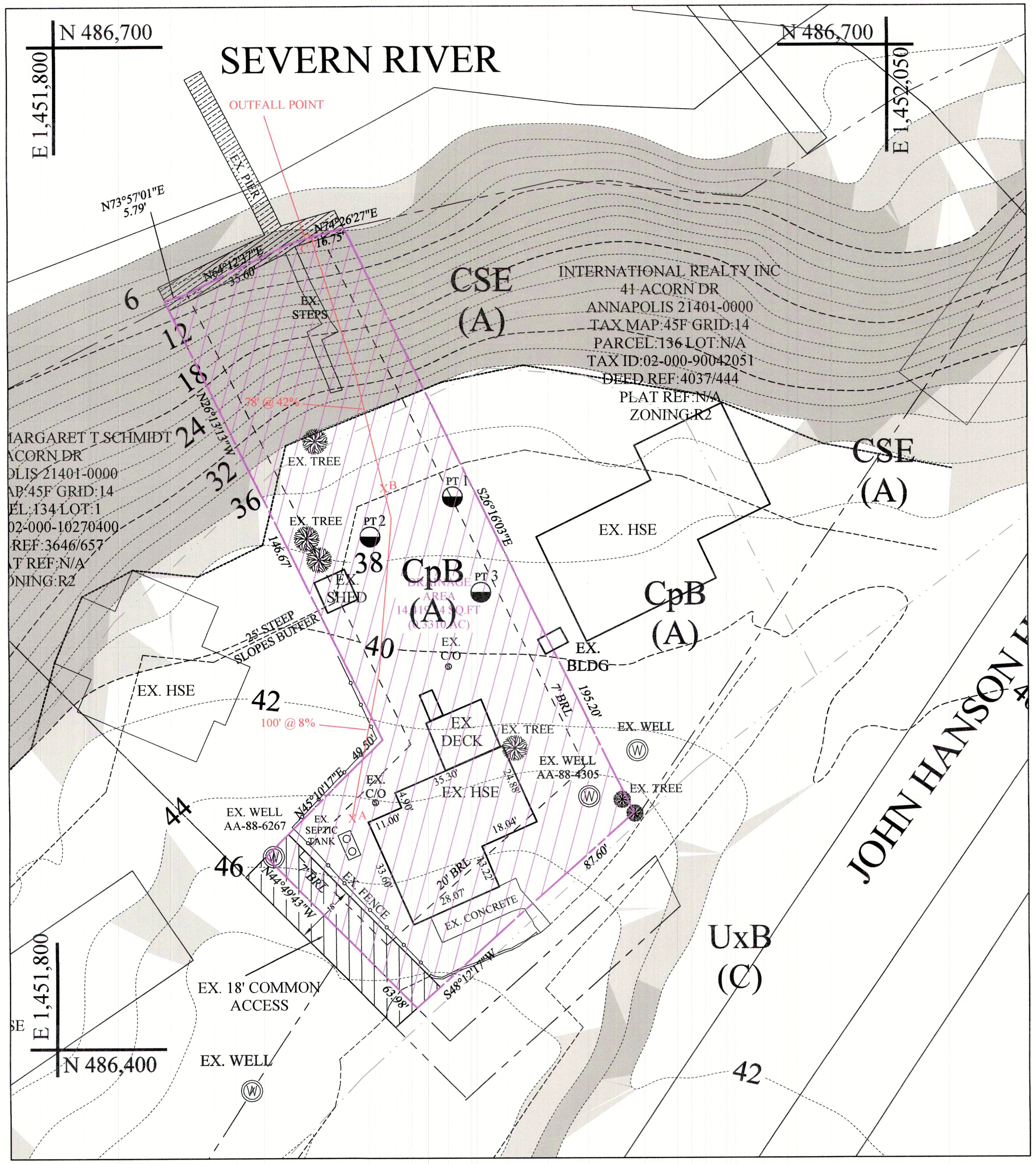
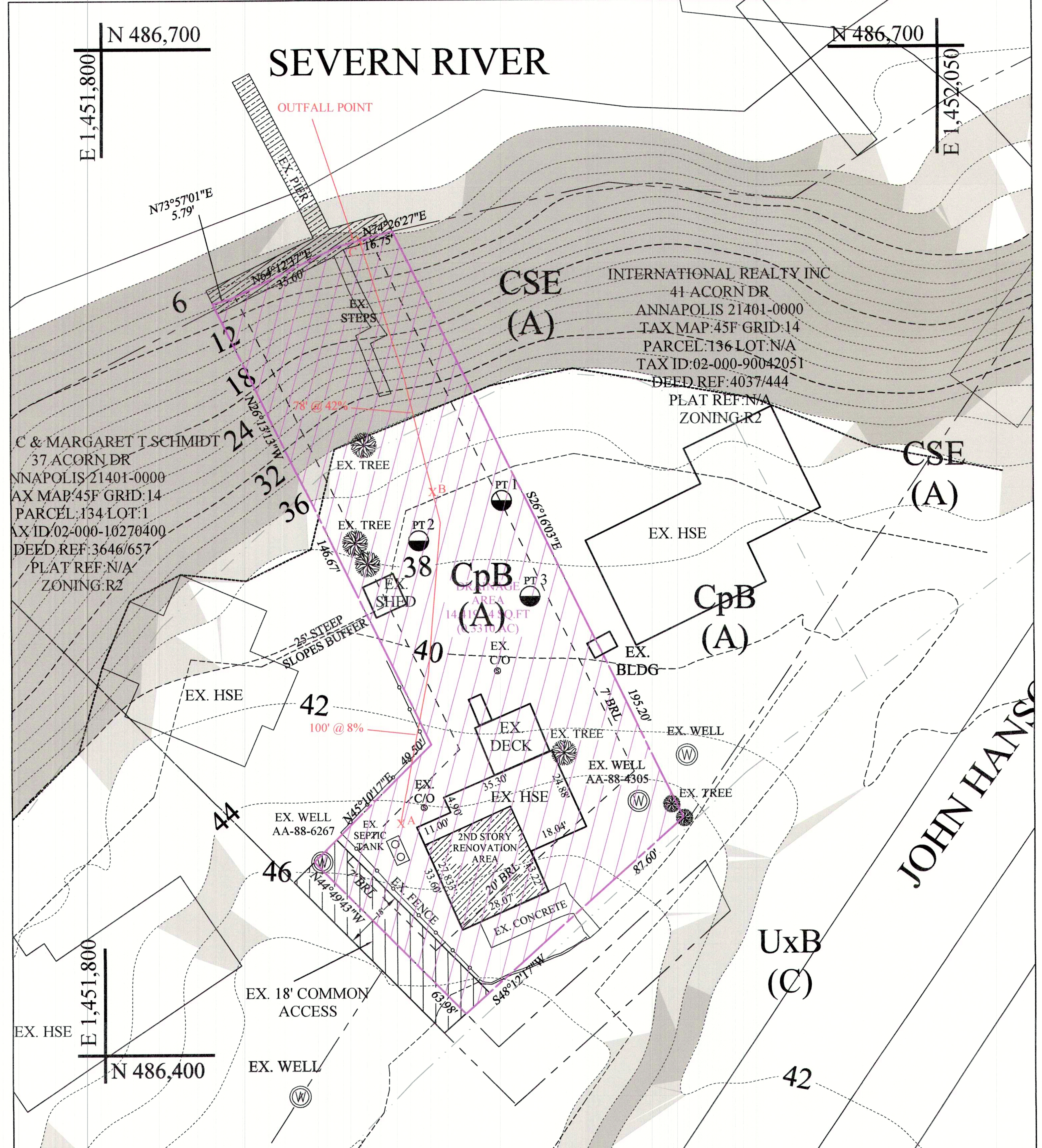


EX. DRAINAGE AREA MAP
SCALE: 1" = 20'

Runoff Curve Numbers and Time of Concentration for:
EXISTING CONDITIONS

POI Runoffs	Q1 (cfs)	Q2 (cfs)	Q10 (cfs)	Q100 (cfs)
EX. DRAINGAE AREA = 0.3310 AC	0.00	0.00	0.18	0.66
Tc	0.137 hrs			
EX. CONDITIONS RCN	46			



PROPOSED DRAINAGE AREA MAP
SCALE: 1" = 20'

Runoff Curve Numbers and Time of Concentration for:
PROPOSED CONDITIONS

POI Runoffs	Q1 (cfs)	Q2 (cfs)	Q10 (cfs)	Q100 (cfs)
PROP. DRAINGAE AREA = 0.3310 AC	0.00	0.00	0.18	0.66
Tc	0.137 hrs			
PROP. CONDITIONS RCN	46			

DRAINAGE AREA PLAN-VARIANCE PLAN

SMITH PROPERTY-PARCEL 0135
39 ACORN DRIVE, ANNAPOLIS MD 21401-0000
NAD 83
ZONING:
ZIP CODE: 21401-0000
TAX MAP 045F, GRID 0014, PARCEL 0135, TAX ACCOUNT # 02-000-02455616
SECOND ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

WILKERSON & ASSOCIATES INC.
ENGINEERS & SURVEYORS
Box 17 Dunkirk, Maryland
(410)257-3332, (301)855-8272, FAX: (301)855-8380
WWW.WILKERSONASSOCIATES.COM

PROFESSIONAL CERTIFICATION: I, ROLAND JOUN, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE # 19226 EXPIRATION DATE AUGUST 09, 2027.

