

HANOVER COUNTY PLANNING DEPARTMENT
REQUEST FOR REZONING AR6 MULTI LOT REVIEW
REZ2023-00042, CAROL W AND WALTER J RAWLS TRUST

Due Date: 11/17/2023

REQUESTED REVIEWERS:

- Public Works
- Public Utilities
- GIS Department
- Fire Marshal
- VDOT
- Sheriff's Office
- Health Department
- Building Inspections
- Commissioner of Revenue
- Current Planning
- Development Review
- Code Compliance
- Assessor

FROM: Brendan Mchugh

Attached please find copies of the plans for the above-referenced project. Application materials may be found attached to the TRAKiT project. Please post all comments to the TRAKiT project number. If you do not have access to TRAKiT, please complete and return this form to the Planning Department by the due date. You may attach additional sheets, if necessary.

A meeting has been scheduled for Wednesday, November 15, 2023, at 9:00 am. The meeting will be located in the Planning Conference Room, located on the 2nd floor of the Administration Building.

AGENCY RESPONSE:

Recommend approval; No Further Review Necessary

Revisions Required/ Comments Attached

No Comment at this time; please route additional resubmittals

No Comment at this time; do not route resubmittals

DATE: _____

REVIEWED BY: _____

Attachments:

DPW:



















DPU:

VDOT:

Hanover County, Virginia

Land Use Map

Legend

-  Rural/Agricultural
-  Town of Ashland
-  Business Flexible
-  Parks and Conserved Lands
-  Destination Commerce
-  Employment Center
-  Multi-Family Residential
-  Highway Commercial
-  Industrial
-  Limited Industrial
-  Suburban Neighborhood Residential
-  Suburban High Residential
-  Suburban Center
-  Neighborhood Commercial
-  Natural Conservation Area
-  Rural Crossroads
-  Rural Village
-  Suburban Transitional Residential

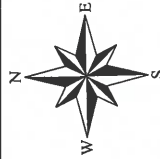
REZ2023-00042

Carol & Walter Rawls

Rezone A-1 to AR-6

Rural/Agricultural Land Use

GPIN: 8744-70-0833
Cold Harbor Magisterial District



1 inch = 800 feet

October 30, 2023



**Hanover County,
Virginia**

General Parcel Map

Legend

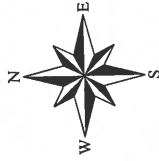
- Roads
- - - Water
- Structures
- Parcels
- 🌳 Trees

