

The background features a dense pattern of green leaves, possibly from a tropical plant, overlaid with semi-transparent geometric shapes in various shades of green. The overall aesthetic is modern and nature-inspired.

# 7819 Southdown Road

New house and pool construction

# FFX RPA MAP

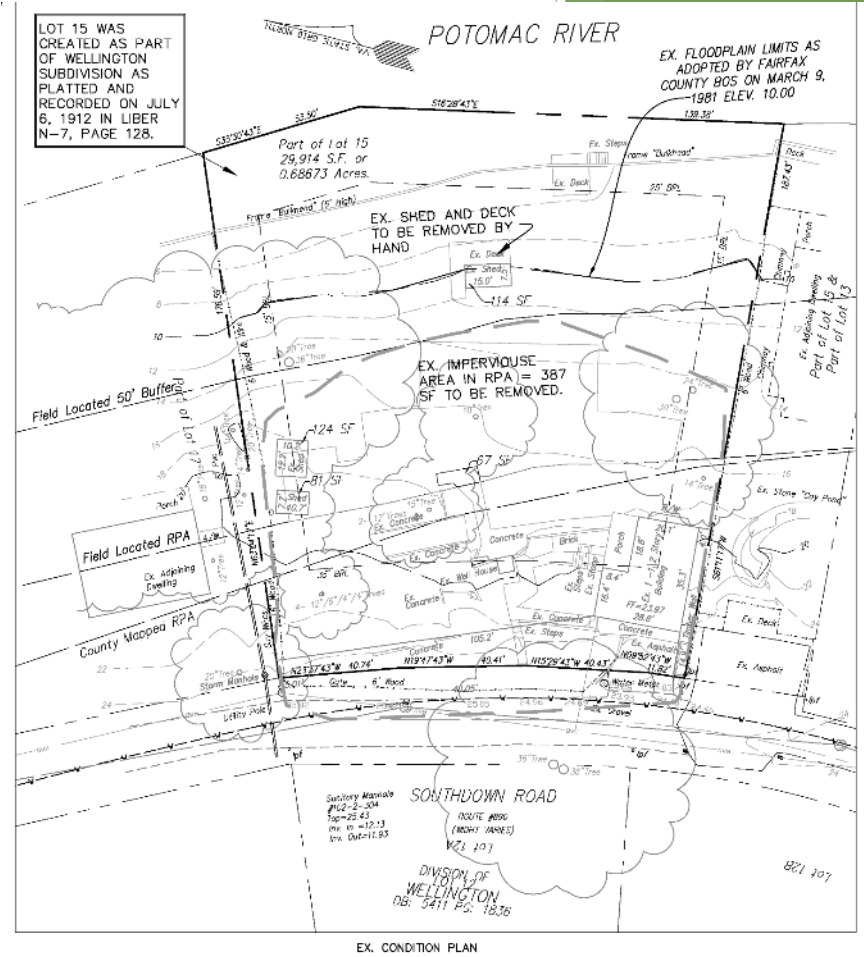
## Property location

Google Maps 7819 Southdown Rd  
Existing Condition Map



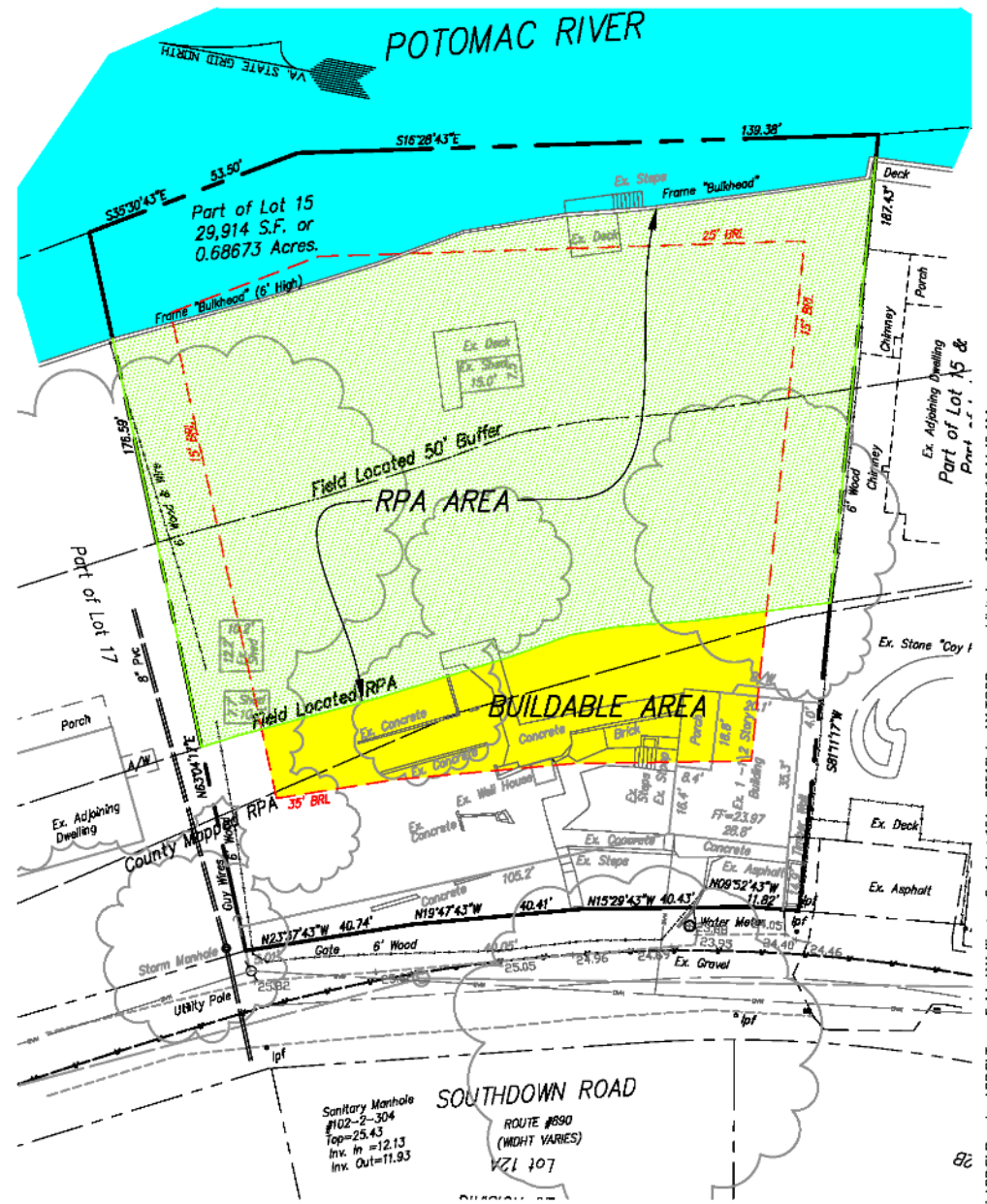
Imagery ©2023 Airbus, Commonwealth of Virginia, U.S. Geological Survey, Map data ©2023 Google 20 ft





- EXISTING CONDITIONS
- THE LOT WAS CREATED IN 1912
- EX. HOUSE WAS BUILT 1930
- IT SLOPES FROM SOUTHDOWN TO POTOMAC RIVER FROM ELEVATION 24 TO ELEVATION 6 AT TOP OF WALL

