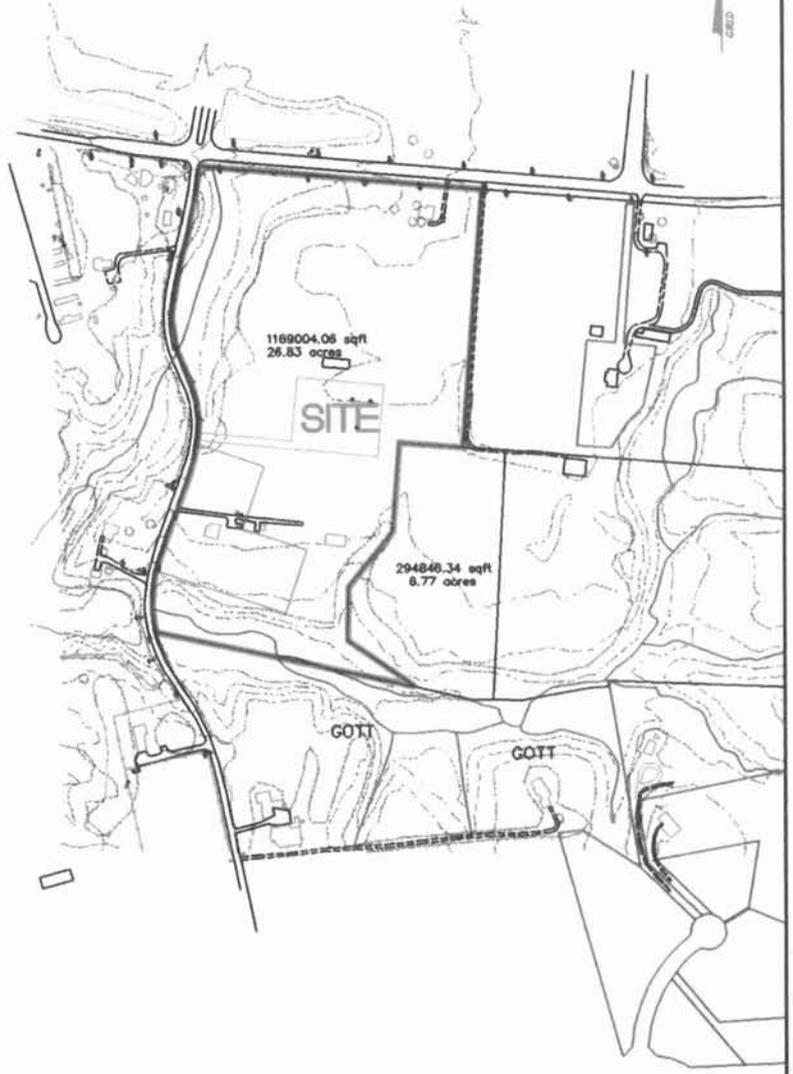


CA 26-99  
SUB

Wood, James  
98-34

USA\_3\_1829-302

Notes, PL  
1-25-99



JAMES WOOD PROPERTY  
1"=600'

PLANNING AND ZONING CASE No.MSD-98-34

Judge John C. North, II  
Chairman



Ren Serey  
Executive Director

**STATE OF MARYLAND  
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401  
(410) 260-7516 Fax: (410) 974-5338

January 25, 1999

Ms. Olivia Vidotto  
Calvert County Department of Planning and Zoning  
150 Main Street  
Prince Frederick, Maryland 20678

RE: MSD-98-34, James Wood, Lot 1

Dear Ms. Vidotto:

Thank you for providing information on the above referenced proposed subdivision. The applicant wishes to subdivide a parcel of approximately 25 acres to create a new lot for the purpose of intrafamily transfer. Commission staff has reviewed the proposed subdivision and has the following comments:

- The information provided does not accurately present the acreage of the parent property within the Critical Area. This information is necessary in order to determine the number of lots permitted through intrafamily transfer, if in fact this parcel was on record in March 1986.
- The information provided also does not specify what the remainder of the property is to be used for. By our calculations, the residue would be approximately 23.5 acres though it is unclear if there are existing dwellings or if the residue will be used exclusively for agricultural purposes.
- The color site plan (scale of 1" = 600'), does not show the Critical Area boundary. It shows (in the pink outline) that there are 2 existing buildings on the site (in addition to the barn noted on the other plan provided). If these are existing dwellings, establishing this newly proposed lot of 1.54 acres could potentially be the last permitted dwelling on this property.
- The siting of the driveway to serve the proposed lot is an issue of concern. Not only would it require a variance to the County wetland buffer requirements, it would also require a variance to cross steep slopes in the Critical Area. Alternative locations for this access road should be explored. The large scale site plan shows relatively level ground along the property frontage on Route 231 that could be considered an access point. Any new lots created must not require a Critical Area variance in order to be developed.

Branch Office: 31 Creamery Lane, Easton, MD 21601  
(410) 822-9047 Fax: (410) 820-5093

TTY FOR DEAF ANNAPOLIS-974-2609 D.C. METRO-586-0450

Ms. Olivia Vidotto  
Page 2  
James Wood, Lot 1

- The Critical Area form does not indicate how many square feet of trees will be planted to provide for the required 15% afforestation of this parcel. It is recommended that this afforestation occurs according to the following priority schedule provided in 4-8.07(A)(5)(a)(i) of the Calvert County Zoning Ordinance: (a) Buffers adjacent to tidal and nontidal wetlands and waterways; (b) Eroding or destabilized areas; c) slopes 15% or greater.

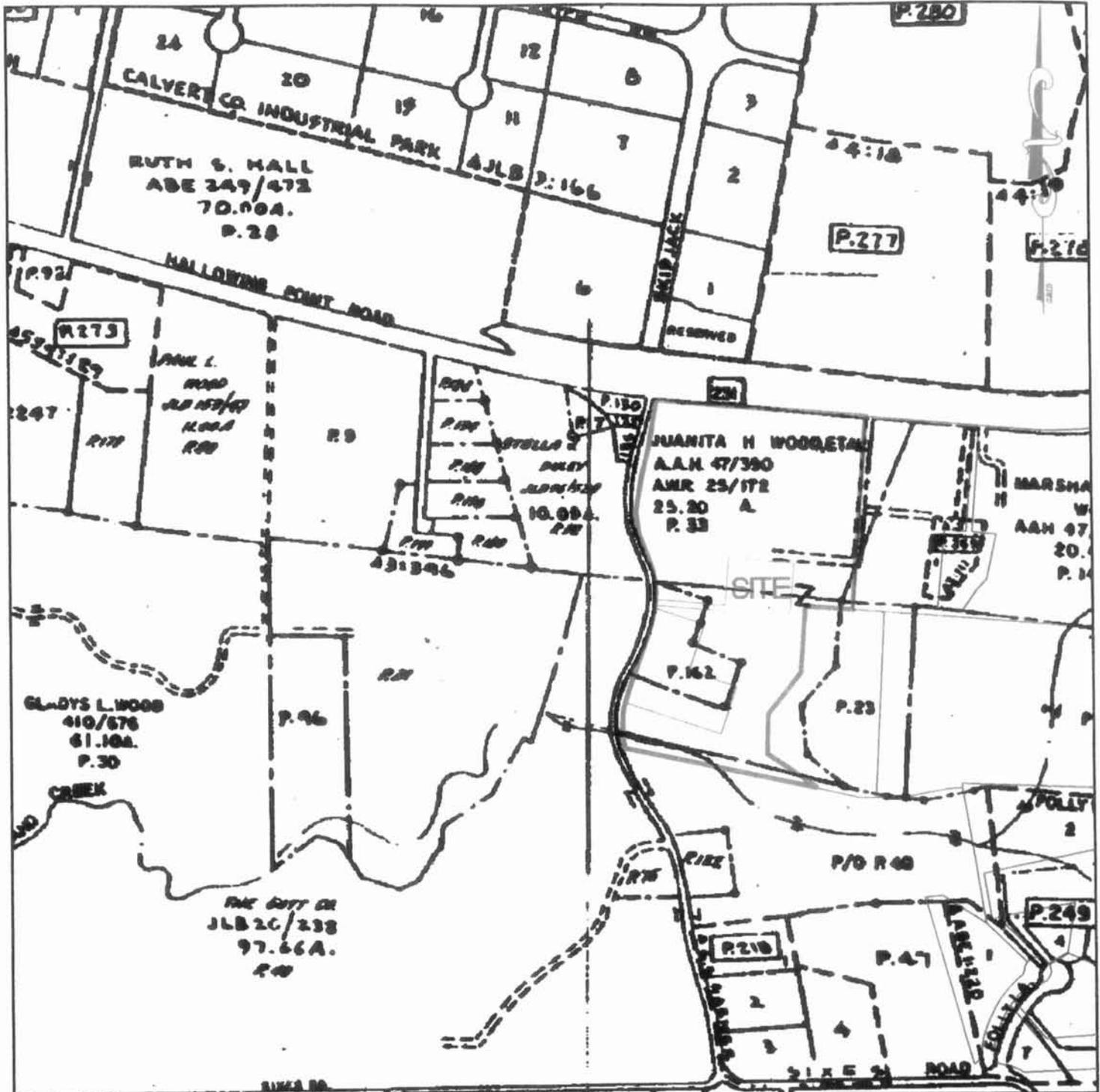
Thank you for the opportunity to comment. If additional or revised information is provided, please forward it to this office for further review. If you have any questions or concerns, please contact me at (410) 260-7035.