REZ2023-00042

Carol & Walter Rawls

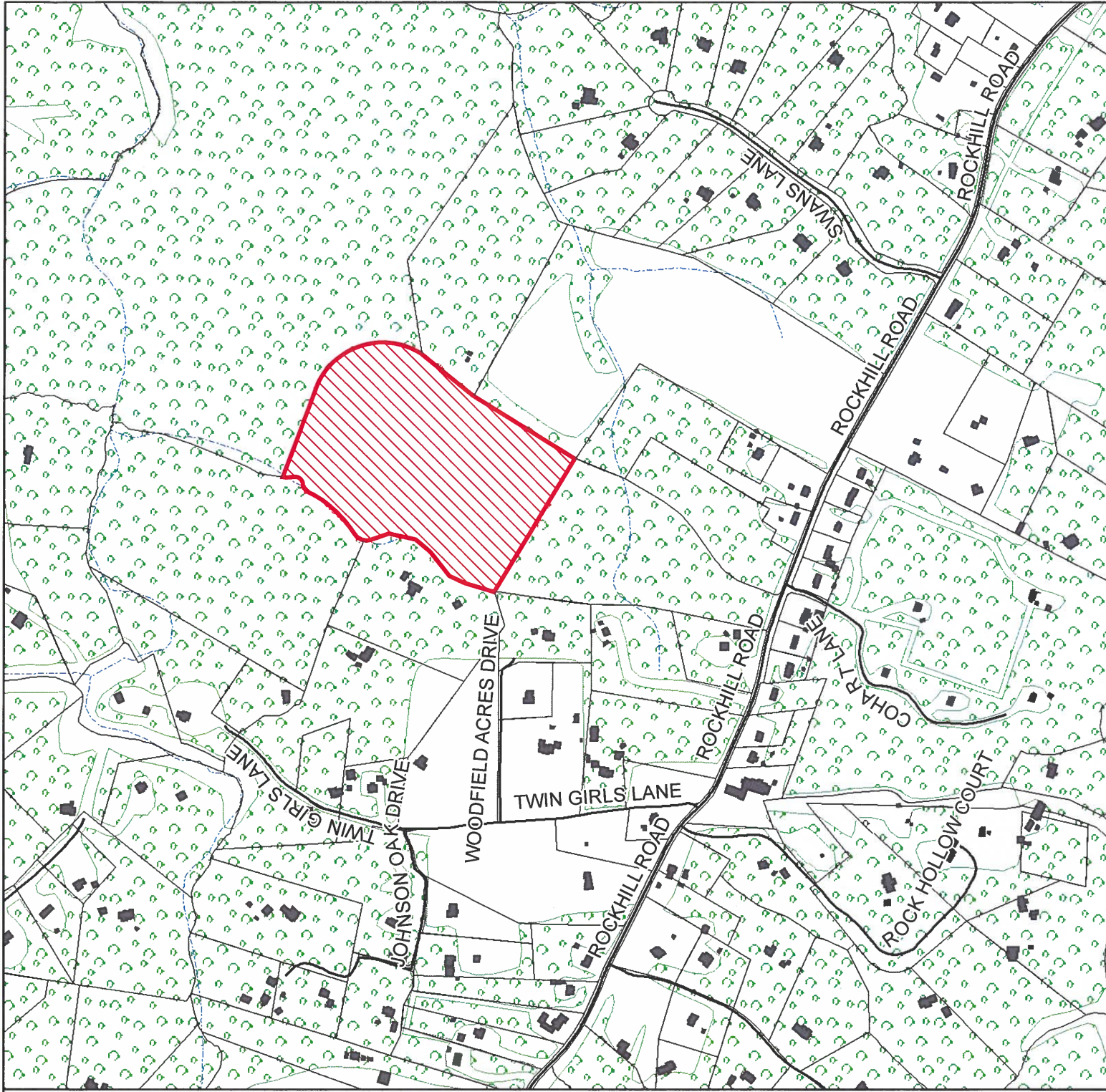
Rezone A-1 to AR-6

GPIN: 8744-70-0833
Cold Harbor Magisterial District



1 inch = 800 feet



































October 30, 2023



Hanover County, Virginia

Zoning Map

Legend

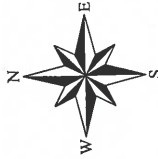
 R-1	 R-3	 R-4	 R-5	 R-6	 RM	 MX	 B-1	 B-2	 B-3	 B-4	 O-S	 B-O	 M-1	 M-2	 M-3		
 Roads	 Water	 Parcels	 CUP	 A-1	 PUD	 RRC	 RR-1	 RO-1	 PSC	 POB	 PMH	 HE	 AR-1	 AR-2	 AR-6	 RC	 RS