Existing conditions



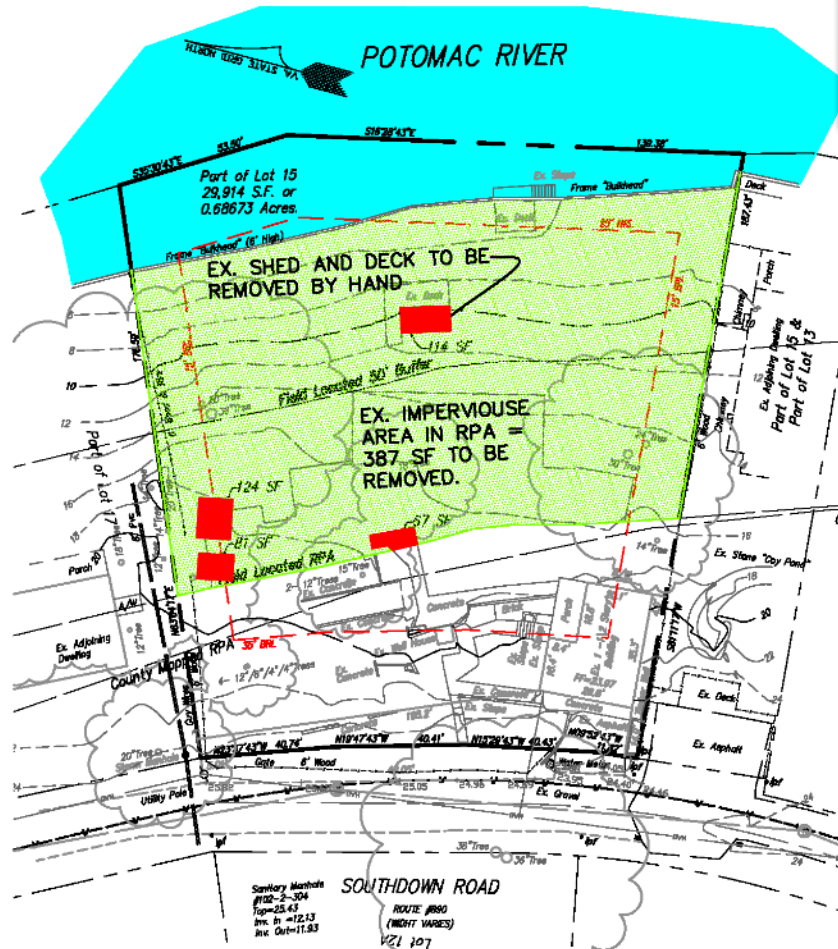
**PROFESSIONAL DESIGN GROUP, INC.**  
ENGINEERS, SURVEYORS, CONSULTANT

PART OF LOT 15  
WELLINGTON, SEC.



