



July 5, 2024

Anne Arundel County
Zoning Division
Office of Planning and Zoning
2664 Riva Road, 3rd Floor.
Annapolis, MD 21401

Re: G02019763 – Lot 102 Bay Highlands - Variance Request

To Whom It May Concern:

In order to recognize the Site Development as proposed, we are requesting a Variance as follows:

§ 18-4-601. Bulk regulations R2 Zoning – to the Corner Side Setback of 20’, to allow a variance. of 12’ to this setback.

Existing Conditions:

1. As shown on the Resource Map Sheet 3, the site is a legally buildable lot located in the LDA designation of the Critical Area and contains 7,500 s.f. The lot borders Garnett Dr. to the north and is 45.35’ wide along this private road, which has recently been constructed and improved with a sewer by others. The rear width of the lot is 57.79’ wide. The lot borders Prout Ave. to the west, which is a paper road with no sewer. The length of the lot along this roadway is 154.92’ with the opposing lot line abutting undeveloped Lot 103 being 158.47’ long.
2. The front BRL is 30’ along Garnett Drive and the standard side setbacks of 7’ and rear setback of 25’ are shown on the plan, along with the 20’ corner side setback along Prout Ave. for which we are seeking relief.
3. Bay Highlands is an old subdivision with many of the surrounding lots having been merged with other lots. Lots 100/101 on the opposite side of Prout Ave. is merged and is under permit review and Lots 92/93 on the other side of Garnett Dr. have also been merged and are under permit review. Lot 103 is an existing building lot to the east of the site and fronts Garnett Dr. This lot is owned by the owner to east who has merged with other lots around their existing home fronting on Henson Ave. The remaining lots on Prout Ave. south of the site are merged with other lots, except for two lots located closer to Bay Highlands Road and are owned by the builder of Lot 102 who plans to access the lots via that roadway. Augusta Park is located on the west side of Prout Ave. abutting Lot 100/101.
4. The lot is presently undeveloped and wooded and subject to clearing and impervious limitations as noted on Sheet 3 and 4 of the plans.
5. Garnett Dr. and Prout Ave. are private roads with public utility easement overlays. While most of the private roads in Bay Highlands are owned by the BHCA civic association, Garnett and Prout are owned by the abutting owners as was previously established with the development of Garnett Dr. by others. Therefore, the property owner of Lot 102 owns to the center of these streets along their frontage.

Developed Conditions:

1. The proposed house has been designed to fit within the standard front, rear and standard 7' side setbacks with the rear basement floor and first floor decks (with gaps) also being located outside the 25' rear setback as shown on Sheet 4. The house is modest in size and is in keeping with the size of houses on similar lots in the neighborhood. Note: the house has been reduced in size from the Pre-file plan, which allows for the driveway to come off Garnett Drive and the previous stub road/turnaround on Prout Ave. to be eliminated based on comments from the Engineering Section. Also, the minimum relief to the side setback being requested is now only 12' not 13' since the house has gone from 32' wide to 30' wide.
2. Clearing and impervious limitations have been met.
3. Stormwater management and sediment controls have been designed and reviewed by the County. Reviewers under the referenced grading permit and demonstrate the site can meet these requirements.

Justification:

1. The relief is the minimum necessary to allow the property owner to develop this non-conforming legally buildable lot.
2. The County Code allows relief to the corner side setback when a private road intersects a public road but does not provide this relief to a private road intersecting a private road.
3. The A.A. Co. Design Manual requirements specifically say the standards are a general guide for private road design and the Manual states that it was developed in coordination with the GDP General Development Plan and Article 18 of the Code. A specific requirement of intersection setbacks is covered in the Manual and requires more restrictive setbacks in certain conditions. It is our belief that this is why the Code provided specific relief to the public/private intersection since it involved a public road which must seek relief via variances or modifications if not in compliance with the Manual, while it is only a guide for a private road so there would have been no need to put formal relief in the Code for a private/private intersections. Only those provisions specifically related to private roads in the Code would require relief through the modification and/or variance process.
4. The previous Assistant Planning and Zoning Officer (Christopher Soldano) stated in an email in 2006 that setbacks do not apply to private roads because they are not shown on the GDP and that only a 5' setback or 18' setback if parking was to be provided in front of the house on the private road would be necessary. These are the same setbacks that the Code applies to standard cluster lots as described in the Code. As stated in the email, it was being forwarded to the Planning and Zoning Officer (Joseph Rutter), the head planner (Steve Callahan) and Gary Maragos (currently Planning Maps).
5. Prout Ave. is a paper road and unlikely to be developed as all of the other surrounding lots are developed/merged and have access to other existing streets (Henson Rd, Garnett Dr., Bay Highlands Ave). If the sewer were ever extended thru Prout Ave. to tie into the sewer in Garnett Dr. (highly unlikely) the lot has been designed to provide the required setbacks to the sewer (such as 50' to a well).
6. The owner attempted to purchase the abutting Lot 103 in order to merge the lots and meet the setback, but the asking price of \$100k was cost prohibitive.

Requirements for All Variances:

1. The Site Design is the minimum relief necessary because the house is 32' wide and the lot in the area of the house (set at the limit of the 30' front setback) is only approximately 46' wide
2. The granting of the Variances **will not:**
 - i. Alter the essential character of the neighborhood or district in which the Lot is located because the lot and house will be in keeping with the character of the neighborhood and will be of similar size with regards to both. Placement on the lot will be in line with the house on Lot 100/101.
 - ii. Substantially impairs the appropriate use or development of adjacent property. Adjacent properties are currently developed or being developed. Lot 103 is a separate building lot which will require variances of its own to be developed if the property owner does not merge it with his developed abutting lot. The design uses the minimum buildable area necessary to build the house, drive, utilities well and sewer (from ex. sewer cleanout) and stormwater management and maintain necessary setbacks. The lot development has been designed so that if a permit is sought by the abutting owner for Lot 103, then our development would not interfere with their ability to meet utility setbacks and the house would likely be very similar to the one being proposed on Lot 102 since it is also a narrow single lot.
 - iii. reduce forest cover in the limited development and resource conservation areas of the critical area as a reforestation fee will be paid prior to permit approval for planting elsewhere in the critical area as allowed for by Code.
 - iv. be contrary to acceptable clearing and replanting practices required for development in the critical area or a bog protection area; as stated above the site meets the clearing allowed requirement for its lot size and a fee in lieu of reforestation will be provided prior to permit approval. The site is not in a bog area.
 - v. nor be detrimental to the public welfare, because the lot is being developed off of an 18' wide roadway with a tee turnaround which allows for fire/police access and all building codes for the house will be followed (sprinklers, etc.)

In summary, we believe the Variance is necessary to Allow Development of the Lot in accordance with all Critical Area and other criteria as outlined in the Code. If you should have any questions or comments or need additional information, please do not hesitate to call our office at (410) 266-1160 x307 or email stacy@terrainmd.com

Sincerely,
TERRAIN

Stacy R. Kimmett

BAY HIGHLANDS LOT 102

VARIANCE PLANS

STANDARD RESPONSIBILITY NOTES

1. I (WE) CERTIFY THAT:

- 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 DISTRICT (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: TBD

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 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 EXTENDS 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 THE 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.

SIGNATURE OF DEVELOPER/OWNER  DATE 5-19-2023

PRINT NAME: JEREMY GIOFFRE TITLE: MEMBER
AFFILIATION: INFINITY CUSTOM BUILDERS, LLC
ADDRESS: 336 THOMPSON CREEK MALL #537
STEVENSVILLE, MD 21666
TELEPHONE NUMBER: 443-699-6008 EMAIL ADDRESS: jeremy@infinitycustomhomes.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 THE 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 AASCD PLAN SUBMITTAL GUIDELINES AND HE CURRENT MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL. I HAVE REVIEWED THIS EROSION AND SEDIMENT CONTROL PLAN WITH THE OWNER/DEVELOPER.

SIGNATURE  MD. P.E. LICENSE # 13354 DATE 5-4-2024

MD. LAND SURVEYOR LICENSE # DATE
NAME (PRINT) ROY C. LITTLE, P.E. FIRM NAME TERRAIN, INC.
ADDRESS 53 OLD SOLOMONS ISLAND ROAD SUITE I
ANNAPOLIS, MD. 21401



Permit Number	
Project Number	
Project Name	LOT 102
StructureAddress	1205 GARNETT DR
Structure City	ANNAPOLIS
State	MD
Structure Zip	21403
Total Drainage Area (Acres)	0.38
RCN - Pre Construction	77
RCN - Post Construction	80/65 REDUCED RCN
RCN - Woods	80
Total Number of BMPs	6
PE Required (see Note 1)	1.6
PE Addressed (see Note 2)	1.6
MD 8-Digit HUC (see Note 4)	2131002
USGS 12-Digit HUC	Blank - County Use

For Each Practice in the Drainage Area

		E, S, or A		or Restoration (REST)	
STORM_ID	STRU_NAME	MDE BMP CLASS	MDE BMP TYPE	CONSTRUCTION PURPOSE	
Blank - County Use	ROOFTOP DISCONNECTS A-B	E	NDNR	NEWD	
	DRYWELL#1	E	MIDW	NEWD	
	DRYWELL #2	E	MIDW	NEWD	
	PERMEABLE PAVING	E	APRP	NEWD	
NOTES	NON ROOFTOP DISCONNECT	E	NDNR	NEWD	

OUTFALL STATEMENT

A FIELD INVESTIGATION OF THE SITE OUTFALL WAS PERFORMED BY TERRAIN INC. IN JANUARY, 2022 AND JULY, 2023. THE SITE CONTAINS A LEGAL LOT 102 IN THE SUBDIVISION OF BAY HIGHLANDS (1925) THAT IS AN UNDEVELOPED LOT LOCATED ON THE SOUTH SIDE OF A PRIVATE R/W WITH A PUBLIC UTILITY EASEMENT OVERLAY THAT HAS BEEN IMPROVED WITH A GRAVEL ROAD (GARNETT DR.) BY OTHERS. THE PUBLIC SEWER HAS ALSO BEEN INSTALLED UNDER G0209497 & A PUBLIC WORKS AGREEMENT (SEE DPW DWG #68891). THE PROPOSED DEVELOPMENT IS THE CONSTRUCTION A NEW HOUSE, DRIVEWAY, SEWER HOUSE CONNECTION TO THE EXISTING CLEANOUT, PRIVATE WELL, AND STORMWATER MANAGEMENT ON THE LOT TO PROVIDE A SINGLE BUILDING SITE. ALL AREAS ARE WELL VEGETATED AND STABLE. SWM SHALL BE PROVIDED FOR ALL IMPERVIOUS VIA ROOFTOP AND NON-ROOFTOP DISCONNECTS, PERMEABLE PAVING AND DRYWELLS. THESE ESD METHODS PROVIDE WATER QUALITY, RECHARGE AND CPV. CPV IS ADDRESSED BY PROVIDING ADDITIONAL VOLUME IN THE DRYWELLS THAT PROVIDES A REDUCED RCN AND RETURNS FLOW TO THE EXISTING CONDITION (RATE/CFS). THE OUTFALL CONFIGURATION, SOIL TYPE AND VEGETATIVE COVERS ARE SUCH THAT EROSION OR SEDIMENTATION SHALL NOT OCCUR AS A RESULT OF THE PROPOSED DEVELOPMENT, IF ALL CONSTRUCTION IS IN ACCORDANCE WITH THESE PLANS AND THE A.A.CO. DESIGN CRITERIA UTILIZING THE DETAILS AND SPECIFICATION STANDARDS.

LDA = CRITICAL AREA

R2 = ZONING

AuB = SOIL TYPE 'C'

PUBLIC SEWER NOTE /PRIVATE ROAD NOTE

THE PUBLIC SEWER LINE WAS APPROVED UNDER DWG#58391 BY OTHERS AND BONDED UNDER A PWA W/G0209497 (LOTS 92-93 & ROAD PERMIT). THE PUBLIC UTILITY EASEMENT OVERLAY EXISTS. AS OF MAY, 2024 THE PUBLIC SEWER HAS BEEN CONSTRUCTED.

THE PRIVATE ROAD IMPROVEMENT OF GARNETT DR. WAS INCLUDED UNDER GRADING PERMIT G0209497 AND IS TO BE MAINTAINED BY THE BAY HIGHLANDS CIVIC ASSOCIATION ALONG WITH HENSON AVE. AND THE OTHER PRIVATE ROADS IN THE SUBDIVISION (SEE NOTE ON SHT. 384)

STORMWATER MANAGEMENT NOTE

THIS SUBDIVISION WAS REVIEWED UNDER THE 2010 REGULATIONS FOR STORMWATER MANAGEMENT. STORMWATER MANAGEMENT PRACTICES HAVE BEEN PROVIDED FOR THIS PERMIT IN ACCORDANCE WITH ARTICLE 16, TITLE 4 OF THE ANNE ARUNDEL COUNTY CODE. ESD TO THE MEP HAS BEEN ACHIEVED THROUGH ROOFTOP DISCONNECTS, NON-ROOFTOP DISCONNECTS, PERMEABLE PAVING AND DRYWELLS FOR LOT DEVELOPMENT AND A LEVEL SPREADER FOR THE STUB ROAD IMPROVEMENT IN PROUT AVE.

STORMWATER MANAGEMENT SUMMARY TABLE					
MINIMUM SIZING CRITERIA	SYMBOL	VOLUME REQUIRED (CUBIC-FEET)	VOLUME PROVIDED (CUBIC-FEET)	SWM PRACTICE NOTES	
WATER QUALITY VOLUME	(WQv)	209 CF	209 CF	ROOFTOP AND NON-ROOFTOP DISCONNECTS, PERMEABLE PAVING AND DRYWELLS	
RECHARGE VOLUME	(Rev)	27 CF	27 CF		
CHANNEL PROTECTION STORAGE VOLUME	(CPv)	N/A	ESD TO MEP, SO MET	ROOFTOP AND NON-ROOFTOP DISCONNECTS, PERMEABLE PAVING AND DRYWELLS	
OVERBANK FLOOD PROTECTION	(Qp10)	N/A	N/A	PROVIDED BY REDUCED RCN	
EXTREME FLOOD	(Qf)	N/A	N/A	NOT REQUIRED	
ESD VOLUME	(ESDv)	343 CF	337 CF	ROOFTOP AND NON-ROOFTOP DISCONNECTS, PERMEABLE PAVING AND DRYWELLS	

SITE TABULATIONS

TOTAL SITE AREA = 7,500 S.F. OR 0.17 AC. (LOT 102)
ZONING = R2 ; FIRM ZONE X (LESS THAN 0.2% CHANCE FLOOD)
CRITICAL AREA = LDA (ENTIRE SITE)
SEE SHTS. 3 & 4 FOR DETAILED BREAKDOWN OF IMPERVIOUS/CLEARING ETC.

