

CA 355-00
SUB

Ireland, Thomas
00-12

MSA_S_1829_961

*LC letter
7/26/00*



Judge John C. North, II
Chairman

Ren Serey
Executive Director

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

1804 West Street, Suite 100, Annapolis, Maryland 21401

(410) 260-3460 Fax: (410) 974-5338

July 26, 2000

Ms. Olivia Vidotto
Calvert County Planning & Zoning
150 Main Street
Prince Frederick, MD 20678

RE: MSD-00-12, Thomas Ireland, Lot 3

Dear Ms. Vidotto:

Thank you for providing information on the above referenced subdivision. Commission staff has reviewed the information provided and we have the following comments:

1. The property has 16 acres within the Critical Area and is designated RCA. Approximately three years ago, a lot was subdivided from this parcel. Lot 3 would be the second of the two allowable lots to be created under the intrafamily transfer provisions. No further subdivision of the property (within the Critical Area) would be permitted.
2. In reviewing the plan, it was noted that a portion of Lot 3 contains steep slopes. The driveway to access Lot 3 should be located at the far eastern end of the lot in order to avoid crossing the steep slopes.
3. In order to qualify as an intrafamily transfer, this lot must be conveyed to a member of the owner's immediate family. The details of this transfer (name of person, relationship to owner) must be provided. What is the relationship of the developer (as provided on the subdivision application) to the owners? This information should be provided in a plat note subject to the intrafamily transfer provisions of the County Zoning Ordinance. The intrafamily transfer must occur at the time of subdivision approval by the County. The approval is subject to the condition that the deed for the intrafamily transfer lot contain a covenant stating that the lot was created subject to the intrafamily transfer provisions and that the lot may not be subsequently conveyed to any person other than a member of the owner's immediate family (Calvert County Zoning Ordinance, Section 4-9.08).

Thank you for the opportunity to review this subdivision. Please provide the information described in comment #3 above. If you have any questions or concerns regarding the comments above, please contact me at (410) 260-3477.

Sincerely,

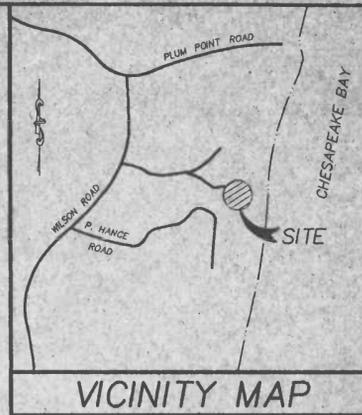
LeeAnne Chandler
Natural Resources Planner

cc: CA355-00

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

NOTES

- 1.) TOPOGRAPHY SHOWN HEREON TAKEN FROM COUNTY TOPOGRAPHY AND ORIENTED BY OBSERVATION. CONTOUR INTERVAL IS 2'.
- 2.) THIS LOT IS EXEMPT FROM THE REQUIREMENTS OF THE CALVERT COUNTY STORMWATER MANAGEMENT ORDINANCE PER SECTION 3.3.A(5).



VICINITY MAP

TAX MAP 19 PARCEL 23
SCALE 1" = 2000'

JACKSON W. IRELAND
HELEN H. IRELAND
A.B.E. 224/86

JACKSON W. IRELAND
HELEN H. IRELAND
A.B.E. 224/86

LOT 1
IDA C. IRELAND PROPERTY
A.B.E. 271/796

RESIDUE
THOMAS H. IRELAND
A.B.E. 512/417

RESIDUE
THOMAS H. IRELAND
A.B.E. 512/417

30' PRIVATE LANE
1.54 AC±

THOMAS H. IRELAND
EARLENE J. IRELAND
J.L.B. 87/429

LOT 2
THE PROPERTY OF
THOMAS H. IRELAND
A.B.E. 950/525

LOT 3
2.002 AC±

BRENDA J. MOORE
A.B.E. 540/920

GREGORY W. DARE
NANCY LEE DARE
A.B.E. 227/29

B. LAVELLE HANCE
J.L.B. 79/604

INFORMATION STATEMENT

OWNER: THOMAS H. IRELAND
2169 WILSON ROAD
HUNTINGTOWN, MD 20639

DEVELOPER: TAMERA BURGOWNE
2169 WILSON ROAD
HUNTINGTOWN, MD 20639
(410) 535-1554

CONSULTANT: COLLINSON, OLIFF AND ASSOCIATES, INC.
P.O. BOX 2209
PRINCE FREDERICK, MD 20678
(410) 535-3101

DEED REFERENCE: A.B.E. 512/417

DEED DATE: MARCH 28, 1990

CURRENT ZONING: RUR(RCD) (RCA)

