

LH  
Comment  
7/29/05

MSA-S-1829-4818

BC 519-05 1647 Cape May Road  
SUB

Robert L. Ehrlich, Jr.  
*Governor*

Michael S. Steele  
*Lt. Governor*



Martin G. Madden  
*Chairman*

Ren Serey  
*Executive Director*

**STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401

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

[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

July 29, 2005

Mr. Michael Kulis  
Baltimore County DEPRM  
401 Bosley Avenue, Suite 416  
Towson, Maryland 21204

Re: 1647 Cape May Road

Dear Mr. Kulis:

This office is in receipt of the above-referenced subdivision request for review and comment. The applicant proposes to create three residential building lots in the Limited Development Area. I have outlined my comments below.

1. The figure shown for "area of forest to be retained" should equal 57,684 square feet. Please have the applicant check this figure.
2. Each lot under one acre in size may have up to 25% impervious area provided the overall limits of the subdivision do not exceed 15%. The lot over one acre is limited to 15%. It appears the total proposed impervious area is 7.4%; thereby leaving 7.6% remaining among the three lots. We recommend a note be added to the final plat indicating these impervious limitations since it is highly probable that future homeowners will have a reasonable expectation of adding sidewalks, patios, sheds, etc.
3. We recommend the applicant supply a letter from the Department of Natural Resources Heritage Division indicating the absence or presence of threatened or endangered species prior to final approval.

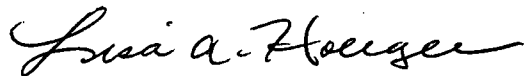
TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

Mr. Kulis  
July 29, 2005  
Page Two

Thank you for the opportunity to comment. Please telephone me if you have any questions at (410) 260-3478.

Sincerely,

A handwritten signature in cursive script that reads "Lisa A. Hoerger".

Lisa A. Hoerger  
Natural Resources Planner

cc: BC 519-05



**NOTE:**  
THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER EASEMENT AND/OR FOREST CONSERVATION EASEMENT, EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT.

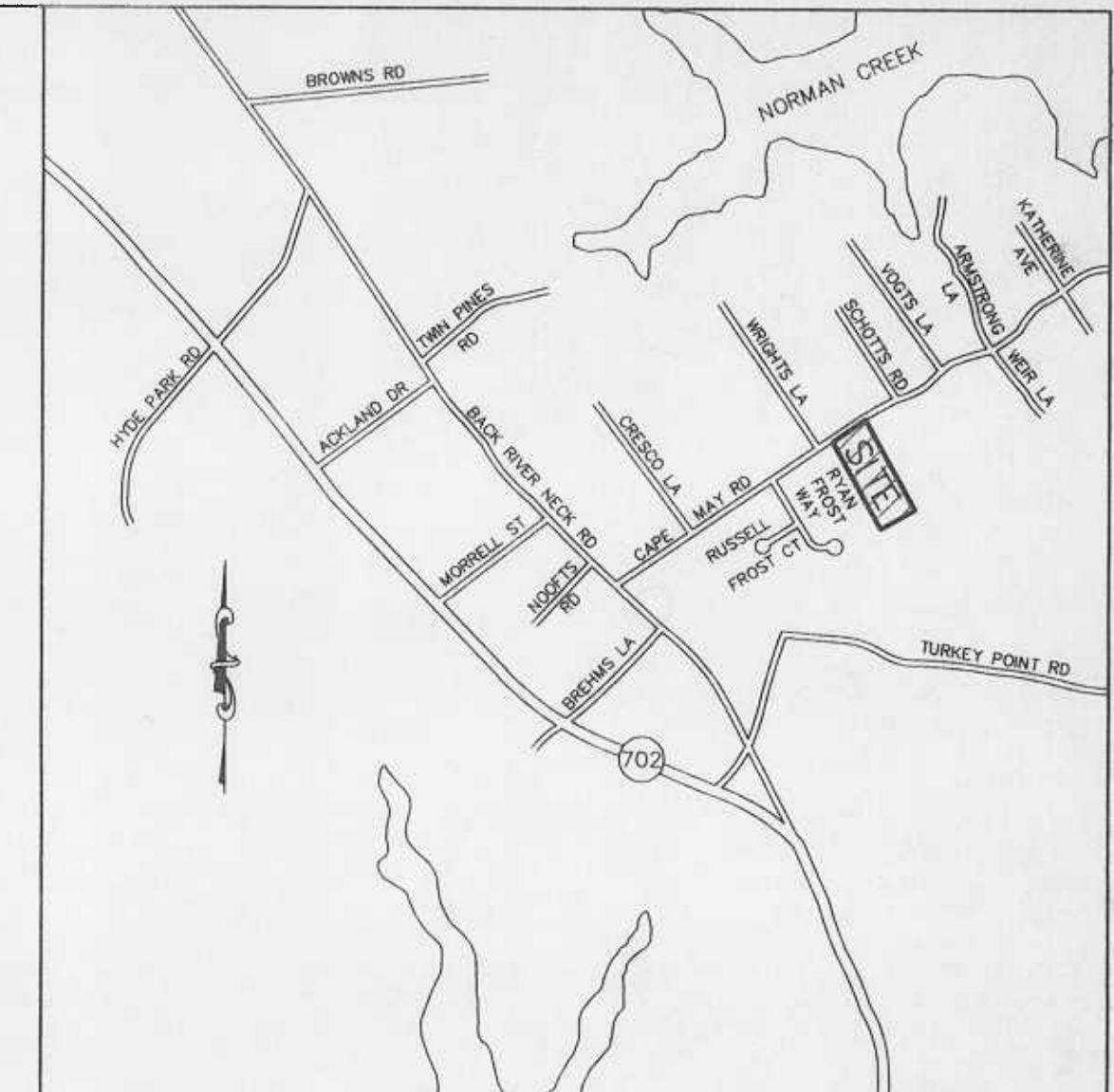
**NOTE:**  
THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD ZONE.