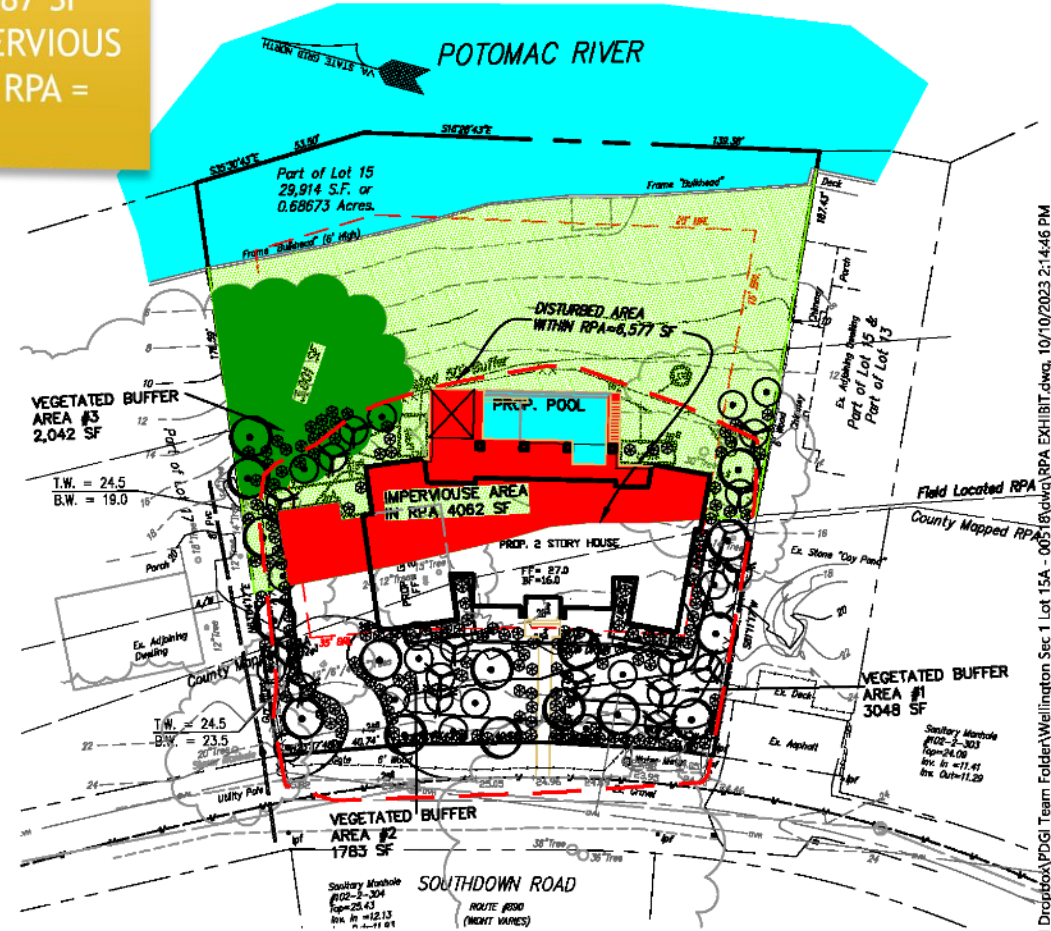
EXHIBIT SHOWING EX. IMPERVIOUS AREA

LOT 15 WAS CREATED AS PART OF WELLINGTON SUBDIVISION AS PLATTED AND RECORDED ON JULY 6, 1912 IN LIBER N-7, PAGE 128.