WATER PLANNING CATEGORY: W7

SEWER PLANNING CATEGORY: S7

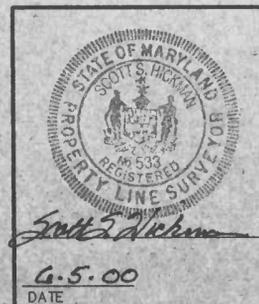
PREDOMINATE SOIL TYPES: MARR

TOTAL AREA: 66.5 ACRES±
AVERAGE LOT SIZE: 2.00 ACRES±
MINIMUM LOT SIZE: 2.00 ACRES±
TOTAL NUMBER OF LOTS: 1

LEGEND

- CONSERVATION AREA (25% OR GREATER SLOPES)
- CONSERVATION AREA (15% - 24% SLOPES)
- 10,000 SQ. FT. SEPTIC RECOVERY AREA
- PERC TEST LOCATION
- ASSIGNED HOUSE NUMBER

PRELIMINARY PLAN
LOT 3 - THE PROPERTY OF
THOMAS H. IRELAND
SECOND DISTRICT, CALVERT COUNTY, MARYLAND
PLANNING & ZONING CASE MSD 00-



COA

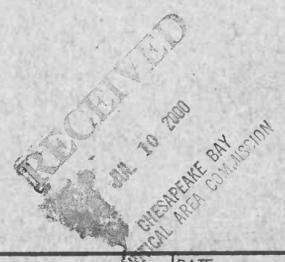
COLLINSON, OLIFF & ASSOCIATES, INC.

Surveyors • Engineers
Land Planners

288 MERRIMAC COURT
PRINCE FREDERICK, MARYLAND 20678

410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	SCALE
MAY 2000	1" = 100'
JOB NO.	DRAWN BY
1-5553	SH
FLDR REF.	APPROVED
TM19 G16	SH
DATE	REVISION



January 1993

PLANNING COMMISSION OF CALVERT COUNTY
PRINCE FREDERICK, MARYLAND

CASE NO. _____

SUBDIVISION APPLICATION COVER SHEET

____ MAJOR X MINOR

____ Concept X Preliminary ____ Final Plat
No Fee Fee \$60 per lot Fee \$60 per lot

NAME OF PROJECT/LOCATION Lot 3 Property of Thomas Ireland
PROJECT FRONTS ON: State ____ County X Private ____ Family Conveyance ____
ROAD NAME Wilson Road
PREMISE ADDRESS 2169 Wilson Road

NAME OF APPLICANT Tamera Burgoyne
ADDRESS 2169 Wilson Road, Huntingtown, MD 20639
DAYTIME PHONE: (410) 535-3170 FAX: _____

Tax Map 19 Parcel 23
Lot ____ Block ____ Section ____
Tax ID No. 2012774

ZONING RUR Town Center ____ SubDistrict ____
Election District 1 ____ 2 X 3 ____
Community Planning District 8
Current Deed Reference & Date ABE 512/417

List any existing legal encumbrances (easements, covenants, etc):
R/W over ex. private road JLB 87/429 & AWR 12/400

Number of Lots 1 Attach building lot and design worksheets
Total acreage of property 66.5 ac ±
Total acreage disturbed 2 ac ±
Average lot size 2 ac Lot Entitlements & Deed Ref: AAH 46/59
Recreation Area N/A Open Space None
Residue area/other 64.5 ac ±

Public Water ____ Individual Well X Public Sewerage ____ Septic X
____ Recreation Area Worksheet
____ Request for Determination of Adequacy of Schools
(with final submission)

CLUSTER SECTION 5-1.03 Applicable: No X Yes ____
IF NO: Type of Exemption ____
IF YES: Rural Overlay District ____