REZ2023-00042

Carol & Walter Rawls

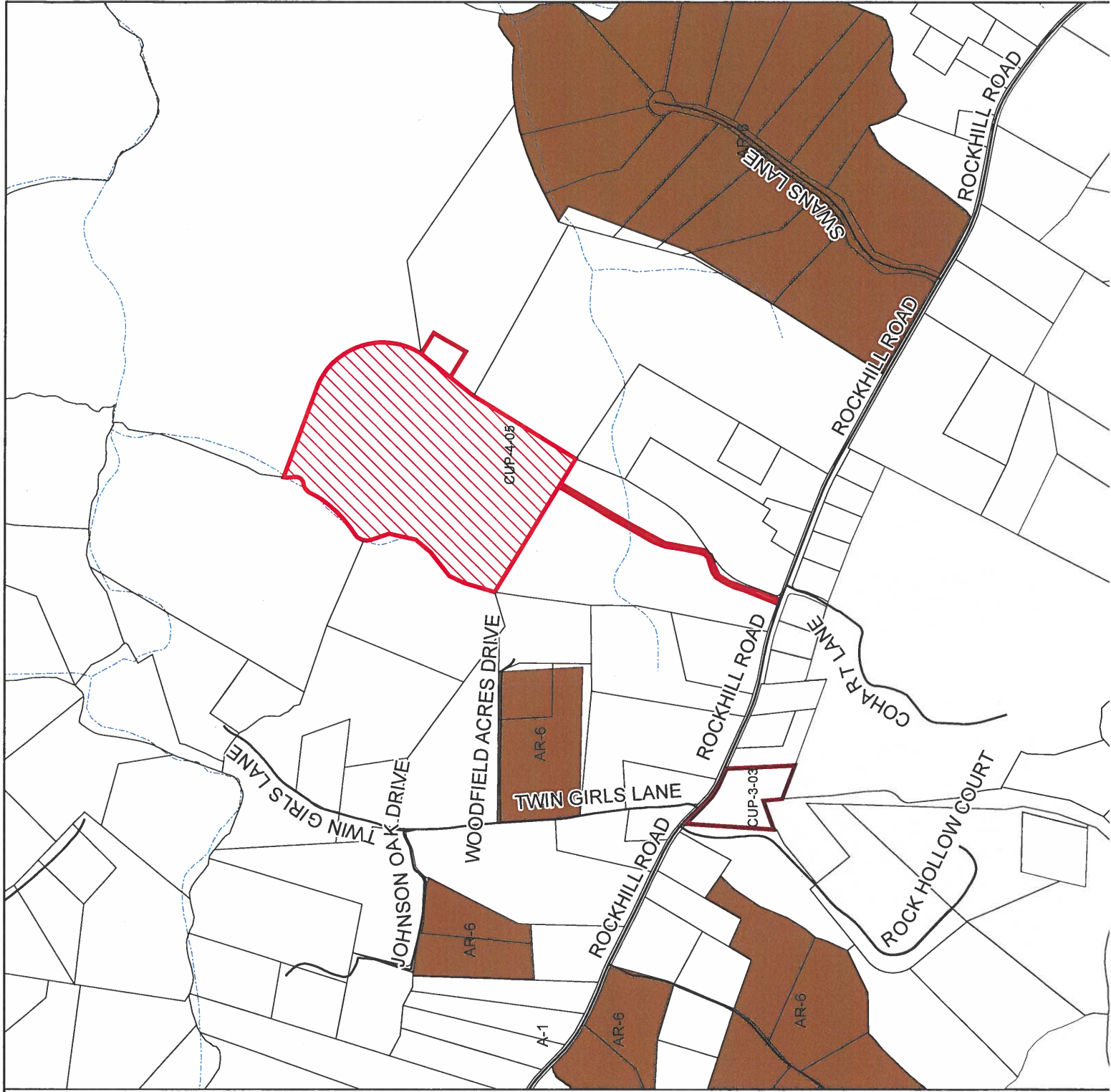
Rezone A-1 to AR-6

GPIN: 8744-70-0833
Cold Harbor Magisterial District



1 inch = 800 feet

October 30, 2023



REZ2023-00042



Hanover County Planning Department Application

Request for REZONING

Case #: REZ2023-00042

Please type or print in black ink.

APPLICANT INFORMATION	
Owner: <u>Walter & Caro Rawls, Trustees</u> Contact Name: <u>Walter Rawls</u> Address: <u>5910 Haleys Mill Rd</u> <u>Spotsylvania, VA 22551</u>	Telephone No. <u>240 61-4689</u> Fax No. _____ Email Address <u>walterrawls1253</u> <u>@gmail.com</u>
Applicant/Contract Purchaser: <u>Walter Rawls</u> Contact Name: <u>Walter Rawls</u> Address: <u>5910 Haleys Mill Rd</u> <u>Spotsylvania, VA 22551</u>	Telephone No. <u>240 461- 4689</u> Fax No. _____ Email Address <u>walterrawls1253</u> <u>@gmail.com</u>

PARCEL INFORMATION		For <u>multiple</u> parcels, please complete Page 4 []
GPIN(s) (Tax ID #'s) <u>8744-70-0833</u> _____ Deed Book <u>Plat bk 47</u> Page <u>496</u> Magisterial District <u>Cold Harbor</u> Location Description (Street Address, if applicable) <input type="checkbox"/> <u>Across from 4207 Rockhill Rd</u>	Total Area (acres/square feet) <u>33.2 acres</u> Current Zoning <u>A-1</u> Requested Zoning <u>AR-6</u> Requested Use <u>Residential</u>	

SIGNATURE OF OWNER POWER OF ATTORNEY CONTRACT PURCHASER (attach contract)

As owner or authorized agent of this property, I hereby certify that this application is complete and accurate to the best of my knowledge, and I authorize County representatives entry onto the property for purposes of reviewing this request.

Signature Walter J Rawls trustee Date 10-16-23
 Print Name Walter J Rawls, trustee

Signature Carol W Rawls Trustee Date 10-16-23
 Print Name Carol W Rawls, trustee

QUESTIONS/ LETTERS/ REPORTS SHOULD BE FORWARDED TO THE FOLLOWING:**

Name <u>Walter Rawls</u> Address: <u>5910 Haleys Mill Rd</u> <u>Spotsylvania, VA 22551</u>	Telephone No. <u>240 461-689</u> Fax No. _____ Email Address <u>walterrawls1253</u> <u>@gmail.com</u>
--------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------

**It is the responsibility of the contact person to provide copies of all correspondence to other interested parties to the application.

RECEIVED

OCT 18 2023

HANOVER COUNTY PLANNING OFFICE

ATTACHMENTS - For ALL REQUESTS you must submit the following:

- a. **Acknowledgement of Application Fee Payment Procedure (Page 6)**
- b. **Adjacent property owners, Board of Supervisors, and Planning Commissioner notification form (Page 7)** – please list all adjacent property owners including those across roadways, watercourses, and/or railroads as well as the members of the Board of Supervisors and Planning Commission for the magisterial district in which the property is located. Adjacent property owners, Board members, and Planning Commissioners must be notified prior to submittal of this application. The form must include owners' names, address, and GPINs for all adjacent property owners. (This information is available from the County website or may be obtained from the Planning Department.) A sample letter has been provided (Page 9), and may be used to notify the adjacent property owners.
- c. **A plat of the subject property**, which accurately reflects the current property boundaries, includes metes and bounds, is drawn to scale, and shows existing structures. If the full-size plat is larger than 8 ½" x 11", the plat must be folded no larger than 9" x 12", and a reduction of the plat must be submitted which is 8 ½" x 11" in size. (Typically available from the County Clerk's Office in the Circuit Court building.)
- d. **Responses to questions on Pages 10 and 11**
- e. **Historic Impact Information (Page 12)** (This information is available on the County website or may be obtained from the Planning Department.)
- f. **Traffic Impact Analysis Certification Form (Page 13)** In compliance with VDOT's new Traffic Impact Analysis Regulations (24 VAC 30-155 *et seq.*, commonly known as "Chapter 527"), rezonings that meet certain thresholds require Traffic Impact Analyses (TIA).
The process for submitting a TIA is as follows:
 - 1) Submit the number of copies of the TIA required by VDOT to the Hanover County Planning Department with your comprehensive plan amendment/rezoning/conditional use permit submittal.
 - 2) The Hanover County Planning Department will stamp "received" on all copies of the TIA, and will keep a copy for its files.
 - 3) The applicant will deliver the remaining copies of the TIA to VDOT and pay the necessary TIA review fee directly to VDOT.
- g. **Community Meeting Guide (Check the box if you have read and understand Pages 14 & 15. Please note that applicants that schedule community meetings without coordinating with the staff may be required to reschedule the meeting, which may cause the application process to be delayed.**
- h. **USPS Cluster Box Units (CBUs)**, please show the general location of USPS' Central Box Units (CBUs) along with elevations, access, parking and lighting, if provided. Please contact the local postmaster to obtain specific guidelines.
- i. **For applications requiring plans**, please submit ten (10) full-size plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one – 8 ½" x 11" reduction**.
Specific district requirements:
 - RS*** - Conceptual plans that meet the requirements of Section 26-67 of the Zoning Ordinance.
 - RC** - Existing Feature and Site Analysis plans that meet the requirements of Section 26-54(a).
 - RM*** - Conceptual plans that meet the requirements of Section 26-84.
 - MX** - Master Plan that meets the requirements of Section 26-93.
 - BP** - Master Plan that meets the requirements of Section 26-157.