EXISTING IMPERVIOUS AREA IN RPA TO BE REMOVED = 387 SF  
PROPOSED IMPERVIOUS AREA WITHIN RPA = 4062 SF

EXHIBIT SHOWING PROP. IMPERVIOUS AREA



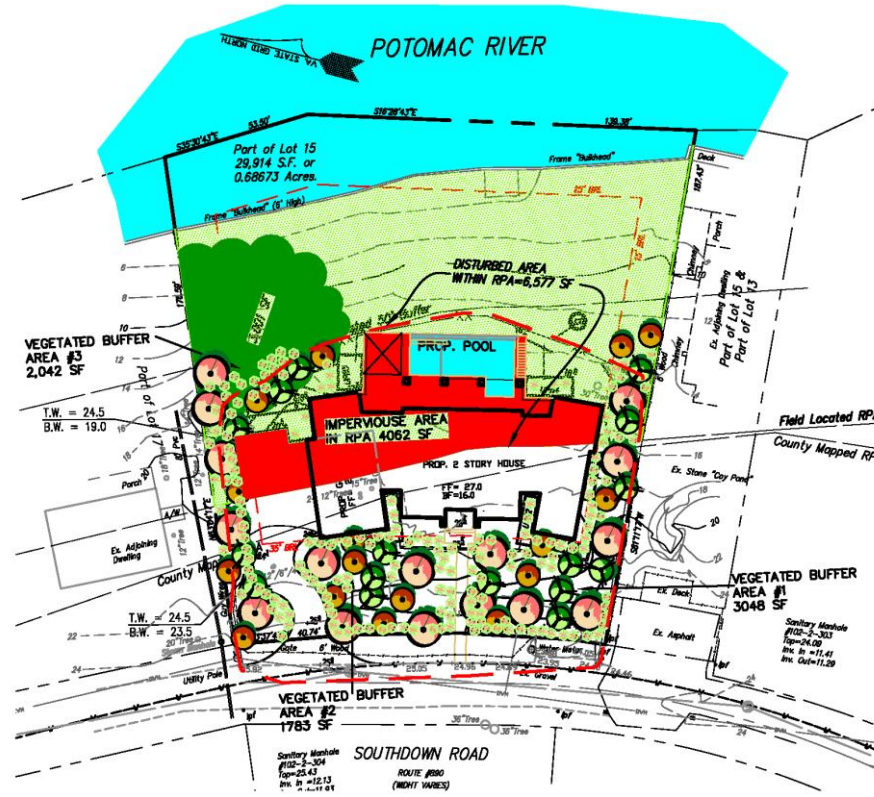
