



November 18, 2024

Anne Arundel County
Office of Planning & Zoning
2664 Riva Road
Annapolis, MD 21401

**RE: 1551 Governor Bridge Rd, Davidsonville, MD 21035
2024-0080-P
Variance Application**

Sir or Madam:

Enclosed please find a complete variance application submittal package for proposed development at 1551 Governor's Bridge Rd in Davidsonville. This property received pre-file review under 2024-0080-P. The subject property is triangular in shape with an existing site area of 0.52Ac, and is a corner lot, fronting on both Governor Bridge Rd, a County collector road, & a 15ft private right-of-way (GTC1477-130). The property is improved with a single-family dwelling, detached garage, and residential site amenities. A portion of the existing detached garage is over the side property line, encroaching onto the lands of Lorrie & Roy Dietrich at 1547 Governor's Bridge Rd. It is mapped within the RA, Rural Agricultural zoning district and is not within the Chesapeake Bay Critical Area or any other overlay district. The property was created by deed, recorded in the land records of Anne Arundel County (JHH491-471) on August 17, 1948, and therefore is a legally buildable lot. At roughly 0.52Ac in area, the property is undersized for the zoning district, but has a 194ft width measured at the front setback. The current deed to the property projects private ownership to the centerline of Governor's Bridge Rd. AA County DPW right-of-ways division has no record of public dedication of this portion of Governor's Bridge Rd. The property is served by private septic and a private well.

The owner proposes to raze & rebuild the existing single-family dwelling and accessory structure and construct a new, one-story single-family dwelling. As part of the development process, the owners will dedicate 15ft to the Governor's Bridge Rd right-of-way. The right-of-way dedication will decrease the site area by 4,398sf, further exacerbating the site area non-conformance. The development requires variances to Article 18-4-301 of the Anne Arundel County Code of the following distances:

- 21ft to the 40ft corner side yard setback
- 6ft to the 15ft side yard setback
- 11ft to the 40ft combined side yard setback

Due to the size & configuration of the property, constraints that are exacerbated by the 15ft road dedication, the area variances are unavoidable.



The proposed development meets all the criteria found in Article 18-16-305(a) of the Anne Arundel County Code for the granting of a zoning variance. The following discourse addresses those criteria.

- 1) The subject property will be 18,442sf in area after dedication; this is less than half (46%) of the minimum site area for the zoning district. Due to this substandard area, adherence to the corner-side yard setback, side yard setback, and combined side yard setback yields an unrealistic, triangularly shaped buildable area. The requested area variances are necessary to avoid the practical difficulty of designing a dwelling to fit within the small triangle. Furthermore, the side setback to neighboring property at 1547 Governor's Bridge Rd, while less than the require 15ft, cures an *existing encroachment*. A lot of this size would typically be found in the R2 or R5 zoning districts, which both have 7ft side yard setbacks and no combined side yard requirements. The front yard setback is honored, so as not to affect vehicle safety on a County collector road. The proposed dwelling is no closer to the private right-of-way than the existing dwelling.

Additionally, the proposed work complies with the criteria contained in 18-16-305(c) for the granting of all variances. The following discourse addresses those criteria, as well.

- 1) The variance is the minimum necessary to afford relief. The proposed dwelling is no closer to the private right-of-way than the existing dwelling, and the removal of the accessory structure cures an existing encroachment issue. A combined side yard setback is simply not appropriate on a lot that this size, as evidenced by the R2 & R5 zoning setbacks.
- 2) The granting of the variance will not:
 - i) The variance will not alter the essential character of the neighborhood, as the scope of work is single-family residential dwelling in a residential zoning district.
 - ii) The dwelling will not substantially impair the use or enjoyment of adjacent properties, as the proposed dwelling will cure an existing encroachment.
 - iii) The property is not located within the Chesapeake Bay Critical Area.
 - iv) The property is not located within the Chesapeake Bay Critical Area or Bog Protection Area overlay.
 - v) The construction of a residential dwelling in a residential zoning district is not detrimental to the public health, safety, & welfare. The proposed dwelling adheres to the front yard setback to the public right-of-way, and therefore will not affect traffic.

Article 18-13-305(d) is not applicable, as this variance request is not the subject of an outstanding Critical Area violation.

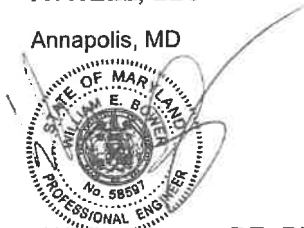


If you have any questions regarding this variance request, or any of the materials contained within this submittal package, please contact me at 667-204-8042 or wbower@atwell-group.com. Thank you.