Sincerely,



LeeAnne Chandler  
Natural Resources Planner

cc: CA26-99



CALVERT TAX MAP 26  
 JAMES WOOD PROPERTY  
 1"=600'





# CRITICAL AREA FORM

(MSD-98-34)

Please fill in the appropriate blanks or circle appropriate answer if the property is in the Critical Area (all land within 1,000 feet of the Mean High Water Line of the Chesapeake Bay, its tributaries or the landward boundary of an adjacent wetland is considered to be within the Critical Area).

Your application for development will not be considered complete until the following form has been filled out and submitted to the Department of Planning and Zoning.

OWNER'S NAME: James E. Wood TELEPHONE # 410-535-2557

ADDRESS 5755 Sixes Road, Prince Frederick, MD-20678

LOCATION OF PROPERTY TO BE DEVELOPED Md Route 231 & Sixes Road,  
5390 Hallowing Point Road, Prince Frederick, Md. 20678

TAX MAP # 26 PARCEL # 33 LOT # \_\_\_\_\_

1. Tax ID # 0502023334
2. Subdivision name James Wood Property
3. Property is designated:

- a. Intensely Developed (IDA)
- b. Limited Development (LDA)
- c. Resource Conservation (RCA)

To find out what your property is designated, consult the Critical Area Map in the Department of Planning & Zoning.

4. Type of development being proposed. Circle all that apply.

- |   |                  |
|---|------------------|
| <input checked="" type="radio"/> a. Residential | d. Redevelopment |
| <input type="radio"/> b. Commercial             | e. Mixed         |
| <input type="radio"/> c. Industrial             |                  |

5. Project category

- |   |   |
|---|---|
| <input checked="" type="radio"/> a. Existing lot                  | c. Site Plan  |
| <input type="radio"/> b. Subdivision which creates buildable lots | d. Subdivision which does not create buildable lots |

6. Total acreage of property 1.54 acres

7. Total acreage of property within the Critical Area  
IDA \_\_\_\_\_ LDA \_\_\_\_\_ RCA 1.54 acres

8. Total acreage being disturbed within the Critical Area \_\_\_\_\_

## SUBDIVISION

9. Number of lots to be created in the Critical Area 1
10. Number of dwelling units to be created in the Critical Area 1
11. Minimum lot size in the Critical Area 1.54 ac.
12. Maximum lot size in the Critical Area 1.54 ac.
13. Average lot size in the Critical Area 1.54 ac.