*RS and RM conceptual plans may also serve as the subdivision preliminary plat. In addition to the Zoning Ordinance requirements noted above, the preliminary plat requirements in Section 25-25 of the Subdivision Ordinance must also be addressed.

Check here if the conceptual plan will serve as the preliminary plat.

NOTE: When **conceptual plans and/or elevations** are requested by the Director of Planning which are larger in size than 8½" x 11" or are in color, please submit ten (10) full-size or colored plans, with sheets no larger than 24" x 36", folded to 9" x 12" in size, and **one - 8 ½" x 11" reduction**.

ACKNOWLEDGEMENT OF APPLICATION FEE PAYMENT PROCEDURE

Application fees are not accepted at the time of submittal. I hereby acknowledge that this application is not complete until the payment for all applicable application fees has been received by the Hanover County Planning Department. The Hanover County Planning Department shall notify me by mail, email and/or fax, (if selected below) of the applicable fee(s) at such time that they determine that the application is complete and acceptable. I acknowledge that I am responsible for ensuring that such fees are received by the Hanover County Planning Department by the Tuesday the week following the application deadline. I further acknowledge that any application fee submitted after this date shall result in the application being considered filed for the next application deadline.

Should the applicable fees not be submitted within forty-five (45) days of the date of the notification letter, it shall be my responsibility to arrange for the retrieval of all application materials. The application and any supplementary materials for incomplete applications that are not retrieved within forty-five (45) days of the date of the notification letter shall be destroyed by the Hanover County Planning Department.

Should my application be accepted, my fee payment will be due by _____. (To be filled in by a Planning Staff member.)

Signature of applicant/authorized agent Walter Rawls Date 10-16-23
 Print Name Walter Rawls

Signature of applicant/authorized agent _____ Date _____
 Print Name _____

Address to which notification letter is to be sent:
5910 Haleys Mill Rd
Spotsylvania, VA 22551

If you would like your letter emailed and/or faxed, please make selections, and provide the information below:
 Email walterrawls1253@gmail.com Fax _____

FEES

Following application acceptance, make checks payable to Treasurer, Hanover County:

A-1, OHP	\$500
AR-6 (>2 lots), RC, RS, RM, MX	\$1500 + \$75/acre* for 1st 200 acres; \$30/acre* for acreage>200 acres
B, OS, M, BP	\$1100
Amendment of Proffer or Planned Unit Development	\$1500

*Fractions of acreage are rounded up to the nearest whole number.

Please note: Applicants which request tax-exempt status may have their application fee waived upon presentation of official documentation of such status.

FOR STAFF USE ONLY:

Base Fee _____	Accepted by: _____ HTE #: _____
Acreage Fee _____	
TOTAL FEE _____	