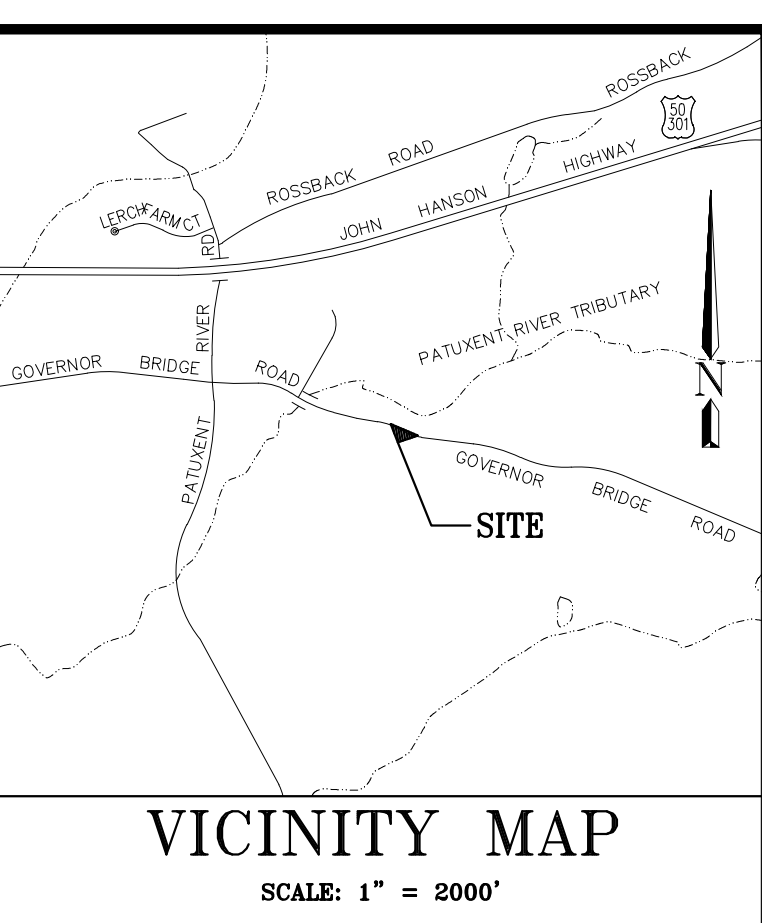
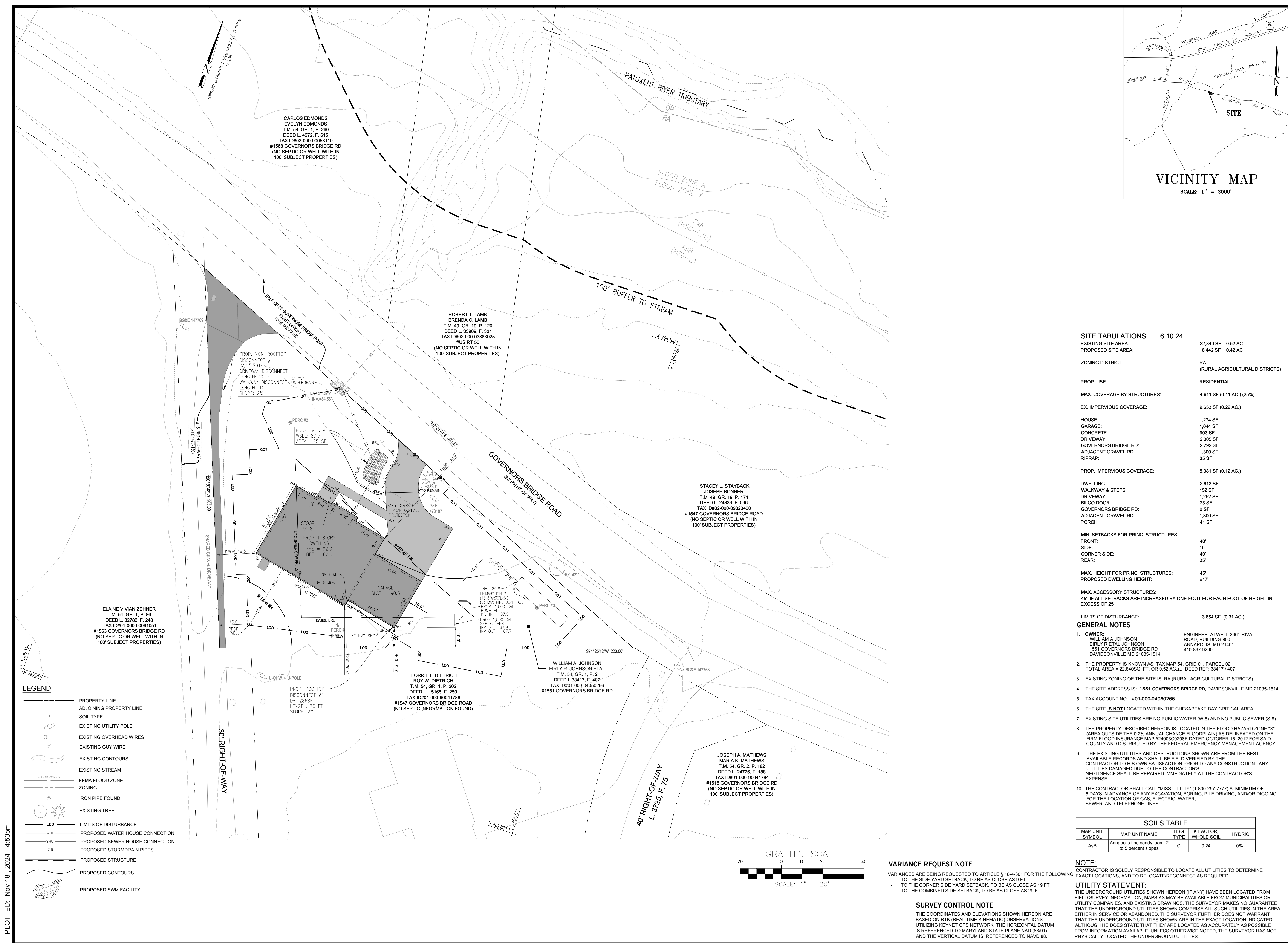
Respectfully,

ATWELL, LLC

Annapolis, MD



William Bower, PE, PLS
Sr. Project Manager



SITE TABULATIONS: 6.10.24

EXISTING SITE AREA:	22,840 SF 0.52 AC
PROPOSED SITE AREA:	18,442 SF 0.42 AC
ZONING DISTRICT:	RA (RURAL AGRICULTURAL DISTRICTS)
PROP. USE:	RESIDENTIAL
MAX. COVERAGE BY STRUCTURES:	4,611 SF (0.11 AC.) (25%)
EX. IMPERVIOUS COVERAGE:	9,653 SF (0.22 AC.)
HOUSE:	1,274 SF
GARAGE:	1,044 SF
CONCRETE:	903 SF
DRIVEWAY:	2,305 SF
GOVERNORS BRIDGE RD:	1,300 SF
ADJACENT GRAVEL RD:	35 SF
RIPRAP:	
PROP. IMPERVIOUS COVERAGE:	5,381 SF (0.12 AC.)
DWELLING:	2,613 SF
WALKWAY & STEPS:	152 SF
DRIVEWAY:	1,262 SF
BILCO DOOR:	23 SF
GOVERNORS BRIDGE RD:	0 SF
ADJACENT GRAVEL RD:	1,300 SF
PORCH:	41 SF
MIN. SETBACKS FOR PRINC. STRUCTURES:	
FRONT:	40'
SIDE:	15'
CORNER SIDE:	40'
REAR:	35'
MAX. HEIGHT FOR PRINC. STRUCTURES:	45'
PROPOSED DWELLING HEIGHT:	±17'
MAX. ACCESSORY STRUCTURES:	
45' IF ALL SETBACKS ARE INCREASED BY ONE FOOT FOR EACH FOOT OF HEIGHT IN EXCESS OF 25'	
LIMITS OF DISTURBANCE:	13,654 SF (0.31 AC.)

- GENERAL NOTES**
- OWNER: WILLIAM A. JOHNSON, EIRLY R. JOHNSON, 1551 GOVERNORS BRIDGE RD, DAVIDSONVILLE MD 21035-1514. ENGINEER: ATWELL 2661 RIVA ROAD, BUILDING 800, ANNAPOLIS, MD 21401, 410-897-9290.
 - THE PROPERTY IS KNOWN AS: TAX MAP 54, GRID 01, PARCEL 02, TOTAL AREA = 22,840 SQ. FT. OR 0.52 AC. ±. DEED REF: 38417 / 407.
 - EXISTING ZONING OF THE SITE IS: RA (RURAL AGRICULTURAL DISTRICTS)
 - THE SITE ADDRESS IS: 1551 GOVERNORS BRIDGE RD, DAVIDSONVILLE MD 21035-1514
 - TAX ACCOUNT NO.: #01-000-04050266
 - THE SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
 - EXISTING SITE UTILITIES ARE NO PUBLIC WATER (W-8) AND NO PUBLIC SEWER (S-8).
 - THE PROPERTY DESCRIBED HEREON IS LOCATED IN THE FLOOD HAZARD ZONE "X" (AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DELINEATED ON THE FIRM FLOOD INSURANCE MAP #2400002028E DATED OCTOBER 16, 2012 FOR SAID COUNTY AND DISTRIBUTED BY THE CONTRACTOR'S MANAGEMENT AGENCY.
 - 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.
 - 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 LOCATION OF GAS, ELECTRIC, WATER, SEWER, AND TELEPHONE LINES.