STATE OF MARYLAND ROLAND G. JOUN 19226 BOARD OF PROFESSIONAL ENGINEERS
DATE:

DATE	#	DESCRIPTION	APPROVED	DATE
JANUARY, 2026				
SCALE 1" = 20'				
DRAWN BY WMC				
DRAWING # AA1350-D.A.				
FILE # AA1350				
JOB # 26-22808				

SITE INFO:
1- PROPERTY SIZE = 14,419.14 sq.ft (0.3310 AC)
2- ZONING : R2
3- CRITICAL AREA : LDA CRITICAL AREA
4- FLOODPLAIN : FEMA PANEL 24003C0169F ZONE "AE" BFE @ 7.00' NAVD 88
5- EX. IMPERVIOUS:
a- EXISTING HOUSE(2 stories): 1,479.79 sq.ft
b- EX. CONCRETE PAD : 270.58 sq.ft
c-EX. SHED : 97.89 sq.ft
TOTAL IMPERVIOUS : 1,848.26 sq.ft (0.0424 AC)
TOTAL PERCENT COVER : 12.82 %
6-ALLOWED PECENT IMPERVIOUS : 31.25% *AREA : 4,505.98 sq.ft
7-ALL TREES ARE TO REMAIN ON SITE - NO PROPOSED CLEARING
FLOOD PLAIN NOTE
100 yrs Floodplain Notes
FLOOD ZONE AE (PER FEMA FLOOD MAPS PANEL # 24003C0169F)-(BFE @ 7.00' -NAVD DATUM)
(EFFECTIVE DATE: 02/18/15)
100 years elevation is N/A
Lowest first floor level: N/A
All electric outlets shall be above the first floor elevation
and panel box minimum 2' above first floor
All electric heat panels shall be above elevation N/A
Private sewer
Private well
Note: A certificate of accuracy shall be required for all construction and substantial improvements in the floodplain district and shall not be issued until the director of inspections and permits has been provided with a completed elevation certificate on the form provided by the federal emergency management agency and certified by a registered land surveyor or professional engineer verifying the "as-built" elevation of the subject construction. the datum used on the elevation certificate shall be the NGVD.
SEVERN RIVER
N 486,700
E 1,451,800
E 1,452,150
N 486,300
CSE (A)
CpB (A)
UxB (C)
INTERNATIONAL REALTY INC
41 ACORN DR
ANNAPOLIS 21401-0000
TAX MAP:45F GRID:14
PARCEL:136 LOT:N/A
TAX ID:02-000-90042051
DEED REF:4037/444
PLAT REF:N/A
ZONING:R2
HELMAR C & MARGARET T SCHMIDT
37 ACORN DR
ANNAPOLIS 21401-0000
TAX MAP:45F GRID:14
PARCEL:134 LOT:1
TAX ID:02-000-10270400
DEED REF:3646/657
PLAT REF:N/A
ZONING:R2
MARK HUTTO
35 ACORN DR
ANNAPOLIS 21401-0000
TAX MAP:45F GRID:14
PARCEL:421 LOT:186
TAX ID:02-000-00297500
DEED REF:40254/01
PLAT REF:N/A
ZONING:R2
JACKIE & BRIAN BLAIR
135 RIVERVIEW AVE
ANNAPOLIS 21401-0000
TAX MAP:45F GRID:14
PARCEL:138 LOT:162D
TAX ID:02-000-08653405
DEED REF:8859/242
PLAT REF:24/09
ZONING:R2
RICK Y BAITY
133 RIVERVIEW AVE
ANNAPOLIS 21401-0000
TAX MAP:45F GRID:14
PARCEL:138 LOT:162C
TAX ID:02-000-02518905
DEED REF:17017/369
PLAT REF:24/09
ZONING:R2
EX. PIER
EX. STEPS
EX. TREE
EX. SHED
EX. C/O
EX. BLDG
EX. HSE
EX. DECK
EX. WELL
EX. WELL AA-88-4305
EX. WELL AA-88-6267
EX. SEPTIC TANK
EX. FENCE
EX. CONCRETE
EX. 18' COMMON ACCESS
25' STEEP SLOPES BUFFER
7' BRL
20' BRL
N73°57'01"E 5.79'
N64°12'37"E 35.60'
N74°26'27"E 16.78'
N26°01'13"W 146.67'
S26°16'03"E 195.20'
N45°10'17"E 49.50'
N44°49'43"W
S48°12'17"W 87.60'
63.98'
204.1'
53.6'
22.2'
14.2'
ACORN DRIVE
JOHN HANSON HIGHWAY WEST
JOHN HANSON HIGHWAY EAST
CERTIFICATION NOTE
THE LOCATION OF FEATURES SHOWN HERON HAS BEEN FIELD VERIFIED.
GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.
SITE
VMAP
SCALE" 1" = 2000'
RESOURCE MAPPING PLAN AND EXISTING CONDITIONS
PLAN-PAT02051969-VARIANCE PLAN
SMITH PROPERTY-PARCEL 0135
39 ACORN DRIVE, ANNAPOLIS MD 21401-0000
ZONING : R2 / LDA NAD 83 ZIP CODE: 21401-0000
TAX MAP 045F, GRID 0014, PARCEL 0135, TAX ACCOUNT # 02-000-02455616
SECOND ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND
WILKERSON & ASSOCIATES INC.
ENGINEERS & SURVEYORS
Box 17 Dunkirk, Maryland
(410)257-3332, (301)855-8272, FAX: (301)855-8380
WWW.WILKERSONASSOCIATES.COM
SHEET # 3 OF 5
DATE JANUARY, 2026
SCALE 1" = 20'

The owners is rebuilding the 2nd floor without any ground disturbance, no impervious addition, and no clearing to be done on site

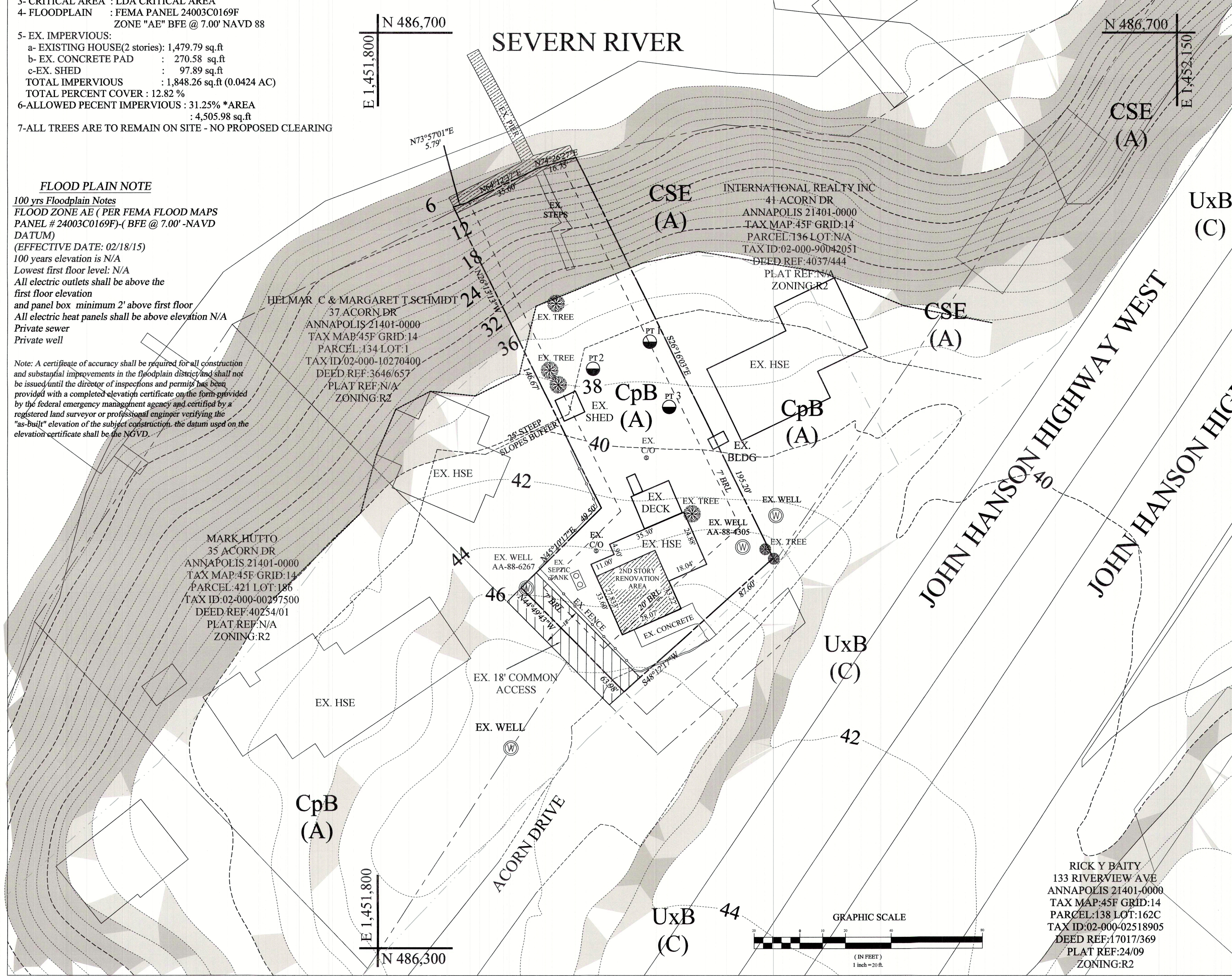
SITE INFO:

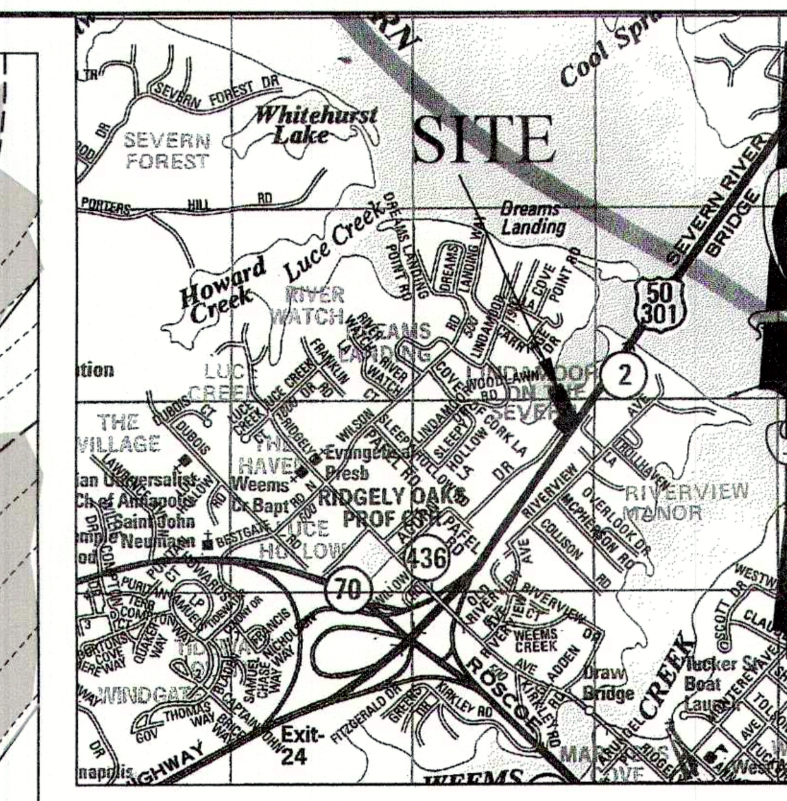
1- PROPERTY SIZE = 14,419.14 sq.ft (0.3310 AC)
2- ZONING : R2
3- CRITICAL AREA : LDA CRITICAL AREA
4- FLOODPLAIN : FEMA PANEL 24003C0169F ZONE "AE" BFE @ 7.00' NAVD 88
5- EX. IMPERVIOUS:
  a- EXISTING HOUSE(2 stories): 1,479.79 sq.ft
  b- EX. CONCRETE PAD : 270.58 sq.ft
  c-EX. SHED : 97.89 sq.ft
  TOTAL IMPERVIOUS : 1,848.26 sq.ft (0.0424 AC)
  TOTAL PERCENT COVER : 12.82 %
6-ALLOWED PECENT IMPERVIOUS : 31.25% *AREA : 4,505.98 sq.ft
7-ALL TREES ARE TO REMAIN ON SITE - NO PROPOSED CLEARING

__FLOOD PLAIN NOTE__

__100 yrs Floodplain Notes__
FLOOD ZONE AE (PER FEMA FLOOD MAPS PANEL # 24003C0169F)-(BFE @ 7.00' -NAVD DATUM)
(EFFECTIVE DATE: 02/18/15)
100 years elevation is N/A
Lowest first floor level: N/A
All electric outlets shall be above the first floor elevation
and panel box minimum 2' above first floor
All electric heat panels shall be above elevation N/A
Private sewer
Private well

Note: A certificate of accuracy shall be required for all construction and substantial improvements in the floodplain district and shall not be issued until the director of inspections and permits has been provided with a completed elevation certificate on the form provided by the federal emergency management agency and certified by a registered land surveyor or professional engineer verifying the "as-built" elevation of the subject construction. the datum used on the elevation certificate shall be the NGVD.





VMAP
SCALE" 1" = 2000'

STIE PLAN FOR REBUILDING & RENOVATION SECOND FLOOR-PAT020051969-VARIANCE PLAN

SMITH PROPERTY-PARCEL 0135
39 ACORN DRIVE, ANNAPOLIS MD 21401-0000
ZONING : NAD 83 ZIP CODE: 21401-0000
TAX MAP 045F, GRID 0014, PARCEL 0135, TAX ACCOUNT # 02-000-02455616
SECOND ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

WILKERSON & ASSOCIATES INC.
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SHEET # 4 OF 5

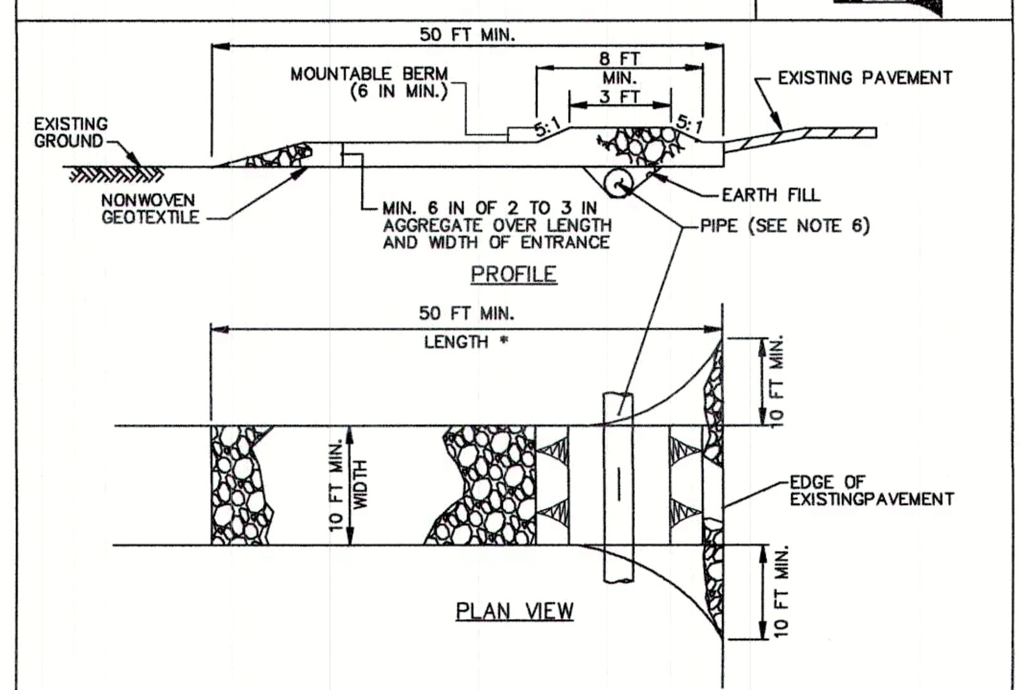
PROFESSIONAL CERTIFICATION: I, **ROLAND JOUN**, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED **PROFESSIONAL ENGINEER** UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE **# 19226** EXPIRATION DATE AUGUST 09, 2027.

#	DESCRIPTION	APPROVED	DATE

DATE: JANUARY, 2026
SCALE: 1" = 20'
DRAWN BY: WMC
DRAWING #: AA1350-PROP.COND
FILE #: AA1350
JOB #: 26-22622

BOARD OF PROFESSIONAL ENGINEERS STATE OF MARYLAND ROLAND G. JOUN 19226
DATE:

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

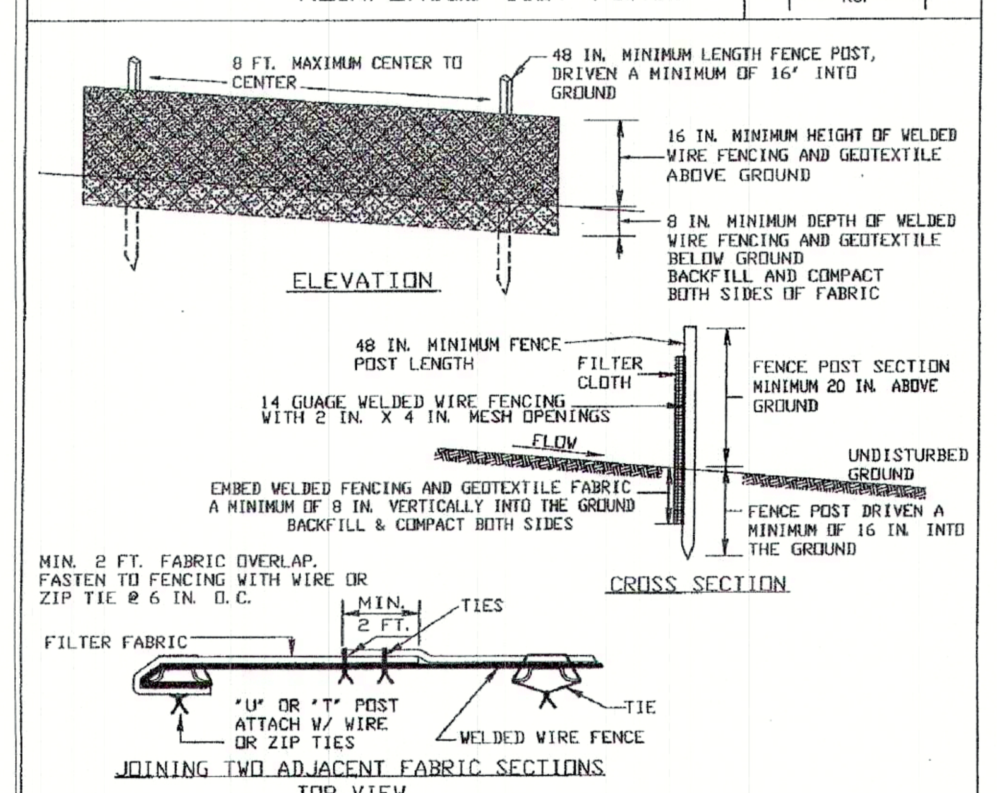


CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL		
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