CRITICAL AREA Applicable: No ____ Yes ____
Acreage in CRITICAL AREA 16 ac ± IDA ____ LDA ____ LDA3 ____ RCA X
X Intra-family Conveyance
X attached Critical Area Form

RECEIVED

CHESAPEAKE BAY
CRITICAL AREA COMMISSION

JUL 10 2000

For Office Use Only:
Date of Submission _____ Application Fee _____ Remit # _____

FOREST CONSERVATION PROGRAM Applicable: No X Yes _____

NO: EXEMPT under Section 5-7.02 B (a-o)

___ Exemption Worksheet

___ Declaration of Intent if exempt under 5-7.02, G.D.K or M

YES: SUBJECT TO

___ Forest Conservation Application Form

___ Forest Conservation Worksheet (at concept review)

___ Forest Stand Delineation (at concept review)

TOWNHOUSE/ MULTI-FAMILY/ATTACHED

No. of Units and Type(s) _____

Density/Units per Acre _____

(Divide the # of units by the acreage)

<u>OTHER APPLICATIONS</u>	<u>CASE #</u>	<u>RESOLUTION #</u>	<u>ACTION DATE</u>
Rezoning	_____	_____	_____
Board of Appeals	_____	_____	_____
Transfer Zone	_____	_____	_____
Subdivision	_____	_____	_____
Previous Site Plan Review	_____	_____	_____
Architectural Committee	_____	_____	_____
Historic Sites Survey	_____	_____	_____
Historic District	_____	_____	_____

AUTHORIZATION BY OWNER(S) (not contract purchaser)

Name and signature of all owners of property described in this application
Individuals, Authorized Officer or Representative

Name (please print)	Address (please print)	SIGNATURE ***
<u>Thomas H. Ireland</u>	<u>2109 Wilson Road Huntingtown, MD 20639</u>	<u>[Signature]</u> Jeffrey Howard Ireland, Co-Owner
<u>Estate of Helen H. Ireland</u>	<u>2165 Wilson Rd, Huntingtown, MD 20639</u>	<u>[Signature]</u> Rep. X
<u>Estate of Helen H. Ireland</u>	<u>2165 Wilson Rd, Huntingtown, MD 20639</u>	<u>[Signature]</u> Co-Owner Representative (Jackson Evans Ireland)

CERTIFICATION BY AGENT

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signature of the above authorization.

Name (print)	Address	SIGNATURE ***
_____	_____	_____

Daytime Phone: _____ FAX: _____

NOTICE! Separate applications must be filed with:

- Environmental Health Administration for percolation test
- State Highway Administration for access permit (if applicable)
- State and Federal wetland permits (if applicable)

CRITICAL AREA FORM

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: Thomas Ireland TELEPHONE # (410) 535-3170

ADDRESS 2109 Wilson Road, Huntingtown, MD 20639

LOCATION OF PROPERTY TO BE DEVELOPED East side of Wilson Road 1/2 mile south of Plum Point Road

TAX MAP # 19 PARCEL # 23 LOT # 3

1. Tax ID # 2012774
2. Subdivision name Thomas H. Ireland 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.
 - a. Residential
 - b. Commercial
 - c. Industrial
 - d. Redevelopment
 - e. Mixed
5. Project category
 - a. Existing lot
 - b. Subdivision which creates buildable lots
 - c. Site Plan
 - d. Subdivision which does not create buildable lots

6. Total acreage of property 66.5 ac
7. Total acreage of property within the Critical Area
IDA _____ LDA _____ RCA 16 ac
8. Total acreage being disturbed within the Critical Area 2 ac

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 2 ac
12. Maximum lot size in the Critical Area 2 ac
13. Average lot size in the Critical Area 2 ac

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? N/A
17. If a subdivision, how many acres of recreation area will be provided? none

GROWTH ALLOCATION

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

WETLANDS

22. Identify wetlands (tidal and non-tidal rivers, bays, streams, marshlands, swamps, bogs, etc.), hydric soils, and highly erodible soils on plat. none
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? 0.5 ac
- b. How many acres of forest are proposed for clearing? 0
- 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 side 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? 0
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? 0.3

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: 6-8-00

Signature: Scott Nickman, agent
(property owner or authorized agent)