SOILS TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HSG TYPE	K FACTOR: WHOLE SOIL	HYDRIC
AsB	Annapolis fine sandy loam, 2 to 5 percent slopes	C	0.24	0%

NOTE: CONTRACTOR IS SOLELY RESPONSIBLE TO LOCATE ALL UTILITIES TO DETERMINE EXACT LOCATIONS, AND TO RELOCATE/RECONNECT AS REQUIRED.

UTILITY STATEMENT: THE UNDERGROUND UTILITIES SHOWN HEREON (IF ANY) HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION, MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. UNLESS OTHERWISE NOTED, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

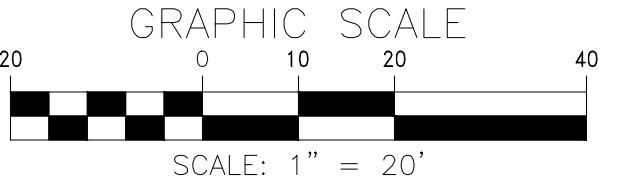
VARIANCE REQUEST NOTE

VARIANCES ARE BEING REQUESTED TO ARTICLE § 18-4-301 FOR THE FOLLOWING:

- TO THE SIDE YARD SETBACK, TO BE AS CLOSE AS 9 FT.
- TO THE CORNER SIDE YARD SETBACK, TO BE AS CLOSE AS 19 FT.
- TO THE COMBINED SIDE SETBACK, TO BE AS CLOSE AS 29 FT.

SURVEY CONTROL NOTE

THE COORDINATES AND ELEVATIONS SHOWN HEREON ARE BASED ON RTK (REAL TIME KINEMATIC) OBSERVATIONS UTILIZING KEYNET GPS NETWORK. THE HORIZONTAL DATUM IS REFERENCED TO MARYLAND STATE PLANE NAD (83) AND THE VERTICAL DATUM IS REFERENCED TO NAVD 88.



PLOTTED: Nov 18, 2024 - 4:50pm

LEGEND

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- SOIL TYPE
- EXISTING UTILITY POLE
- EXISTING OVERHEAD WIRES
- EXISTING GUY WIRE
- EXISTING CONTOURS
- EXISTING STREAM
- FEMA FLOOD ZONE
- ZONING
- IRON PIPE FOUND
- EXISTING TREE
- LDD - LIMITS OF DISTURBANCE
- VHC - PROPOSED WATER HOUSE CONNECTION
- SHC - PROPOSED SEWER HOUSE CONNECTION
- SD - PROPOSED STORMDRAIN PIPES
- PROPOSED STRUCTURE
- PROPOSED CONTOURS
- PROPOSED SVM FACILITY

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ANNAPOLIS, MARYLAND 21401
410.897.9290

Rev. #	By	Date	Description

Date: 05/30/2024
Job Number: 23-9088
Scale: SEE GRAPHIC SCALE
Drawn By: JCL
Approved By: WE
Folder Reference: 1551 GOVERNORS BRIDGE RD

VARIANCE SITE PLAN
PROPERTY OF JOHNSON PROPERTY
TAX MAP 54 - GRID 1 - PARCEL 2
TAX ID# 01-000-04050266
1551 GOVERNORS BRIDGE RD
DAVIDSONVILLE, MARYLAND 21035
1ST DISTRICT - ANNE ARUNDEL COUNTY - ZONED RA

Sheet No. 02 OF 02

P:\23-9088 Johnson Gov Bridge\Drawing Files\23-9088-C-VF01.dwg



CONCEPT DESIGN

Stormwater Management Report
1151 Governor's Bridge Rd, Davidsonville, MD 21035
G020xxxxx

Prepared for:

Michael Jones
1151 Governor's Bridge Rd,
Davidsonville, MD 21035



William Bower, PE, PLS

MDPE#58591
MDPLS#21589

Prepared by:

Atwell, LLC
2661 Riva Rd, Bldg 800
Annapolis, MD 21401

November 18, 2024



CONCEPT DESIGN

Stormwater Management Report

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A.

1.0 EXISTING CONDITIONS

1.1 SITE DESCRIPTION

Enclosed please find a complete variance application submittal package for proposed development at 1551 Governor's Bridge Rd in Davidsonville. This property received pre-file review under 2024-0080-P. The subject property is triangular in shape with an existing site area of 0.52Ac, and is a corner lot, fronting on both Governor Bridge Rd, a County collector road, & a 15ft private right-of-way (GTC1477-130). The property is improved with a single-family dwelling, detached garage, and residential site amenities. A portion of the existing detached garage is over the side property line, encroaching onto the lands of Lorrie & Roy Dietrich at 1547 Governor's Bridge Rd. It is mapped within the RA, Rural Agricultural zoning district and is not within the Chesapeake Bay Critical Area or any other overlay district. The property was created by deed, recorded in the land records of Anne Arundel County (JHH491-471) on August 17, 1948, and therefore is a legally buildable lot. At roughly 0.52Ac in area, the property is undersized for the zoning district, but has a 194ft width measured at the front setback. The current deed to the property projects private ownership to the centerline of Governor's Bridge Rd. AA County DPW right-of-ways division has no record of public dedication of this portion of Governor's Bridge Rd. The property is served by private septic and a private well.

Vegetative stabilization consists of individual mature trees, ornamental shrubbery, and turf lawn. Grades on-site are relatively flat at 2%-4%, and convey runoff to the north, toward a culvert pipe under Governor's Bridge Rd, which is the Site Outfall. The lot shows no signs of flooding, sedimentation, or erosion.

1.2 ENVIRONMENTAL FEATURES

(a) Primary Environmental Features identified on-site:

- (i) **Streams** – There are no streams on the property.
- (ii) **Stream Order** – N/A
- (iii) **Stream Buffers** – N/A
- (iv) **Wetlands & Wetland Buffers** - There are no non-tidal wetlands present on site.
- (v) **Floodplain** – The property is located within Zone X (area of minimal flooding) the 0.2% (500yr) annual chance flood hazard, and Zone AE, elevation 5.0 (area of 1% annual flood hazard), as shown on FEMA Flood Map 24003C0208E, dated October 16, 2012.
- (vi) **Steep Slopes** – There are no steep slopes present on the lot.