GPIN	OWNERS NAME	ADJACENT PROPERTY OWNERS	OWNERS CITY	OWNERS STATE	OWNERS ZIP CODE
8743-59-9086	HARMON, DONALD PATRICK	OWNERS ADDRESS 4232 ROCKHILL ROAD	MECHANICSVILLE	VA	23111
8743-59-9458	BROWN, ROBERT L JR & JOANN L	4246 ROCKHILL ROAD	MECHANICSVILLE	VA	23111
8743-68-0558	SNIDER, RICHARD A & MARGARET Q	4225 ROCKHILL ROAD	MECHANICSVILLE	VA	23111
8743-68-2513	VARNER, RAYMOND J & JENNIFER R	4217 ROCKHILL ROAD	MECHANICSVILLE	VA	23111
8743-69-8130	CARTER, CLARENCE E & ROSE MARIE	2809 LITO ROAD	GLEN ALLEN	VA	23060
8743-78-6867	WICKER, SAMUEL THOMAS JR	17997 WARDS CREEK ROAD	DISPUTANTA	VA	23842
8743-79-2248	MILLS, JEFFREY LAMONT & WAGNER, LEORA L R/S	4182 ROCKHILL ROAD	MECHANICSVILLE	VA	23111
8743-79-8936	WICKER, SAMUEL THOMAS JR	17997 WARDS CREEK ROAD	DISPUTANTA	VA	23842
8743-89-7611	GILLEY, WILLIAM F JR & GILLEY, PAMALA M	6017 SWANS LANE	MECHANICSVILLE	VA	23111
8743-89-8993	GILLEY, WILLIAM F JR & PAMALA M	6021 SWANS LANE	MECHANICSVILLE	VA	23111
8743-99-3085	JENKINS, CHARLES E	6025 SWANS LANE	MECHANICSVILLE	VA	23111
8744-50-0085	NEVINS, HARRY L JR & CYNTHIA L REYNOLDS, ROBERT M JR & STARLETTE A	4518 WOODFIELD ACRES DRIVE	MECHANICSVILLE	VA	23111
8744-51-7741		7092 TWIN GIRLS LANE	MECHANICSVILLE	VA	23111
8744-52-8052	REYNOLDS, DOUGLAS & MARY	7103 TWIN GIRLS LANE	MECHANICSVILLE	VA	23111
8744-60-2810	BARDEN, RYAN C & BARDEN, MANDY G	4521 WOODFIELD ACRES DRIVE	MECHANICSVILLE	VA	23111
8744-73-0098	HARRIS, MICHAEL D & MCGHEE, F I	7175 HIGGINS LANE	MECHANICSVILLE	VA	23111
8744-73-5918		6346 COLD HARBOR ROAD	MECHANICSVILLE	VA	23111
8744-85-4013	HALL, JR, FRANKLIN W & HALL, JOETTE E R/S	9315 SHELTON POINTE DR	MECHANICSVILLE	VA	23116
8744-63-2173	DAVID & HELEN HAMILTON	7187 HIGGINS LANE	MECHANICSVILLE	VA	23111
8744-50-8988	PEYTON & STACIE RODEN	4527 WOODFIELD ACRES DRIVE	MECHANICSVILLE	VA	23111
8754-00-7512	ANNE RAWLS	4182 MECHANICSVILLE TURNPIKE	MECHANICSVILLE	VA	23111
8744-93-7367	HALL, JR, FRANKLIN W & HALL, JOETTE E R/S	9315 SHELTON POINTE DR	MECHANICSVILLE	VA	23116

PLEASE RESPOND FOR ALL REZONING APPLICATIONS:

1. What is the General Land Use Plan Map designation for the subject property? Agriculture
2. What, if any, is the Major Thoroughfare Plan designation for the public road on which the subject property has frontage?
None
3. Describe in detail the proposed use of the property. Large lot residential
4. List any sensitive environmental or unique features on the property. Are there any 150kV or greater transmission lines, transmission lines for natural gas, other public utilities, or other entity? There is a deeded utility easement connected to a cell tower on adjacent property.
5. Is the subject property located in a Dam Break Inundation Zone? Yes No (Please contact the Department of Planning or Public Works for assistance in addressing this question.) If yes, please contact the Department of Public Works for further information.

RESPOND FOR RS AND RM REZONING APPLICATIONS: (Attach additional pages, if needed)

1. Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? _____
2. How does your proposal preserve or protect the existing trees on the property? If the property is treeless, does your proposal contain provisions to provide trees on the property? _____
3. Are recreational amenities being proposed for the project? If so, specify in detail the amenities planned. _____
4. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.) _____

RESPOND FOR AR-6 and RC REZONING APPLICATIONS: (Attach additional pages, if needed)

1. For **AR-6** rezoning requests: Have you provided a conceptual plan of the proposed development, including general lot configurations and road locations? Are the proposed lot sizes compatible with existing parcel sizes in the area?

YES There are other AR-6 developments in the immediate area

2. How is the proposed subdivision compatible with the rural setting and sensitive to natural and cultural features?

The area will have wooded lots

3. What provisions will be made to ensure safe and adequate access to the subject property? (Note: A second means of access should be provided for any project in which there will be fifty-one (51) or more lots.) The proposed road will be

a public VDOT road and is less than 51 lots

**RESPOND FOR B-1, B-2, B-3, BO, OS, M-1, M-2, M-3 REZONING APPLICATIONS:
(Attach additional pages, if needed)**

1. Has a conceptual plan of the proposed development been provided, showing proposed building locations, parking lots, entrances, and other features? _____

2. What provisions will be made to ensure safe and adequate access to the subject property? _____

3. How will the traffic impact of this development be addressed?: _____

4. Describe why the proposed use is desirable and appropriate for the area. What measures will be taken to assure that the proposed use will not have a negative impact on the surrounding vicinity? _____

5. What type of signage is proposed for the site? _____

6. Have architectural/building elevations been submitted with this application? _____

HISTORIC SITE IMPACT ANALYSIS

Please identify any **known or suspected historic resources on both the subject property and adjacent properties**, to include both structural and non-structural resources, such as trenches, cemeteries, and archeological sites. Please include the GPIN (Tax Parcel Number) associated with the resource. Please attach additional sheets, if necessary. Should you need assistance completing this form, please contact the Planning Staff.

