

KC 579-99
SUB

Hogan, Suzanne
99-85

USA S. 1829-448

Comments TB 11/19/92

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

November 19, 1999

Mr. Adam Brueggemann
Kent County Planning Commission
400 High Street
Chestertown, MD 21620

RE: SUB #579-99, Suzanne Hogans
CBCAC #99-85

Dear Mr. Brueggemann:

Thank you for providing information on the referenced project. The applicant is proposing to subdivide a 32.9 acre lot into three lots. The lots are in the Critical Area and are designated RCA. Staff have the following comments:

- There is no topography on the site plan. It should be noted that development is prohibited on slopes 15% or greater in the Critical Area (Kent County Zoning Ordinance, Section 4.6).
- This property was the result of a subdivision in 1994. The original parcel was 100 acres and, therefore, five lots could be created due to its RCA designation. A note should be included on the plat stating that the proposed subdivision will use all of the development rights on the original parcel and the five lots cannot be further subdivided.
- If any forest is cleared during the development of these lots, mitigation must be provided in accordance with Kent County's Critical Area program (Kent County Zoning Ordinance, Section 4.6).
- Existing and proposed impervious surfaces should be noted on the site plan as well as the impervious surface limits for each lot in accordance with Kent County's Critical Area Program (Kent County Zoning Ordinance, Section 4.6).

Staff have no objection to the proposed subdivision. Thank you for providing the opportunity to comment. If you have any questions, I can be contacted at (410) 260-7073.

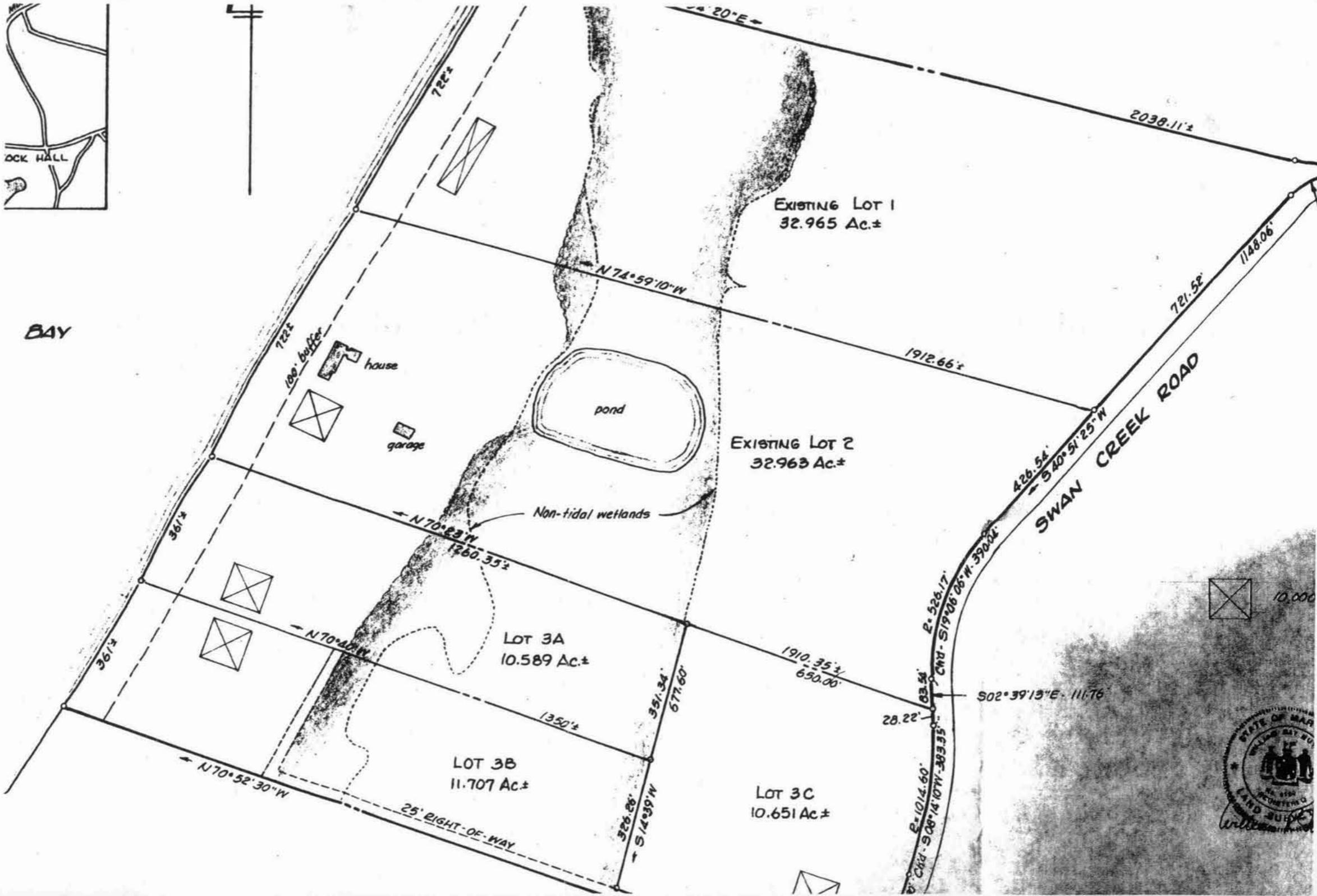
Sincerely yours,

A handwritten signature in cursive script that reads "Tracy Batchelder".

Tracy Batchelder
Natural Resources Planner

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





DOCK HALL

BAY

EXISTING LOT 1
32.965 Ac.±

EXISTING LOT 2
32.963 Ac.±

LOT 3A
10.589 Ac.±

LOT 3B
11.707 Ac.±

LOT 3C
10.651 Ac.±

100' buffer

house

garage

pond

Non-tidal wetlands

SWAN CREEK ROAD



RECEIVED

NOV 12 1999

CHRISTOPHER RAY
CRITICAL MATHS COMMISSION