RECEIVED

JAN 20 1999

CHESAPEAKE BAY  
CRITICAL AREA COMMISSION

(These #'s don't include the parent property.)

MSD-98-34

14. Linear length of waterfront in feet of original parcel 0
15. Is this an intrafamily transfer?  yes /  no
16. If a subdivision, is cluster development being used?  yes  no  
If yes, how many acres of open space will be created by the clustering? \_\_\_\_\_
17. If a subdivision, how many acres of recreation area will be provided? 0

GROWTH ALLOCATION

18. Is use of the growth allocation necessary?  yes /  no
19. How many acres of growth allocation are you requesting? 0
20. Are all non-water dependent uses more than 300 feet from the water?  yes /  no
21. Number of acres of growth allocation approved \_\_\_\_\_  yes /  no  
(staff use only)

WETLANDS

22. Identify wetlands (tidal and non-tidal rivers, bays, streams, marshlands, swamps, bogs, etc.), hydric soils, and highly erodible soils on plat. ✓
23. Is site adjacent to or does it include within its boundary any tidal waters or wetlands or non-tidal streams that are tributaries to tidal waters?  yes /  no  
If yes, identify wetland buffer on plat according to section 4-4.05, C and 4-4.05, D, 6 of the Zoning Ordinance.
24. Is site adjacent to or does it include within its boundary any non-tidal waters or wetlands?  yes /  no  
If yes, identify wetland buffer on plat according to section 4-4.06, D.
25. Is any disturbance to the buffer proposed?  yes /  no  
If yes, then either a Buffer Management Permit or a variance may be necessary.

FOREST LAND/BUFFER

26. Is site within a Buffer Exempt area?  yes /  no  
If yes, what is the shortest distance between mean high water and any existing structure on adjacent lots or parcels? \_\_\_\_\_
27. Is the following shown on plat?  yes /  no  
Identify vegetated areas (marshes, forests) on plat.
- a. How many acres of site are covered by forest? 0
- b. How many acres of forest are proposed for clearing?
- c. How many acres of forest will be replanted on site? 0 (LDA and RCA, only). A maximum of 30% of the forest can be removed though replantings and/or Fees-in-Lieu shall be required.
28. Is 15% or greater of the site covered with forest?  yes /  no  
(LDA and RCA, only) 15% of the site shall be maintained or planted in trees and this fact shall be recorded with the record plat. How many acres will be replanted? \_\_\_\_\_
29. Does the site have slopes greater than or equal to 15%?  yes /  no  
(LDA and RCA, only) Slopes greater than or equal to 15% shall be shaded on the plat and development shall be prohibited in these areas (section 4-8.07, A, 6).

WATER QUALITY/IMPROVEMENTS

30. (IDA only) Has 10% reduction in pollutant loadings over existing conditions been achieved? yes / no

What percentage has been achieved? \_\_\_\_\_

If less than 10%, offsets are required, see Environmental Planner, Department of Planning and Zoning to work out details.

31. Identify all impervious surfaces on plat (i.e. roads, buildings, etc.).  
How many acres of impervious surface exist on the site? 0

How many addition acres of impervious surface will be created by the proposed development? 0.156 ac.

32. Sewer category? S7 Water category? W7  
(i.e. private septic system = S7, private well = W7.)

33. Are there any water-dependent facilities on the site? yes /  no  
If no, proceed to 34.

- a. Private pier yes / no
- b. Community pier (number of slips \_\_\_\_\_) yes / no
- c. Boat ramp yes / no
- d. Other (describe) \_\_\_\_\_

34. Are there any water-dependent facilities proposed for the site? yes /  no  
If no, proceed to 35.

- a. Private pier yes / no
- b. Community pier (number of slips \_\_\_\_\_) yes / no
- c. Boat ramp yes / no
- d. How many feet of shoreline exist on the site? \_\_\_\_\_
- e. Number of platted lots or dwelling units? \_\_\_\_\_
- f. Other (describe) \_\_\_\_\_

Show both existing and proposed water-dependent facilities on plat.