- 1. Historic Resource/File No. N/A GPIN _____
- 2. Historic Resource/File No. _____ GPIN _____
- 3. Historic Resource/File No. _____ GPIN _____
- 4. Historic Resource/File No. _____ GPIN _____
- 5. Historic Resource/File No. _____ GPIN _____

If you have identified known or suspected historic resources on the subject property or adjacent property, please provide the following information on each site:

- a) Is the historic site listed as a National or State Registered Landmark? _____
- b) Is the historic site open to the public? _____
- c) Describe the impact the proposed request will have on the identified historic resources with regard to noise, traffic, dust, vibration, visual impact, and air pollution. _____

- d) Describe voluntary measures that will be undertaken to help mitigate the impact that the proposed use may have on the identified historic resources. _____

If there are no known or suspected historic resources on the subject property or immediately adjacent, including structural and non-structural resources, trenches, cemeteries, and archeological sites, **please sign and date.**

Signature: Walter J Randle Date: 10-16-23

COMPLIANCE WITH VDOT & COUNTY TRAFFIC IMPACT ANALYSIS REQUIREMENTS

The following must be completed for all applications: The selection below is based on a projected daily trip generation of 80 vehicles per day and a site peak hour trip generation of 3 vehicles per hour, based on the stipulations of 24 VAC 30-155. The 10th edition (latest edition) of the ITE Trip Generation Manual was used in determining the trip generation (Code Number 710 and Page Number web app).

Choose one of the two options below:

I certify that this proposal **DOES NOT EXCEED** 380 vehicle trips per day that would require submittal of a Traffic Impact Analysis.

I certify that this proposal **DOES EXCEED** 380 vehicle trips per day that would require a Traffic Impact Analysis be submitted.

Choose one of the two options below:

I certify that this proposal **DOES NOT MEET** any of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application.

I certify that this proposal **MEETS** at least one of the VDOT thresholds identified in the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155) that would require a Traffic Impact Analysis to be submitted in conjunction with this application. A Traffic Impact Analysis, prepared in accordance with the Traffic Impact Analysis Regulations Administrative Guidelines (24 VAC 30-155), has been prepared and will be submitted to VDOT the same day.

Bonnie D. Beavers

(Signature of Applicant/Applicant's Representative)