FRONT SETBACK AVERAGING  
HOUSE #1637 79'  
HOUSE #1655 67'  
AVERAGE = 73'

*add protective easements note*

**LEGEND**

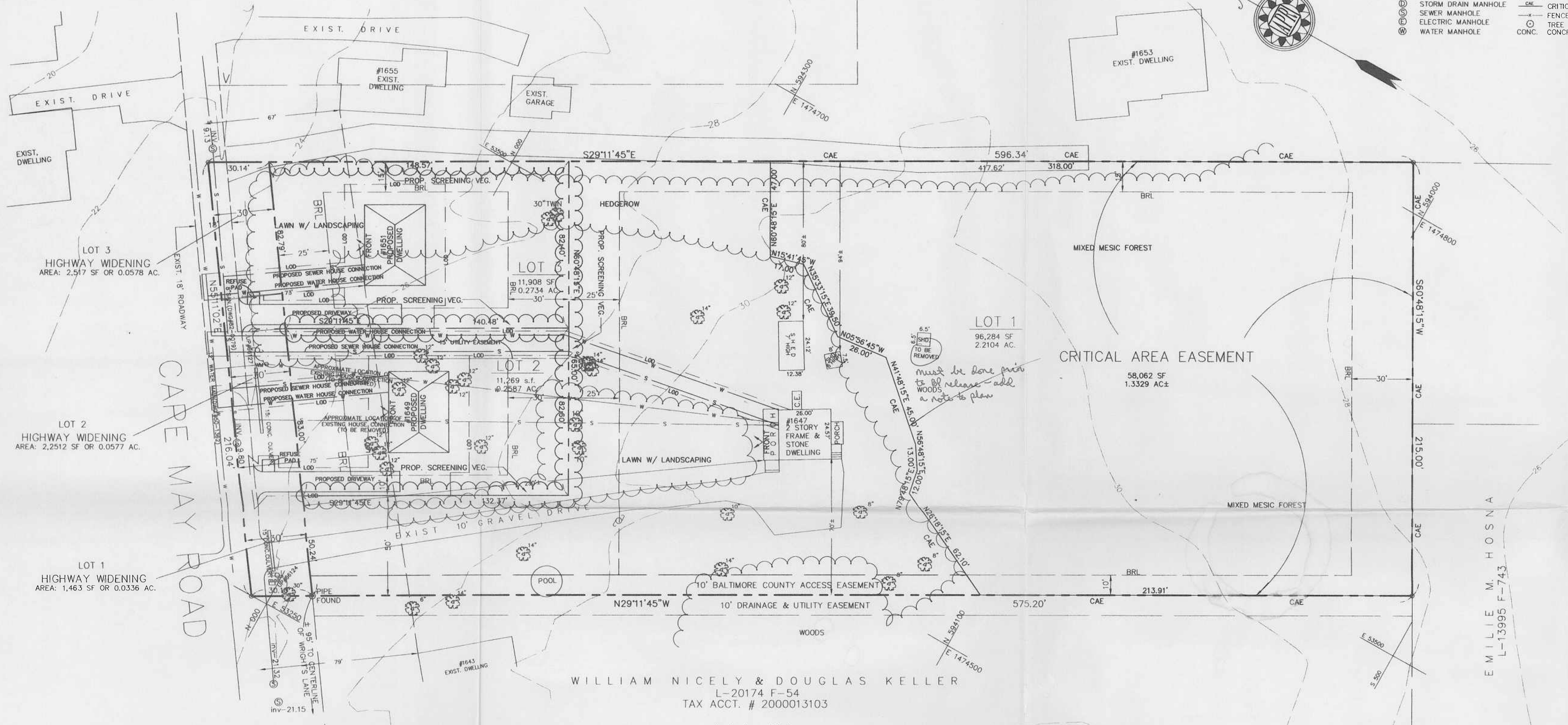
- XX FIRE HYDRANT
- LIGHT POLE
- GAS VALVE
- GAS CAP
- WATER VALVE
- WATER METER
- WATER CAP
- SEWER CLEANOUT
- ELECTRIC HANDBOX
- MECHANICAL HANDBOX
- GAS HANDBOX
- STORM DRAIN MANHOLE
- SEWER MANHOLE
- ELECTRIC MANHOLE
- WATER MANHOLE
- PROPERTY CORNER
- DRAIN INLET
- CONC. CURB
- SIGN
- UTILITY POLE
- UNDERGROUND GAS MAINS
- UNDERGROUND WATER MAINS
- UNDERGROUND SEWER LINES
- UNDERGROUND STORM DRAINS
- BUILDING RESTRICTION LINE
- TREE LINE
- CRITICAL AREA EASEMENT LIMITS
- FENCE
- TREE
- CONC. CONCRETE