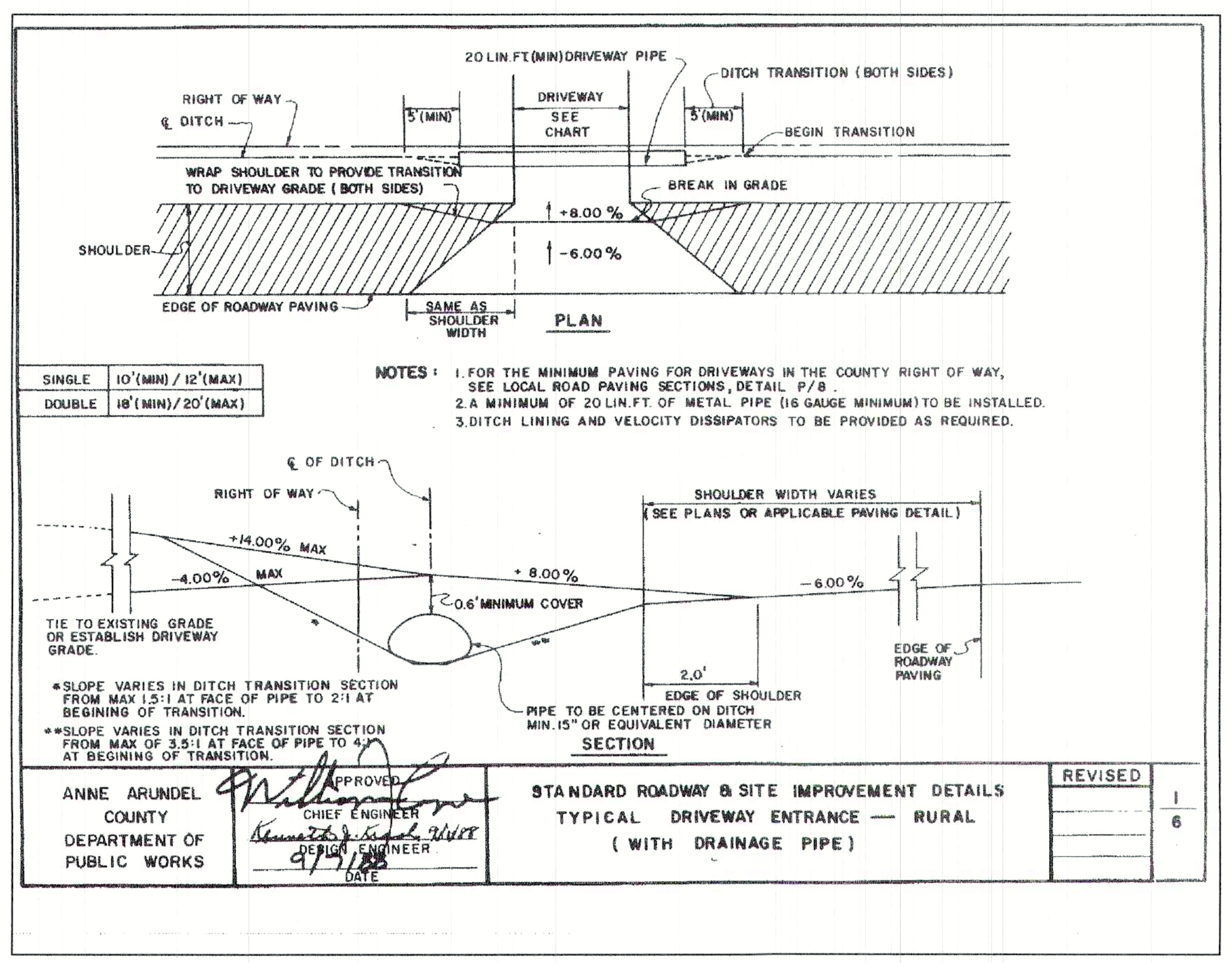
REINFORCED SILT FENCE



CONSTRUCTION SPECIFICATIONS

1. Metal fence post shall be a minimum of 48 inches long, driven 16 inches minimum into the ground and no more than 8 feet apart. Post shall be standard T or U section weighing not less than 1.00 pound per linear foot. Reinforcement shall be 14 guage welded wire fencing with 2 inch X 4 inch mesh openings.
2. Geotextile shall be fastened securely to each fence post with wire ties or zip ties at top and mid section. Where ends of geotextile fabric come together, they shall be overlapped, folded and wire tied or zip tied to post to prevent sediment bypass.
3. Use a woven geotextile, as specified in section H-1 materials, and fasten to the upslope side of the fence posts with wire or zip ties at top and midsection. The Manufacturer's certification that the fabric meets the requirements in section H-1 must be made available to the inspection/enforecment authority.
4. Extend both ends of reinforced silt fence a minimum of five (5) horizontal feet upslope at 45 degrees to the main fence alignment to prevent runoff from going around the ends.
5. Remove accumulated sediment and debris when bulges develop in the reinforced silt fence fabric or when sediment reaches 25% of the fence height. Replace geotextile if torn. If undermining occurs, reinstall fence.

ANNE ARUNDEL SOIL CONSERVATION DISTRICT	2015	



STANDARDS & SPECIFICATIONS FOR SOIL PREPARATION, TOP SOILING AND SOIL AMENDMENTS:

Definition:
The process of preparing the soils to sustain adequate vegetative stabilization.

Purpose:
To provide a suitable soil medium for vegetative growth.

Conditions Where Practice Applies:
Where vegetative stabilization is to be established.

Criteria:

A. Soil Preparation

1. Temporary Stabilization
   a. Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth but left in roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope.
   b. Apply fertilizer and lime as prescribed on the plans.
   c. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking other suitable means.

2. Permanent Stabilization
   a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
      i. Soil pH between 6.0 and 7.0.
      ii. Soluble salts less than 500 parts per million (ppm).
      iii. Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.
      iv. Soil contains 1.5 percent minimum organic matter by weight.
      v. Soil contains sufficient pore space to permit adequate root penetration.
   b. Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
   c. Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.
   d. Apply soil amendments as specified on the approved plan or as indicates by the results of a soil test.
   e. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application, loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas.

B. Top soiling

1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

2. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the soil survey published by USDA-NRCS.

3. Top soiling is limited to areas having 2:1 or flatter slopes where:
   a. The texture of the exposed subsoil/ parent materials is not adequate to produce vegetative growth.
   b. The soil materials is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
   c. The original soil to be vegetated contains materials toxic to plant growth.
   d. The soil is so acidic that treatment with limestone is not feasible.

4. Areas having slopes steeper than 2:1 require special consideration and design.

5. Topsoil specifications: soil to be used as topsoil must meet the following criteria:
   a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 % by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2 inches in diameter.
   b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified.
   c. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

6. Topsoil Application
   a. Erosion and sediment control practices must be maintain when applying topsoil.
   b. Uniformly distribute topsoil in a 5" to 8" layer and lightly compact to a minimum thickness of 4". Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets.
   c. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

C. Soil Amendments (Fertilizer and Lime Specifications)

1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purpose may also be used for chemical analyses.

2. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.

3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a # 100 mesh sieve and 98 to 100 percent will pass through a # 20 mesh sieve.

4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.

5. Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

ANNE ARUNDEL SOIL CONSERVATION DISTRICT DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT-2018

Following initial soil disturbances or redisturbance, permanent or temporary stabilization shall be completed within three calendar days for the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes, and all slopes greater than 3 horizontal to 1 vertical (3:1) and seven days for all other disturbed or graded areas on the project site.

1. Permanent Seeding:
   A. Soil Tests: Lime and fertilizer will be applied per soil tests results for sites greater than 5 acres. Soil tests will be done at completion of initial rough grading or as recommended by the sediment control inspector. Rates and analyses will be provided to the grading inspector as well as the contractor.

   Occurrence of acid sulfate soils (grayish black color) will require covering with a minimum of 12 inches of clean soil with 6 inches minimum capping of top soil. No stockpiling of material is allowed. If needed, soil tests should be done before and after a 6-week incubation period to allow oxidation of sulfates.

   The minimum soil conditions required for permanent vegetative establishment are:
   a. Soil pH shall be between 6.0 and 7.0.
   b. Soluble salts shall be less than 500 parts per million (ppm).
   c. The soil shall contain less than 40% clay but enough fine grained material (> 30% silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception is if lovegrass or serecia lespedeza is to be planted, then a sandy soil (< 30% silt plus clay) would be acceptable.
   d. Soil shall contain 1.5% minimum organic matter by weight.
   e. Soil must contain sufficient pore space to permit adequate root penetration.
   f. If these conditions cannot be met by soils on site, adding topsoil is required in accordance with the Standard and Specification for Soil Preparation, Topsoiling and Soil Amendments from the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control or amendments made as recommended by a certified agronomist.

   B. Seedbed Preparation: Area to be seeded shall be loose and friable to a depth of at least 3-5 inches. The top layer shall be loosened by raking, disking or other acceptable means before seeding occurs. For sites less than 5 acres, apply 100 pounds dolomitic limestone and 21 pounds of 10-10-10 fertilizer per 1,000 square feet. Harrow or disk lime and fertilizer into the soil to a depth of at least 3-5 inches on slopes flatter than 3:1.

   C. Seeding: Apply 5-6 pounds per 1,000 square feet of tall fescue between February 1 and April 30 or between August 15 and October 31. Apply seed uniformly on a moist firm seedbed with a cyclone seeder, cultipacker seeder or hydroseeder (slurry includes seeds and fertilizer, recommended on steep slopes only). Maximum seed depth should be ¼ inch in clayey soils and ½ inch in sandy soils when using other than the hydroseeder method. Irrigate where necessary to support adequate growth until vegetation is firmly established. If other seed mixes are to be used, select from Table B3 and B5 of the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

   D. Mulching: Mulch shall be applied to all seeded areas immediately after seeding. During the time periods when seeding is not permitted, mulch shall be applied immediately after grading. Mulch shall be unrotted, unchopped, small grain straw applied at a rate of 2 tons per acre or 90 pounds per 1,000 square feet (2 bales). Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. If a mulch-anchoring tool is used, apply 2.5 tons per acre. Mulch materials shall be relatively free of all kinds of weeds and shall be completely free of prohibited noxious weeds. Spread mulch uniformly, mechanically or by hand, to a depth of 1-2 inches.