STRUCTURE/ PARKING ANALYSIS

ZONING - R2 -

- A. MAXIMUM HEIGHT FOR PRINCIPLE STRUCTURE= 35 FT. (ALLOWED)
= 34.55 MAX FT. (PROVIDED)
- B. MAXIMUM COVERAGE (30 % OF GROSS AREA) = 2,250 SQ. FT. (ALLOWED)
(22.2 % OF GROSS AREA) = 1,662 SQ. FT. (COVERAGE BY STRUCTURES)
- C. FLOOR AREA PRINCIPLE STRUCTURE= 4354 SQ. FT. (TL FLOORS + GAR.)
- D. PARKING REQUIRED/PROVIDED= 3 MIN. REQ. / 3 MIN. PROV.
(2 + 1 EXTRA REQ. WHEN ON STREET PARKING IS PROHIBITED)

SITE ANALYSIS

(EARTHWORKS/DISTURBANCE)

1. CUT 380 ± CUBIC YARDS
2. FILL 200 ± CUBIC YARDS 180 ± CUBIC YARDS SPOIL/BORROW
3. PREDOMINANT SOIL TYPE: AuB 'C'
- 4A. TOTAL AREA STRUCTURALLY STABILIZED 0.06 AC. ± 2446 SQ. FT. ±
2346 S.F. ONSITE
100 S.F. OFFSITE
- 4B. TOTAL AREA VEGETATIVELY STABILIZED 0.09 AC. ± 4117 SQ. FT. ±
4017 S.F. ONSITE
100 S.F. OFFSITE
- 4C. TOTAL AREA OF DISTURBANCE IS 0.15 AC. ± 6563 SQ. FT. ±
6363 S.F. ONSITE
200 S.F. OFFSITE

SEQUENCE OF CONSTRUCTION

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. 1 DAY

NOTE: THE PERMITTEE OR CONTRACTOR SHALL NOT COMMENCE WITH CLEARING OR ANY EARTH DISTURBANCE ON THE SITE DURING OR BEFORE PREDICTED MET WEATHER EVENTS. ONCE SITE WORK BEGINS, CLEARING AND GRUBBING ACTIVITIES SHALL BE FOR THE INSTALLATION AND STABILIZATION OF THE PERIMETER EROSION CONTROL MEASURES ONLY.

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 & CERTIFICATION OF THE INSTALLATION OF SEDIMENT CONTROLS ALSO BE PERFORMED BY A DESIGN PROFESSIONAL PRIOR TO CONSTRUCTION COMMENCING. 1 DAY

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

5. INSTALL SEPTIC SYSTEM, WELL OR OTHER UTILITIES AT THIS TIME IF THE ACCESS WILL BE BLOCKED BY BUILDING CONSTRUCTION. ANY SEDIMENT CONTROLS DAMAGED MUST BE REPLACED BY THE END OF THE WORKDAY. 2 WEEKS

6. CONSTRUCT PROPOSED FOUNDATION 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. UTILIZE SEED & CURLEX ON SLOPES GREATER THAN 3:1. 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. 2 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 VEGETATIVELY STABILIZED PER ANNE ARUNDEL SOIL CONSERVATION DISTRICT'S DETAILS AND SPECIFICATIONS FOR VEGETATIVE ESTABLISHMENT. 120 DAYS

8. ONCE UPSTREAM AREAS ARE 98%, "INSTALL SWM SYSTEMS, AND DEVICES AND/OR PLANTINGS. (SEDIMENT IS TO BE PREVENTED FROM ENTERING SWM SYSTEMS DURING CONSTRUCTION; INFLOW PIPES TO BE CONNECTED AFTER CONTRIBUTING DRAINAGE AREAS ARE STABILIZED). THE ENGINEER MUST CERTIFY SWM INSTALLATION. 1 WEEK

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

10. WITH GRADING INSPECTOR'S APPROVAL, REMOVE REMAINING SEDIMENT CONTROLS. 1 DAY

11. MAINTENANCE. ONGOING

**SWM DEVICE TO BE INSPECTED AND CERTIFIED BY REGISTERED P.E. PHOTOGRAPHS TO BE TAKEN DURING/AFTER INSTALLATION & MATERIAL COST ESTIMATE FOR PLANTING TO BE PROVIDED TO CONSULTANT FOR ASBUILT PHASE.

VARIANCE NOTE

A VARIANCE HAS BEEN REQUESTED TO THE CORNER SIDE SETBACK OF 20' ALONG PROUT AVE. TO ALLOW THE STRUCTURE TO BE CONSTRUCTED AT A SIDE SETBACK OF 8' (A REDUCTION OF 12').

PURPOSE NOTE

THE PURPOSE OF THIS PERMIT IS TO CONSTRUCT A SINGLE FAMILY HOME ON LOT 102. THE ADDRESS TO THIS LOT IS CURRENTLY 1205 GARNETT DRIVE. THE MAILBOX SHALL BE APPROPRIATELY LOCATED ALONG GARNETT DRIVE.

SHEET INDEX

NO.	DESCRIPTION
1	COVER SHEET
2	EX/DEV. DRAINAGE AREA MAPS
3	EXISTING CONDITIONS/RESOURCE MAP
4	DEVELOPED CONDITIONS
5	SEDIMENT CONTROL NOTES AND DETAILS
6	SWM NOTES AND DETAILS SHEET

G 02019763

COVER SHEET
VARIANCE PLANS

BAY HIGHLANDS 'LOT 102'

RECORDED IN P.B. 9, PG. 49

TAX MAP 57, GRID 15, P/O PARCEL 14

TAX ACCT. NO. 2-046-07656620

ADDRESS: 1205 GARNETT DR. ANNAPOLIS MD 21403

2ND TAX DISTRICT • ZONING R2 • MD NAD 83/91 • A.A.CO., MD

DATE: JUNE, 2024

DRAWN BY: S.R.K.

SCALE: AS SHOWN

CHECKED BY: R.C.L.

SHEET: 1 OF 6

TERRAIN NO. 3078LT102

STORMWATER MANAGEMENT RECORD DRAWING CERTIFICATION

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

ROY C. LITTLE, P.E.

#13354

(EXP. 02/28/25)

AS-BUILT NOTE

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

(OWNER)

ROY C. LITTLE, PE (ENGINEER)
LICENSE#13354

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE # 13354 AND CORPORATE LICENSE #48856, EXPIRATION DATE: 2-28-2025

OWNER & APPLICANT

KELLY & JOHN CHRISTOPHER ELLIOTT

MAILING: 23404 CLARKSBURG RD CLARKSBURG MD 20871

CONTACT: kellyelliott0808@gmail.com

PHONE: 240-654-7779 DEED: 59993/448

INFINITY CUSTOM BUILDERS, LLC

DEVELOPER 336 THOMPSON CREEK MALL #537

STEVENSVILLE, MD 21666

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TERRAIN, INC., 2022.

5-4-2024



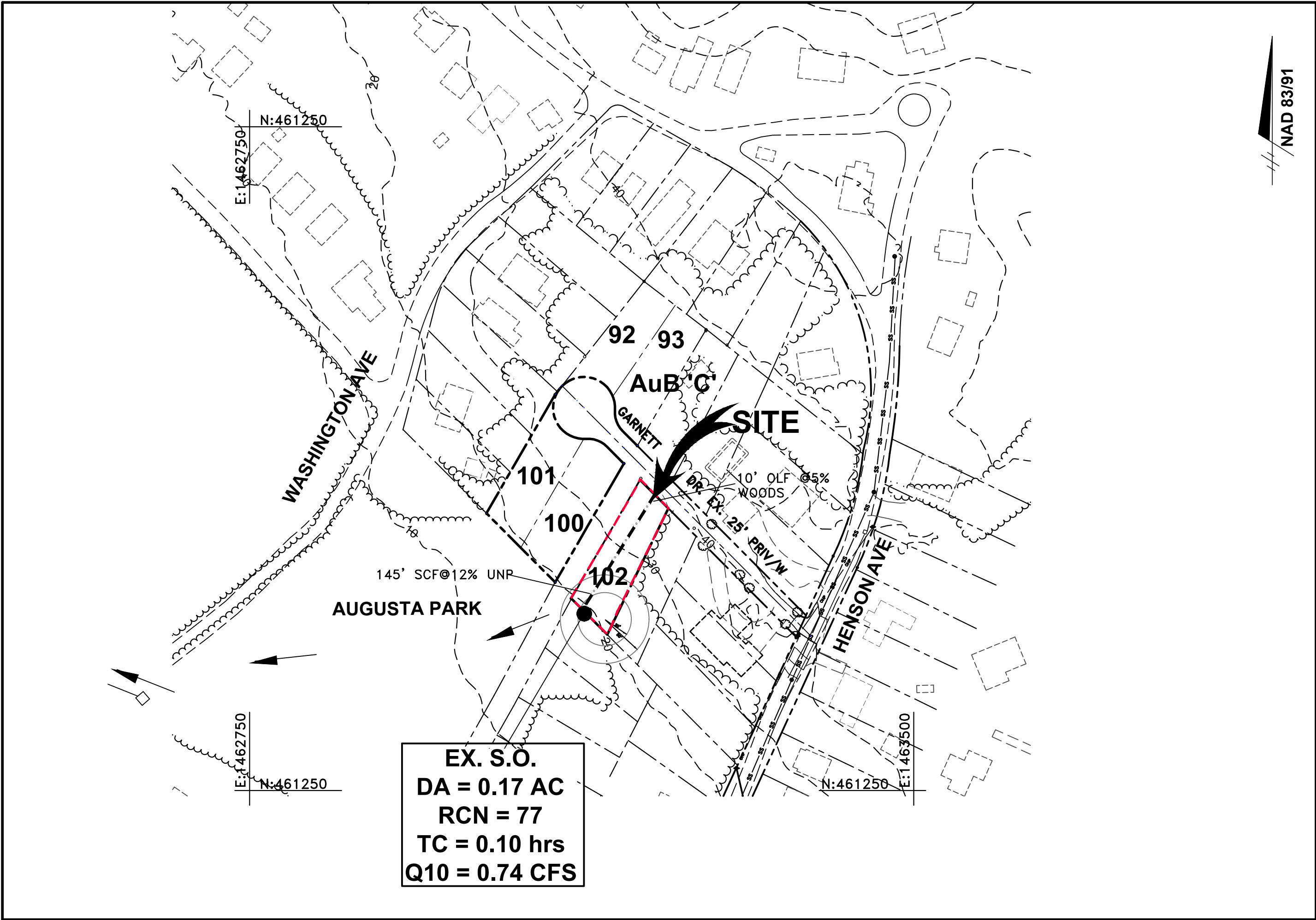
ENGINEERING • SURVEYING • ENVIRONMENTAL

LAND ENGINEERING & DEVELOPMENT SERVICES

53 OLD SOLOMON'S ISLAND ROAD, SUITE I

ANNAPOLIS, MARYLAND 21401

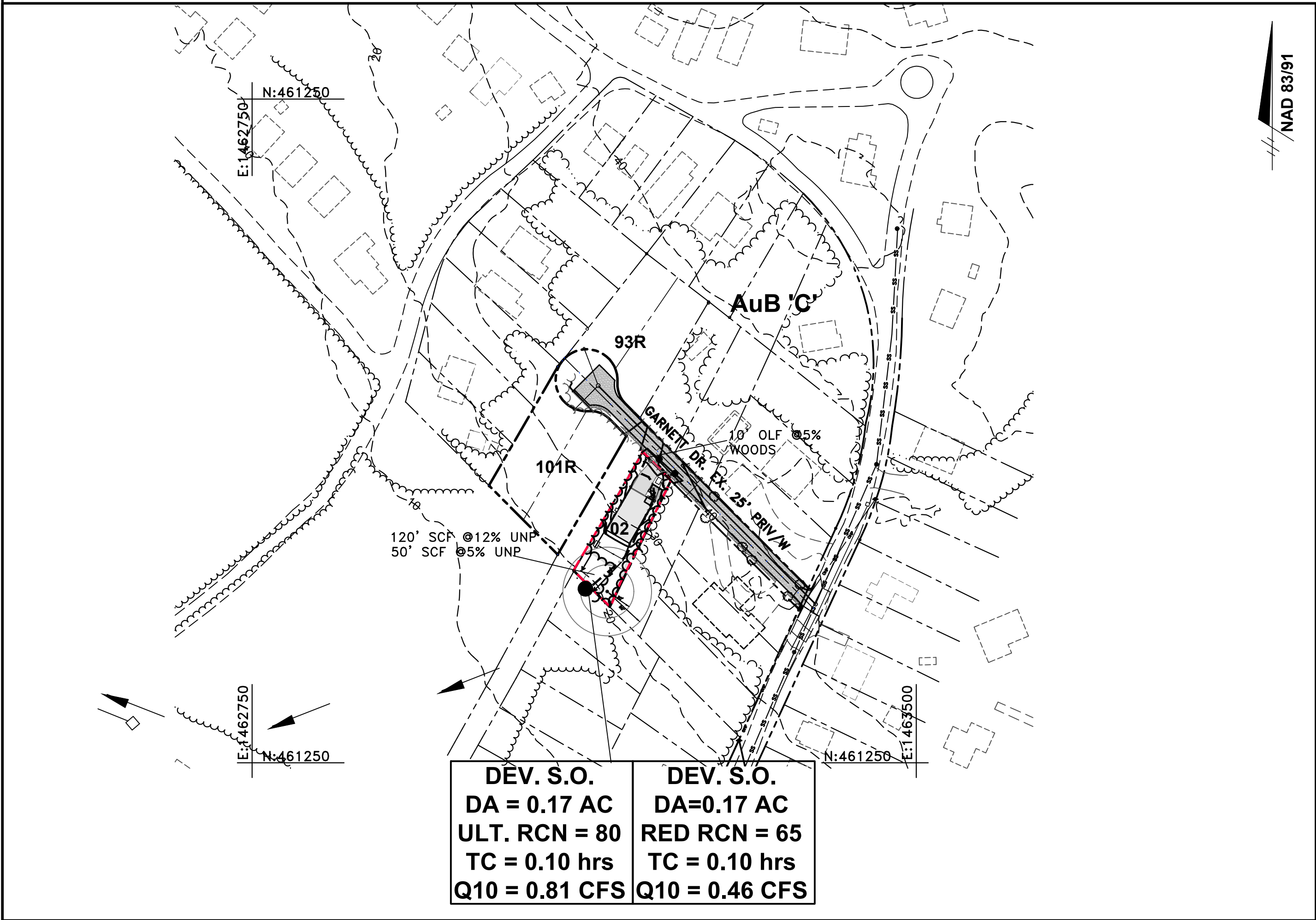
PHONE: (410) 266-1160 • FAX (410) 266-6129 • EMAIL: TERRAIN@COMCAST.NET



EXISTING DRAINAGE AREA MAP

Scale: 1"=100'

THIS SITE LOCATED WITHIN THE WEST CHESAPEAKE BAY WATERSHED.