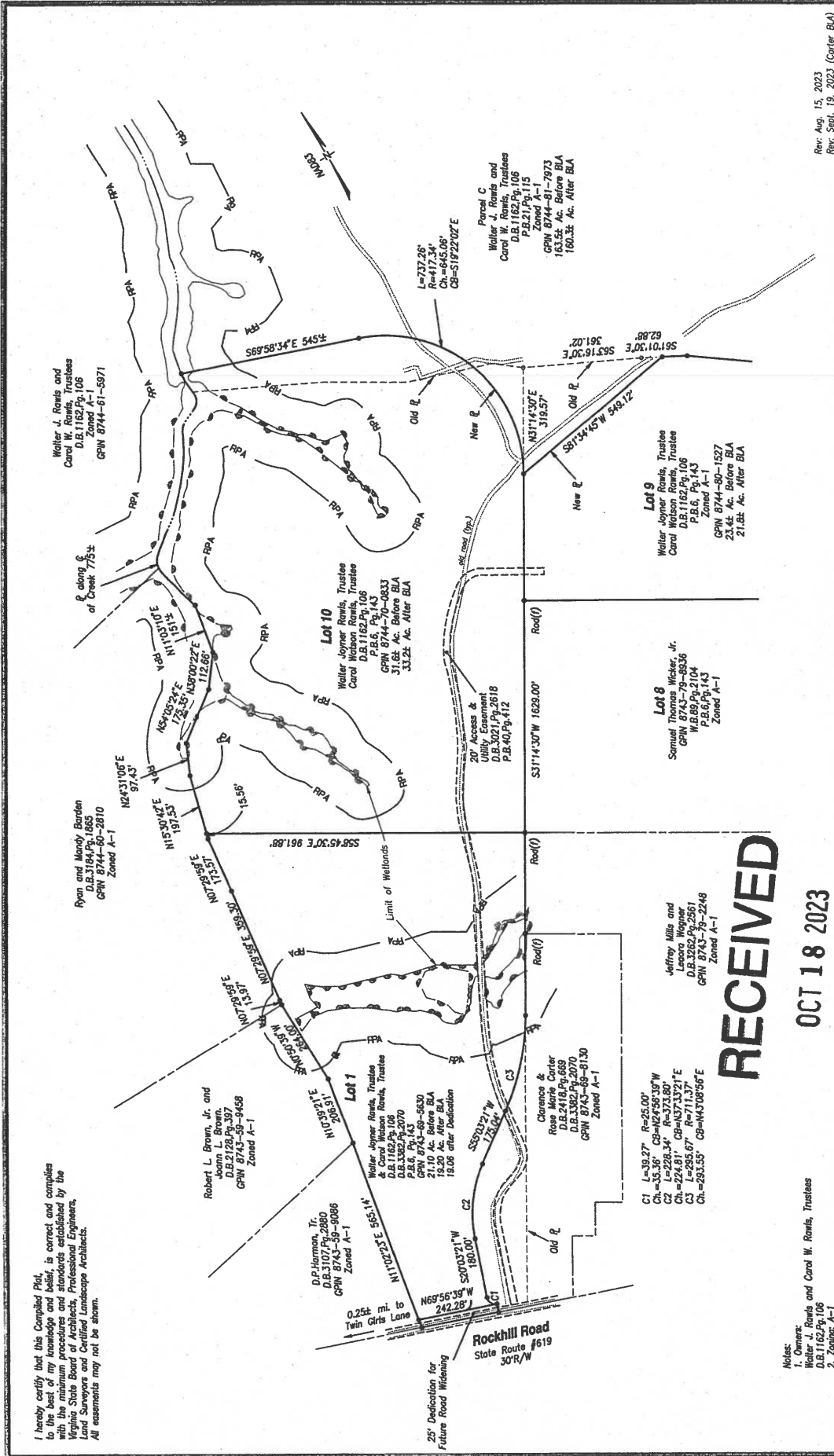
10/6/23

(Date)

Bonnie D. Beavers

(Applicant/Applicant's Representative - Print Name)

I hereby certify that this Compiled Plat, to the best of my knowledge and belief, is correct and complies with the minimum procedures and standards established by the Virginia State Board of Architects, Professional Engineers, Land Surveyors and Certified Landscape Architects. All easements may not be shown.

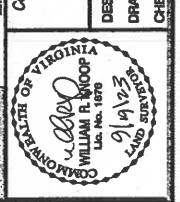


Rev. Aug. 15, 2023
 Rec. Sept. 19, 2023 (Carter, B.A.)

Goodflow, Robert Board and Associates, Inc.
 7104 Mechanicsville Turnpike, P.O. Box 899
 Mechanicsville, Virginia 23111
 (804) 746-7087 Fax (804) 730-7275
ENGINEERING - SURVEYING - PLANNING

Completed Plat Showing Boundary Line Adjustments Between Properties of
 Weller J. Rawls and Carol Wainson Rawls, Trustees
 GPN 8744-70-0833, 8744-81-7973 and 8744-80-1527
 Cold Harbor District, Hanover County, Va.

DESIGNED BY: WRK DATE: July 26, 2023
 DRAWN BY: TMOONIN SCALE: 1"=200'
 CHECKED BY: WRK P.N. 6954-0023



RECEIVED

OCT 18 2023

HANOVER COUNTY
 PLANNING OFFICE



- Notes:
1. Owners: Weller J. Rawls and Carol W. Rawls, Trustees
 2. Zoned: A-1
 3. This Plat Prepared without benefit of a title report.
 4. Lot Numbers refer to Plat by T. Crowford Reisd Dated October 22, 1917 recorded in P.B.6 Pg. 143, known as part of "MORWOOD".

APPROVAL BLOCK

RECEIVED

OCT 18 2023

APPLICATION PLAN

HANOVER COUNTY
PLANNING OFFICE

GENERAL NOTES:

GPNS: 8743-69-8430 (SECTION 1) & 8744-70-9833 (SECTION 2)
 A-1
 42-1/4 AC
 8-LOT RESIDENTIAL SUBDIVISION
 PUBLIC SEPTIC AND DRAINFIELDS
 PRIVATE WELLS
 Y034 (MOST OF SITE) AND YJ19 (SMALL AREA BY ROCKHILL ROAD)

EXISTING ZONING: A-1
 PROPOSED ZONING: 42-1/4 AC
 PROPOSED USE: PUBLIC SEPTIC AND DRAINFIELDS, PRIVATE WELLS
 WATER: Y034 (MOST OF SITE) AND YJ19 (SMALL AREA BY ROCKHILL ROAD)
 HUC:

OWNER & DEVELOPER:

WALTER, MATHER, RAWLS & CAROL WATSON, TRUSTEE
 WITH: WALTER RAWLS
 5910 HALEY'S MILL ROAD
 SPOTTSYLVANIA, VA 22051
 PHONE: (703) 401-4828
 E-MAIL: waltermatters125@gmail.com

NOTE THAT PROPERTY LINES AND AREAS LABELED REFLECT THE BOUNDARY LINE ADJUSTMENT RECORDED IN PLAT BOOK 47 ON PAGE 486.

