



OFFICIAL USE ONLY
APPROVED:: _____
APPLICATION #: _____

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## CRITICAL AREA LOT COVERAGE COMPUTATION FORM

### Property Information

Property Address: \_\_\_\_\_ Critical Areal Classification \_\_\_\_\_

Owner of Property: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number \_\_\_\_\_ Email \_\_\_\_\_

Other Contact: \_\_\_\_\_

### Contractor Information

*Note: All work performed by contractor in the Critical Area is required to have an MHIC Number*

Company Name: \_\_\_\_\_ MHIC # \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_ Fax Number \_\_\_\_\_ Email \_\_\_\_\_

Contact: \_\_\_\_\_

Contact: \_\_\_\_\_

### Proposed Development or Redevelopment Activity

\_\_\_ New development / redevelopment (e.g. new building, addition to home, replacement of structures)

\_\_\_ Shore erosion control

\_\_\_ Shore access

\_\_\_ Other, please explain: \_\_\_\_\_

Is the property in a designated Buffer Exemption Area (BEA)? \_\_\_\_\_ Yes \_\_\_\_\_ No

*Note: If the property is BEA, a public notice sign must be posted on the property for 15-days before work can begin.*

Are there any special plat notes or restrictions concerning your Buffer (e.g., wetlands, conservation easements)?

\_\_\_ Yes \_\_\_\_\_ No If yes, please explain: \_\_\_\_\_

Please provide a brief explanation of your proposed project in the space below. Two examples follow:

1. 200 square feet wood frame addition to be constructed to an existing 1200 square foot brick and wood frame residence.
2. Addition of a two track 'Country Drive' with grass strip, 10 ft wide, 3 ft wide concrete sidewalk, and removal of an existing 200 sf accessory building structure.

Proposed project

### Calculation of Lot Coverage

Lot coverage replaces the older term, "impervious surfaces", and are those man-made surfaces that impedes or prevents the absorption of water, generating a greater stormwater run-off. The following process is used to compute the amount of coverage impacting the Critical Area.

**One Acre:** 1 Acre = 43,560 square feet

1. Determine the amount of lot coverage on your property and the percentage based on the lot size. Leave spaces blank if the condition does not exist:

Structure Type	Lot Coverage (Impervious Surface Area)		Lot Coverage
	New Development / Redevelopment		
	Square Footage	Percent Impervious	
Home or Structure		100%	
Accessory Structure		100%	
Patio		100%	
Driveway		100%	
Two track <i>Country</i> Driveway with center grass strip		50%	
Concrete Sidewalks		100%	
Wood Decks constructed with 3/8" spacing between deck material		0%	
All other wood decks		100%	
Water Access (Pier) constructed with 3/8" spacing between deck materials		0%	
Other Activity (1)			
Other Activity (2)			
<b>Total Square Footage of Lot Coverage</b>			
<b>Total Percentage Lot Coverage (Lot Size / Lot Coverage)</b>			

2. Determine the allowable lot coverage on your property based on the following formulas. Check the appropriate box that applies to your project:

- For additions to existing structures, driveways, sidewalks and other lot coverage within the 100 foot shoreline buffer, calculate:

$$\frac{\text{Square footage of portion of the lot within the 100 foot Buffer}}{\text{Allowable Lot Coverage in Square Feet}} \times 15\% =$$

- Lots 1/2 acre or less which existed *on or before 1 December 1985* are limited to 25% of the parcel or lot in lot coverage.

$$\frac{\text{Square footage of lot}}{\text{Allowable Lot Coverage in Square Feet}} \times 25\% =$$

- Lots greater than 1/2 acre and less than 1 acre which existed **on or before 1 December 1985** are limited to 15% of the parcel or lot in lot coverage.

$$\frac{\text{Square footage of lot}}{\text{Allowable Lot Coverage in Square Feet}} \times 15\% =$$

- Lots greater than 1 acre or less in size that are part of a subdivision *approved after 1 December 1985* are limited to 25% of the parcel or lot in lot coverage. *The total lot coverage for the entire subdivision may not exceed 15%. (For subdivision lots where the specified lot coverage allowance exceeds the values shown, provide a copy of the final approved plat indicating the specified lot coverage allocation).*

$$\frac{\text{Square footage of lot}}{\text{Allowable Lot Coverage in Square Feet}} \times 25\% =$$

$$\frac{\text{Subdivision Name and Address as specified on FINAL APPROVED Subdivision Plat}}{\text{Allowable Lot Coverage in Square Feet}}$$

- All other parcels or lots not previously noted are limited to 15% of the parcel or lot coverage.

$$\frac{\text{Square footage of lot}}{\text{Allowable Lot Coverage in Square Feet}} \times 15\% =$$

- For parcels or lots 1/2 acre or less in size, total lot coverage does not exceed lot coverage limits previously set forth in Section B by more than 25% or 500 square feet, whichever is greater.

$$\frac{\text{Permitted lot coverage in square feet}}{\text{Maximum lot coverage in square feet or 500 square feet, whichever is greater}} \times 25\% =$$

- For parcels or lots 1/2 acre or less in size, total lot coverage does not exceed lot coverage limits previously set forth in Section B by more than 25% or 500 square feet, whichever is greater.

**NOTE:**

**Only the Planning Commission may allow a property owner to exceed the lot coverage limitations. Additional Best Management Practices (BMP) are required to exceed the lot coverage limits.**

## Schematic Drawing

All Critical Area development or redevelopment activities must include a schematic drawing identifying areas of impact to the lot located within the Critical Area.

## Authorization

*I certify these statements to be true and accurate and that any trees to be removed are located on my property. I hereby grant the Town of Denton officials permission to enter my property for inspections of this Buffer Management Plan.*

Owner Signature \_\_\_\_\_ Date \_\_\_\_\_

Contractor Signature \_\_\_\_\_ MHIC# \_\_\_\_\_ Date \_\_\_\_\_

Updated Oct 2010