

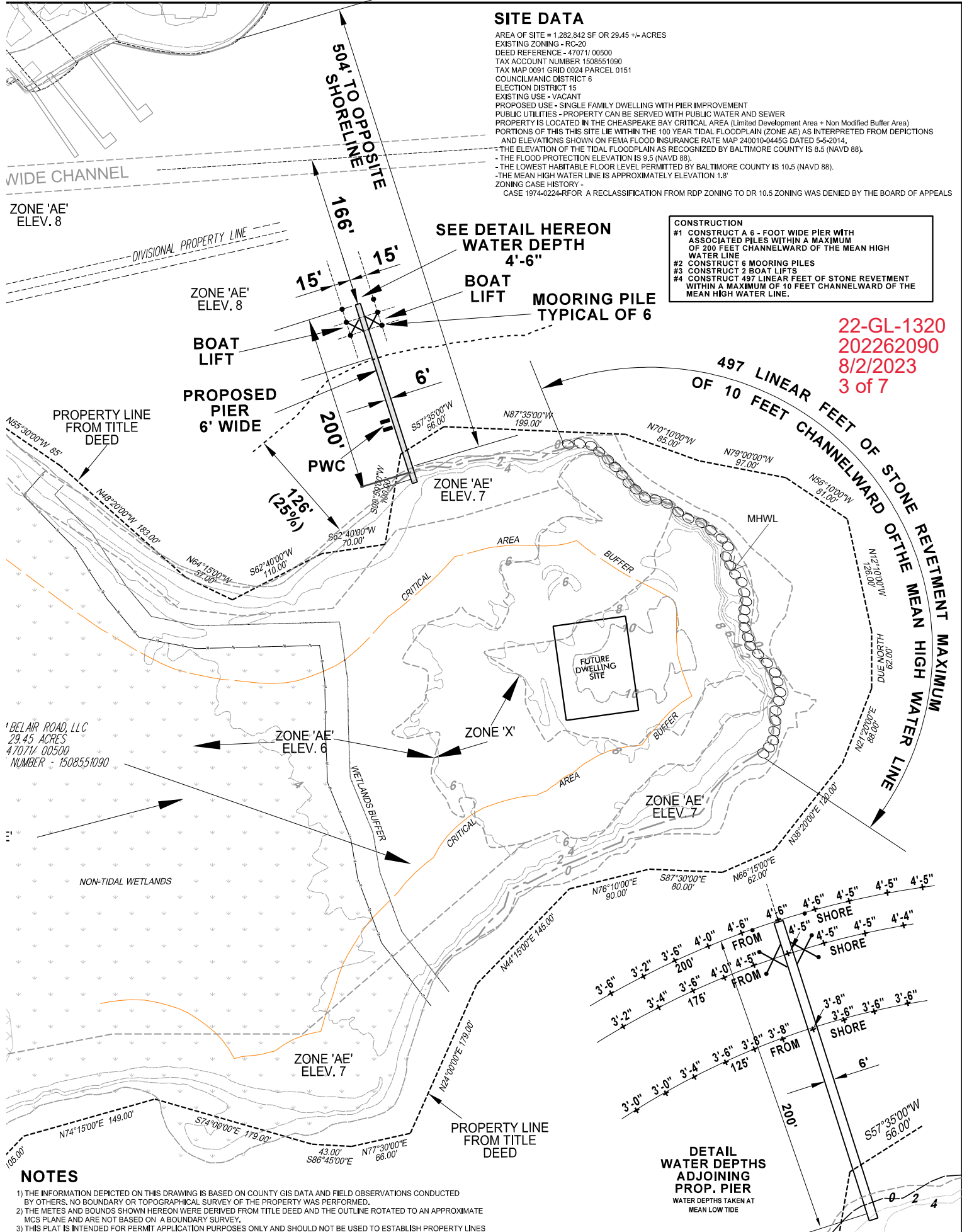


# SITE DATA

AREA OF SITE = 1,282,842 SF OR 29.45 +/- ACRES  
 EXISTING ZONING - RC-20  
 DEED REFERENCE - 47071/ 00500  
 TAX ACCOUNT NUMBER 1508551090  
 TAX MAP 0091 GRID 0024 PARCEL 0151  
 COUNCILMANIC DISTRICT 6  
 ELECTION DISTRICT 15  
 EXISTING USE - VACANT  
 PROPOSED USE - SINGLE FAMILY DWELLING WITH PIER IMPROVEMENT  
 PUBLIC UTILITIES - PROPERTY CAN BE SERVED WITH PUBLIC WATER AND SEWER  
 PROPERTY IS LOCATED IN THE CHEASPEAKE BAY CRITICAL AREA (Limited Development Area + Non Modified Buffer Area)  
 PORTIONS OF THIS SITE LIE WITHIN THE 100 YEAR TIDAL FLOODPLAIN (ZONE AE) AS INTERPRETED FROM DEPICTIONS  
 AND ELEVATIONS SHOWN ON FEMA FLOOD INSURANCE RATE MAP 24001C-0445G DATED 5-6-2014.  
 - THE ELEVATION OF THE TIDAL FLOODPLAIN AS RECOGNIZED BY BALTIMORE COUNTY IS 8.5 (NAVD 88).  
 - THE FLOOD PROTECTION ELEVATION IS 9.5 (NAVD 88).  
 - THE LOWEST HABITABLE FLOOR LEVEL PERMITTED BY BALTIMORE COUNTY IS 10.5 (NAVD 88).  