35. Are any shore erosion protection structures existing on the site? If no, proceed to 36. yes /  no

Show location, extent and type on plat.

36. Are any shore erosion protection structures proposed for the site? If no, proceed with 37. yes /  no

a. Has Army Corp of Engineers and MD Dept. of Natural Resources approval been obtained? yes / no

These approvals must be obtained before the County will accept application for a building permit.

- b. Marsh plantings? yes / no
- c. Stone revetment? yes / no
- d. Bulkhead? yes / no
- e. Is grading of steep slopes or cliffs proposed? yes / no
- f. Rate of erosion? \_\_\_\_\_ ft./year. Provide evidence if 2 ft./year or greater.
- g. Length of fetch (distance that wind travels over water before striking land)? \_\_\_\_\_ miles
- h. How far into the water beyond mean high water will protection structure extend? \_\_\_\_\_ ft.

37. In the proposed development, will streams or wetlands be crossed for roads, bridges, utilities, or any other reasons (section 4-8.07,A,1,b,c)? yes /  no

WILDLIFE

38. Are there any Habitat Protection Areas on or adjacent to the site?  
If no, proceed to 39.

yes /  no

a. Bald Eagle nest sites

yes / no

b. Riparian forest 300 ft. in width

yes / no

c. Forest interior dwelling bird habitat (100 acres or more  
of contiguous forest)

yes / no

d. Natural Heritage Area

yes / no

(Staff use only)

e. Colonial water bird nesting sites

yes / no

f. Waterfowl staging and concentration areas

yes / no

g. Other plant and wildlife habitats determined to of significance  
to Calvert County

yes / no

h. Anadromous fish propagation waters

yes / no

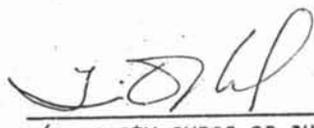
i. Shellfish beds

yes / no

INFORMATION TO BE SUBMITTED WITH APPLICATION

Topography on plat (2 ft. or 5 ft. contour).  
Stormwater Management Plan

Date: 12/9/98

Signature:   
(property owner or authorized agent)

**WETLAND DELINEATION REPORT  
WOODS PROPERTY  
SIXES ROAD, CALVERT COUNTY  
MARYLAND**

**Prepared by  
Frank Gerred  
Frank Gerred and Associates, Inc.  
December, 1998**

(MSD-98-34)

**WETLAND DELINEATION REPORT  
WOODS PROPERTY  
SIXES ROAD, CALVERT COUNTY, MD**

The property is located on Sixes Road between Maryland Route 231 and Buzzard Island Creek, ADC Inset Map Page 8, D-5. In the *Soil Survey of Calvert County*, USDA Soil Conservation Service Plat 20, the soil in the area is mapped Mixed Aluvial and Sassafras fine sandy loam. This is the edge of an unnamed tributary of Buzzard Island Creek and its flood plain. Ordinarily a road ditch would not be jurisdictional. This site, however, is road drainage area built across a wetland. The proposed driveway, however, is located outside of the wetland and the 25-foot buffer.

*Crosses steep slopes!*

There are no rare, endangered or threatened specie identified on the Natural Heritage maps at this site. *Toxodium distichum* is noted along Buzzard Island Creek nearby. The site was surveyed for that specie and none were found.

The County Historic Features Maps do not identify any historic structures on the site.

*15% afforestation required*

DATA FORM 1  
WETLAND DETERMINATION

Applicant Name: Woods Application Number: \_\_\_\_\_ Project Name: Wood Subdivision  
 State: Md County: Calvert Legal Description: \_\_\_\_\_ Township: \_\_\_\_\_ Range: \_\_\_\_\_  
 Date: 12/1/98 Plot No.: 1 Section: 1

Vegetation [list the three dominant species in each vegetation layer (5 if only 1 or 2 layers)]. Indicate species with observed morphological or known physiological adaptations with an asterisk.