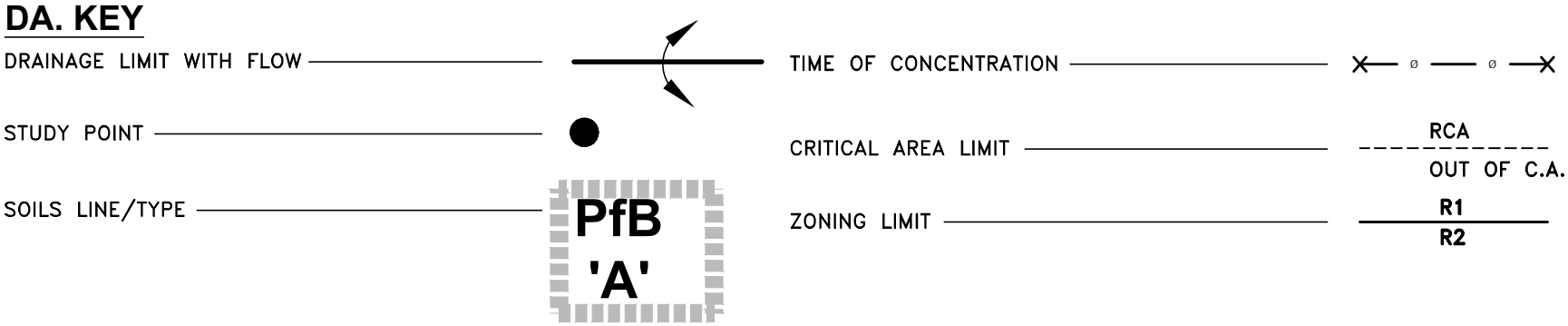


DEVELOPED DRAINAGE AREA MAP

Scale: 1"=100'

THIS SITE LOCATED WITHIN THE WEST CHESAPEAKE BAY WATERSHED.

ZONING & SOILS TABLE			
SITE/D.A. ZONING: R2		ERODIBILITY FACTOR	
SYMBOL	SOILS TYPE	CLASS	K FACTOR & SLOPES
AuB	ANNAPOLIS URBAN LAND COMPLEX	'C'	0.24, 0-5% SLOPES



OVERBANK FLOOD PROTECTION STATEMENT

THE EXISTING RUNOFF IS 0.74 CFS (10 YR.) AFTER RUNNING THE DEVELOPED DRAINAGE AREA USING THE ULTIMATE ZONING CN OF 80 (R2, C SOIL) THE RUNOFF IS INCREASED TO 0.81 CFS. HOWEVER, AFTER CONSIDERING THE JUST THE 6 CF EXTRA VOLUME PROVIDED ABOVE THE ESDv REQUIRED (FROM THE DRYWELLS), THE SITE CN IS REDUCED TO 65 AND ADDRESSES QPv BY REDUCING THE POST DEVELOPMENT CN TO 65 WELL BELOW THE EX. CN OF 77 AND A RATE OF 0.46 CFS WELL BELOW THE EX. RATE OF 0.74 CFS.

THEREFORE, THE OUTFALL IS ADEQUATE AND NO FURTHER VOLUMES ARE NEEDED.

(SEE SWM ESD & ONE YEAR RUNOFF COMPS ON SHT. 6)

REDUCED RCN COMPUTATIONS

COMPUTE THE REDUCED RCN FOR THE SITE (IN THIS CASE FOR THE SITE = ESD D.A.):

FROM TR-55/TR-20 AND ESD COMPUTATION D.A. = 0.17 AC.

Q DEV. = 1.7670 " FROM THE DEVELOPED TR-55/TR-20 RUN FOR THE S.O. DRAINAGE AI
Q STORED = 0.0096 " 6 CF X 12 / 7500 S.F. = 0.0096" 6 EXTRA C.F. PROV. IN DRYWELLS
(CF PROV X 12) / D.A. (SITE) (SF) FROM ESD/QPv COMPS
Q = 1.7574 " (Q DEV - Q STORED)
P = 5.2 (10 YR. STORM)
CN = 200/[(P+2Q+2) - (V5PQ+4Q²)]
CN = 65

REDUCED RCN FOR SITE = 65 USE THE REDUCED RCN FOR THE SITE OF 0.17 AC. & RE-RUN TR-55

SITE OUTFALL CN COMPARISON			
EXISTING RCN @ SITE OUTFALL	CN =	77	USING PRESENT LAND USE
ULTIMATE RCN @ SITE OUTFALL	CN =	80	BASED ON ZONING APPENDIX F
REDUCED RCN FOR SITE	CN =	65	APPLY REDUCED RCN OF 65 TO SITE
REDUCED RCN @ SITE OUTFALL	CN =	65	AFTER RERUNNING TR-55 W/RED RCN

G 02019763

DRAINAGE AREA MAPS

VARIANCE PLANS

BAY HIGHLANDS 'LOT 102'

RECORDED IN P.B. 9, PG. 49

TAX MAP 57, GRID 15, P/O PARCEL 14

TAX ACCT. NO. 2-046-07656620

ADDRESS: 1205 GARNETT DR. ANNAPOLIS MD 21403
2ND TAX DISTRICT * ZONING R2 * MD NAD 83/91 * A.A.CO., MD

DATE: JUNE, 2024

DRAWN BY: S.R.K.

SCALE: AS SHOWN

CHECKED BY: R.C.L.

SHEET: 2 OF 6

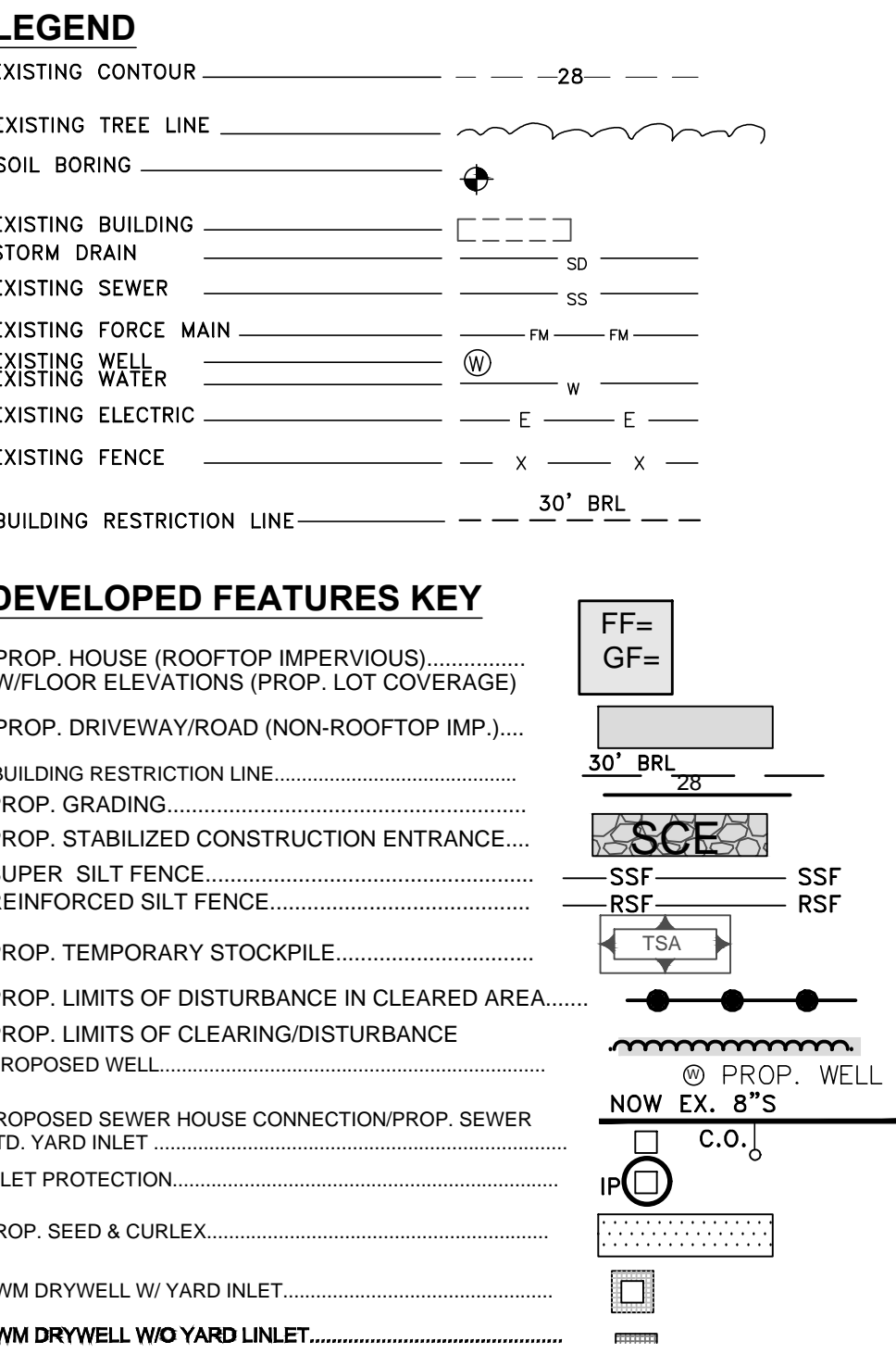
TERRAIN NO. 3078LT102

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE # 13354 AND CORPORATE LICENSE #48856, EXPIRATION DATE: 2-28-2025

OWNER & APPLICANT
KELLY & JOHN CHRISTOPHER ELLIOTT
MAILING: 23404 CLARKSBURG RD CLARKSBURG MD 20871
CONTACT: kellyelliott0808@gmail.com
PHONE: 240-654-7779 DEED: 39993/448
INFINITY CUSTOM BUILDERS, LLC
336 THOMPSON CREEK MALL #537
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TERRAIN, INC., 2022.

STATE OF MARYLAND
JUNE 10 2024
5-4-2024

TERRAIN
ENGINEERING • SURVEYING • ENVIRONMENTAL
LAND ENGINEERING & DEVELOPMENT SERVICES
53 OLD SOLOMON'S ISLAND ROAD, SUITE 1
ANNAPOLIS, MARYLAND 21401
PHONE: (410) 266-1160 * FAX (410) 266-6129 * EMAIL: TERRAIN@COMCAST.NET



EXISTING SITE NOTATIONS:

EX. ZONING: R2

CRITICAL AREA: ENTIRE SITE IS IN LDA

EX. SITE TABULATIONS & CRITICAL AREA CLEARING/COVERAGE ALLOWABLES:

EX. LOT AREA: 7,500 S.F. OR 0.17 AC. TL

TOTAL EX. IMPERVIOUS COVERAGE = 0 S.F. OR 0 AC. TL.

MAX. IMPERVIOUS COVERAGE ALLOWED = 2375 S.F.

TOTAL EXISTING WOODLANDS = 7,500 S.F. OR 0.17 AC. TL

MAX. CLEARING ALLOWED = FOR SITE LESS THAN 1/2 AC. = 6,534 S.F. MAX

DEVELOPED SITE TABULATIONS:

TOTAL CLEARING PROPOSED = 6,363 S.F. OR 0.14 AC. TL. (84.8%)
MITIGATION FEE IN LIEU = 6,363 S.F. X \$2.00 = \$12,726.00

TOTAL CLEARING REMAINING = 6,534 S.F. - 6,363 S.F. = 171 S.F.