 - THE MEAN HIGH WATER LINE IS APPROXIMATELY ELEVATION 1.8'  
 ZONING CASE HISTORY -  
 CASE 1974-0224-RFOR A RECLASSIFICATION FROM RDP ZONING TO DR 10.5 ZONING WAS DENIED BY THE BOARD OF APPEALS

**CONSTRUCTION**  
 #1 CONSTRUCT A 6 - FOOT WIDE PIER WITH ASSOCIATED PILES WITHIN A MAXIMUM OF 200 FEET CHANNELWARD OF THE MEAN HIGH WATER LINE  
 #2 CONSTRUCT 6 MOORING PILES  
 #3 CONSTRUCT 2 BOAT LIFTS  
 #4 CONSTRUCT 497 LINEAR FEET OF STONE REVETMENT WITHIN A MAXIMUM OF 10 FEET CHANNELWARD OF THE MEAN HIGH WATER LINE.

22-GL-1320  
 202262090  
 8/2/2023  
 3 of 7



## NOTES

- 1) THE INFORMATION DEPICTED ON THIS DRAWING IS BASED ON COUNTY GIS DATA AND FIELD OBSERVATIONS CONDUCTED BY OTHERS. NO BOUNDARY OR TOPOGRAPHICAL SURVEY OF THE PROPERTY WAS PERFORMED.
- 2) THE METES AND BOUNDS SHOWN HEREON WERE DERIVED FROM TITLE DEED AND THE OUTLINE ROTATED TO AN APPROXIMATE MCS PLANE AND ARE NOT BASED ON A BOUNDARY SURVEY.
- 3) THIS PLAN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY AND SHOULD NOT BE USED TO ESTABLISH PROPERTY LINES