   E. Securing Straw Mulch: Straw mulch shall be secured immediately following mulch application to minimize movement by wind or water. The following methods are permitted:

      i. Use a mulch-anchoring tool which is designed to punch and anchor mulch into the soil surface to a minimum depth of 2 inches. This is the most effective method for securing mulch, however, it is limited to relatively flat areas where equipment can operate safely.

      ii. Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. If mixed with water, use 50 pounds of wood cellulose fiber per 100 gallons of water.

      iii. Liquid binders may be used. Apply at higher rates at the edges where wind catches mulch, such as in valleys and on crests of slopes. The remainder of the area should appear uniform after binder application. Binders listed in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control or approved equal shall be applied at rates recommended by the manufacturers.

      iv. Lightweight plastic netting may be used to secure mulch. The netting will be stapled to the ground according to manufacturer's recommendations.

2. Temporary Seeding:
   Lime: 100 pounds of dolomitic limestone per 1,000 square feet.
   Fertilizer: 15 pounds of 10-10-10 per 1,000 square feet.
   Seed: Perennial rye - 0.92 pounds per 1,000 square feet (February 1 through April 30 or August 15 through October 31).
   Millet - 0.92 pounds per 1,000 square feet (May 1 through August 15).
   Mulch: Same as 1 D and E above.

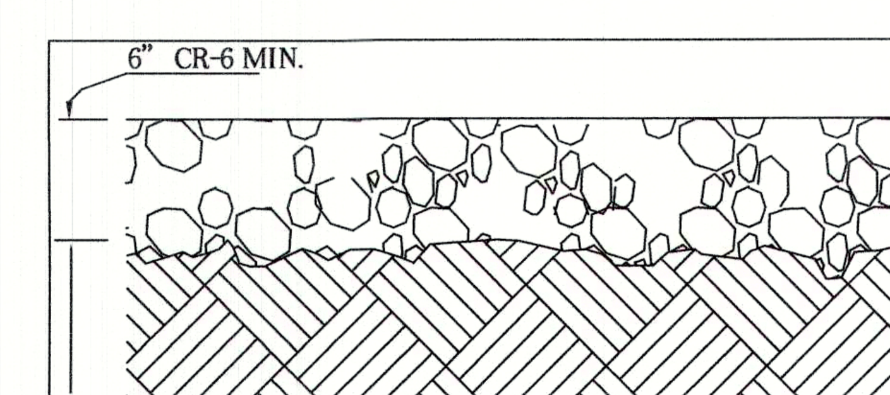
3. No fills may be placed on frozen ground. All fill is to be placed in approximately horizontal layers, each layer having a loose thickness of not more than 8 inches. All compaction requirements are in accordance to Anne Arundel County Standard Specifications for Construction as well as the AA County Design Manual and Standard Details. Fills for pond embankments shall be compacted as per MD-378 Construction Specifications. All other fills shall be compacted sufficiently so as to be stable and prevent erosion and slippage.

4. Permanent Sod:
   Installation of sod should follow permanent seeding dates. Seedbed preparation for sod shall be as noted in section (B) above. Permanent sod is to be tall fescue, state approved sod; lime and fertilizer per permanent seeding specifications and lightly irrigate soil prior to laying sod. Sod is to be laid on the contour with all ends tightly abutting. Joints are to be staggered between rows. Water and roll or tamp sod to insure positive root contact with the soil. All slopes steeper than 3:1, as shown, are to be permanently sodded or protected with an approved erosion control netting. Additional watering for establishment may beg required. Sod is not to be installed on frozen ground. Sod shall not be transplanted when moisture content (dry or wet) and/or extreme temperature may adversely affect its survival. In the absence of adequate rainfall, irrigation should be performed to ensure establishment of sod.

5. Mining Operations:
   Sediment control plans for mining operations must include the following seeding dates and mixtures:
   For seeding dates of February 1 through April 30 and August 15 through October 31, use seed mixture of tall fescue at the rate of 2 pounds per 1,000 square feet and sericea lespedeza at the minimum rate of 0.5 pounds per 1,000 square feet.

6. Topsoil shall be applied as per the Standard and Specifications for Soil Preparation, Topsoiling, and Soil Amendments from the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control.

7. Use of these Vegetative Establishment Specifications does not preclude the permittee or contractor from meeting all of the requirements set forth in the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control Maryland Standards and Specifications for Soil Erosion and Sediment Control.

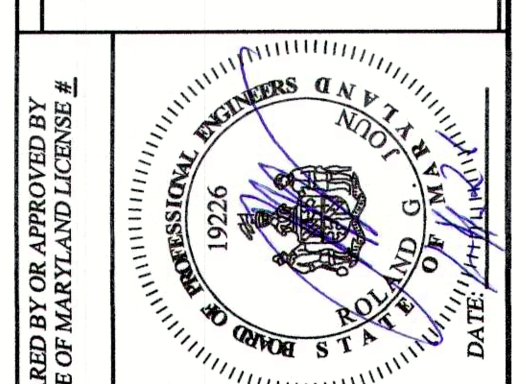


PAVING DETAIL (NOT TO SCALE)

DETAIL PLAN - VARIANCE PLAN

SMITH PROPERTY-PARCEL 0135
39 ACORN DRIVE, ANNAPOLIS MD 21401-0000
ZONING : R2 / LDA NAD 83
ZIP CODE: 21401-0000
TAX MAP 045F, GRID 0014, PARCEL 0135, TAX ACCOUNT # 02-000-02455616
SECOND ASSESSMENT DISTRICT, ANNE ARUNDEL COUNTY, MARYLAND

WILKERSON & ASSOCIATES INC.
ENGINEERS & SURVEYORS
Box 17 Dunkirk, Maryland
(410)257-3332, (301)855-8272, FAX: (301)855-8380
WWW.WILKERSONASSOCIATES.COM



PROFESSIONAL CERTIFICATION: I, ROLAND JOUN, CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY OR APPROVED BY ME AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE # 19226 EXPIRATION DATE AUGUST 09, 2027.

#	DESCRIPTION	APPROVED BY	DATE

DATE JANUARY, 2026
SCALE 1" = 200'
DRAWN BY WMC
DRAWING # AA1350-CS VARIANCE
FILE # AA1350
JOB # 26-22808

CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Anne Arundel County Date: 1-20-26

Tax Map #	Parcel #	Block #	Lot #	Section
45F	135	14		

Tax ID: 02-000-02455616

FOR RESUBMITTAL ONLY
- Corrections ☐
- Redesign ☐
- No Change ☐
- Non-Critical Area ☐

*Complete Only Page 1 General Project Information

Project Name (site name, subdivision name, or other)	Smith Property
Project location/Address	39 Acorn Drive
City	Annapolis
Zip	21401
Local case number	
Applicant: Last name	Smith
First name	David
Company	

Application Type (check all that apply):

Building Permit	☒	Variance	☒
Buffer Management Plan	☐	Rezoning	☐
Conditional Use	☐	Site Plan	☐
Consistency Report	☐	Special Exception	☐
Disturbance > 5,000 sq ft	☐	Subdivision	☐
Grading Permit	☐	Other	☐

Local Jurisdiction Contact Information:

Last name: AACo Zoning Administration Section First name:

Phone #: 410-222-7437 Response from Commission Required By: TBD

Fax #: Hearing date: TBD

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

Single Family dwelling Residatial

	Yes		Yes
Intra-Family Transfer	☐	Growth Allocation	☐
Grandfathered Lot	☒	Buffer Exemption Area	☐

Project Type (check all that apply)

Commercial	☐	Recreational	☐
Consistency Report	☐	Redevelopment	☐
Industrial	☐	Residential	☒
Institutional	☐	Shore Erosion Control	☐
Mixed Use	☐	Water-Dependent Facility	☐
Other	☐		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area	0.330 7	14,405
RCA Area		
Total Area	0.330 7	14,405

	Acres	Sq Ft
Total Disturbed Area	0	0

# of Lots Created 0

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.06	3,000	Existing Lot Coverage	0.043	1,878
Created Forest/Woodland/Trees	0	0	New Lot Coverage	0	0
Removed Forest/Woodland/Trees	0	0	Removed Lot Coverage	0	0
			Total Lot Coverage		

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

Variance Type		Structure	
Buffer	☐	Acc. Structure Addition	☐
Forest Clearing	☐	Barn	☐
HPA Impact	☐	Deck	☐
Lot Coverage	☐	Dwelling	☐
Expanded Buffer	☐	Dwelling Addition	☒
Nontidal Wetlands	☐	Garage	☐
Setback	☒	Gazebo	☐
Steep Slopes	☐	Patio	☐
Other	☐	Pool	☐
		Shed	☐
		Other	☒ Raising 2nd floor

Engineers & Land Surveyors
P. O. Box 17
Dunkirk, Md. 20754
(301) 855-8272/(410) 257-3332
www.wilkersonnassociates.com
rjoun@wilkersonnassociates.com

CHESAPEAKE BAY CRTICAL AREA REPORT WITH NARRATIVE DESCRIPTION

PROPERTY:	39 Acorn Drive Annapolis, Md. 20401
CURRENT OWNERS:	David Smith 8013 Mitchell Loop SW Bolling AFB, D.C. 20032
DESCRIPTION:	39 Acorn Drive 0.3307 Acres Tax Map 45F, Grid 14, Parcel 135 Tax ID #02-000-02455616
ZONING:	R2-Residential LDA-Limited Development Areas
DATE:	January 15, 2026

Introduction and Site Description:

This Chesapeake Bay Critical Area report is being prepared to meet Anne Arundel County standards for development in the Chesapeake Bay Critical Area. This site consists of an improved parcel of land with 0.3307 acres (14,405 square feet) located in Annapolis, Maryland in Anne Arundel County (Fig. 1). The subject property is zoned R2-Residential (Fig. 2). This site is currently developed with single dwelling home driveway, well, septic and pier. Existing impervious coverage is 1,848.26 square feet. This property has sparce trees (Fig. 3). The purpose of this project is to do a home improvement by raising the second floor as this house was built in 1950. There will be no additional expansion of the house footprint and no disturbance for any foundation work.

This property is located at the east side of Acorn Road. It is bordered by the Severn River on the north side. The east and south sides are bordered by residential properties improved with single family homes. This property exhibit rolling topography and drains to the north. Onsite topographic elevations range from 46 feet above sea level along the south of the property to 0 feet along the north side (Fig. 4).