TOTAL IMPERVIOUS COVERAGE PROPOSED = 2,346 S.F. OR 0.05 AC. TL. (31.3%

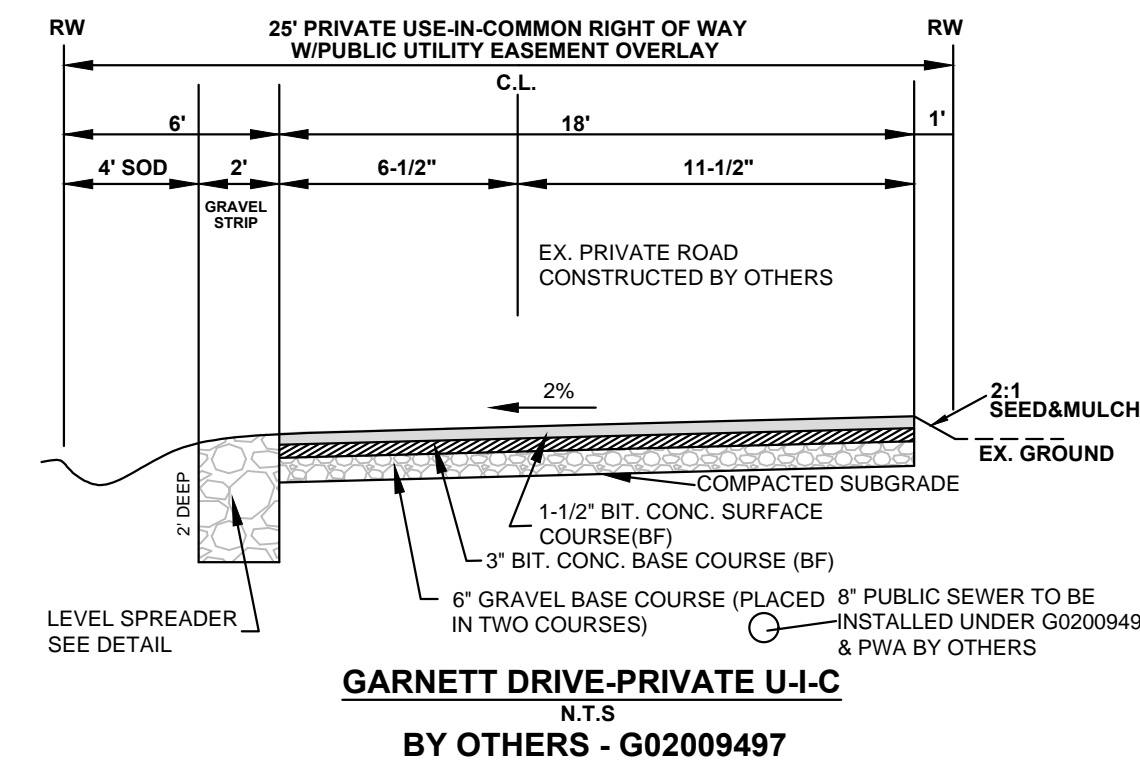
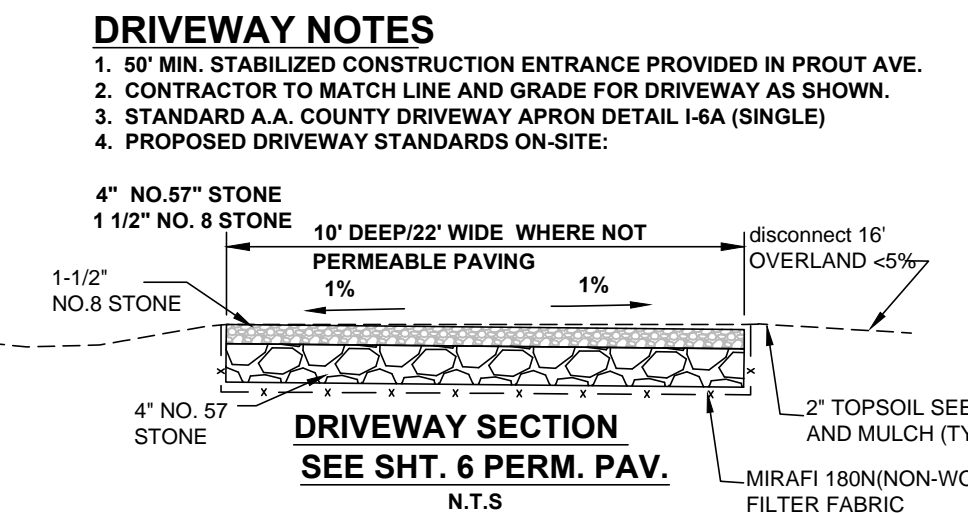
TOTAL COVERAGE BY STRUCTURES = 1,662 S.F.(22.2%)

DEVELOPED COVERAGE BY STRUCTURES							
AREA	HOUSE/GAR (SF)	PORCHES (SF)		STEPS (SF)			TOTAL (SF)
LOT 102	1596	54		12			1662
PERCENT IMPERVIOUS = 1662 S.F. / 7,500 S.F. SITE AREA = 0.2216 = 22.2%							

PER GARNETT DRIVE & PROUT AVE. - PRIVATE ROAD & PUBLIC SEWER NOTE: PER COURT ORDER, A COPY OF WHICH IS ON FILE WITH THE OPZ, THE PERMIT APPLICANT & OTHER ABUTTING PROPERTY OWNERS HAVE THE RIGHT TO UTILIZE & IMPROVE THE RIGHTS OF WAY AND INSTALL SEWER AND OTHER UTILITIES FOR THE PROUT AVE. AND GARNETT DRIVE ROADWAYS. THE RIGHT OF WAY FOR PRIVATE ROAD (HENSEN AVE.) LEADING TO THE PUBLIC ROADWAYS, FURTHER THE ROAD SURFACES ARE TO BE MAINTAINED BY THE BAY HIGHLANDS CIVIC ASSOC. AS PART OF THEIR SPECIAL PRIVATE ROAD NETWORK STATUS ALONG WITH THE OTHER PRIVATE ROADS SHOWN ON THE PLAT IN THE BAY HIGHLANDS COMMUNITY. THE COURT ORDER, WHICH SPECIFICALLY DEALT WITH GARNETT DRV. BUT IS APPLICABLE TO ALL THE PRIVATE ROADS IN THE BAY HIGHLANDS, FOUND THAT NO FEE SIMPLE DEED TO THE COUNTY IS REQUIRED FOR THE PROPERTY OWNER FOR EITHER THE PRIVATE RIGHT OF WAY OR THE EXISTING PUBLIC UTILITY EASEMENT OVERLAY, WHICH WAS PREVIOUSLY GRANTED PREVIOUSLY TO THE COUNTY OVER ALL OF THE ROADWAYS (3327/584). GARNETT DRIVE HAS BEEN IMPROVED AND THE PUBLIC SEWER INSTALLED WITHIN THE ROW, BY THE SAME DEVELOPER OF LOTS 100/101 AND LOT 102 UNDER A SEPARATE GRADING PERMIT FOR THE ROAD OG20094948, ALONG WITH THE DEVELOPMENT OF THE PUBLIC SEWER MAINS AND THE COURT ORDER COMING UNDER A PUBLIC WORKS AGREEMENT WITH THAT PERMIT. MAINTENANCE OF THE ROAD BY THE BAY HIGHLANDS CIVIC ASSOCIATION WILL NOT BEGIN UNTIL AFTER THE AS-BUILT PHASE AND RELEASE OF ANY CONSTRUCTION AND MAINTENANCE BONDS BY ANNE ARUNDEL COUNTY ASSOCIATED WITH PERMIT OG20094937 / PWA #22-139. THE CONSTRUCTION OF LOTS 100 & LOT 102 MAY BEGIN UNDER THEIR INDIVIDUAL PERMIT (PWA #22-139) AND THE PUBLIC SEWER MAINS MAY BEGIN UNDER THE PERMIT ENTRANCE FROM HENSEN AVE. TO THE SITE HAS BEEN INSTALLED UNDER OG20094947 AND WITH APPROVAL OF THE INSPECTOR.

NOTE 'A': DISCONNECTIONS

DISCONNECTION AREAS WITHIN THE LIMIT OF DISTURBANCE ARE REQUIRED TO BE TILLED TO A DEPTH OF 12" PRIOR TO PLACEMENT OF 12" OF COMPOST & VEGETATIVE COVER SUCH AS SOD.



SEE NOTES ON SHT. 1

VARIANCE TO ALLOW REDUCTION OF 20' CORNER SIDE SETBACK
IN THE AMOUNT OF 12' TO ALLOW AN 8' SIDE SETBACK ALONG PROUTT AVE.
A PAPER ROAD.

GRAPHIC SCALE

A horizontal graphic scale bar with tick marks at 30, 15, 0, and 30. The bar is divided into two equal segments by the 0 mark, with each segment representing 30 feet. The 15 mark is located halfway between 0 and 30 on each side.

DEVELOPED CONDITIONS - SCALE: 1"=30'

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G 02019763

DEVELOPED CONDITIONS

VARIANCE PLANS

BAY HIGHLANDS 'LOT 102'

RECORDED IN P.B. 9, PG. 49

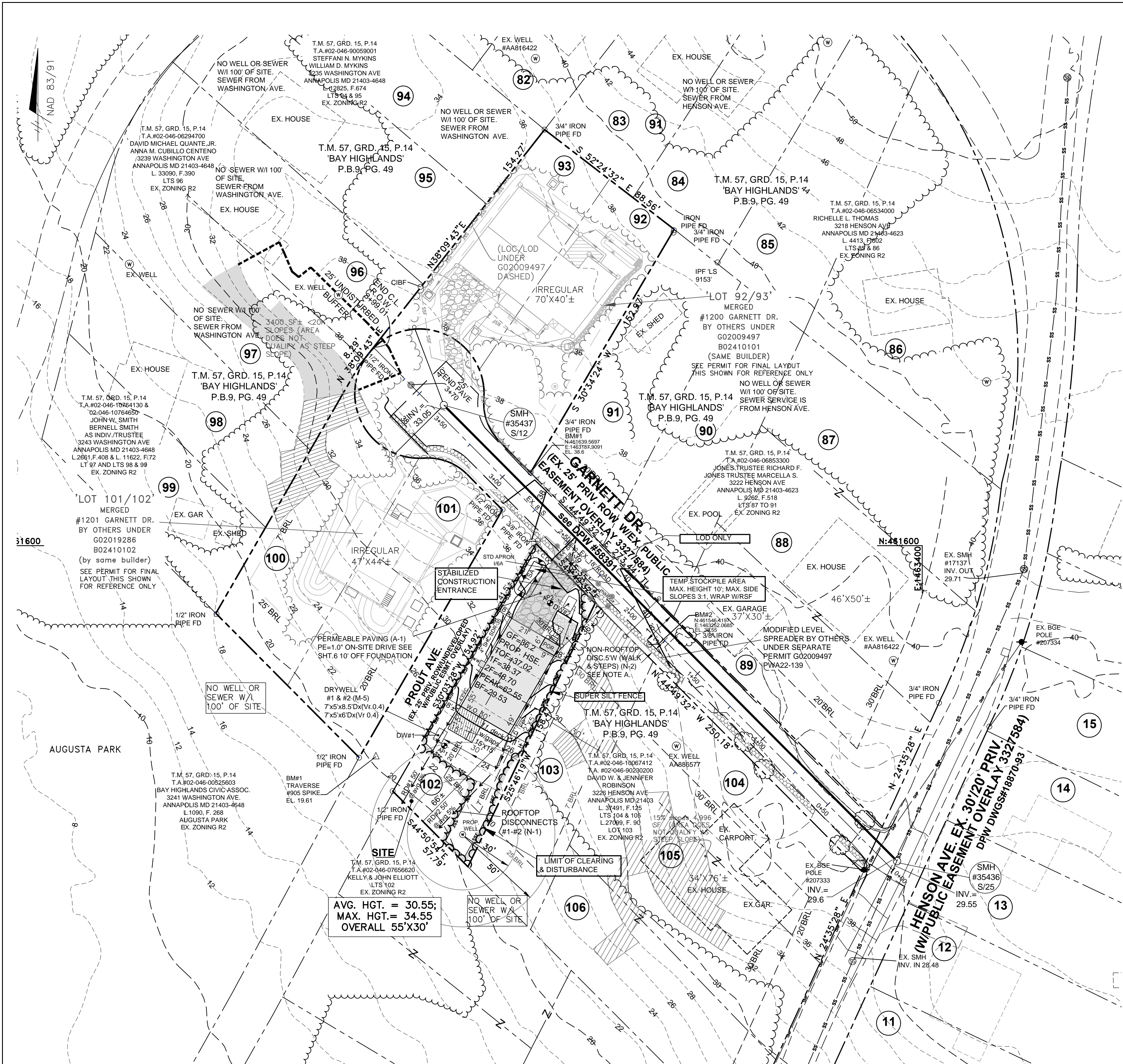
TAX MAP 57, GRID 15, P/O PARCEL 14

TAX ACCT. NO. 2-046-07656620

ADDRESS: 1205 GARNETT DR. ANNAPOLIS MD 21403

2ND TAX DISTRICT * ZONING R2 * MD NAD 83/91 * A.A.CO., MD

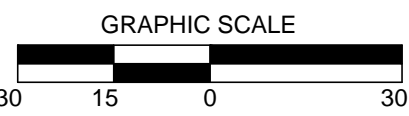
DATE: JUNE, 2024	DRAWN BY: S.R.K.
SCALE: AS SHOWN	CHECKED BY: R.C.L.
SHEET: 4 OF 6	TERRAIN NO. 3078LT102



- FLOOR ELEVATION NOTES:
1. BF: BASEMENT FLOOR ELEVATION BASED ON 8 FT BELOW T.O.F.
 2. 1FL: FIRST FLOOR ELEVATION BASED ON 1.35 FT ABOVE T.O.F (TOP OF FOUNDATION) ELEVATION.
 3. 2FL: SECOND FLOOR ELEVATION BASED ON 10.32 FT. ABOVE FIRST FLOOR.
 4. BUILDER TO CONFIRM FLOOR ELEVATIONS PRIOR START OF CONSTRUCTION.

SEE NOTES ON SHT. 1

VARIANCE TO ALLOW REDUCTION OF 20' CORNER SIDE SETBACK IN THE AMOUNT OF 12' TO ALLOW AN 8' SIDE SETBACK ALONG PROUIT AVE. A PAPER ROAD.



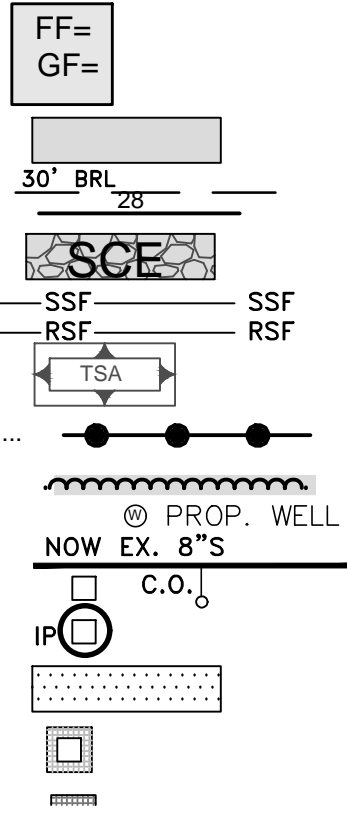
DEVELOPED CONDITIONS - SCALE: 1"=30'

LEGEND

- EXISTING CONTOUR --- 28 ---
EXISTING TREE LINE ---
SOIL BORING ---
EXISTING BUILDING ---
STORM DRAIN --- SD ---
EXISTING SEWER --- SS ---
EXISTING FORCE MAIN --- FM --- FM ---
EXISTING WELL --- W --- W ---
EXISTING ELECTRIC --- E --- E ---
EXISTING FENCE --- X --- X ---
BUILDING RESTRICTION LINE --- 30' BRL ---

DEVELOPED FEATURES KEY

- PROP. HOUSE (ROOFTOP IMPERVIOUS).....
W/FLOOR ELEVATIONS (PROP. LOT COVERAGE)
PROP. DRIVEWAY/ROAD (NON-ROOFTOP IMP.).....
BUILDING RESTRICTION LINE.....
PROP. GRADING.....
PROP. STABILIZED CONSTRUCTION ENTRANCE.....
SUPER SILT FENCE.....
REINFORCED SILT FENCE.....
PROP. TEMPORARY STOCKPILE.....
PROP. LIMITS OF DISTURBANCE IN CLEARED AREA.....
PROP. LIMITS OF CLEARING/DISTURBANCE.....
PROPOSED WELL.....
PROPOSED SEWER HOUSE CONNECTION/PROP. SEWER.....
STD. YARD INLET.....
INLET PROTECTION.....
PROP. SEED & CURLEX.....
SWM DRYWELL W/ YARD INLET.....
SWM DRYWELL W/O YARD INLET.....