Species	Indicator Status	Species	Indicator Status
<u>Trees</u>		<u>Herbs</u>	
1. <u>Acer Rubrum</u>	<u>FAC</u>	7. <u>Agrostis Ciliata</u>	<u>FAC W</u>
2. <u>Liquidambar Styraciflua</u>	<u>FAC</u>	8. <u>Onoclea sensibilis</u>	<u>FAC W</u>
3.		9.	
<u>Saplings/shrubs</u>		<u>Woody vines</u>	
4. <u>Sambucus canadensis</u>	<u>FAC W</u>	10. <u>Lonicera Japonica</u>	<u>FAC -</u>
5. <u>Synonymus Americanus</u>	<u>FAC</u>	11.	
6.		12.	

1 of species that are UHL, FACW, and/or FAC: 100% Other indicators: \_\_\_\_\_  
 Hydrophytic vegetation: Yes X No \_\_\_\_ Basis: \_\_\_\_\_

Soil

Series and phase: My Mixed Annual On hydric soils list? Yes X; No \_\_\_\_  
 Mottled: Yes X; No \_\_\_\_ Mottle color: 10YR 5/4; Matrix color: 10YR 6/1  
 Gleyed: Yes X No \_\_\_\_ Other indicators: \_\_\_\_\_  
 Hydric soils: Yes X No \_\_\_\_; Basis: \_\_\_\_\_