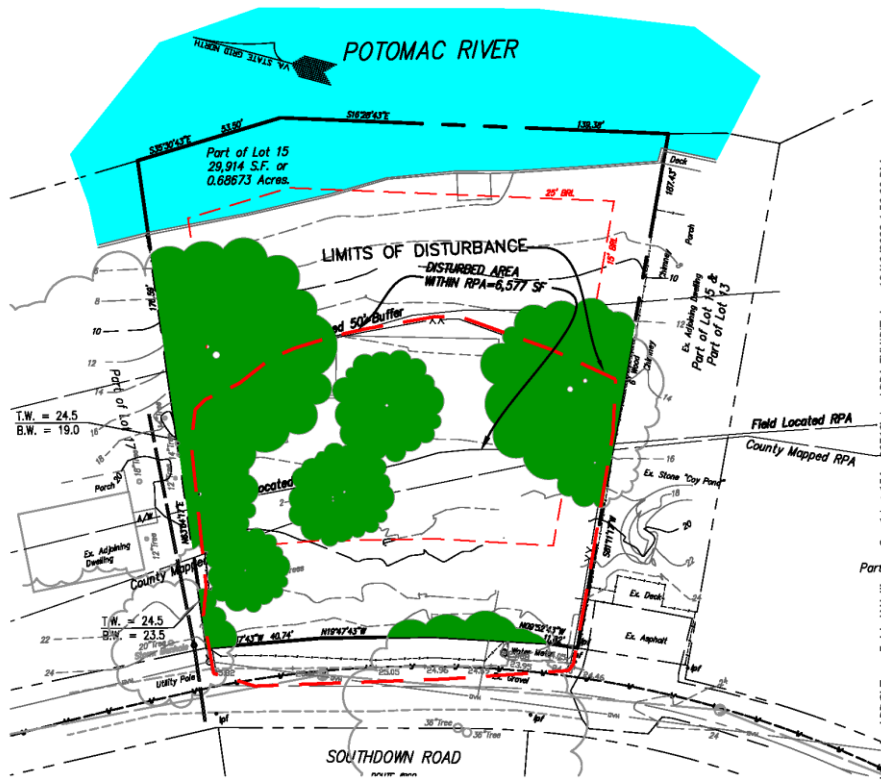
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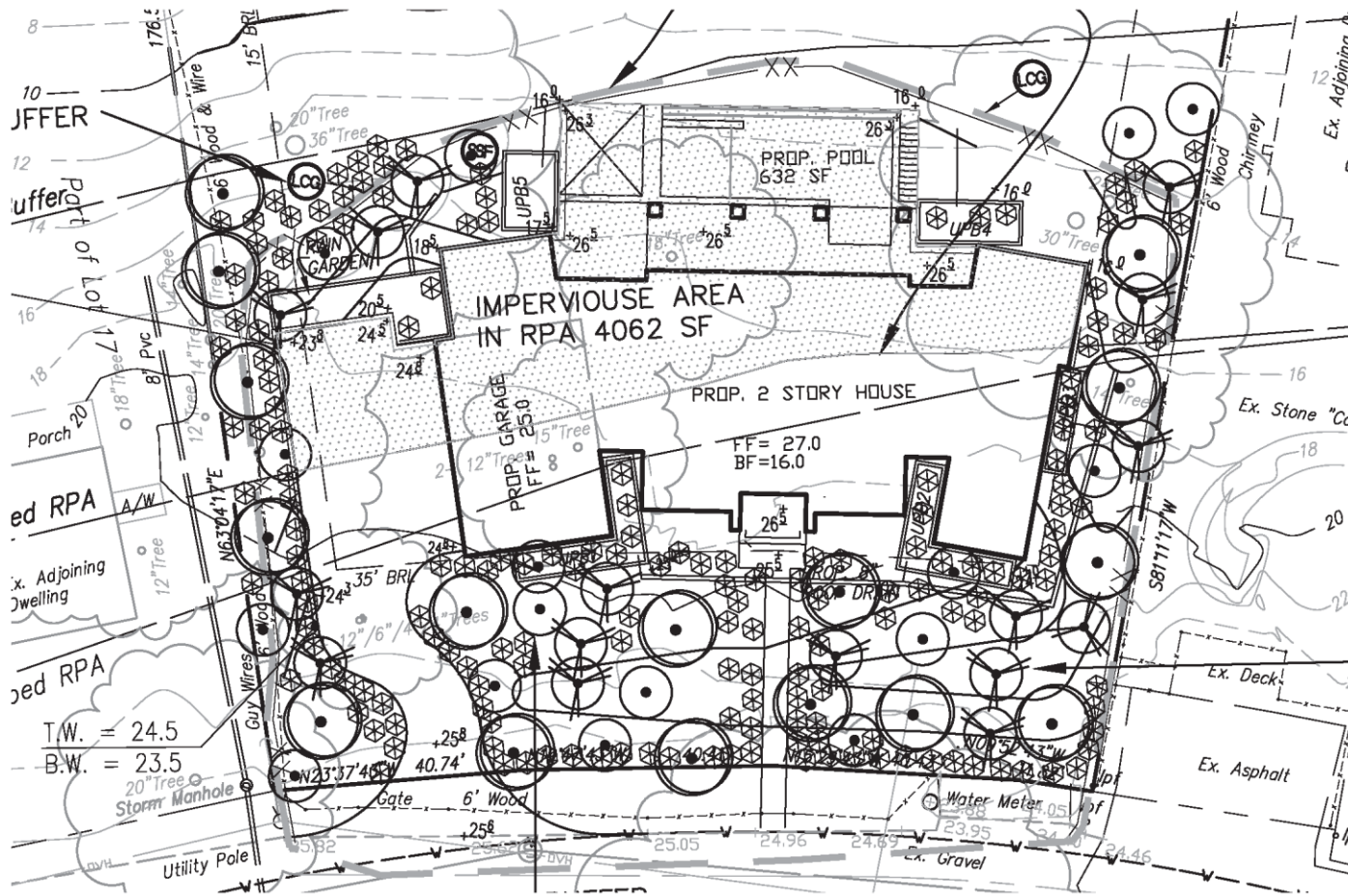
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EXHIBIT SHOWING EX. TREE CANOPY AREA