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CONCEPT DESIGN | STORMWATER MANAGEMENT REPORT

1151 Governor's Bridge Rd, Davidsonville, MD 21035

(b) **Secondary Environmental Features identified on-site:**

- (i) **Critical Area** - The subject property is not located within the Chesapeake Bay Critical Area.
- (ii) **Soils** - The soils types and corresponding hydrologic soil groups were mapped and tallied based on the available information from US Department of Agriculture's Natural Resource Conservation Service (NRCS). The soils on-site are Annapolis fine sandy loam, 2-5% slopes (AsB), hydrologic soil grouping HSG-C.
- (iii) **Forests** – The property has no forested areas on-site.
- (iv) **Cultural Resources** – There are no known historic structures or cultural resources on the property. The property is not listed on the AA County inventory of historic properties. Governor's Bridge Rd is listed as scenic & historic.
- (v) **Miscellaneous** – No miscellaneous or unusual features are known to exist on-site.

1.3 **SITE OUTFALL(S)**

The property drains to an existing 15in culvert pipe (AACo DPW Asset #J22E5C00611) running under Governor's Bridge Rd. The inlet of the pipe is stabilized with rip-rap.

2.0 **ENVIRONMENTAL SITE DESIGN**

2.1 **CONCEPT DESIGN**

The property owners proposed to raze and remove the existing dwelling, and to construct a new single-family dwelling, with accessory residential site amenities. The new dwelling is sited in the same area as the existing dwelling to minimize disturbance. On-site percolation testing shows the soils on-site to be challenging from an infiltration perspective. Therefore, no infiltration practices will be proposed.

2.2 **ESD_v NARRATIVE**

The overall concept for stormwater management is to utilize an interconnected series of disconnections and micro-scale practices to achieve management of the target rainfall depth (P_E) and associated volume (ESD_v). Through site fingerprinting, the sensitive environmental features identified in Section 1.2 of this report shall remain undisturbed. The property owner proposes to construct a new single-family dwelling. As the existing grades are less than 5% disconnections shall be utilized to manage much of the runoff from impervious surfaces. Where disconnections are not feasible,

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CONCEPT DESIGN | STORMWATER MANAGEMENT REPORT

1151 Governor's Bridge Rd, Davidsonville, MD 21035

due to reconnections or insufficient length, micro-scale practices shall provide supplemental management. The following is a summary of all ESD Practices that were considered for the proposed development, and the reasons why the practices were or were not utilized.

A. Alternative surfaces:

- **Green Roofs** shall not be utilized, as they are not included in the architectural design.
- **Pervious pavements** shall not be utilized for the proposed development. The soils on-site are predominantly mapped as HSG Type-C soils. These soils are not conducive to shallow infiltration devices. This assumption is confirmed by the on-site percolation testing provided by the AA County Dept of Health.

B. Non-Structural Practices:

- **The Disconnection of Rooftop Runoff** shall be provided for portion of the roofs meeting the criteria.
- **The Disconnection of Non-Rooftop Runoff** shall be utilized for a portion of the non-rooftop surfaces.
- **The Sheetflow to Conservation Areas** shall not be utilized, as there are no conservation easements on the subject property, and none are proposed.

C. Micro-Scale Practices:

- **Rainwater Harvesting** shall not be utilized as a management practice for this site. No grey water reuse is proposed for this single-family residential project, which would provide for year-round demand for the stored runoff. Therefore, filters were deemed more appropriate for this project.
- **Submerged gravel wetlands** shall not be utilized, while the poorly infiltrating soils are ideal for a submerged gravel wetland, they are only considered as a last resort for residential projects. SWM filters would be more appropriate.
- **Landscape infiltration** was not considered, as the native soils are not conducive to infiltrating devices. This assumption is confirmed by the on-site percolation testing provided by the AA County Dept of Health.
- **Infiltration berms** were not considered for this project, as the surface soil layer is not conducive to infiltration, and impounding impervious runoff near a residential dwelling is not an acceptable design variant.
- **Drywells** shall not be utilized due to the poor infiltration potential of the native soils.
- **Micro-Bioretention** shall be utilized to manage runoff from portions of the dwelling, and a portion of the driveway.
- **Rain Gardens** shall not be utilized, as the drainage area for residential applications was too small to be practical. Additionally, rain gardens typically

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CONCEPT DESIGN | STORMWATER MANAGEMENT REPORT

1151 Governor's Bridge Rd, Davidsonville, MD 21035

do not have underdrains, rendering dewatering a problem.

- **Swales** shall not be utilized for SWM, as the runoff naturally sheetflows from the property. Concentrating impervious runoff into a swale would be counter-productive.

The concept of converting filtration devices to **enhanced filters** will be employed as an internal water storage zone to provide enhanced denitrification of stormwater runoff.

In conclusion, it is our opinion that the proposed design represents the best solution to overcome the unique complexities inherent in the subject property. Our primary environmental concern is protecting the streams and forested areas. First, we sited the proposed improvements in the existing cultivated fields. Next, we graduated to analyzing our stormwater management options. In considering stormwater management, reliance upon non-structural disconnects would be maximized; the presence of relatively flat cultivated fields lends itself to natural disconnections from the driveway. Therefore, we feel that the proposed design minimizes the development footprint; maximizes groundwater recharge; captures and treats stormwater runoff to remove non-point pollution; restores, enhances, and maintains the chemical, physical, and biological integrity of receiving waters; protects public health; and enhances domestic, municipal, recreational, industrial, and other uses of water as specified by MDE.

2.3 ESD_V COMPUTATIONS

Environmental Site Design requirements for the proposed development was computed in accordance with Article 16, Title 4 of the Anne Arundel County Code, COMAR 26.17.02, and the Maryland Stormwater Design Manual, Volumes I & II.

Soils in the development area have a types C hydrologic classifications; the Target RCN for “woods in good condition” is 70. The proposed imperviousness for the development area is 19%. Utilizing Table 5.3 from the State Manual, a target rainfall depth (P_E) of 1.0” and a target runoff depth (Q_E) of 0.22” were determined. From these initial computations, a minimum Environmental Site Design Volume (ESD_V) of 343 c.f. of runoff would need to be managed, of which 47 c.f. would need to be Recharge Volume (Re_V).

Qualitative stormwater management shall be achieved either through non-structural disconnects or micro-scale practices. Based on this design, a Net P_E Value of 1.9” was achieved. An ESD_V of 640 cf is managed via the devices and disconnections, of which, 159 cf could be counted toward Re_V. These values are all greater than the minimums necessary, and therefore demonstrate that ESD has been implemented to the MEP. The proposed development mimics “woods in good condition,” and satisfies channel protection obligations via the Reduced Runoff Curve Number Method.



Designer: WB	Date: November 18, 2024	Checked By:	Date:
Title: 1551 GOV BRIDGE RD			Job No.: 23-9088
Subject: ESD Design			Sheet No. of

Study Data:

Location: 1551 Gov. Bridge Rd, Davidsonville, MD 21035						
County: Anne Arundel						
Site Area:	18,442 sf	or	0.42 Ac.			
Study Area (A):	18,442 sf	or	0.42 Ac.			
Soils:	HSG 'A' =	0 sf	or	0 Ac.	or	0 % of Site
	HSG 'B' =	0 sf	or	0 Ac.	or	0 % of Site
	HSG 'C' =	18,442 sf	or	0.42 Ac.	or	100 % of Site
	HSG 'D' =	0 sf	or	0 Ac.	or	0 % of Site
Hard Surfaces	=	5,381 sf	or	0.12 Ac.		
Alternative Surfaces	=	0 sf	or	0.00 Ac.	<i>MDE, Chapter 5, Section 5.3</i>	
Disconnections	=	1,831 sf	or	0.04 Ac.	<i>MDE, Chapter 5, Section 5.4.2</i>	
Impervious Surfaces						
Requiring Treatment	=	3,550 sf	or	0.08 Ac.		