ZONING & SOILS TABLE

SITE/D.A. ZONING: R2	SOILS TYPE	CLASS	ERODIBILITY FACTOR
SYMBOL	ANNAPOLIS URBAN	'C'	K FACTOR & SLOPES
AuB	LAND COMPLEX		0.24, 0-5% SLOPES

EXISTING SITE NOTATIONS:

EX. ZONING: R2

CRITICAL AREA: ENTIRE SITE IS IN LDA

EX. SITE TABULATIONS & CRITICAL AREA CLEARING/COVERAGE ALLOWABLES:

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TOTAL EX. IMPERVIOUS COVERAGE = 0 S.F. OR 0 AC. TL.

MAX. IMPERVIOUS COVERAGE ALLOWED = 2375 S.F.

TOTAL EXISTING WOODLANDS = 7,500 S.F. OR 0.17 AC. TL.

MAX. CLEARING ALLOWED = FOR SITE LESS THAN 1/2 AC. = 6,534 S.F. MAX.

DEVELOPED SITE TABULATIONS:

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TOTAL CLEARING REMAINING = 6,534 S.F. - 6,363 S.F. = 171 S.F.

TOTAL IMPERVIOUS COVERAGE PROPOSED = 2,346 S.F. OR 0.05 AC. TL. (31.3%)

TOTAL COVERAGE BY STRUCTURES = 1,662 S.F.(22.2%)

DEVELOPED IMPERVIOUS COVERAGE

AREA	HOUSE/GAR (SF)	PORCH (SF)	FP	WALK (SF)	STEPS (SF)	WINDOW WELL (SF)	DRIVE (SF) ONSITE	TOTAL (SF)
LOT102	1596	54	10	35	12	10	629	2346
PERCENT IMPERVIOUS = 2346 S.F. / 7,500 S.F. SITE AREA = 31.3%								

DEVELOPED COVERAGE BY STRUCTURES

AREA	HOUSE/GAR (SF)	PORCHES (SF)	STEPS (SF)	TOTAL (SF)
LOT 102	1596	54	12	1662
PERCENT IMPERVIOUS = 1662 S.F. / 7,500 S.F. SITE AREA = 0.2216 = 22.2%				

GARNETT DRIVE & PROUIT AVE. - PRIVATE ROAD & PUBLIC SEWER NOTE:

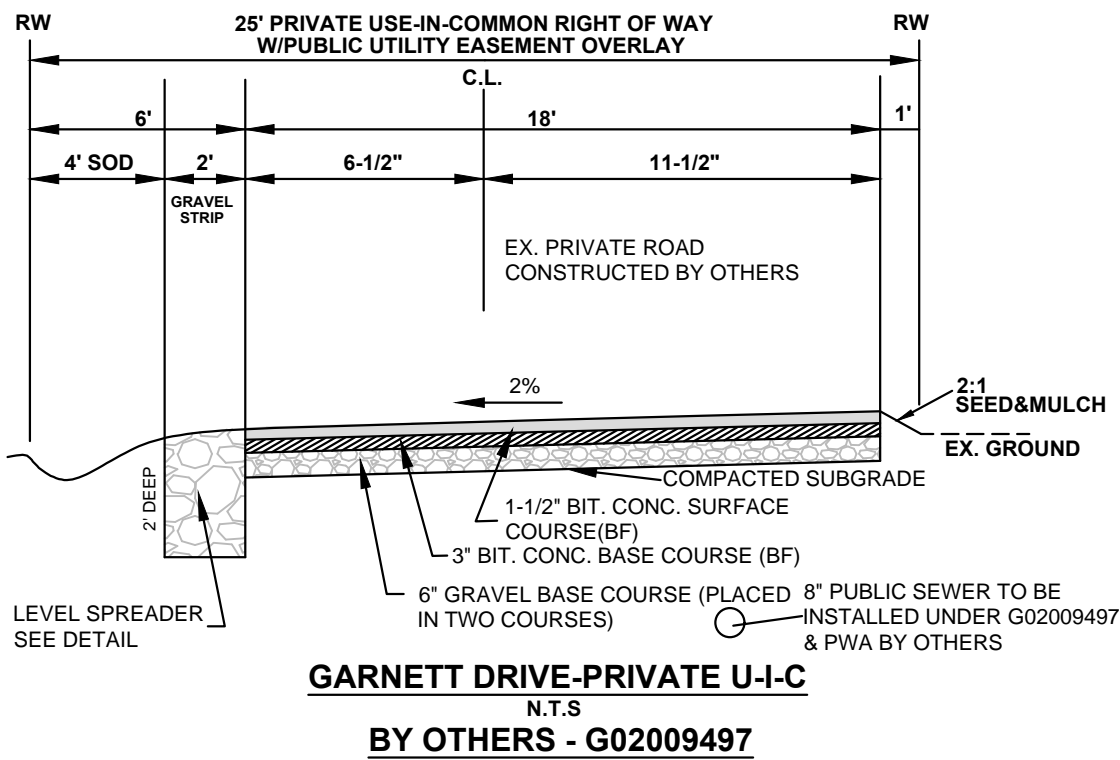
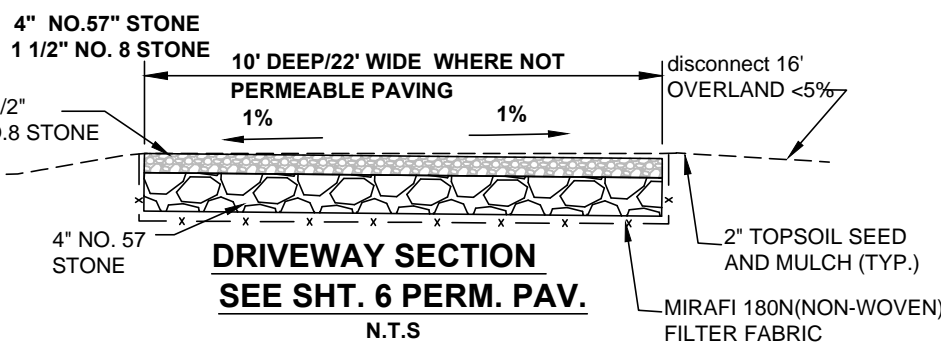
PER COURT ORDER, A COPY OF WHICH IS ON FILE WITH THE OPZ, THE PERMIT APPLICANT & OTHER ABUTTING PROPERTY OWNERS HAVE THE RIGHT TO UTILIZE & IMPROVE THE RIGHTS OF WAY AND INSTALL SEWER AND OTHER UTILITIES FOR DEVELOPMENT OF THEIR LOTS AND FOR INGRESS/EGRESS TO THE ABUTTING PRIVATE ROAD (HENSON AVE.) LEADING TO THE PUBLIC ROADWAYS. FURTHER THE ROAD SURFACES ARE TO BE MAINTAINED BY THE BAY HIGHLANDS CIVIC ASSOC. AS PART OF THEIR SPECIAL PRIVATE ROAD NETWORK STATUS ALONG WITH THE OTHER PRIVATE ROADS SHOWN ON THE PLAN IN THE BAY HIGHLANDS COMMUNITY. THE COURT ORDER, WHICH SPECIFICALLY DEALT WITH GARNETT DRV. BUT IS APPLICABLE TO ALL OF THE PRIVATE ROADS IN BAY HIGHLANDS, FOUND THAT NO FEE SIMPLE DEED TO THE COUNTY IS REQUIRED FROM ANY PROPERTY OWNER FOR EITHER THE PRIVATE RIGHT OF WAY OR THE EXISTING PUBLIC UTILITY EASEMENT OVERLAY, WHICH WAS PREVIOUSLY GRANTED PREVIOUSLY TO THE COUNTY OVER ALL OF THE ROADWAYS (3327/584). GARNETT DRIVE HAS BEEN IMPROVED AND THE PUBLIC SEWER INSTALLED WITHIN THE ROW, BY THE SAME DEVELOPER OF LOTS 100/101 AND LOT 102, UNDER A SEPARATE GRADING PERMIT FOR THE ROAD G02009497 ALONG WITH THE DEVELOPMENT OF LOTS 92/93. THE PUBLIC SEWER HAS BEEN CONSTRUCTED UNDER A PUBLIC WORKS AGREEMENT WITH THAT PERMIT. MAINTENANCE OF THE ROAD BY THE BAY HIGHLANDS CIVIC ASSOCIATION WILL NOT BEGIN UNTIL AFTER THE AS-BUILT PHASE AND RELEASE OF ANY CONSTRUCTION AND MAINTENANCE BONDS BY ANNE ARUNDEL COUNTY ASSOCIATED WITH PERMIT G02009497 / PWA #22-139. THE CONSTRUCTION OF LOTS 100 & LOT 102 MAY BEGIN UPON THEIR INDIVIDUAL PERMIT ISSUANCE, SO LONG AS G02009497 HAS BEEN ISSUED AND THE CONSTRUCTION ENTRANCE FROM HENSON AVE. TO THE SITE HAS BEEN INSTALLED UNDER G02009497 AND WITH APPROVAL OF THE INSPECTOR.

NOTE 'A': DISCONNECTIONS

DISCONNECTION AREAS WITHIN THE LIMIT OF DISTURBANCE ARE REQUIRED TO BE TILLED TO A DEPTH OF 12" PRIOR TO PLACEMENT OF 12" OF COMPOST & VEGETATIVE COVER SUCH AS SOD.

DRIVEWAY NOTES

1. 60" MIN. STABILIZED CONSTRUCTION ENTRANCE PROVIDED IN PROUIT AVE.
2. CONTRACTOR TO MATCH LINE AND GRADE FOR DRIVEWAY AS SHOWN.
3. STANDARD A.A. COUNTY DRIVEWAY APRON DETAIL 1-6A (SINGLE)
4. PROPOSED DRIVEWAY STANDARDS ON-SITE:



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE # 13354 AND CORPORATE LICENSE #48856, EXPIRATION DATE:2-28-2025

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G 02019763

DEVELOPED CONDITIONS

VARIANCE PLANS

BAY HIGHLANDS 'LOT 102'

RECORDED IN P.B. 9, PG. 49
TAX MAP 57, GRID 15, P/O PARCEL 14
TAX ACCT. NO. 2-046-07656620
ADDRESS: 1205 GARNETT DR. ANNAPOLIS MD 21403
2ND TAX DISTRICT * ZONING R2 * MD NAD 83/91 * A.A.CO., MD
DATE: JUNE, 2024 DRAWN BY: S.R.K.
SCALE: AS SHOWN CHECKED BY: R.C.L.
SHEET: 4 OF 6 TERRAIN NO. 3078LT102

COMPUTATIONS FOR REQUIRED ESD VOLUMES: TARGET & MINIMUM FOR LOT 102									
A. COLLECT ESD INPUT DATA: (Collected from Area Tabs, Site Analysis, Soils Table, Coverage Tables as shown on the Plans)									
1 COMPUTE SITE AREA:									
A =	USE TOTAL SITE AREA								
A =	7,500.0 S.F.	OR		0.17 AC.					
2 IDENTIFY & COMPUTE SOIL TYPES: PIB SOILS ENTIRE SITE IS ALL "A" SOIL									
Soils =	0 AC. A		0.17 AC. C						
	0 AC. B		0.05 AC. D						
3 DETERMINE SITE IMPERVIOUSNESS: USE PROPOSED IMPERVIOUS COVERAGE WITHIN THE LOD (INCL. P-PAV.)									
I =	2.375 S.F.	OR	0.05 AC.						
% I =	31.67%	USE	35% (For Table 5.3)						
4 DETERMINE SOIL SPECIFIC RECHARGE FACTOR: (FOR MULTIPLE TYPES USE COMPOSITE) FROM MANUAL									
USE	0.38 A		0.13 C						
	0.28 B		0.06 D						
5 CALCULATE SITE Rv:									
Rv =	0.05+0.009(I)								
	0.3344								
6 DETERMINE PE FOR "WOODS IN GOOD CONDITION" FROM TABLE 5.3 IN THE MANUAL									
Using 35% Impervious with Soil Group C, the Target PE = 1.6", Min. to be treated non-structurally PE = 1.0"									

B. COMPUTE REQUIRED ESDv: MAX. ALLOWABLE IMPERVIOUS TREATED									
TARGET ESDv 35% IMPERVIOUS 'C' SOIL TYPE, PE= 1.6" USING SITE AS "A"									
ESDv =	$\frac{(PE)(Rv)(A)}{12}$	=	$\frac{(0.092)}{12}$	=	0.00768 AC.-Ft. or			334	C.F.
MINIMUM TARGET ESDv 'C' SOIL TYPE, PE= 1.0" USING SITE AS "A"									
ESDv =	$\frac{(PE)(Rv)(A)}{12}$	=	$\frac{(0.058)}{12}$	=	0.00480 AC.-Ft. or			209	C.F.

USING INFORMATION PROVIDED IN THE ESD TARGET COMPUTATION									
PE = 1.0"	'S' = 0.13								
Rv = 0.3344	A = 0.17								
C. COMPUTE REQUIRED WQv & Rev:									
MINIMUM WQv 'C' SOIL TYPE, PE = 1.0" USING SITE AS "A"									
WQv =	$\frac{(PE)(Rv)(A)}{12}$	=	$\frac{(0.058)}{12}$	=	0.00480 AC.-Ft. or			209	C.F.
MINIMUM GROUNDWATER RECHARGE (Rev) 'C' SOIL TYPE, s=0.13; PE= 1.0" USING SITE AS "A"									
Rev =	$\frac{(s)(Rv)(A)}{12}$	=	$\frac{(0.007)}{12}$	=	0.000616 AC.-Ft. or			27	C.F.