EXHIBIT SHOWING PROP. PLANTING AREA



IMPACT OF LAND DISTURBANCE



TREE PLANTING SCHEDULE

QTY.	SYMBOL	CATEGORY	SIZE *	TYPE
16		CANOPY TREE	2" CAL	B & B
32		UNDER STORY	1" CAL	CONT
172		SHRUBS	18" HIGH	CONT

### STORMWATER MANAGEMENT

- FIVE LARGE PLANTERBOX TYPE BIORETENTION FACILITIES THAT CAPTURES ALL ROOF TOPS
- ONE STRUCTURAL BIORETENTION FACILITY AT THE END OF DRIVEWAY TO CAPTURE PART OF DRIVEWAY
- CREATION OF VEGITATED BUFFER AREA THAT CAPTURES AND TREAT ADDITIONAL RUNOFF FROM THE SITE AND SOUTHDOWN ROAD



## 118-6-6 - Required Findings

- (a) The approval of this waiver is the minimum necessary to provide relief from the buffer requirements. Given the zoning setback requirements, and the location of RPA, the house was designed to minimize the disturbance in RPA area. The disturbed area does not affect the 50 feet seaward buffer area.
- (b) The approval of this application will not confer any special privileges.
- (c) The exception is in harmony with the purpose and intent of the Chesapeake Bay Ordinance and is not a substantial detriment to water quality.
- (d) This condition is not self-created or self-imposed.
- (e) Stormwater management will be provided by using Urban Planter Boxes to prevent the degradation of water quality and to address stormwater management requirements.
- (f) The project as shown complies with the Performance Criteria as stated under section 118-3-2 and 3. A Water Quality Impact Assessment was filed (see WQIA-2023-00020). The project will comply with all required Erosion and Sedimentation controls per Chapter 104 of the County Code.