Public sewer and water service is not available in this area. Both properties are served by a functioning private well and septic.

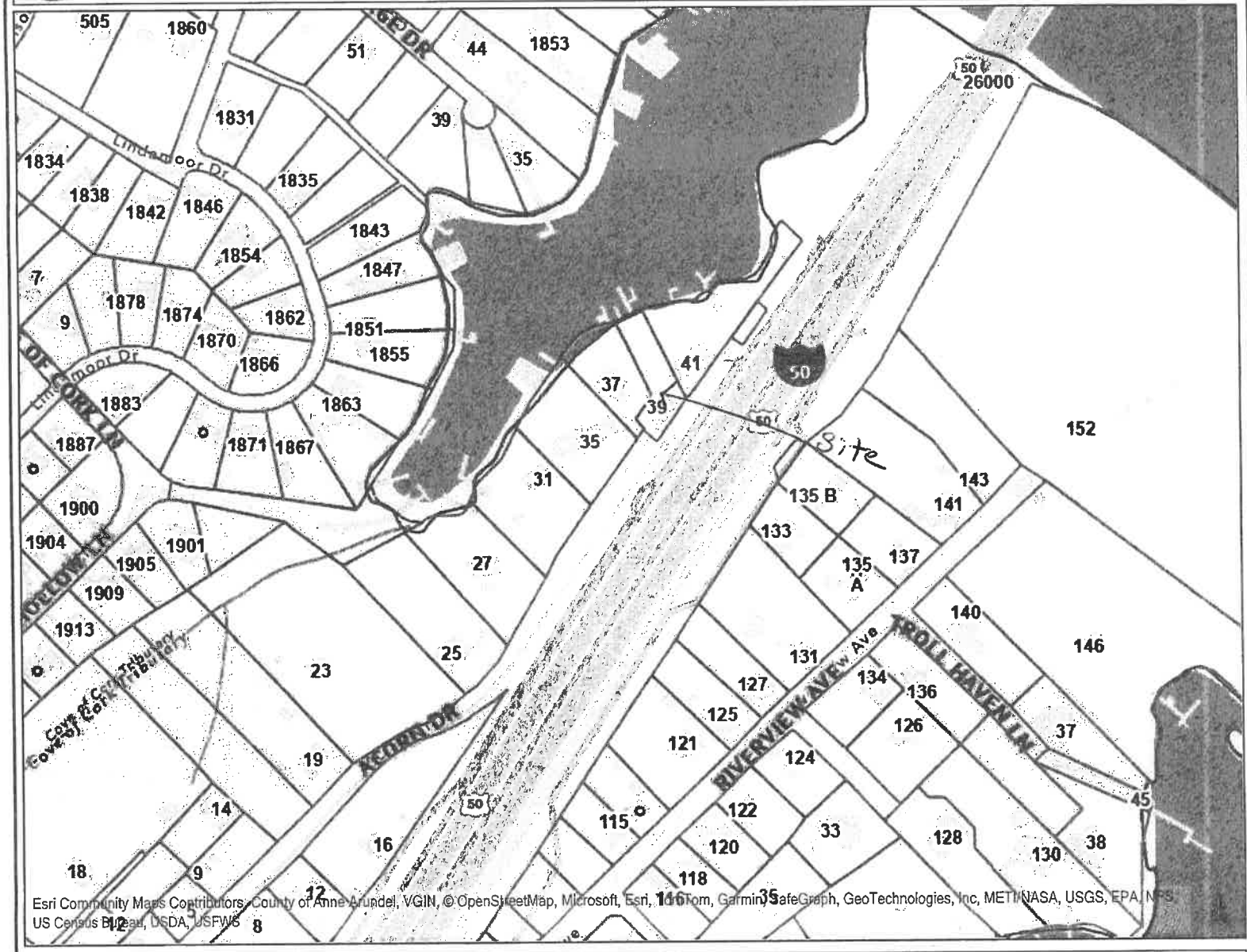
Existing Vegetation:
Per the site investigation performed by Wilkerson and Associates, Inc. on January 7, 20026, this property has sparce trees. As indicated on the MERLIN Tidal wetlands (Fig. 5), tidal wetlands are associated at the north side of the property along Severn River.

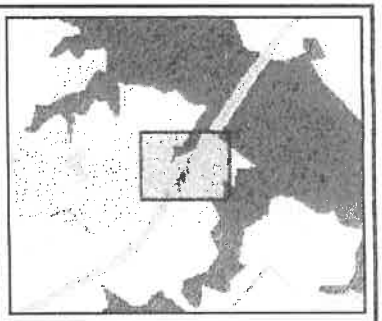
Environmental Features and habitat Protection Area:
According to the attached MERLIN the site is not located within Forest Interior Bird dwelling species habitat (Fig. 6).

Soils: The USDA Natural Resources Conservation Service identifies three soil types on the site (Fig. 7). These include the Annapolis fine sandy loam on 15-25% slopes (AsE), Annapolis-Urban land, 5-15% slopes (AuD) and Collington-Wist-Urban-land complex, 0-5 percent slopes (CpB). These soil types are considered to have a hydric soil rating. They are frequently flooded, poorly.

Proposed Use and Lot Coverage:
The property owner is proposing to do an addition for the second floor where no increase to lot coverage will take place. There will be no clearing no additional impervious proposed with this application. The existing impervious lot coverage for this property is 12.82% .

Map Title: Vicinity Map





Legend

- Foundation
- Addressing
- Parcels
- City of Annapolis Parcels

0 450 900 ft

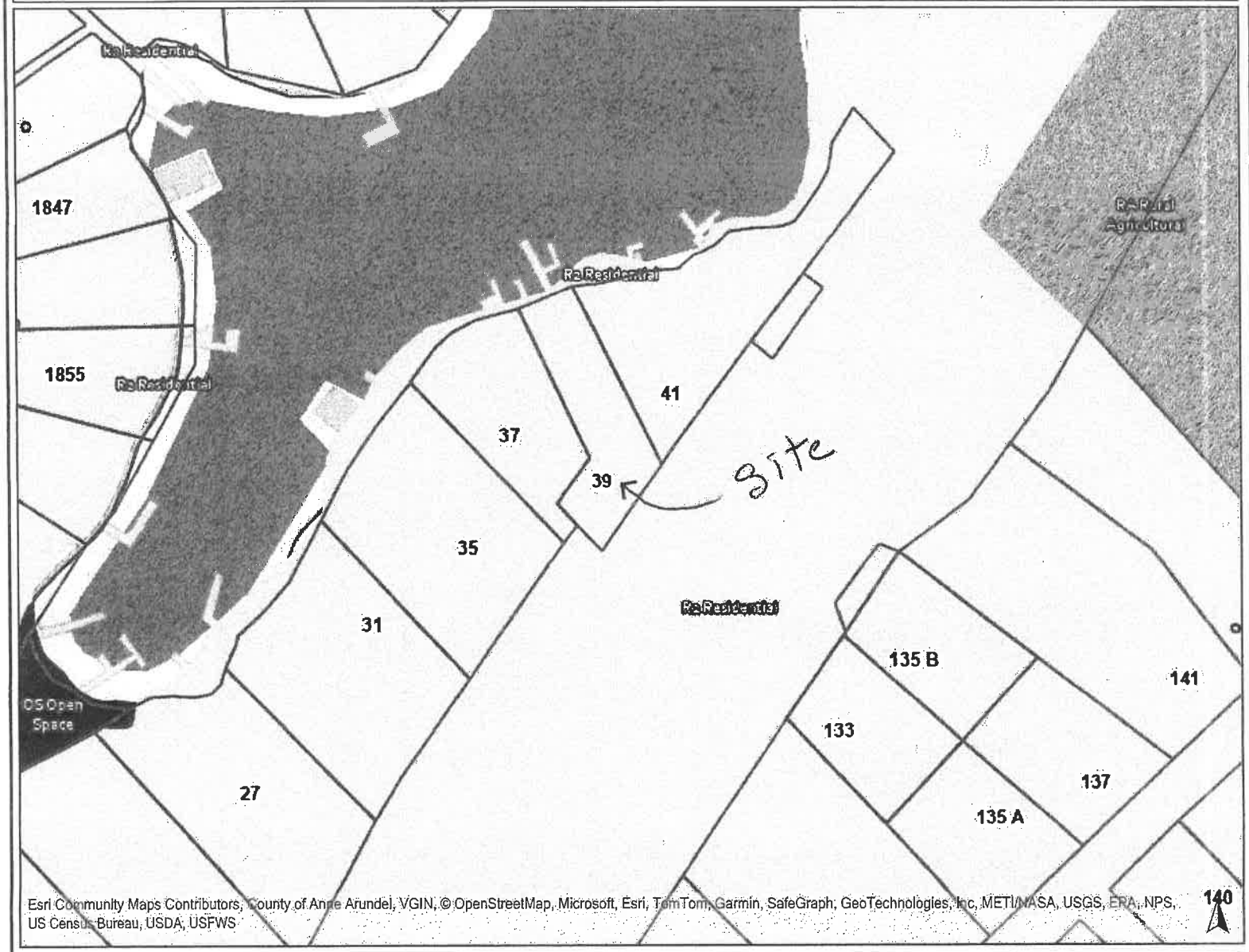
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

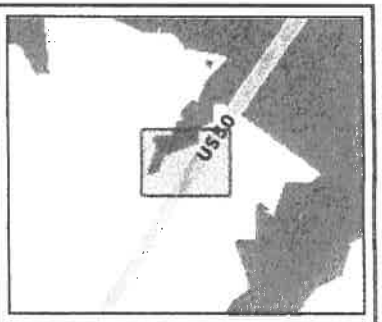
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Fig. 1