50' 0 50' 100'  
 1" = 50'-0"  
 GRAPHIC SCALE

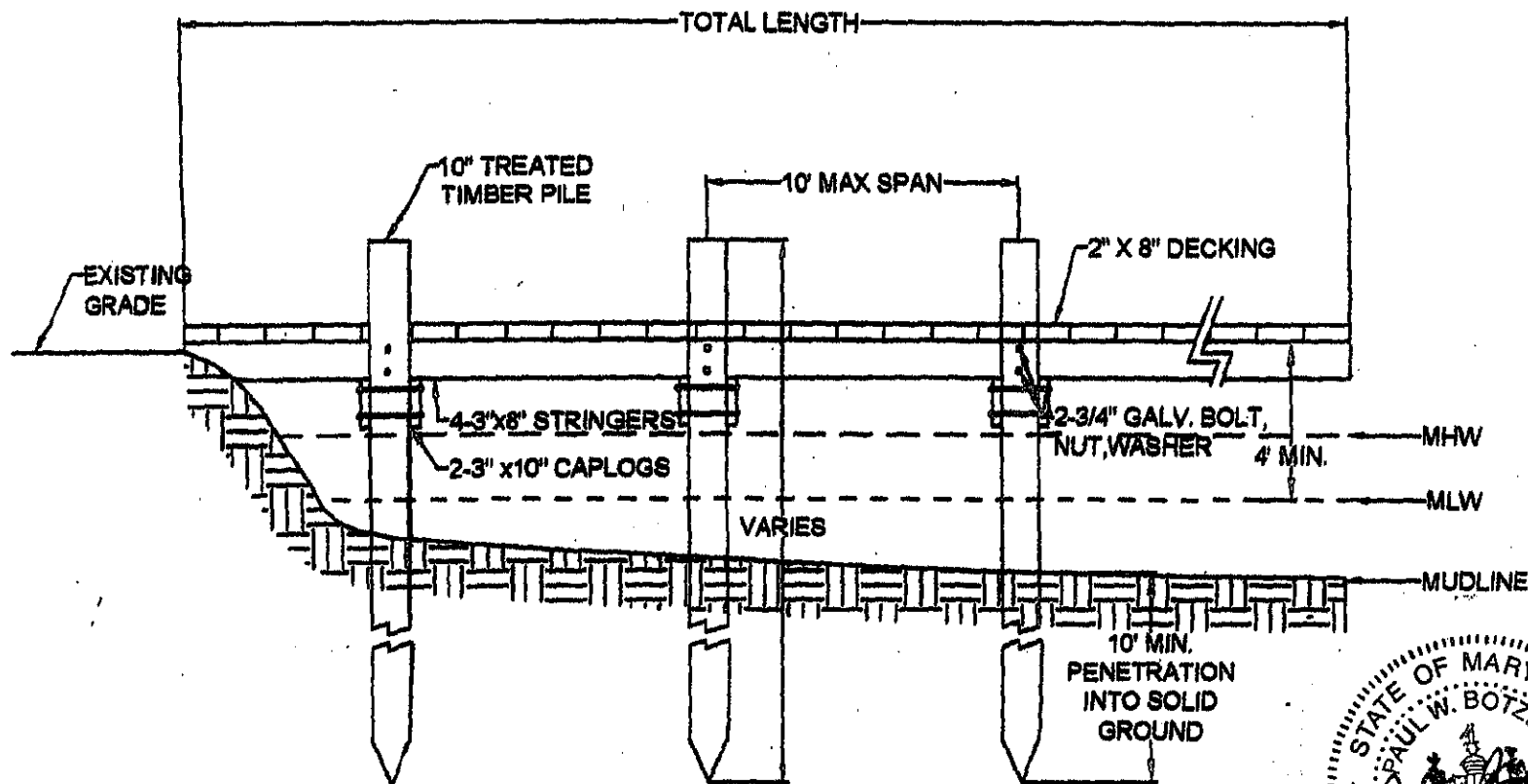
Permit Applicant for the Legal Owners  
 Attention: Milton Rehbein  
 Rehbein Enterprises Corp.  
 1428 Burke Rd  
 Middle River, MD 21220-4418  
 410-335-7051 OFFICE

Legal Owner  
 2901 BELAIR ROAD, LLC  
 1401 HOLLINGSWORTH RD  
 JOPPA MD 21085

Date	Issue
9-22-22	PERMIT APPLICATION
10-10-22	REVISED TO ADD MOORING PILES, BOAT LIFTS, PWC
2-27-23	REVISED TO INCLUDE CHANNEL LIMITS
4-17-23	REVISED PIER

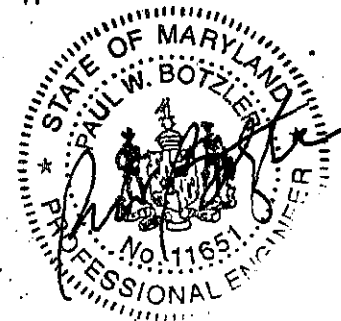


Proposed Pier Construction  
 Seneca Road  
 Tax Map 0091 Parcel 0151  
 Middle River, Md 21220  
 BALTIMORE COUNTY  
 ELECTION DISTRICT NO.15  
 COUNCILMANIC DISTRICT 6