Step 1: Determine ESD Implementation Goals

A. Determine Pre-Developed Conditions:

Soil Conditions and RCNs for "woods in good condition"

HSG	RCN*	Area	Percent
A	38	0.00 Ac.	0.00
B	55	0.00 Ac.	0.00
C	70	0.42 Ac.	100.00
D	77	0.00 Ac.	0.00

* RCN for "woods in good condition" (Table 2-2, TR-55)

** Actual RCN is less than 30, use RCN = 38

Composite RCN for "woods in good condition"

$$RCN_{woods} = [(38 \times 0.00ac) + (55 \times 0.00ac) + (70 \times 0.42ac) + (77 \times 0.00ac)] / 0.42ac$$

$$RCN_{woods} = 70$$

Target RCN for "woods in good condition" =

B. Determine Target P_E Using Table 5.3

P_E = Rainfall used to size ESD practices

Proposed imperviousness (%I)

IART (as measured from site plan):

$$\%I = \text{Impervious Area} / \text{Drainage Area} = \frac{3,550 \text{ sf}}{18,442 \text{ sf}} = 19.25 \% = \text{19 \%}$$

- Determine P_E from Table

Hydrologic Soil Group 'A'										
%I	RCN*	$P_E = 1"$	1.2"	1.4"	1.6"	1.8"	2.0"	2.2"	2.4"	2.6"
0%	40									
5%	43									
10%	46									
15%	48	38								
20%	51	40	38	38						
25%	54	41	40	39						
30%	57	42	41	39	38					
35%	60	44	42	40	39					
40%	61	44	42	40	39					
45%	66	48	46	41	40					
50%	69	51	48	42	41	38				
55%	72	54	50	42	41	39				
60%	74	57	52	44	42	40	38			
65%	77	61	55	47	44	42	40			
70%	80	66	61	55	50	45	40			
75%	84	71	67	62	56	48	40	38		
80%	86	73	70	65	60	52	44	40		
85%	89	77	74	70	65	58	49	42	38	
90%	92	81	78	74	70	65	58	48	42	38
95%	95	85	82	78	75	70	65	57	50	39
100%	98	89	86	83	80	76	72	66	59	40

Use $P_E =$ inches of rainfall as the target for ESD implementation

Hydrologic Soil Group 'B'										
%I	RCN*	$P_E = 1"$	1.2"	1.4"	1.6"	1.8"	2.0"	2.2"	2.4"	2.6"
0%	61									
5%	63									
10%	65									
15%	67	55								
20%	68	60	55	55						
25%	70	64	61	58						
30%	72	65	62	59	55					
35%	74	66	63	60	56					
40%	75	66	63	60	56					
45%	78	68	66	62	58					
50%	80	70	67	64	60					
55%	81	71	68	65	61	55				
60%	83	73	70	67	63	58				
65%	85	75	72	69	65	60	55			
70%	87	77	74	71	67	62	57			
75%	89	79	76	73	69	65	59			
80%	91	81	78	75	71	66	61			
85%	92	82	79	76	72	67	62	55		
90%	94	84	81	78	74	70	65	59	55	
95%	96	87	84	81	77	73	69	63	57	
100%	98	89	86	83	80	76	72	66	59	55

Use $P_E =$ inches of rainfall as the target for ESD implementation

Hydrologic Soil Group 'C'										
%I	RCN*	P _E = 1"	1.2"	1.4"	1.6"	1.8"	2.0"	2.2"	2.4"	2.6"
0%	74									
5%	75									
10%	76									
15%	78									
20%	79	70								
25%	80	72	70	70						
30%	81	73	72	71						
35%	82	74	73	72	70					
40%	84	77	75	73	71					
45%	85	78	76	74	71					
50%	86	78	76	74	71					
55%	86	78	76	74	71	70				
60%	88	80	78	76	73	71				
65%	90	82	80	77	75	72				
70%	91	82	80	78	75	72				
75%	92	83	81	79	75	72				
80%	93	84	82	79	76	72				
85%	94	85	82	79	76	72				
90%	95	86	83	80	77	73	70			
95%	97	88	85	82	79	75	71			
100%	98	89	86	83	80	76	72	70		

Use P_E = inches of rainfall as the target for ESD implementation

Hydrologic Soil Group 'D'										
%I	RCN*	P _E = 1"	1.2"	1.4"	1.6"	1.8"	2.0"	2.2"	2.4"	2.6"
0%	80									
5%	81									
10%	82									
15%	83									
20%	84	77								
25%	85	78								
30%	85	78	77	77						
35%	86	79	78	78						
40%	87	82	81	79	77					
45%	88	82	81	79	78					
50%	89	83	82	80	78					
55%	90	84	82	80	78					
60%	91	85	83	81	78					
65%	92	85	83	81	78					
70%	93	86	84	81	78					
75%	94	86	84	81	78					
80%	94	86	84	82	79					
85%	95	86	84	82	79					
90%	96	87	84	82	79	77				
95%	97	88	85	82	80	78				
100%	98	89	86	83	80	78	77			

Use P_E = inches of rainfall as the target for ESD implementation

Compute Composite P_E:

HSG	Area	Target P _E	Net P _E
A	0.00 ac	1.6	0.00 ac x 1.60 / 0.42 ac = 0.0
B	0.00 ac	1.0	0.00 ac x 1.00 / 0.42 ac = 0.0
C	0.42 ac	1.0	0.42 ac x 1.00 / 0.42 ac = 1.0
D	0.00 ac	1.0	0.00 ac x 1.00 / 0.42 ac = 0.0
			Composite P_E = 1.0

C. Compute Q_E:

Q_E = Runoff depth used to size ESD practices

Q_E = P_E * R_V , where:

P_E = 1.0 in (from above)

R_V = 0.05 + (0.009)(I); I = 19.25 %

= 0.05 + 0.009 x (19.25)

= 0.22

Q_E = 1.0 " x 0.22

= 0.22 inches

ESD Target for the Project

P_E = **1.0 Inches** composite P_E, from above

Q_E = **0.22 Inches**

D. Compute Minimum ESD_V & Re_V for Site:

Required Environmental Site Design Volume (ESD_V) for Drainage Area:

ESD_V = [(P_E) x (R_V) x (LOD)] / 12

P_E = **1.0 in.** (Composite P_E, from above)

R_V = 0.22 (from Q_E, above)

Study Area (A) = **18,442 sf** or 0.42 ac (from Site Tabs)