1 YEAR RUNOFF COMPUTATIONS									
ONE YEAR RUNOFF VOLUME MUST BE GREATER THAN THE PROVIDED VOLUME OF THE ACTUAL DEVICE OR THE AMOUNT OVER CAN BE USED FOR QP+ FOR THIS PROJECT THE ONE YEAR RUNOFF VOL. > ESDv; QPv IS REQUIRED SO THE REMAINING VOL ABOVE ESDv HAS BEEN USED TO REDUCE THE RCN TO EX. CONDIT									
P =	2.7								
Rv =	BASED ON % IN INDIV. D.A.								
COMPUTE USING	$\frac{(P)(Rv)(A)}{12}$								
1 BMP D.A. TO DW#1									
A =	1,211 S.F.	or	0.03 AC.						
I =	1,211 S.F.	or	0.03 S.F.						
% I =	100.0%								
Rv =	0.05+0.009(I)								
	0.95								

COMPUTE 1 YEAR RUNOFF VOLUME FOR DW #1									
$\frac{(P)(Rv)(A)}{12}$	=	$\frac{(2.7)(0.95)(1211)}{12}$	=	259 C.F.					
PROVIDED VOLUME =	126 C.F.	<	259 C.F.		1 YR. VOLUME IS GREATER SO OK				
1 YR. VOLUME ABOVE MAY BE USED FOR C (133 of available for 10 yr. mgmt.)									

2 BMP D.A. TO DW#2									
A =	439 S.F.	or	0.01 AC.						
I =	439 S.F.	or	0.01 S.F.						
% I =	100.0%								
Rv =	0.05+0.009(I)								
	0.95								

COMPUTE 1 YEAR RUNOFF VOLUME FOR DW #2									
$\frac{(P)(Rv)(A)}{12}$	=	$\frac{(2.7)(0.95)(439)}{12}$	=	94 C.F.					
PROVIDED VOLUME =	91 C.F.	<	94 C.F.		1 YR. VOLUME IS GREATER SO OK				

3 BMP D.A. DISCF1									
A =	487.5 S.F.	or	0.01 AC.						
I =	487.5 S.F.	or	0.01 S.F.						
% I =	100.0%								
Rv =	0.05+0.009(I)								
	0.95								

COMPUTE 1 YEAR RUNOFF VOLUME FOR ROOFTOP DISCONNECT #1									
$\frac{(P)(Rv)(A)}{12}$	=	$\frac{(2.7)(0.95)(487.5)}{12}$	=	104 C.F.					
PROVIDED VOLUME =	36 C.F.	<	104 C.F.		1 YR. IS MORE, SO TEST IS MET				

4 BMP D.A. DISCF2									
A =	487.5 S.F.	or	0.01 AC.						
I =	487.5 S.F.	or	0.01 S.F.						
% I =	100.0%								
Rv =	0.05+0.009(I)								
	0.95								

COMPUTE 1 YEAR RUNOFF VOLUME FOR ROOFTOP DISCONNECT #2									
$\frac{(P)(Rv)(A)}{12}$	=	$\frac{(2.7)(0.95)(487.5)}{12}$	=	104 C.F.					
PROVIDED VOLUME =	36 C.F.	<	104 C.F.		1 YR. IS MORE, SO TEST IS MET				

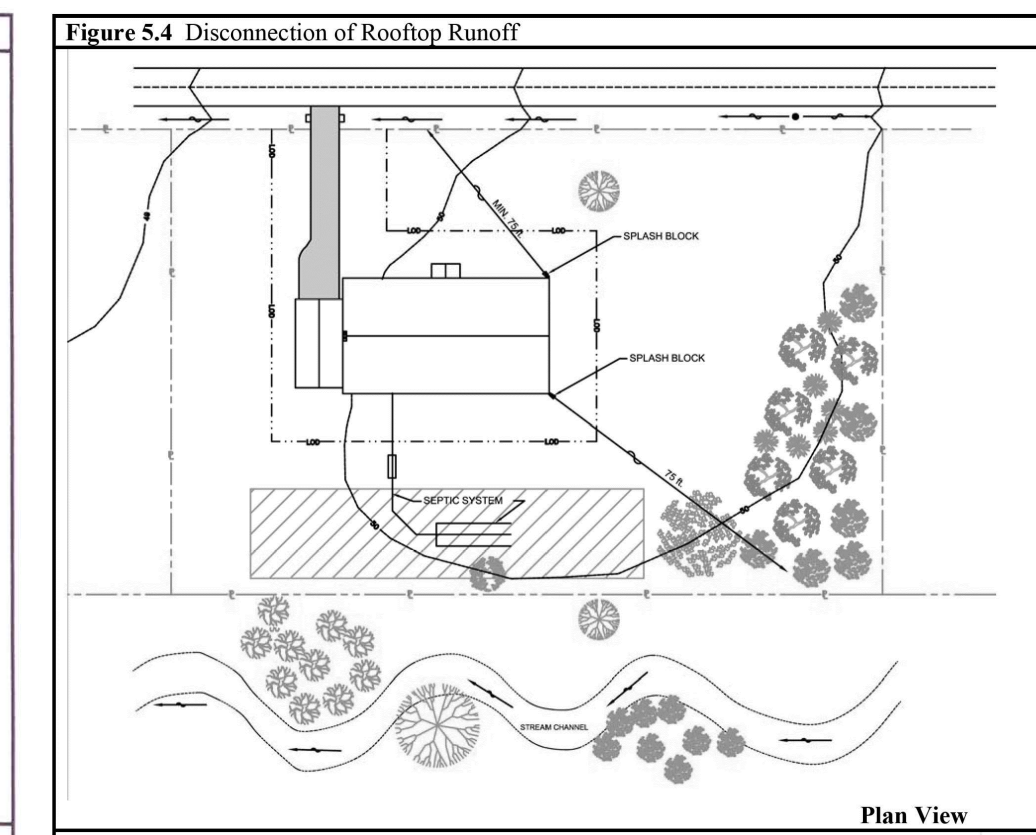
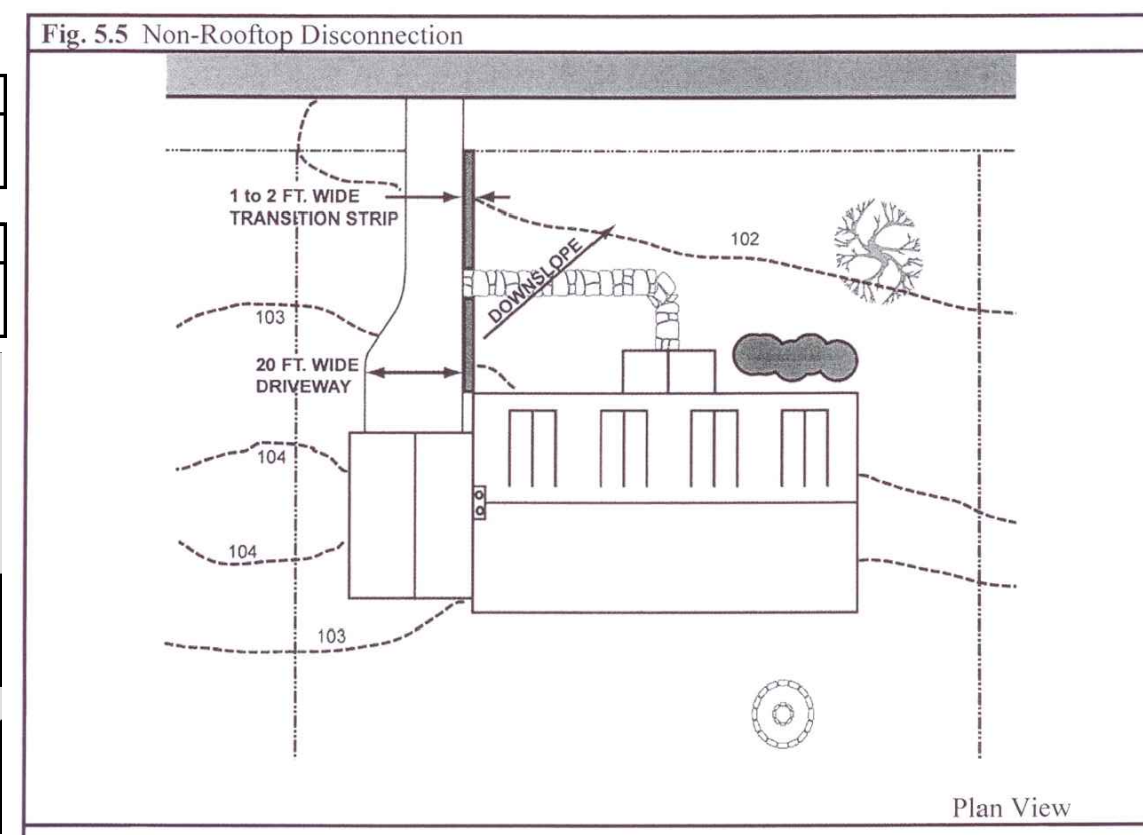
5 BMP D.A. NRD									
A =	47 S.F.	or	0.00 AC.						
I =	47 S.F.	or	0.00 S.F.						
% I =	100.0%								
Rv =	0.05+0.009(I)								
	0.95								

COMPUTE 1 YEAR RUNOFF VOLUME FOR NON-ROOFTOP DISCONNECT									
$\frac{(P)(Rv)(A)}{12}$	=	$\frac{(2.7)(0.95)(47)}{12}$	=	10 C.F.					
PROVIDED VOLUME =	4 C.F.	<	10 C.F.		1 YR. IS MORE, SO TEST IS MET				

6 BMP D.A. PERM. PAV.									
A =	629 S.F.	or	0.01 AC.						
I =	629 S.F.	or	0.01 S.F.						
% I =	100.0%								
Rv =	0.05+0.009(I)								
	0.95								

COMPUTE 1 YEAR RUNOFF VOLUME FOR PERMEABLE PAVING									
$\frac{(P)(Rv)(A)}{12}$	=	$\frac{(2.7)(0.95)(629)}{12}$	=	134 C.F.					
PROVIDED VOLUME =	50 C.F.	<	134 C.F.		1 YR. IS MORE, SO OK				

SWM COMPS - TREATMENT TRAIN									
USING FORMULA: $\frac{(PE)(Rv)(A)}{12}$									
TOTAL ESDv REQUIRED				1.6(0.3344)(7500)/12 =		36		334	
LESS ROOF DISCONNECTION NO.				$\frac{(0.70)(0.95)(487.5)}{12} =$		36		ROOF 50' use 0.7	
BALANCE REMAINING								298	
LESS ROOF DISCONNECTION NO.				$\frac{(0.7)(0.95)(487.5)}{12} =$		36		ROOF 50' use 0.7	
BALANCE REMAINING								262	
USING FORMULA: $\frac{(LXWXD)(Vr)}{12}$									
LESS DRYWELL NO. 1				$\frac{(7'X5'X9.0')(0.4)}{12} =$		126		TREATS ROOF	
BALANCE REMAINING								136	
LESS DRYWELL NO. 2				$\frac{(7'X5'X6.0')(0.4)}{12} =$		91		TREATS ROOF	
BALANCE REMAINING								45	
LESS PERMEABLE PAVING				$\frac{(1.0X0.95X629)(0.4)}{12} =$		50		TREAT DRIVEWAY	
BALANCE REMAINING								-5	
USING FORMULA: $\frac{(LXWXD)(Vr)}{12}$									
LESS NON-ROOFTOP DISCONNECT				$\frac{(1.0)(0.95)(46)/12} =$		4		TREATS WALK/STEPS	
BALANCE REMAINING								-9	
TOTAL ESDv PROVIDED						343		343=334 SO MET	



N-1. Disconnection of Rooftop Runoff

Rooftop disconnection involves directing flow from downspouts onto vegetated areas where it can soak into or filter over the ground. This disconnects the rooftop from the storm drain system and reduces both runoff volume and pollutants delivered to receiving waters. To function well, rooftop disconnection is dependent on several site conditions (e.g., flow path length, soils, slopes).

- Applications:**
- There are many opportunities for disconnecting rooftops in both new and redevelopment designs. Runoff may be directed to undisturbed natural areas (e.g., vegetated buffers) or landscaped areas (e.g., lawns, grass channels). Rooftop disconnection is possible in commercial, industrial, and residential settings given the constraints listed below.
- Performance:**
- The P_t values shown in Table 5.6 may be applied to the ESD sizing criteria when the contributing rooftop area is adequately disconnected. R_e requirements (see Chapter 2) are also addressed when the P_t from Table 5.6 meets or exceeds the soil specific recharge factor listed in Section 2.2.
- Constraints:**
- The following constraints are critical when considering the use of rooftop disconnection to capture and treat stormwater runoff:
- Space:** A permeable, vegetated treatment area equal to the flow path length must be available down gradient from the downspout to effectively disconnect rooftop runoff. Additional treatment using micro-scale practices may be used to fully meet P_t requirements.
 - Topography:** Runoff must be conveyed as sheetflow from the downspout and across open areas to maintain proper disconnection. Level spreaders may be needed at the downspout to dissipate flow. Additionally, disconnected downspouts should be located on gradual slopes ($\leq 5\%$) and directed away from buildings to both maintain sheetflow and prevent water damage to basements and foundations. If slopes are too steep ($> 5\%$), a series of terraces or berms may be required to maintain sheetflow. These terraces may be readily constructed of landscaping stones, timber, or earthen berms.
 - Soils:** Downspout disconnections work best in undisturbed, sandy soils that allow runoff to infiltrate. Clayey soils or soils that have been compacted by construction equipment greatly reduce the effectiveness of this practice and soil amendments may be needed.

- Construction Criteria:**
- The following items should be addressed during the construction of projects with planned rooftop disconnections:
- Erosion and Sediment Control:** Erosion and sediment control practices (e.g., sediment traps) shall not be located in vegetated areas receiving disconnected runoff.
 - Site Disturbance:** Construction vehicles and equipment should avoid areas receiving disconnected runoff to minimize disturbance and compaction. Should areas receiving disconnected runoff become compacted, scarifying the surface or rototilling the soil to a depth of four to six inches shall be performed to ensure permeability. Additionally, amendments may be needed for tight, clayey soils.