Zoning Map





Legend

- Foundation
  - Addressing
  - Parcels
  - City of Annapolis Parcels
- Planning
  - Planning - Zoning
    - C1 Commercial - Local
    - C2 Commerical - Office
    - C3 Commercial - General
    - C4 Commercial - Highway
    - City of Annapolis
    - MA1 Community Marina
    - MA1-B Neighborhood Marina
    - MA2 Light Commercial Marina

Esri Community Maps Contributors, County of Anne Arundel, VGIN, © OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

0 200 400 ft

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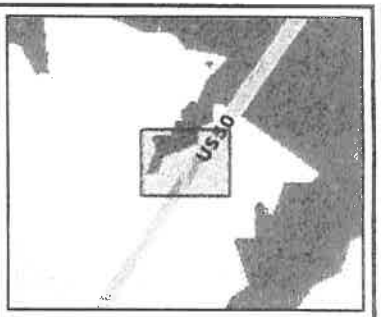
Notes

R2

Fig. 2

AERIAL Map



Legend

Foundation

Addressing

Parcels

City of Annapolis Parcels

0 200 400 ft

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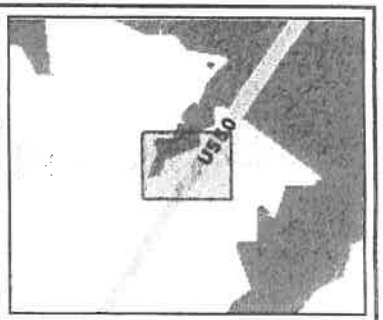
Notes

Fig. 3

2023 TOPO Map



Legend

Foundation

Addressing

Parcels

City of Annapolis Parcels

Elevation

Topo 2023

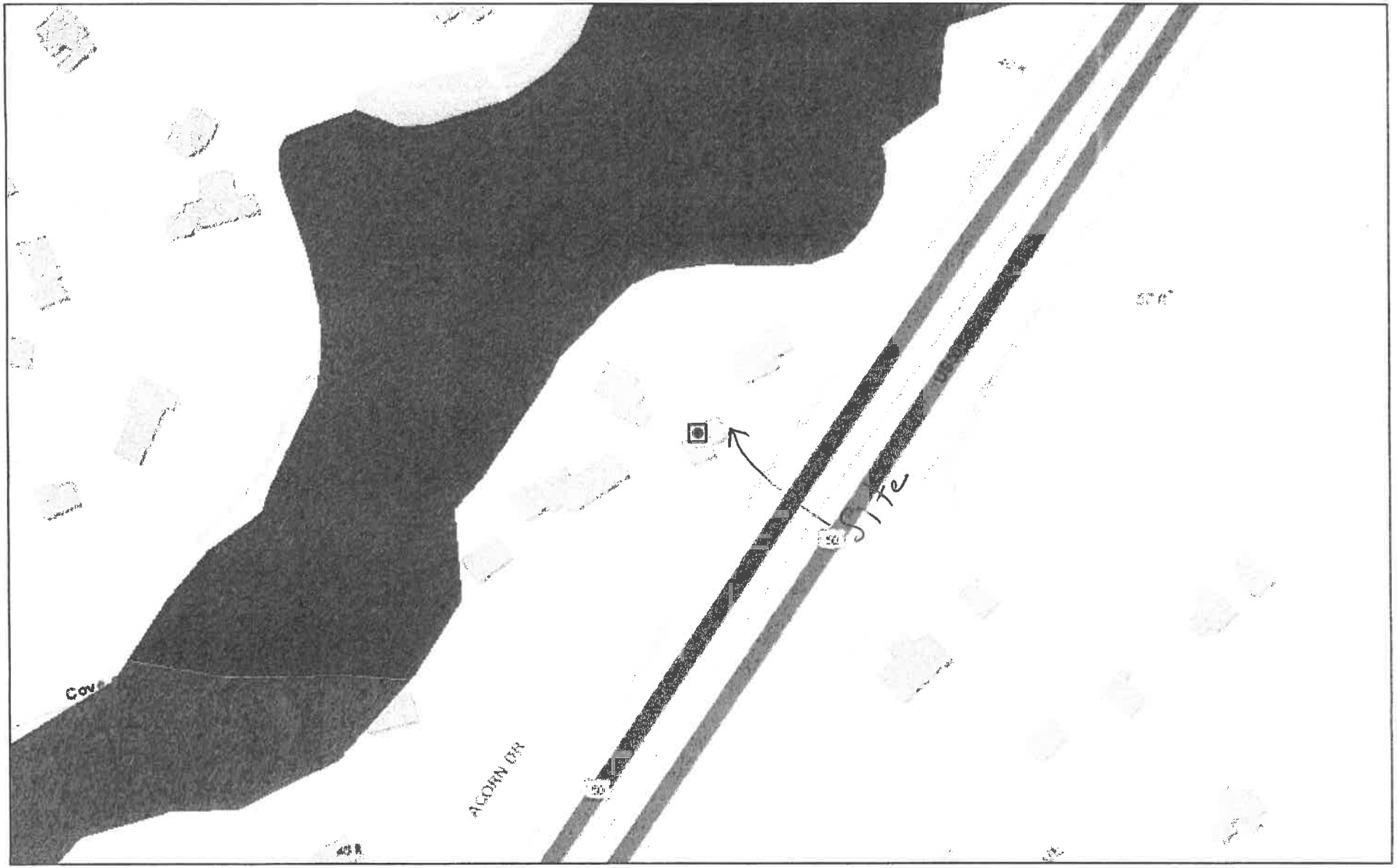
Index

Intermediate

Notes

Fig. 4

MERLIN Online



1/13/2026, 1:28:28 PM

Wetlands - National Wetlands Inventory

Estuarine

Wetlands - Polygon - Department of Natural Resources

Estuarine

Palustrine

1:2,257

0 0.01 0.03 0.06 mi

0 0.02 0.04 0.09 km

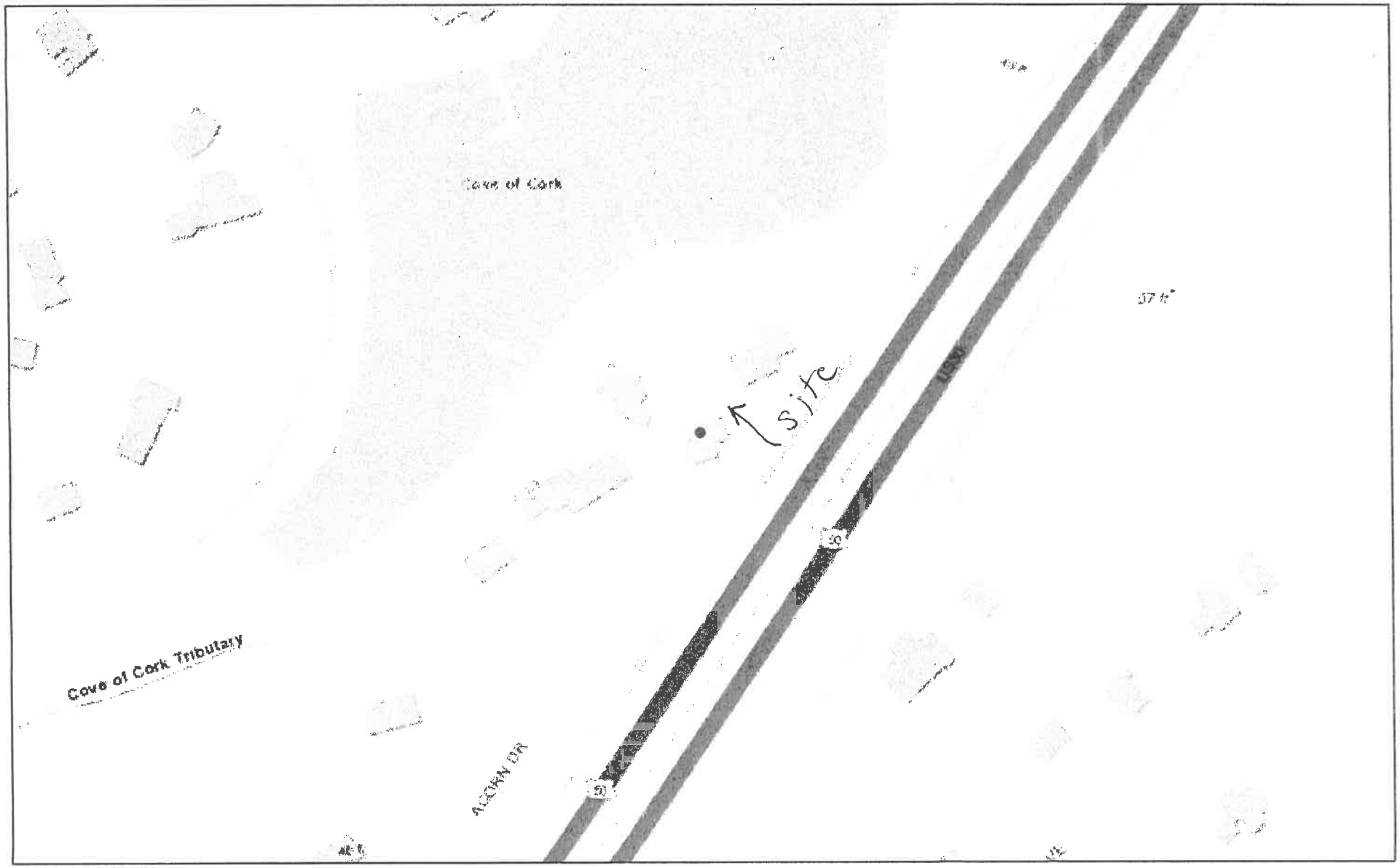
County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA, MD iMAP, DNR, USFW, MD iMAP, ESRI

Merlin Online

County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | MD iMAP | MD iMAP, DoIT | MD iMAP, USGS | MD iMAP, COMMERCE, DHCD, MDP, MHT, MDOT, MDOT SHA, USDOT, FHWA, DoIT, WMS, WFS, KML | MD iMAP, MDP, MHT