Target ESD_V = [(1.00 in.) x (0.22) x (18,442 sf)] / 12 =

= **343 cf**

Required Minimum Recharge Volume (Re_V) for Site:

Re_V = [(S) x (R_V) x (LOD)] / 12

Where:

Composite 'S' =

HSG	Area	Recharge Factor	Net 'S'
A	0.00 ac	0.42	0.00 ac x 0.42 / 0.42 ac = 0.00
B	0.00 ac	0.29	0.00 ac x 0.29 / 0.42 ac = 0.00
C	0.42 ac	0.14	0.42 ac x 0.14 / 0.42 ac = 0.14
D	0.00 ac	0.08	0.00 ac x 0.08 / 0.42 ac = 0.00
			Composite 'S' = 0.14

R_V = **0.22** from ESD_V, above

Study Area (A) = **18,442 sf** or 0.42 ac (from Site Tabs)

Min. Re_V = [(0.14) x (0.22) x (18,442)] / 12

= **47 cf**

N-1 ESD Practice N-1 Disconnection of Rooftop Runoff

DA	Roof Area	Soil HSG	Disconnect Length	Average Slope	P _E Value
Porch	41 sf	C	75 ft.	2.0 %	1.00 in.
Rear of Garage	338 sf	C	75 ft.	2.0 %	1.00 in.
	sf	A	75 ft.	3.0 %	1.00 in.
	sf	C	75 ft.	3.0 %	1.00 in.
	sf	C	ft.	%	0.00 in.
Totals:					379 sf
					1.00 in.

P_E Weighted by Drainage Area

$$ESD_V = [(P_E) \times (R_V) \times (Area)] / 12$$

where: P_E = 1.00 in. (from chart above)

$$R_V = 0.95$$

$$Area = 379 \text{ sf or } 0.01 \text{ ac}$$

$$ESD_V = [(1.00 \text{ in.} \times 0.95 \times 379 \text{ sf})] / 12$$

$$= 30 \text{ cf}$$

$$Re_V = [(S) \times (R_V) \times (Area)] / 12$$

S = 0.14 composite 'S' from site comps

$$R_V = 0.95$$

$$Area = 379 \text{ sf or } 0.01 \text{ ac}$$

$$Re_V = [(0.14) \times (0.95) \times (379)] / 12$$

$$= 4 \text{ cf}$$

N-2 ESD Practice N-2 Disconnection of Non-Rooftop Runoff

Surface Description	Non-Rooftop Area	Soil HSG	Contributing Length	Disconnect Length	Average Slope	P _E Value
Steps	16 sf	C	2 ft.	10 ft.	2.0 %	1.00 in.
Walkway	136 sf	C	4 ft.	10 ft.	2.0 %	1.00 in.
Gravel Road	1,300 sf	C	10 ft.	10 ft.	2.0 %	1.00 in.
	sf		ft.	ft.	%	0.00 in.
Totals:						1,452 sf
						1.00 in.

P_E Weighted by Drainage Area

$$ESD_V = [(P_E) \times (R_V) \times (A)] / 12$$

where: P_E = 1.00 in. (from chart above)

$$R_V = 0.95$$

$$Area = 1,452 \text{ sf or } 0.03 \text{ ac}$$

$$ESD_V = [(1.00 \text{ in.} \times 0.95 \times 1,452 \text{ sf})] / 12$$

$$= 115 \text{ cf}$$

$$Re_V = [(S) \times (R_V) \times (A)] / 12$$

S = 0.14 composite 'S' from site comps

$$R_V = 0.95$$

$$Area = 1,452 \text{ sf or } 0.03 \text{ ac}$$

$$Re_V = [(0.14) \times (0.95) \times (1,452)] / 12$$

$$= 16 \text{ cf}$$

M-6A ESD Practice M-6 Micro-Bioretention A

Contributing Drainage Area (DA) = 4,335 sf or 0.1 Ac.
 Impervious Surfaces in DA = 3,458 sf or 0.08 Ac.
 %I = $3,458 \text{ sf} / 4,335 \text{ sf} = 80 \%$

Minimum Surface Area (A_f) = 2% of contributing DA
 $4,335 \text{ sf} \times 0.02 = 87 \text{ sf}$ MINIMUM

Surface Area (A_f) = 125 sf

ESD_v Concept Design Estimate:

$$ESD_v = [(P_E) \times (R_v) \times (DA)] / 12$$

where: $P_E = 15 \text{ in} \times (A_f / DA)$ (Eqn. 5.2, MDE)
 $= 15 \text{ in} \times (125 \text{ sf} / 4,335 \text{ sf})$

$P_E = 0.43 \text{ in.}$ (Concept Design Estimate)

$R_v = 0.05 + (0.009 \times \%I)$
 $= 0.05 + (0.009 \times 80\%)$
 $= 0.77$

$ESD_v = (0.43 \text{ in.} \times 0.77 \times 4,335 \text{ sf}) / 12$
 $= 120 \text{ cf}$ (Concept Design Estimate)

$Re_v = [(S) \times (R_v) \times (DA)] / 12$ if $P_E \geq S$

$S = 0.14$ Composite 'S' from site computations

$Re_v = [(0.14) \times (0.77) \times (4,335 \text{ sf})] / 12 =$
 $= 39 \text{ cf}$

Maximum Allowable ESD_v = $(2.7 \text{ in.} \times 0.77 \times 4,335 \text{ sf}) / 12$
 $= 751 \text{ cf}$ based on 1yr design storm

ESD_v based on volume stored**Micro-Bioretention Design:**

Filter Media Depth = 2.25 ft (planting soil + 3" mulch)
 Pea Gravel Depth = 0.50 ft (6" of #8 gravel)
 Gravel = 1.00 ft (12" of #57 gravel jacket, underdrain layer)
 Media Porosity = 0.4

Media Storage Volume = $[125 \text{ sf} \times (2.25 \text{ ft.} + 0.50 \text{ ft.} + 1.00 \text{ ft.}) \times 0.4]$
 $= 188 \text{ cf}$

Ponding Depth = 1.00 ft

Side Slopes = 3:1

Max. Water Surface Area = 288 sf

Ponding Storage Volume = $[(288 \text{ sf} + 125 \text{ sf} / 2) \times 1.00 \text{ ft.}]$
 $= 207 \text{ cf}$

Total Storage provided = 188cf + 207cf

$= 395 \text{ cf}$

P_E Provided = $(ESD_v \times 12) / (R_v \times DA)$ Based on ESD_v stored

$= (395 \text{ cf} \times 12) / (0.77 \times 4,335 \text{ sf})$

$= 1.42 \text{ in.}$

ESD_v Provided = 395 cf

M-9B ESD Practice M-9 Enhanced Filter A

Enhanced Filter Area = 125 sf

Enhanced Filter Depth = 2 ft (#2 Gravel)