**DESIGN LOADS**  
 LIVE LOAD = 100 PSF  
 DEAD LOAD = 15 PSF  
 TOTAL = 115 PSF

## TYPICAL PIER ELEVATION



**REHBEIN ENTERPRISES CORPORATION**  
**MARINE CONSTRUCTION**  
 1426 BURKE ROAD  
 MIDDLE RIVER, MD 21220  
 410-627-5771 MHIC 78627

SHEET NO: 1 OF 3

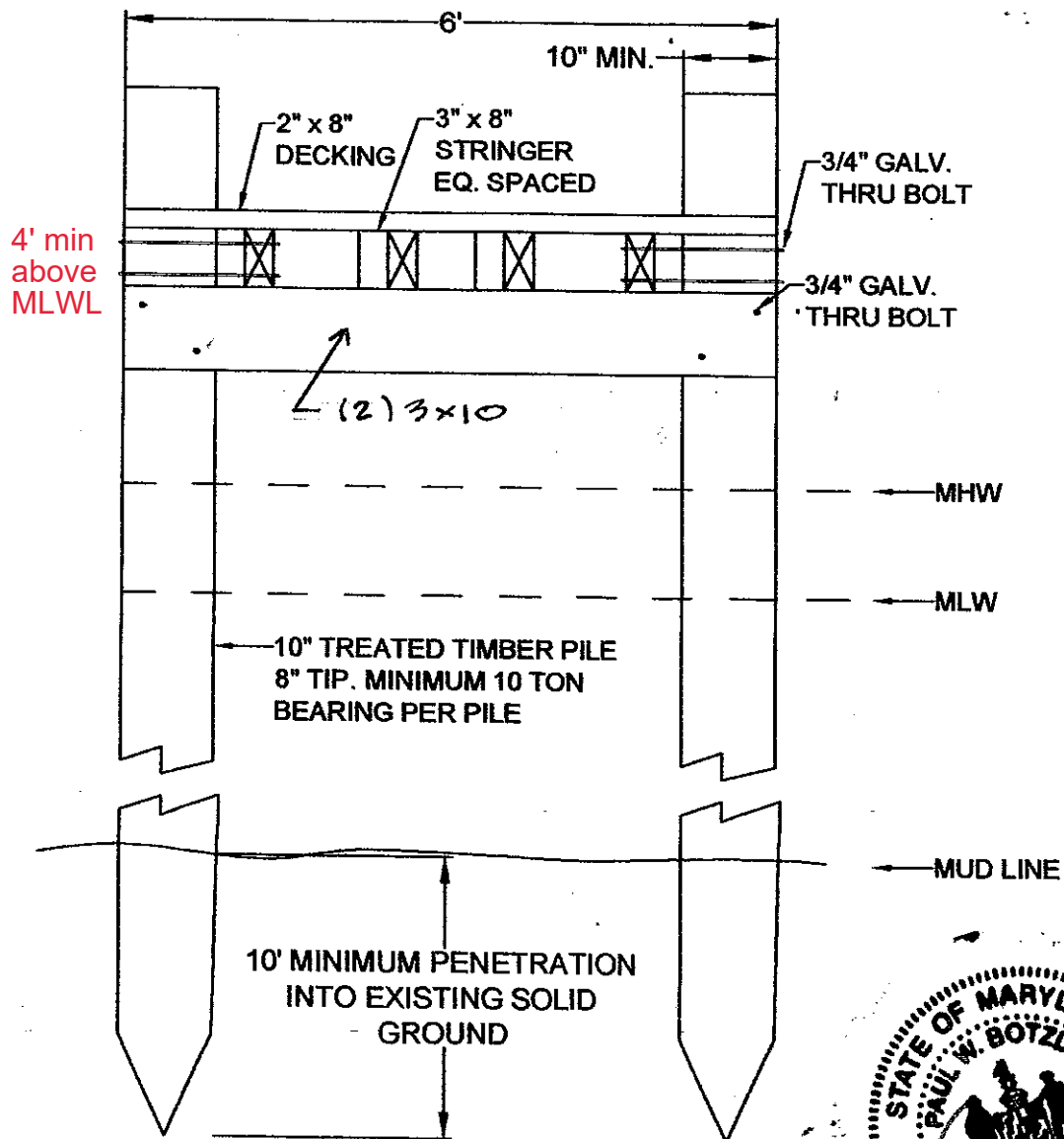
SCALE: NONE

DATE:

REVISION:

2901 ERIE AVE. RD. LLC  
 5000A RD.  
 MILLERS RIVER 21220  
 5-

22-GL-1320  
202262090  
8/8/2023  
5 of 7



## TYPICAL PIER SECTION VIEW

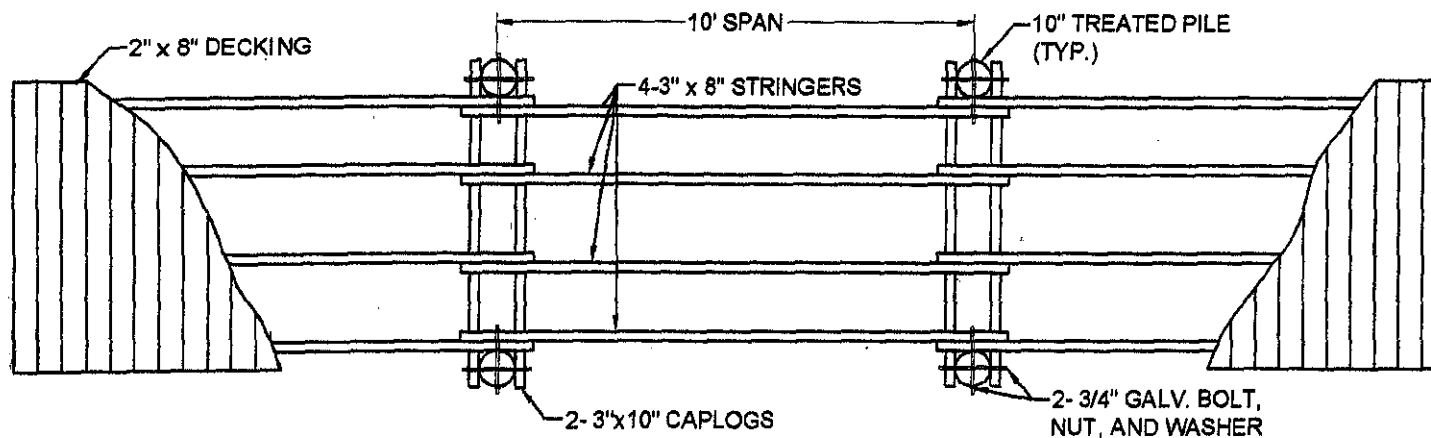
REHBEIN ENTERPRISES CORPORATION  
MARINE CONSTRUCTION  
1426 BURKE ROAD  
MIDDLE RIVER, MD 21220  
410-627-5771 MHIC 78627

SHEET NO: 3 OF 3

SCALE: NONE

DATE: 10/6/2015

REVISION:



**NOTES:**

1. ALL LUMBER SHALL BE STRUCTURAL SOUTHERN YELLOW PINE, fb MIN.= 1,200 PSI.
2. DECKING SHALL BE CCA TREATED.
3. ALL OTHER LUMBER SHALL BE CCA TREATED.
4. ALL HARDWARE SHALL BE ASTM-A307, HOT DIPPED GALVANIZED.
5. ALL PILES SHALL BE DRIVEN TO A MINIMUM SAFE BEARING CAPACITY OF 10 TONS.
6. THESE PLANS ARE FOR RESIDENTIAL AND COMMERCIAL USE WITH A LIMIT OF 100 PSF LIVE LOAD.
7. THESE PLANS ARE ONLY FOR THE EXCLUSIVE USE OF REHBEIN ENTERPRIZES CORP.



