

SAYC Grading Revision Explanation

GRD17-0041

Date: 5/13/19

Changes to the original approved plans are summarized as follows:

1. General – Plans have been revised to eliminated phasing of the project. The project was previously broken down into three (3) phases of construction, which will now be constructed at the same time under one building development phase. Due to the change, the sheet numbers were reduced and revised for the Grading Permit Plan and sediment and erosion control was revised to show the single three (3) phases of sediment control for the entire development in lieu of the previously shown three phases of development for sediment and erosion control. The phasing documents have been removed and the plan set reorganized and renumbered to reflect this change.
2. Buildings – The grading plans have been revised to reflect the current building permit applications for footprints and site features (i.e., walls, walks, grades, etc) for a coordinated set of grading plans with the building permit applications.
3. In accordance with discussions between Mike Bunker and the contractor the water lines have been revised to eliminate the proposed Master 6” water meter and 4” water meter. All commercial buildings will now have individual 2” meters and unmetered dedicated firelines (where applicable). The house connections were revised for the Multi-family unit (Lot 4) to show a single 1-1/2” water meter and a double 1-1/2” water meter and a 4” fire line, removing the previously proposed 2” water meter. The duplex building (Lot 3) will be serviced with a 1-1/2” duplex water meter. The single family dwellings will be served by duplex 1” meters with 1.5” services and the use of the County water meter detail W/25 for the setting details. All water profiles have been revised accordingly.

4. The sewer connection for Building 'A' has been revised due to the new water meter connection for this building. The line has been relocated 10-ft away from the proposed meter and the profile has been updated accordingly.
5. The building designation names have been revised consistent with the approved building designations and addresses assigned by the City.
6. The retaining wall was revised for the Multi-family unit (Lot 4).
7. The Multi-family unit (Lot 4) footprint has been revised to match the architectural drawings.
8. the Multi-family unit (Lot 4) parking area has been revised and handicap parking is now provided.
9. The footprint for the single-family units on Lots 5, 6, & 7 have been revised to match the architectural drawings for A unit types.
10. Secondary decks along the B.E.A. Buffer have been removed from the proposed single-family units with revised connections to the walks down to the waterside boardwalk.
11. The electrical transformer pad (near building C) has been revised from a single pad to a double. The curb and gutter, parking and storm drainage layout adjacent to the transformer pads has been revised to accommodate the new layout.
12. Building C has been updated to match the architectural drawings. This includes outdoor shower drains, revised roof drain gutter connections and updated water house connection.
13. The storm drain system from I-28 to MH-19 has been revised due to the new transformer pad layout. All profiles have been revised accordingly.
14. The proposed grading permit plan for South Annapolis Yacht Centre has been updated to reflect impervious area changes due to architectural footprint revisions and previous agency review comments. The impervious area has increased from 126,506 sq.ft. to 127,736 sq.ft. The site will now have 64.3% impervious area, an increase of 0.6%. Sheets C2, C5A, and C36 along with the stormwater management report have been revised to incorporate the new impervious area. The information statement on sheet C2 has been revised. The impervious area summary table, site tabulation

lot coverage note, and coverage for each lot have been updated. The ESD summary tables on sheet C36 have been revised to reflect the impact of the new impervious area and the increased ESD required for the 50% redevelopment runoff of 7378 cu.ft. to 7593 cu.ft. of storage. We are still providing ESD beyond the required 50% redevelopment. There have been no changes to the proposed facilities from the previously reviewed submittals. Sheets 4-6, 12-14, 36-39 & 45-46 of the stormwater management report have been revised to reflect the updated impervious area.

15. The proposed grading permit plan for South Annapolis Yacht Centre has been updated to reflect changes per a revision provided by Campion Hruby Landscape Architects on May 6, 2019. The proposed retaining walls (retaining wall B) along the waterfrontage and the single family lots have been relocated. The proposed rain gardens are now all placed in front of the retaining wall, behind the proposed boardwalk. The elevations of the rain gardens have been revised and rain gardens #3 and #8 have been revised in shape and size. Phase 1 of the erosion and sediment control plan has been revised to reflect changes per field conditions and the relocation of the proposed retaining walls. Sediment trap #1 has been relocated and the drainage and size of the trap has been revised to reflect these changes. TGOS #1 has been removed due to the relocation of the sediment trap. TGOS #2 and TGOS #3 have been relocated to be placed in front of the new retaining wall location. Super silt fence, filter logs and earth berms have been revised to direct runoff to the new trap locations and to be outside of the proposed retaining walls. The profile for Manhole #24A to Manhole #24B has been updated and revised to reflect the elimination of a retaining wall in this area. The ESD summary tables on sheet C36 have been revised to reflect the impact of the revised rain gardens.