Gravel Porosity = 0.4

Storage Provided = 100 cf

P_E Provided = $(ESD_v \times 12) / (R_v \times DA)$ Based on storage provided

$= (100 \text{ cf} \times 12) / (0.77 \times 4,335 \text{ sf})$

$= 0.36 \text{ in.}$

ESDV Provided = 100 cf (Combined ESDV of filter + enhanced filter cannot exceed 751cf)

Microscale & Non-Structural Practices							
DA #	ESD Practice	DA	ESD_v	Re_v	P_E Value	Q_p Storage	Total Storage
N-1	Disconnection of Rooftop Runoff	379 sf	30 cf	4 cf	1.00 in.	0 cf	30 cf
N-2	Disconnection of Non-Rooftop Runoff	1,452 sf	115 cf	16 cf	1.00 in.	cf	115 cf
M-6A	Micro-Bioretenention A	4,335 sf	395 cf	39 cf	1.42 in.	cf	395 cf
M-6A	Enhanced Filter A	4,335 sf	100 cf	100 cf	0.36 in.	cf	100 cf
Provided Totals:			640 cf	159 cf		0 cf	640 cf
Targets:			343 cf	47 cf	1.0 in.		
$P_E \text{ Achieved} = (12 \times ESD_v) / (R_v \times A) = (12 \times 640cf) / (0.22 \times 18,442sf) = 1.9 \text{ in.}$							

Step 2: Determine Stormwater Management Requirements after using ESD

A. Calculate Reduced RCN

- Determine reduced RCN from Table 5.3

Hydrologic Soil Group 'A'										
%I	RCN*	$P_E = 1"$	1.2"	1.4"	1.6"	1.8"	2.0"	2.2"	2.4"	2.6"
0%	40									
5%	43									
10%	46									
15%	48	38								
20%	51	40	38	38						
25%	54	41	40	39						
30%	57	42	41	39	38					
35%	60	44	42	40	39					
40%	61	44	42	40	39					
45%	66	48	46	41	40					
50%	69	51	48	42	41	38				
55%	72	54	50	42	41	39				
60%	74	57	52	44	42	40	38			
65%	77	61	55	47	44	42	40			
70%	80	66	61	55	50	45	40			
75%	84	71	67	62	56	48	40	38		
80%	86	73	70	65	60	52	44	40		
85%	89	77	74	70	65	58	49	42	38	
90%	92	81	78	74	70	65	58	48	42	38
95%	95	85	82	78	75	70	65	57	50	39
100%	98	89	86	83	80	76	72	66	59	40

Use RCN =

Hydrologic Soil Group 'B'										
%I	RCN*	$P_E = 1"$	1.2"	1.4"	1.6"	1.8"	2.0"	2.2"	2.4"	2.6"
0%	61									
5%	63									
10%	65									
15%	67	55								
20%	68	60	55	55						
25%	70	64	61	58						
30%	72	65	62	59	55					
35%	74	66	63	60	56					
40%	75	66	63	60	56					
45%	78	68	66	62	58					
50%	80	70	67	64	60					
55%	81	71	68	65	61	55				
60%	83	73	70	67	63	58				
65%	85	75	72	69	65	60	55			
70%	87	77	74	71	67	62	57			
75%	89	79	76	73	69	65	59			
80%	91	81	78	75	71	66	61			
85%	92	82	79	76	72	67	62	55		
90%	94	84	81	78	74	70	65	59	55	
95%	96	87	84	81	77	73	69	63	57	
100%	98	89	86	83	80	76	72	66	59	55

Use RCN =

Hydrologic Soil Group 'C'										
%I	RCN*	P _E = 1"	1.2"	1.4"	1.6"	1.8"	2.0"	2.2"	2.4"	2.6"
0%	74									
5%	75									
10%	76									
15%	78									
20%	79	70								
25%	80	72	70	70						
30%	81	73	72	71						
35%	82	74	73	72	70					
40%	84	77	75	73	71					
45%	85	78	76	74	71					
50%	86	78	76	74	71					
55%	86	78	76	74	71	70				
60%	88	80	78	76	73	71				
65%	90	82	80	77	75	72				
70%	91	82	80	78	75	72				
75%	92	83	81	79	75	72				
80%	93	84	82	79	76	72				
85%	94	85	82	79	76	72				
90%	95	86	83	80	77	73	70			
95%	97	88	85	82	79	75	71			
100%	98	89	86	83	80	76	72	70		

Use RCN =

Hydrologic Soil Group 'D'										
%I	RCN*	P _E = 1"	1.2"	1.4"	1.6"	1.8"	2.0"	2.2"	2.4"	2.6"
0%	80									
5%	81									
10%	82									
15%	83									
20%	84	77								
25%	85	78								
30%	85	78	77	77						
35%	86	79	78	78						
40%	87	82	81	79	77					
45%	88	82	81	79	78					
50%	89	83	82	80	78					
55%	90	84	82	80	78					
60%	91	85	83	81	78					
65%	92	85	83	81	78					
70%	93	86	84	81	78					
75%	94	86	84	81	78					
80%	94	86	84	92	79					
85%	95	86	84	82	79					
90%	96	87	84	82	79	77				
95%	97	88	85	82	80	78				
100%	98	89	86	83	80	78	77			

Use RCN =

Compute Composite RCN:

HSG	Area	RCN	Adjusted RCN
A	0.00 ac	38	0.00 ac x 38 / 0.42 ac = 0
B	0.00 ac	55	0.00 ac x 55 / 0.42 ac = 0
C	0.42 ac	70	0.42 ac x 70 / 0.42 ac = 70
D	0.00 ac	77	0.00 ac x 77 / 0.42 ac = 0
			Composite RCN = 70

Calculate C_{pV} using design $P_E = 1.9 \text{ in.}$ (RCN 70)

$$C_{pV} = Q_1 \times A$$

Where:

$$Q_1 = \frac{[P-(0.2S)^2]}{[P+(0.8S)]} \text{ Eqn. 2-3, TR-55, USDA NRCS 1986}$$

$$P = 2.7 \text{ in. (Table 2.2)}$$

$$S = (1000/RCN) - 10 \text{ (Eqn. 2-4, TR-55)}$$

$$= (1000/70) - 10$$

$$= 4.29$$

$$Q_1 = \frac{[2.7-(0.2 \times 4.3)]^2}{[2.7+(0.8 \times 4.3)]} = \frac{3.393}{6.13} = 0.55 \text{ in.}$$

$$A = 18,442 \text{ sf}$$

$$C_{pV} = 0.55 \text{ in.} \times 18,442 \text{ sf}$$

$$= 0.00 \text{ cf ESD to the MEP has been met}$$

C_{pV} Storage Requirements for: 1551 Gov. Bridge Rd, Davidsonville, MD 21035

Rainfall (P_E)	Additional C_{pV} Required		Notes:
	ac-ft	ft ³	
$P_E \geq 1.0 \text{ in.}$	0	0	Target P_E for RCN = woods
$P_E = 1.9 \text{ in.}$	0	0	

Proposed Variance Approval

Good afternoon Mike,

We, Roy and Lorrie Dietrich, owners of the property located at 1547 Governor Bridge Road, Davidsonville MD 21035, have reviewed the proposed location of the new dwelling to be built on 1551 Governor Bridge Road, Davidsonville MD 21035. Please be advised that we accept the proposed variance as described in the new site plans shown to us on 07/09/2024. For any further questions, please feel free to contact us at roy.dietrich@gmail.com or (410) 320-6081.