Fig 5

MERLIN Online Habitat Conn Network



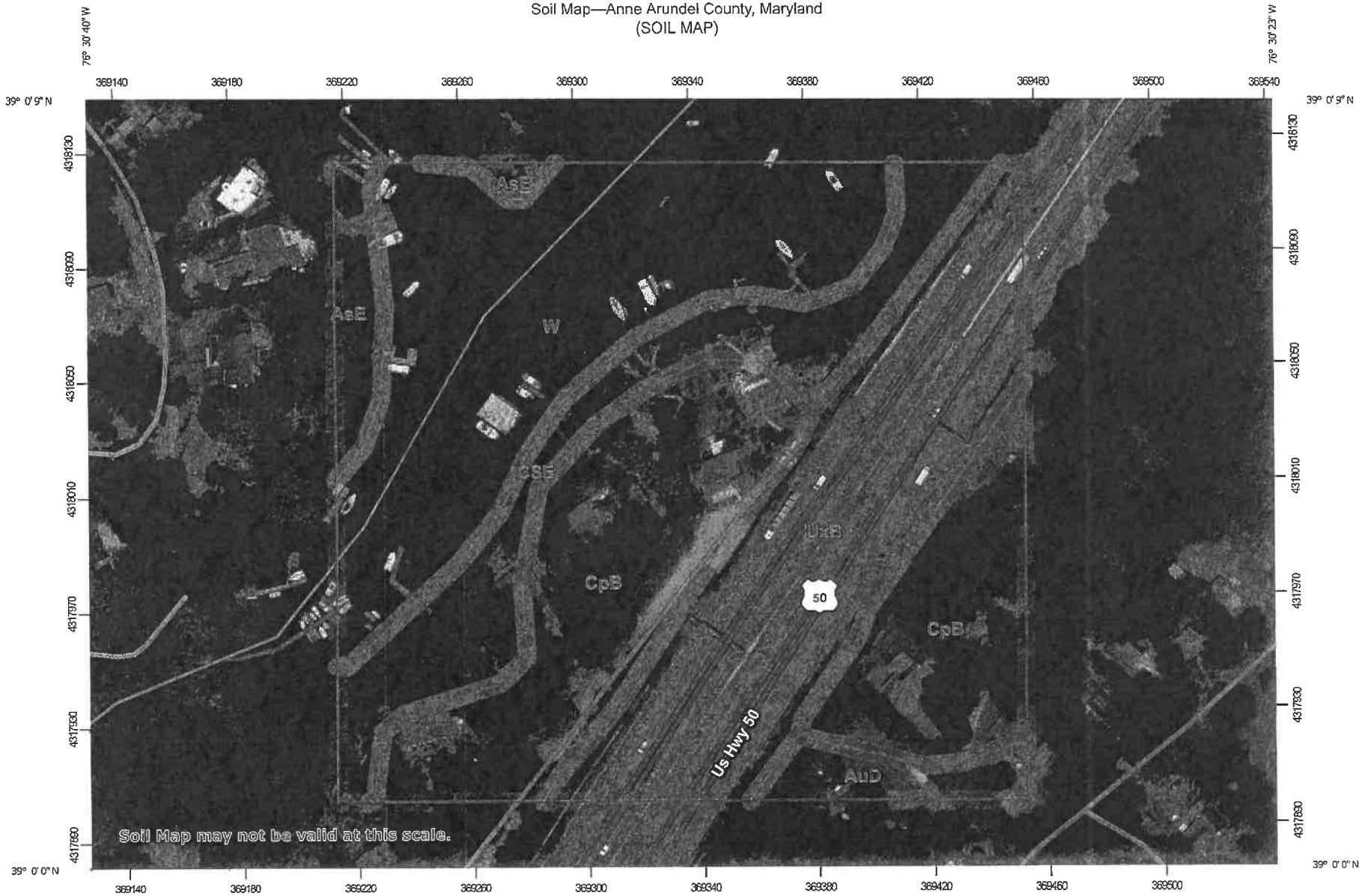
1/13/2026, 1:33:13 PM

Merlin Online Habitat Conn Network

County of Anne Arundel, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | MD iMAP | MD iMAP, DoIT | MD iMAP, USGS | MD iMAP, COMMERCE, DHCD, MDP, MHT, MDOT, MDOT SHA, USDOT, FHWA, DoIT, WMS, WFS, KML | MD iMAP, MDP, MHT

Fig 6

Soil Map—Anne Arundel County, Maryland
(SOIL MAP)



Map Scale: 1:1,880 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 25 50 100 150

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

Fig. 7

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Anne Arundel County, Maryland
Survey Area Data: Version 24, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2022—Aug 13, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

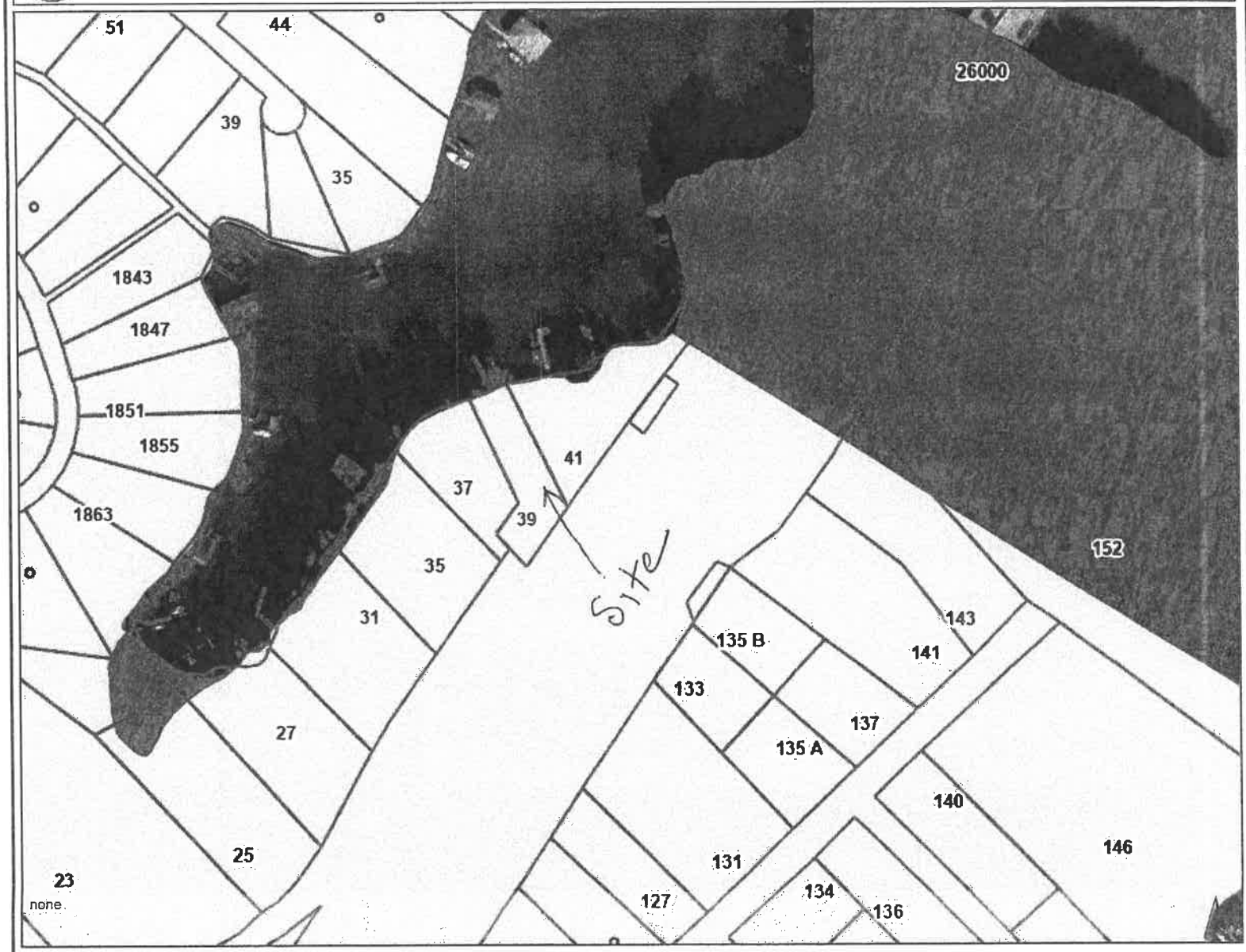
Fig. 8

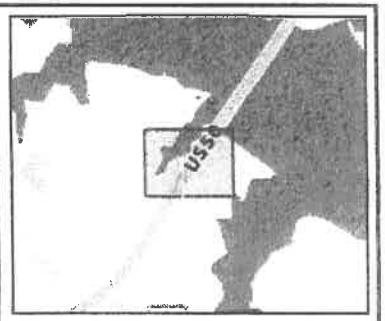
Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AsE	Annapolis fine sandy loam, 15 to 25 percent slopes	0.4	3.4%
AuD	Annapolis-Urban land complex, 5 to 15 percent slopes	0.4	2.8%
CpB	Collington-Wist-Urban land complex, 0 to 5 percent slopes	3.7	28.4%
CSE	Collington, Wist, and Westphalia soils, 15 to 25 percent slopes	1.8	13.5%
UxB	Udorthents, loamy, sulfidic substratum, 0 to 5 percent slopes	3.1	23.6%
W	Water	3.7	28.4%
Totals for Area of Interest		**13.2**	**100.0%**

Fig 6

CRITICAL AREA MAP





Legend

Foundation

Addressing

Parcels

City of Annapolis Parcels

Planning

Planning

IDA - Intensely Developed Area

LDA - Limited Development Area

RCA - Resource Conservation Area

FED - Federal Land

0 350 700 ft

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Notes

LDA

Fig. 10