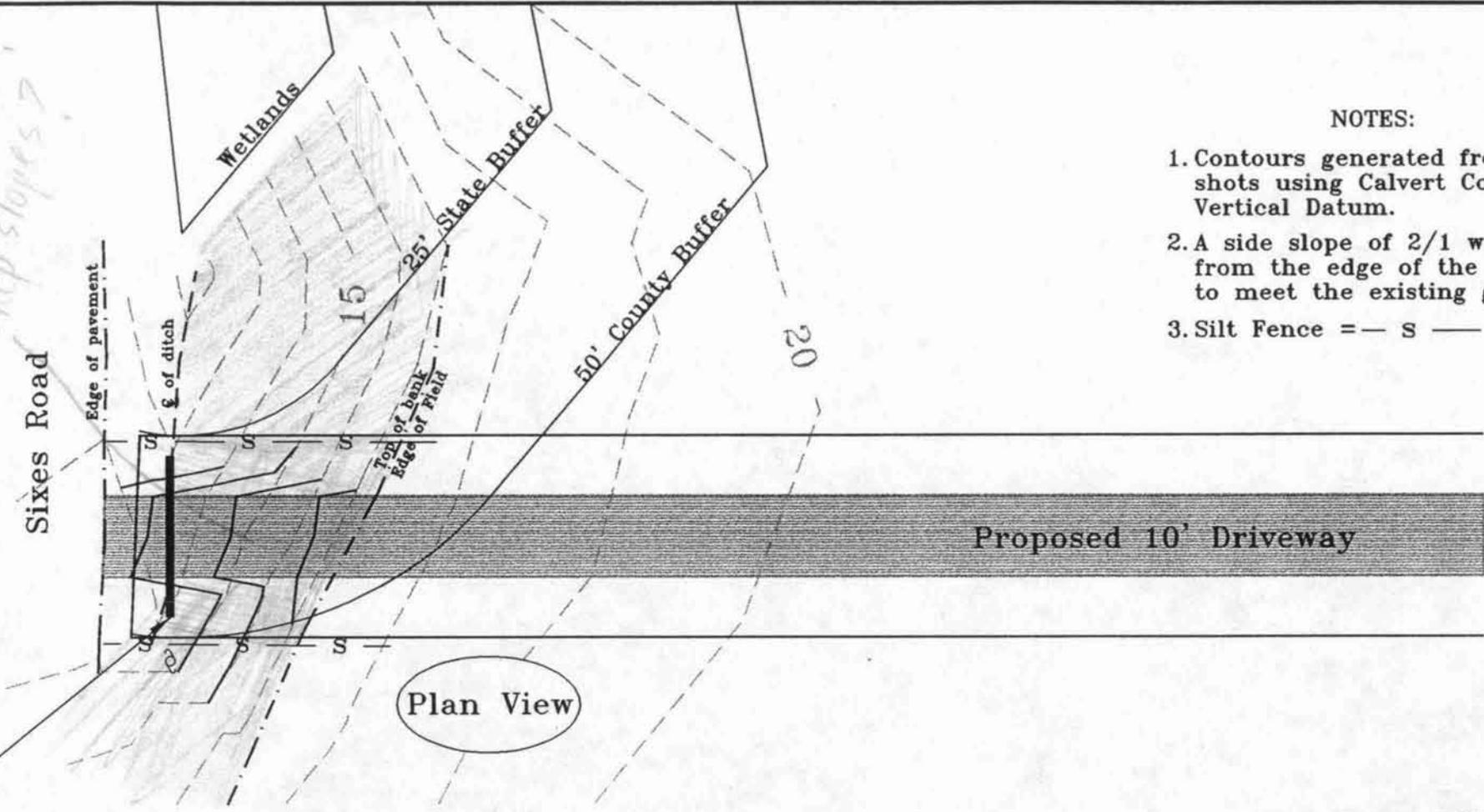
Hydrology

Inundated: Yes \_\_\_\_; No \_\_\_\_ Depth of standing water: \_\_\_\_\_  
 Saturated soils: Yes X; No \_\_\_\_ Depth to saturated soil: \_\_\_\_\_  
 Other indicators: \_\_\_\_\_  
 Wetland hydrology: Yes X; No \_\_\_\_ Basis: \_\_\_\_\_  
 Atypical situation: Yes \_\_\_\_; No \_\_\_\_  
 Normal Circumstances? Yes \_\_\_\_ No \_\_\_\_  
 Wetland Determination: Wetland Yes; Nonwetland \_\_\_\_\_

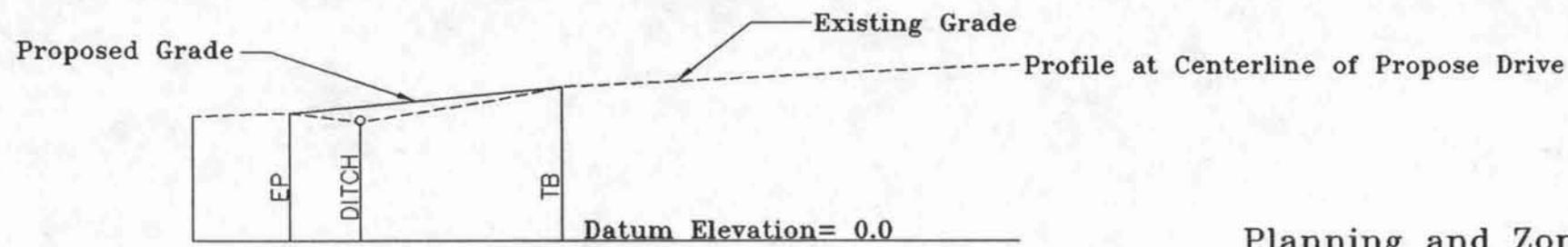
Comments:

Determined by: FL Howard

*Caused by a roadside ditch? step slopes?*



1-20' section of 15" RCMP



- NOTES:
1. Contours generated from field shots using Calvert County Vertical Datum.
  2. A side slope of 2/1 was used from the edge of the drive to meet the existing ground.
  3. Silt Fence = - S - S - S -

Planning and Zoning Case No. MSD-98-34

<b>Profile View</b>	Grading Plan at the beginning of Proposed Driveway for the:	<b>Timothy T. O'Neal</b>	DRAWN BY: TIM O'NEAL SCALE: 1"=20' DATE: Dec. 14, 1998
	James Wood Property	PLS No. 485 302 Beverly Avenue Edgewater, Md. 21037	
	Second Election District, Calvert County, MD		