Thank you,
Roy & Lorrie Dietrich

THIS DEED, made this 17 day of August, in the year nineteen hundred and forty-eight, by and between OTTO ROSSBACK and OLIVE VIRGINIA ROSSBACK, his wife, parties of the first part, hereinafter referred to as GRANTORS and ERNEST OWENS and MARY OWENS, his wife, parties of the second part, hereinafter referred to as GRANTEES.

WITNESSETH, that for and in consideration of the sum of Five Dollars (\$5.00) and other good and valuable considerations, the receipt whereof is hereby acknowledged, the GRANTORS do hereby grant and convey unto the GRANTEES, as tenants by the entireties, unto the survivor of them, his or her heirs and assigns, in fee simple, all that lot of ground situate, lying and being in the First Election District of Anne Arundel County, State of Maryland, and more particularly described as follows:

BEGINNING for the same at a point in the center of the County road leading from Davidsonville to Governor's Bridge at the intersection made by the centerline of said road and the East side of an outlet road leading to the Wayson property which point of beginning is the same beginning point described in a deed from Henry Doepkins, et. al. to Otto and Ollie Virginia Rossback, dated September 11, 1922 and filed in the Land Records of Anne Arundel County in Liber W.M.W. 53, folio 376; thence continuing the centerline of said County road South 60 degrees 27 minutes East, 312 feet: thence leaving said road and running South 79 degrees 16 minutes West, 223 feet to the East side of the first mentioned outlet road: thence with the East side of the same North 13 degrees 00 minutes West, 205 feet to the place of beginning: Containing 0.5 acres, more or less.

BEING the northwesternmost corner of the whole first mentioned tract conveyed by Doepkins to Rossback and as surveyed by J. R. McCrone, Jr., Registered Professional Engineer and Land



Del. to J. C. Marton - 10/20/48

ANNE ARUNDEL COUNTY CIRCUIT COURT (L and Records) 1944-404 - 8-0474 - 1954 - RECD - 007 - Date of Recording: 10/20/48



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2024-0080-P
DATE: 10/02/2024
OPZ STAFF: Jennifer Lechner
Stacy Poulos
I&P STAFF: Habtamu Zeleke

APPLICANT/REPRESENTATIVE: William Johnson, et al / Bay Engineering

EMAIL: khayley@bayengineering.com

SITE LOCATION: 1551 Governors Bridge Road, Davidsonville

LOT SIZE: 18,442 SF

ZONING: RA

CA DESIGNATION: n/a

BMA: n/a

BUFFER: n/a

APPLICATION TYPE: Variance

The applicants are proposing to demo the existing dwelling and detached garage, and to construct a new dwelling with attached garage.

§ 18-4-301 provides that a principal structure in an RA District shall be set back a minimum of 40 feet from the front lot line, 35 feet from the rear lot line, 15 feet from the side lot line, 40 feet from the combined side lot lines, and 40 feet from the corner side lot line.

§ 18-2-304 provides that, on a corner lot, the owner may designate which of the two roads is the front road so long as the designation is consistent with setback requirements for an existing structure that is to remain.

§ 17-1-101(65) "Lot" means land depicted and shown on a recorded plat that was approved in accordance with the subdivision laws in effect at the time of plat recordation, land described in a recorded deed that was subdivided in accordance with the subdivision laws in effect at the time of deed recordation, land located entirely outside the critical area that is described in a deed that was recorded in the land records before September 7, 2004, and land for which a court order has established a new boundary line or lines. This definition does not include land platted as a road that is owned pursuant to Real Property Article, § 2-114, of the State Code.

COMMENTS

Zoning Administration Section:

The subject property is considered a corner lot. Either Governors Bridge Road or the 30' gravel right of way may be considered the front, leaving the other as the corner side. The third lot line will be the rear, rather than the arc shown on the site plan.

The front lot line and the corner side lot line are both shown within 30' right of ways. Revise the Administrative Site Plan to accurately depict the lot lines and the setbacks from those lot lines, not from the center of the right of ways.

The applicants are reminded that, in order for the Administrative Hearing Officer to grant approval of the variances, the proposal must address and meet all of the applicable variance standards provided under Section 18-16-305. The Letter of Explanation should address each of those standards and provide adequate justification for each of the variances required.

OPZ Cultural Resources:

This property is located on a Scenic and Historic Road, Governors Bridge Rd. All development is subject to the criteria in Article 17-6-504. Building/Grading permit applications should include a response to the 14 point criteria, which can

be emailed to the Historic Sites Planner, Darian Beverungen, pzbeve19@aacounty.org, for review. All plans accompanying permit applications should include cover notes and labels identifying Governors Bridge Rd. as a Scenic and Historic Rd. This property also includes an undocumented, historic structure from the early 20th century. Our office will need to conduct additional review once the demolition permit application is submitted. A site visit with photo-documentation may be required prior to approval. Please contact Darian Beverungen with any questions.

I&P Engineering:

1. Stormwater management will be addressed through Micro-bioretenention and non-rooftop disconnections.
2. All stormwater conveyance systems shall be designed so that no building or habitable structure, either proposed or existing, is flooded or has water impounded against it during the 100-year storm event.
3. Per 6.1.4 (G) of the County Stormwater Practices and Procedures manual, SWM facilities shall not be located in areas that are off-limits to development, e.g., natural resource areas and their steep slopes and buffers.
4. Ensure the proposed improvement including runoff, seepage, and slope saturation does not adversely impact the integrity of the slope and potential impact of slope failure.
5. A soil boring is required per practice. The suitability, and siting of proposed SWM practices should be reviewed. Soil boring information including verification of the suitability of in-situ soils for infiltration shall be submitted.
6. The soil boring results, including the seasonal high groundwater elevation, need to be added to the plan. The calculations will not be reviewed until the siting and suitability are first confirmed to be adequate.
7. A health department approval is required.
8. Based on the plan provided, it appears that the property will be served by a private septic and well.
9. The above is provided as a courtesy review as information for review and consideration comments at the pre-file.

INFORMATION FOR THE APPLICANT

Section 18-16-301 (c) Burden of Proof. The applicant has the burden of proof, including the burden of going forward with the production of evidence and the burden of persuasion, on all questions of fact. The burden of persuasion is by a preponderance of the evidence.

A preliminary plan checklist is required for development impacting environmentally sensitive areas and for all new single-family dwellings.

A stormwater management plan that satisfies the requirements of the County Procedures Manual is required for development impacting environmentally sensitive areas OR disturbing 5,000 square feet or more. State mandates require a developer of land provide SWM to control new development runoff from the start of the development process.

Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.