**DESIGN LOADS**  
 LIVE LOAD = 100 PSF  
 DEAD LOAD = 15 PSF  
 TOTAL = 115 PSF

## TYPICAL PIER PLAN VIEW

REHBEIN ENTERPRISES CORPORATION  
 MARINE CONSTRUCTION  
 1426 BURKE ROAD  
 MIDDLE RIVER, MD 21220  
 410-627-5771 MHIC 78627

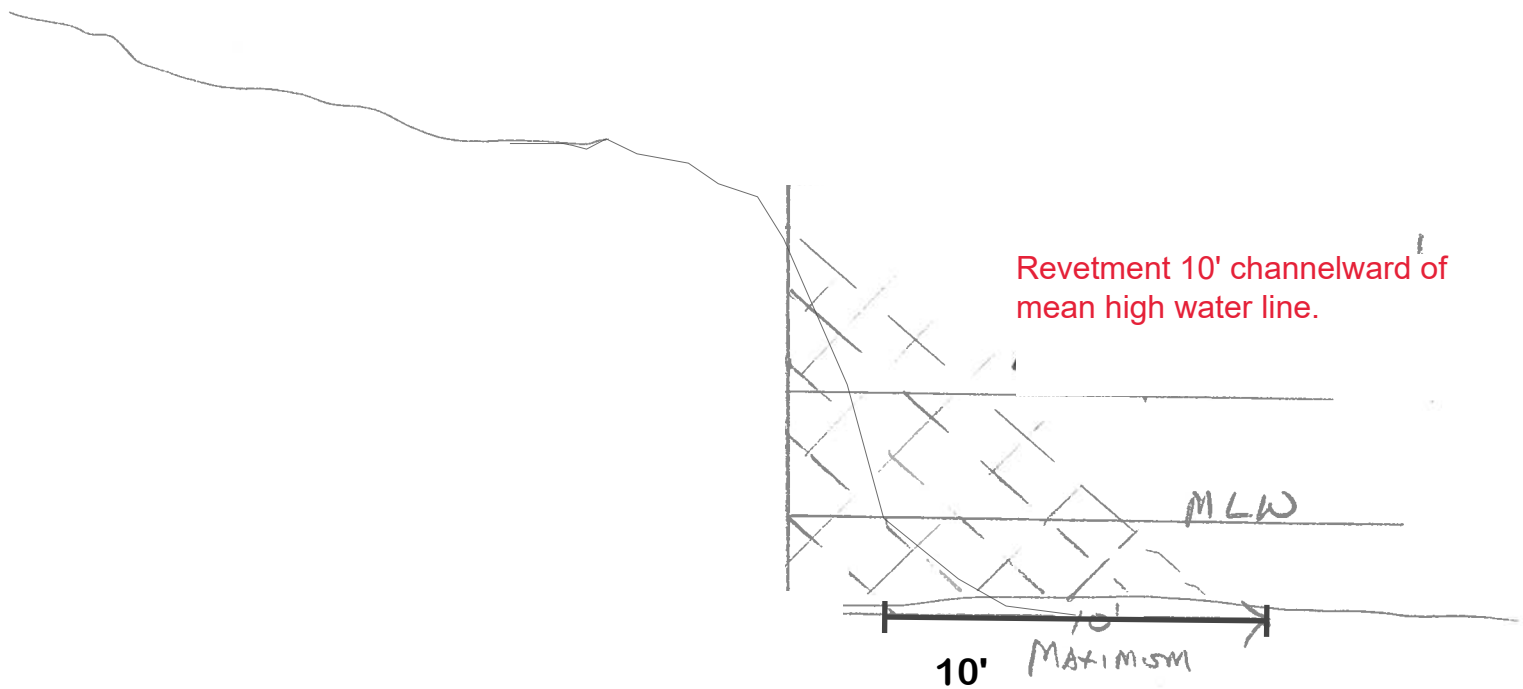
SHEET NO: 2 OF 3

SCALE: NONE

DATE: 10/6/2015

REVISION:

2901 SE 14th Rd Unit 7  
 Seaside Rd  
 Mills River, NC 28220



22-GL-1320  
202262090  
8/2/2023  
7 of 7