Ryan and Mandy Barlen
 D.B. 2185
 Zoned A-1
 GPN 8744-60-2810

SECTION 1
 GPN 8743-69-8430
 19.20 ACRES

LOT 3
 8.02 AC

LOT 2
 6.07 AC

LOT 1
 2.96 AC

LOT 2
 5.36 AC

LOT 1
 5.45 AC

LOT 2
 5.36 AC

LOT 3
 5.36 AC

LOT 4
 8.52 AC

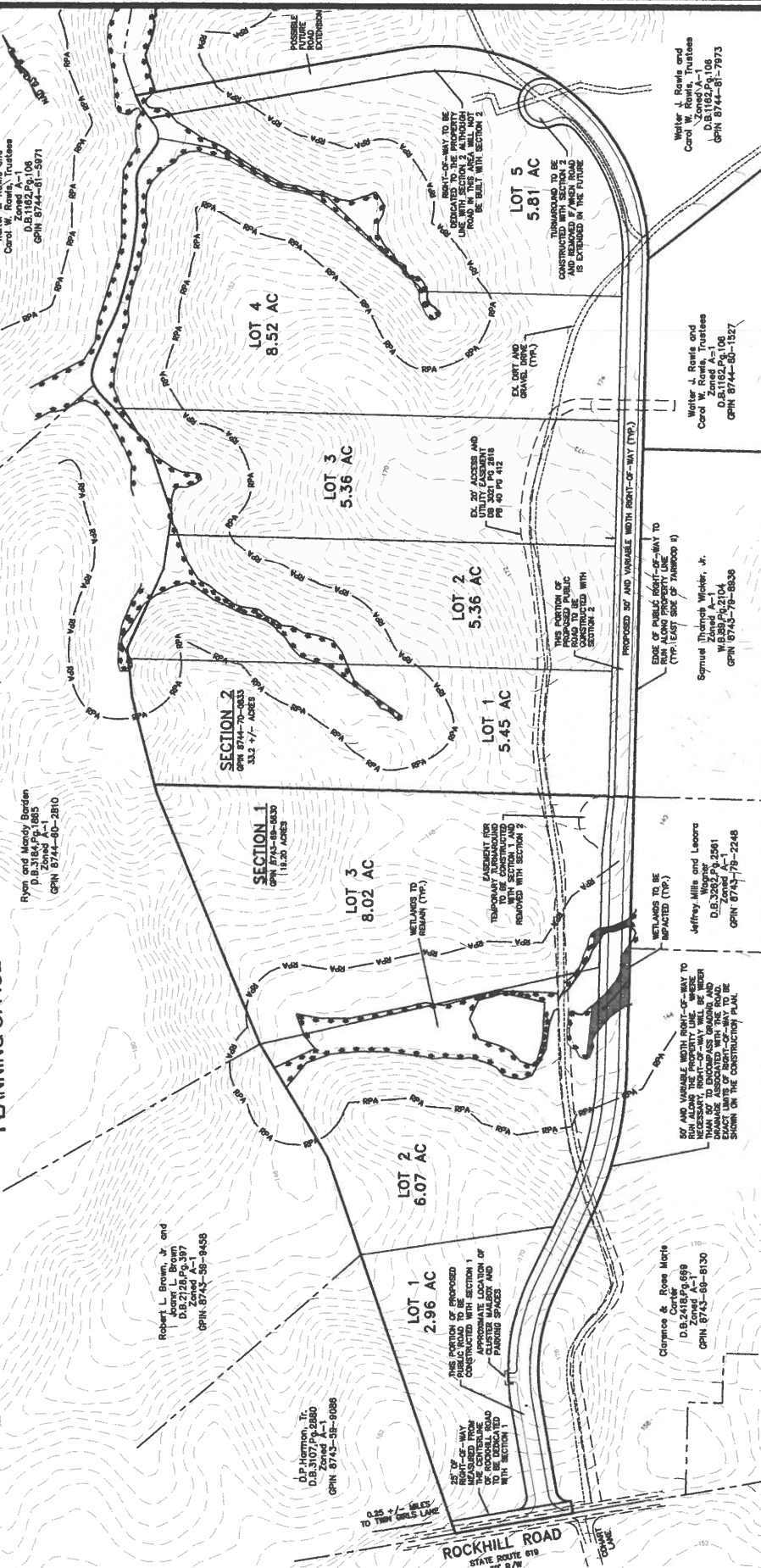
LOT 5
 5.81 AC

Bank & Building Services
 ENGINEERING - SURVEYING - PLANNING
 7105 Matthews Road, Virginia 22111
 (800) 944-7887

COLD HARBOR DISTRICT
 HANOVER COUNTY, VA
TARWOOD II
 SECTIONS 1 AND 2

OVERALL
CONCEPT PLAN

1



SCALE 1"=100'

NOTES:
 1. PROPOSED LOTS ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE AND A MORE COMPLETE FIELD SURVEY IS REQUIRED TO VERIFY THE CONSTRUCTION PLAN. PRELIMINARY AND DURING THE CONSTRUCTION PLAN. 2. EXISTING TOPOGRAPHY IS BASED ON DATA FROM THE 1980'S. 3. WETLANDS AND RESOURCE PROTECTION AREA WERE PROVIDED BY SWL INCORPORATED LLC. A COMPARISON OF BOUNDARY LINES DETERMINED BY FIELD SURVEY AND COMPARISON OF PLATS OF RECORD, AND ROAD LOCATIONS BY OTHERS.

STORMWATER MANAGEMENT COMPLIANCE

COMPLIANCE WITH STATE STORMWATER MANAGEMENT REQUIREMENTS FOR THE PROPOSED ROAD IS EXPECTED TO BE ACHIEVED PARTIALLY BY DETAINING STORMWATER IN PONDING DETENTION AND PAVEMENT PERMEABLE SURFACES. ADDITIONAL COMPLIANCE REQUIREMENTS WILL BE ACHIEVED BY MAINTAINING SHEET FLOW OFF OF LOTS AND PURCHASING OFF-SITE NUTRIENT CREDITS.

EROSION CONTROL

EROSION CONTROL IS EXPECTED TO BE HANDLED BY CHECK DAMS AND SILT FENCE.

PN 6954-0023