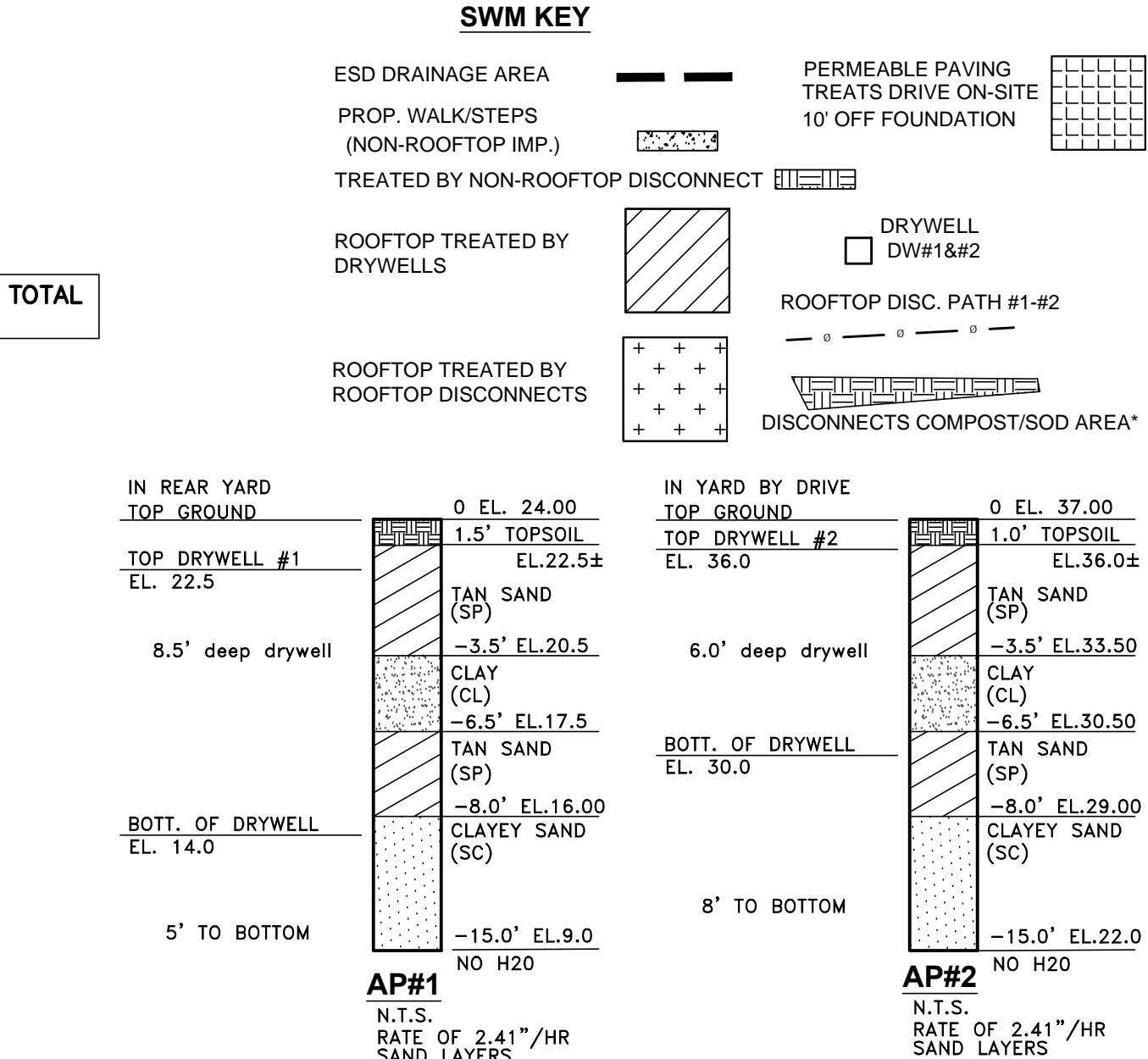
Inspection:

A final inspection shall be conducted before use and occupancy approval to ensure that sizing for treatment areas have been met and permanent stabilization has been established.

Maintenance Criteria:

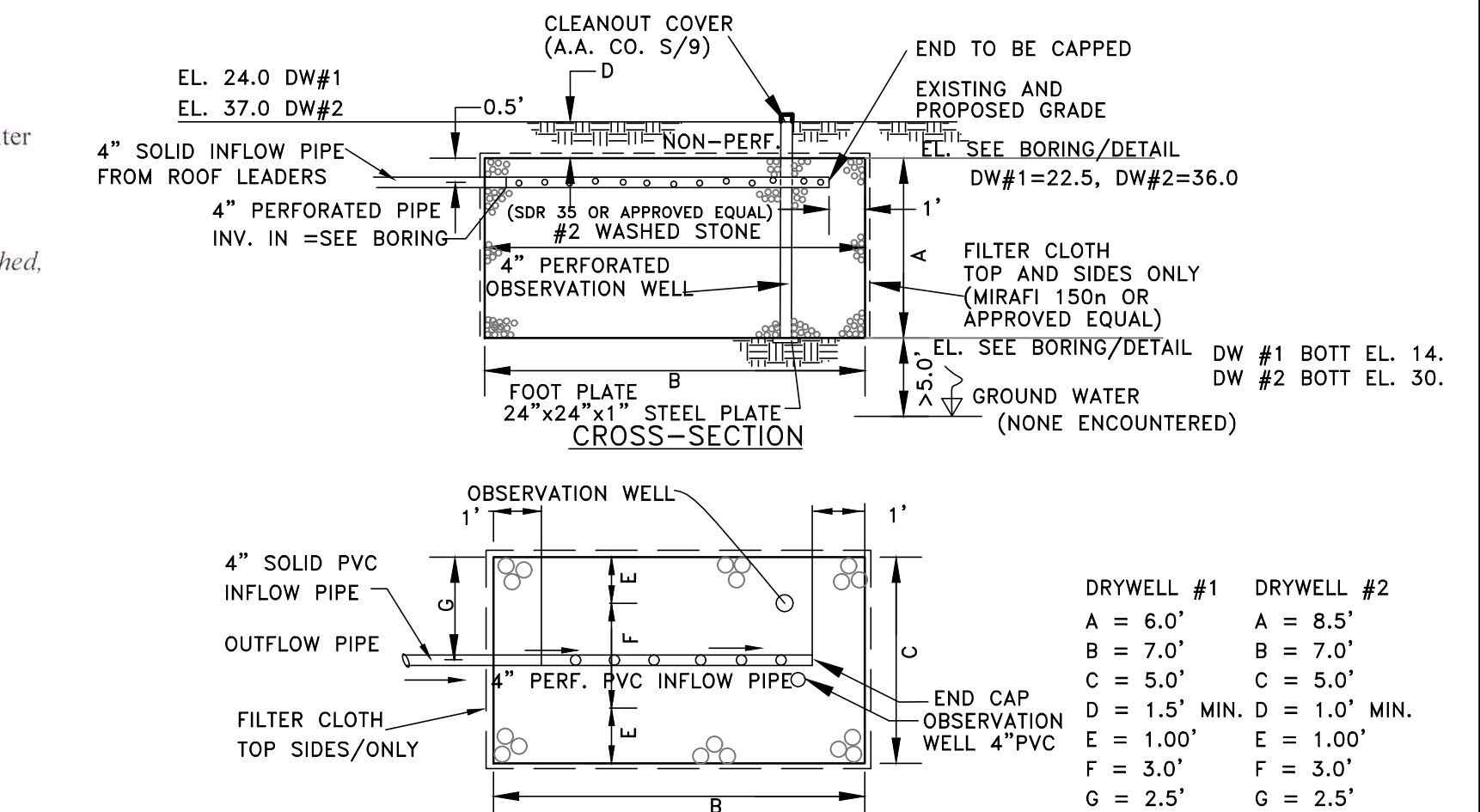
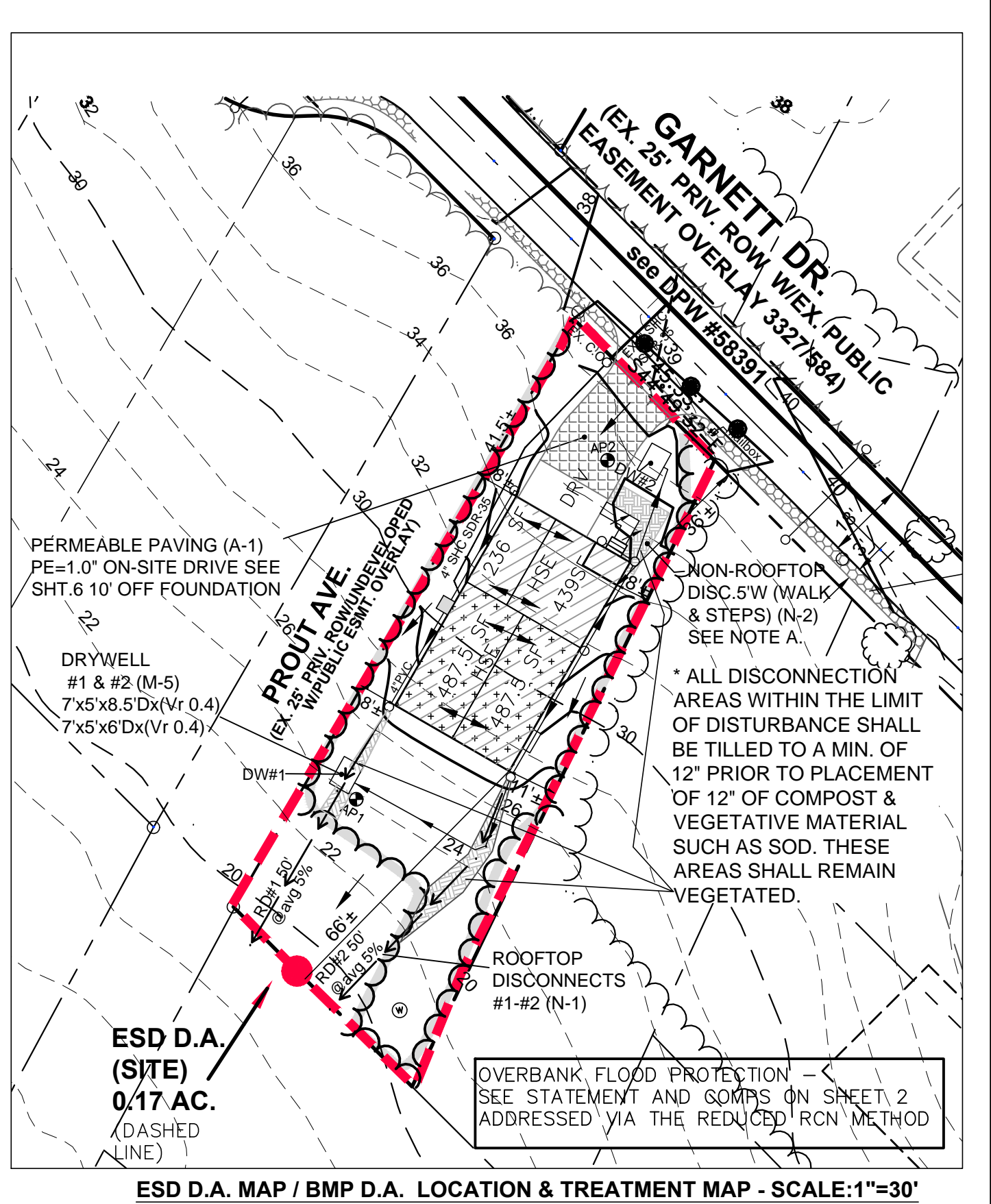
Maintenance of areas receiving disconnected runoff is generally no different than that required for other lawn or landscaped areas. The areas receiving runoff should be protected from future compaction (e.g., by planting trees or shrubs along the perimeter). In commercial areas, foot traffic should be discouraged as well.

SWM TARGETS, COMPS & DESIGN BASED ON TOTAL ALLOWABLE IMPERVIOUS AREA OF 2375 SF



- Construction Criteria:**
- The following items should be addressed during construction of projects with dry wells:
- Erosion and Sediment Control:** Final grading for proposed dry wells should not take place until the surrounding site is completely stabilized. If this cannot be accomplished, runoff from disturbed areas shall be diverted.
 - Soil Compaction:** Excavation should be conducted in dry conditions with equipment located outside of the practice to minimize bottom and sidewall compaction. Construction of a dry well shall be performed with lightweight, wide-tracked equipment to minimize disturbance and compaction. Excavated materials shall be placed in a contained area.
 - Underground Chamber:** A subsurface prefabricated chamber may be used.
 - Dry Well Bottom:** The bottom shall be as level as possible to minimize pooled water in small areas that may reduce overall infiltration and longevity.
 - Filter Cloth:** Filter cloth shall not be installed on the bottom of the well. Non-woven filter cloth should be used to line the top and sides of the dry well to prevent the pore space between the stones from being blocked by the surrounding native material.
 - Gravel Media:** The aggregate shall be composed of an 18 to 48-inch layer of clean washed, open graded material with 40% porosity (e.g., ASTM D448 4.5, or 6 stone or equal).
- Inspection:**
- Regular inspections shall be made during the following stages of construction:
- During excavation to subgrade.
 - During placement of backfill and perforated inlet pipe and observation well.
 - During placement of geotextiles and all filter media.
 - During construction of the appurtenant conveyance.
 - Upon completion of final grading and establishment of permanent stabilization.

- Maintenance Criteria:**
- The following items should be addressed to ensure proper maintenance and long-term performance of dry wells:
- Privately owned practices shall have a maintenance plan and shall be protected by easement, deed restriction, ordinance, or other legal measures preventing its neglect, adverse alteration, and removal.
 - Dry wells shall be inspected and cleaned annually. This includes pipes, gutters, downspouts, and all filters.
 - Ponding, standing water, or algal growth on the top of a dry well may indicate failure due to sedimentation in the gravel media. If water ponds for more than 48 hours after a major storm or more than six inches of sediment has accumulated, the gravel media should be excavated and replaced.
 - Construction Criteria: The following items should be addressed during construction of projects with permeable pavement:
 - Erosion and Sediment Control: Final grading for installation should not take place until the surrounding site is stabilized. If this cannot be accomplished, runoff from disturbed area shall be diverted around proposed pavement locations.
 - Soil Compaction: Sub soils shall not be compacted. Construction should be performed with lightweight, wide tracked equipment to minimize compaction. Excavated materials should be placed in a contained area.
 - Distribution Systems: Overdrain, underdrain, and distribution pipes shall be checked to ensure that both the material and perforations meet specifications (see Appendix B.4). The upstream ends of pipes should be capped prior to installation. All underdrain or distribution pipes used should be installed flat along the bed bottom.
 - Subbase Installation: Subbase aggregate shall be clean and free of fines. The subbase shall be placed in lifts and lightly rolled according to the specifications (see Appendix B.4).



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: JULY 8, 2024

Tax Map #	Parcel #	Block #	Lot #	Section
57	14	15	102	N/A

FOR RESUBMITTAL ONLY

Corrections ☐
Redesign ☐
No Change ☐
Non-Critical Area ☐

*Complete Only Page 1
General Project Information

Tax ID: 02-046-07656620

Project Name (site name, subdivision name, or other) BAY HIGHLANDS, LOT 102

Project location/Address 1205 GARNETT DRIVE

City ANNAPOLIS Zip 21403

Local case number

Applicant: Last name ELLIOTT First name KELLY & JOHN

Company TERRAIN INC.

Application Type (check all that apply):

Building Permit ☒
Buffer Management Plan ☐
Conditional Use ☐
Consistency Report ☐
Disturbance > 5,000 sq ft ☐
Grading Permit ☒

Variance ☒
Rezoning ☐
Site Plan ☐
Special Exception ☐
Subdivision ☐
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:

REQUESTING A REDUCTION TO THE 20' CORNER SIDE SETBACK OF 12' TO ALLOW IT TO BE 8'

THE HOUSE HAS REDUCED IN SIZE FROM PRE-FILE

Intra-Family Transfer ☐ Yes
Grandfathered Lot ☐

Growth Allocation ☐ Yes
Buffer Exemption Area ☐

Project Type (check all that apply)

Commercial ☐
Consistency Report ☐
Industrial ☐
Institutional ☐
Mixed Use ☐
Other ☐

Recreational ☐
Redevelopment ☐
Residential ☒
Shore Erosion Control ☐
Water-Dependent Facility ☐

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area	0.17	7,500
LDA Area	0	0
RCA Area	0	0
Total Area	0.17	7,500

Total Disturbed Area

Acres	Sq Ft
0.15	6,563

0 # of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees	0.17	7,500	Existing Lot Coverage	0	0
Created Forest/Woodland/Trees	0	0	New Lot Coverage	0.05	2,346
Removed Forest/Woodland/Trees	0.14	6,363	Removed Lot Coverage	0	0
			Total Lot Coverage	0.05	2,346

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance	0	0	Buffer Forest Clearing	0	0
Non-Buffer Disturbance	0.15	6,563	Mitigation	0	0

Variance Type

Buffer ☐
Forest Clearing ☐
HPA Impact ☐
Lot Coverage ☐
Expanded Buffer ☐
Nontidal Wetlands ☐
Setback ☒
Steep Slopes ☐
Other ☐

Structure

Acc. Structure Addition ☐
Barn ☐
Deck ☐
Dwelling ☒
Dwelling Addition ☐
Garage ☐
Gazebo ☐
Patio ☐
Pool ☐
Shed ☐
Other ☐

CRITICAL AREA REPORT-1205 GARNETT DR. LOT 102 BAY HIGHLANDS

PREPARED BY TERRAIN FOR VARIANCE – JULY 2024

NARRATIVE:

Existing Conditions:

1. As shown on the Resource Map Sheet 3, the site is a legally buildable lot located in the LDA designation of the Critical Area and contains 7,500 s.f. The lot borders Garnett Dr. to the north and is 45.35' wide along this private road, which has recently been constructed and improved with a sewer by others. The rear width of the lot is 57.79' wide. The lot borders Prout Ave. to the west, which is a paper road with no sewer. The length of the lot along this roadway is 154.92' with the opposing lot line abutting undeveloped Lot 103 being 158.47' long.
2. The front BRL is 30' along Garnett Drive and the standard side setbacks of 7' and rear setback of 25' are shown on the plan, along with the 20' corner side setback along Prout Ave. for which we are seeking relief.
3. Bay Highlands is an old subdivision with many of the surrounding lots having been merged with other lots. Lots 100/101 on the opposite side of Prout Ave. is merged and is under permit review and Lots 92/93 on the other side of Garnett Dr. have also been merged and are under permit review. Lot 103 is an existing building lot to the east of the site and fronts Garnett Dr. This lot is owned by the owner to east who has merged with other lots around their existing home fronting on Henson Ave. The remaining lots on Prout Ave. south of the site are merged with other lots, except for two lots located closer to Bay Highlands Road and are owned by the builder of Lot 102 who plans to access the lots via that roadway. Augusta Park is located on the west side of Prout Ave. abutting Lot 100/101.
4. The lot is presently undeveloped and wooded and subject to clearing and impervious limitations as noted on Sheet 3 and 4 of the plans.
5. Garnett Dr. and Prout Ave. are private roads with public utility easement overlays. While most of the private roads in Bay Highlands are owned by the BHCA civic association, Garnett and Prout are owned by the abutting owners as was previously established with the development of Garnett Dr. by others. Therefore, the property owner of Lot 102 owns to the center of these streets along their frontage.

Developed Conditions:

1. The proposed house has been designed to fit within the standard front, rear and standard 7' side setbacks with the rear basement floor and first floor decks (with gaps) also being located outside the 25' rear setback as shown on Sheet 4. The house is modest in size and is in keeping with the size of houses on similar lots in the neighborhood. Note: the house has been reduced in size from the Pre-file plan, which allows for the driveway to come off Garnett Drive and the previous stub road/tumaround on Prout Ave. to be eliminated based on comments from the Engineering Section. Also, the minimum relief to the side setback being requested is now only 12' not 13' since the house has gone from 32' wide to 20' wide.
2. Clearing and impervious limitations have been met.
3. Stormwater management and sediment controls have been designed and reviewed by the County. Reviewers under the referenced grading permit and demonstrate

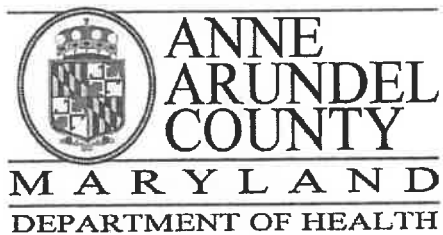
SEE RESOURCE NOTES & CRITICAL AREA TABULATIONS NEXT PAGES.

ZONING & SOILS TABLE			
SITE/D.A. ZONING: R2			ERODIBILITY FACTOR K FACTOR & SLOPES
SYMBOL	SOILS TYPE	CLASS	
AuB	ANNAPOLIS URBAN LAND COMPLEX	'C'	0.24, 0-5% SLOPES

RESOURCE MAPPING NOTES

1. THE SUBJECT SITE CONSISTS OF A LEGAL LOT TS KNOWN AS LOTS 102 OF BAY HIGHLANDS CREATED PRIOR TO 1985 AND IS A LEGAL BUILDABLE LOT ENTITLED TO CLEARING AND IMPERVIOUS AS PER CODE.
2. TOPOGRAPHY AND SITE PROPERTY LINES FOR THE SUBJECT SITE IS BASED A FIELD SURVEY FOR LOT 102 AND ADJOINING LOTS ~~100~~ ¹⁰⁹ AND PHYSICAL FEATURES PAVING, SEWER, POLES, ETC. ALONG GARNETT DR. AND FOR OFFSITE AREA USING ANNE ARUNDEL COUNTY DIGITAL AERIAL TOPOGRAPHY AND BEST AVAILABLE PUBLIC RECORDS.
3. LOT 102 LIES IN THE LDA DESIGNATION OF THE CRITICAL AREA. IT DOES NOT LIE WITHIN A BOG AREA OR BOG DRAINAGE AREA. THE SITE LIES WITHIN ZONE X, AN AREA OF LESS THAN 0.2% CHANCE FLOODING AS SHOWN ON FIRM MAP 24003C0262F.
4. THERE ARE NO EXISTING STREAMS ON THE PROPERTY. THERE ARE NO STEEP SLOPES OR THEIR BUFFERS AFFECTING THE PROPERTY, BUT THERE IS A SMALL AREA OF STEEP SLOPES ON THE NEIGHBORING LOTS TO THE EAST ALTHOUGH THEY ARE NOT A LARGE ENOUGH OF AN AREA TO MEET THE DEFINITION OF STEEP SLOPES. THESE AREAS ARE OUTSIDE THE LIMITS OF DISTURBANCE.
5. THIS SITE DRAINS TO BLACK WALNUT CREEK / WEST CHESAPEAKE BAY WATERSHED NO. 02-13-10-02 AND THE BAY.
6. SOIL TYPES ARE 'C' ON-SITE AuB - ANNAPOLIS URBAN LAND COMPLEX, 0-5% SLOPES. SEE TABLE THIS SHEET.
7. GARNETT DRIVE IS AN EX. 25' PRIVATE RIGHT OF WAY WITH A PUBLIC UTILITY EASEMENT OVERLAY. A PUBLIC WORKS AGREEMENT AND GRADING PERMIT ARE IN PLACE AND THE IMPROVEMENTS HAVE BEEN CONSTRUCTED AS OF MAY 2024 UNDER G02009497.
8. THERE ARE NO EXISTING STRUCTURES ON LOT 102.
9. LOT 102 CONSISTS OF DEVELOPED WOODLAND AS THE BAY HIGHLANDS SUBDIVISION, WHICH THIS LOT IS A PART, CONTAINS AN AREA OF TREES & NATURAL VEGETATION INTERSPERSED WITH RESIDENTIAL DEVELOPMENT. CLEARING SHALL BE THE MINIMUM NECESSARY TO CONSTRUCT THE HOUSE, DRIVE, WELL, SEWER, STORMWATER MANAGEMENT AND REASONABLE YARD AREA.
10. LOT DEVELOPMENT WILL UTILIZE PUBLIC SEWER AND PRIVATE WELL.

DEVELOPED COVERAGE BY STRUCTURES								
AREA	HOUSE/GAR (SF)	PORCHES (SF)		STEPS (SF)				TOTAL (SF)
LOT 102	1596	54		12				1662
PERCENT IMPERVIOUS = 1662 S.F. / 7,500 S.F. SITE AREA = 0.2216 =22.2%								




J. Howard Beard Health Services Building
3 Harry S. Truman Parkway
Annapolis, Maryland 21401
Phone: 410-222-7095 Fax: 410-222-7294
Maryland Relay (TTY): 711
www.aahealth.org

Tonii Gedin, RN, DNP
Health Officer

MEMORANDUM

TO: Sadé Medina, Zoning Applications
Planning and Zoning Department, MS-6301

FROM: Brian Chew, Program Manager
Bureau of Environmental Health 

DATE: July 11, 2024

RE: Kelly Elliott
1205 Garnett Drive
Annapolis, MD 21403

NUMBER: 2024-0129-V

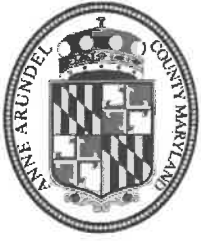
SUBJECT: Variance/Special Exception/Rezoning

The Health Department has reviewed the above referenced variance to allow a dwelling with less setbacks than required.

The Health Department does not have an approved plan for this project. The Health Department has no objection to the above referenced variance request as long as a plan is submitted and approved by the Health Department.

If you have further questions or comments, please contact Brian Chew at 410-222-7413.

cc: Sterling Seay



OFFICE OF PLANNING AND ZONING

CONFIRMATION OF PRE-FILE

PRE-FILE #: 2024-0057-P
DATE: 06/27/2024
STAFF: Joan A. Jenkins (OPZ)
Kelly Krinetz (OPZ)
Habtamu Zeleke (I&P)

APPLICANT/REPRESENTATIVE: Stacy Kimmitt/Terrain and Kelly & John Elliott

EMAIL: Terrain@comcast.net/kellyelliott0808@gmail.com

SITE LOCATION: 1205 Garnett Drive, Annapolis

LOT SIZE: 7,500 sf

ZONING: R2 **CA DESIGNATION:** LDA **BMA:** n/a or **BUFFER:** n/a **APPLICATION TYPE:** Variance

DESCRIPTION:

The applicant proposes new single-family dwelling on a corner lot. The proposed dwelling does not meet the corner side setback. Proposed at 7'; required 20'.

COMMENTS:

I & P Engineering:

Variance request: requesting a variance for bulk regulations r-2 zoning - to the corner side setback of 20', to allow a variance of 13' to this setback.

Comments:

1. Please ensure that the dry wells area is setback/offset from property lines so that if it needs maintenance/reconstruction, easements do not need to be obtained from neighboring properties or impact rights-of-way.
2. Please clarify why Prout Avenue will not be improved and extended in the future, and how the properties located on this Road will get access in the future.
3. Please clarify why a proposed property cannot access from Garnett Drive instead of Prout Avenue. The driveway to the proposed property from Garnett Drive is recommended.
4. Stormwater management will be addressed through two rooftop disconnections, non-rooftop disconnection, two dry wells, and permeable paving.
5. 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.
6. Microscale stormwater facility(ies) design should incorporate safe conveyance for overflow discharges from 2, 10, 100-yr 24-hr storm events; plans should show overland relief paths for these storm events and ensure that no structures, or properties are negatively impacted or have water impounded against during these storm events.
7. Design professionals should review site runoff and potential (negative, adverse) impacts to neighboring properties, due to changed grades/elevation on a proposed project.
8. 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.
9. Based on the plan provided, it appears that the property will be served by a private well and a public sewer.
10. The stormwater management, utility/Engineering design additional review, and comments for the site shall occur at the grading permit stage.
11. The above is provided as a courtesy review as information for review and consideration comments at the pre-file.

Critical Area Team:

No objection to the setback request.

The site plan should be updated to show the correct side corner setback.

It should be noted that the last review comment on the grading permit application indicated that the plan under review exceeds the lot coverage limits. That issue must be addressed prior to permit approval.

Zoning Administration Section:

This is an undersized corner lot in the R2 District. Variance required to the corner side setback of 20'.

Site plan:

- 1) Add the height in stories and feet to the site plan in the area of the proposed dwelling.
- 2) Correct the corner side setback to 20' per R2 bulk regulations
- 3) Page 2 under General Notes 2. Fix corner side to be 20' not 25'

Letter of explanation:

The pre-file letter addresses the Critical Area Variance Requirements. As there is no critical area variance requested these justifications to the critical area variance requirements are unnecessary. This is only a zoning variance for setbacks. The letter should be rewritten for the variance application.

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 variance to the requirements of the County's Critical Area Program may only be granted if the Administrative Hearing Officer makes affirmative findings that the applicant has addressed all the requirements outlined in Article 18-16-305. Comments made on this form are intended to provide guidance and are not intended to represent support or approval of the variance request.