**LOCATION MAP**  
SCALE: 1" = 1,000'

**GENERAL NOTES:**

1. TOTAL AREA OF TRACT: 125,938 S.F. OR 2.891 AC
2. EXISTING ZONING: D.R. 3.5 - 097 - C2 & C3
3. DEED REFERENCE: 12926/231
4. EXISTING USE: ONE RESIDENTIAL DWELLING
5. PROPOSED USE: 3 SINGLE FAMILY RESIDENCES
6. OWNER: MICHAEL T. MATHIS  
1647 CAPE MAY ROAD  
BALTIMORE MD 21221  
PHONE: 410-574-2685  
98 / 13 / 373  
1513207810
7. TAX PLAT/GRID/PARCEL: 6
8. TAX ACCOUNT NO: 4509.00
9. COUNCILMANIC DISTRICT: 328
10. CENSUS TRACT: MIDDLEBOROUGH ES
11. REGIONAL PLANNING DISTRICT: DEEP CREEK MS
12. SCHOOL DISTRICT: CHESAPEAKE HS  
MIDDLE RIVER
13. WATERSHED: 39
14. SUB-SEWERSHED: 39
15. PARKING: REQUIRED: 3 LOTS X 2/PER LOT = 6 SPACES
16. PARKING PROVIDED: 6 SPACES
17. BEARINGS SHOWN REFER TO THE TRUE MERIDIAN AS ESTABLISHED FOR THE BALTIMORE COUNTY METROPOLITAN DISTRICT.
18. THE DEVELOPER AND HIS ASSIGNS RETAIN THE RIGHT TO UTILIZE UNUSED DENSITY IN THE FUTURE IN ACCORDANCE WITH REGULATIONS IN EFFECT AT THE TIME.
19. ACCEPTANCE OF THIS PLAN IN NO WAY BINDS BALTIMORE COUNTY INTO REFUSE COLLECTION OF THIS DEVELOPMENT. AT THE TIME OF CONSTRUCTION AND AFTER ALL REQUIREMENTS (REFUSE COLLECTION PAIDS) HAVE BEEN MET, A REPRESENTATIVE TO DISCUSS DETAILS OF REFUSE COLLECTION.
20. LIMITS AND TOTAL AREAS OF LAND DISTURBANCE ARE NOTED ON THE PLAN. (SEE NOTE 32)
21. HOUSE DOWN SPOUTS ARE TO BE DISCHARGED ONTO PERVIOUS AREAS OR INTO DRY WELLS, WHERE FEASIBLE.
22. MINIMUM YARD AREAS: FRONT - 25'  
SIDE: 10' & 15'; TOTAL OF 25'; REAR: 30'
23. ALL IMPERVIOUS AREAS SHOULD BE LIMITED TO 15 PERCENT OF CLEARED AREA AND CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION.
24. ALL SITE RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATER COURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY.
25. THERE ARE NO EXISTING WELLS OR SEPTIC SYSTEMS WITHIN 100 FEET OF THE PROPOSED HOUSES OR SEPTIC SYSTEMS.
26. THIS PROPERTY IS LOCATED WITHIN THE LIMITED DEVELOPMENT AREA OF THE CHESAPEAKE BAY CRITICAL AREA
27. PUBLIC WATER AND SEWER EXIST
28. NO STREAMS OR WETLANDS ON OR NEAR THIS SITE.
29. DENSITY CALCULATIONS:  
LOTS ALLOWED - 3.5 x 2.891 = 10  
LOTS PROPOSED - 3
30. SOILS: MIA - MATTAPEX SILT LOAM
31. THIS PROPERTY AS SHOWN ON THE PLAT HAS BEEN HELD INTACT SINCE FEBRUARY OF 1967. THE DEVELOPER'S ENGINEER HAS CONFIRMED THAT NO PART OF THE CROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, RECORDED, OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
32. DISTURBED AREA - LOT 1 = 3,394 SF., LOT 2 = 5,233 SF., LOT 3 = 5,352 SF., TOTAL = 13,979 SF.
33. THERE IS NO PRIOR ZONING HISTORY FOR THIS PROPERTY
34. THE COUNTY WILL ALLOW PAYMENT OF A FEE-IN-LIEU INTO THE COUNTY FOREST PROTECTION AND ESTABLISHMENT FUND FOR FOREST CLEARING
35. MAN-MADE IMPERVIOUS SURFACES OVER THE ENTIRE SUBDIVISION CANNOT EXCEED 15 PERCENT
36. NO UNDERGROUND STORAGE TANKS ON SITE
37. ALL RUNOFF MUST BE CONVEYED TO A SUITABLE OUTFALL WITHOUT IMPOSING AN ADVERSE IMPACT ON THE RECEIVING WATERBODY, WATERCOURSE, WETLAND, STORM DRAIN OR ADJACENT PROPERTY
38. AS MUCH AS POSSIBLE, IMPERVIOUS AREA SHOULD BE CONVEYED AS SHEET FLOW THROUGH VEGETATED AREAS WITHOUT CONCENTRATING OR CAUSING EROSION
39. HOUSE DOWN SPOUTS SHOULD BE DISCHARGED ONTO PERVIOUS AREA WHERE FEASIBLE
40. THIS DEVELOPMENT IS SUBJECT TO THE RESIDENTIAL PERFORMANCE STANDARDS OF SECTION 260 OF THE BCZR.
41. THERE ARE NO UNDERGROUND STORAGE TANKS ON SITE



**AREA OF PROPERTY**  
LOT 1 = 96,284 SQ. FT. OR 2.2104 AC±  
LOT 2 = 11,269 SQ. FT. OR 0.2587 AC±  
LOT 3 = 11,908 SQ. FT. OR 0.2734 AC±  
TOTAL = 125,938 SQ. FT. OR 2.891 AC±

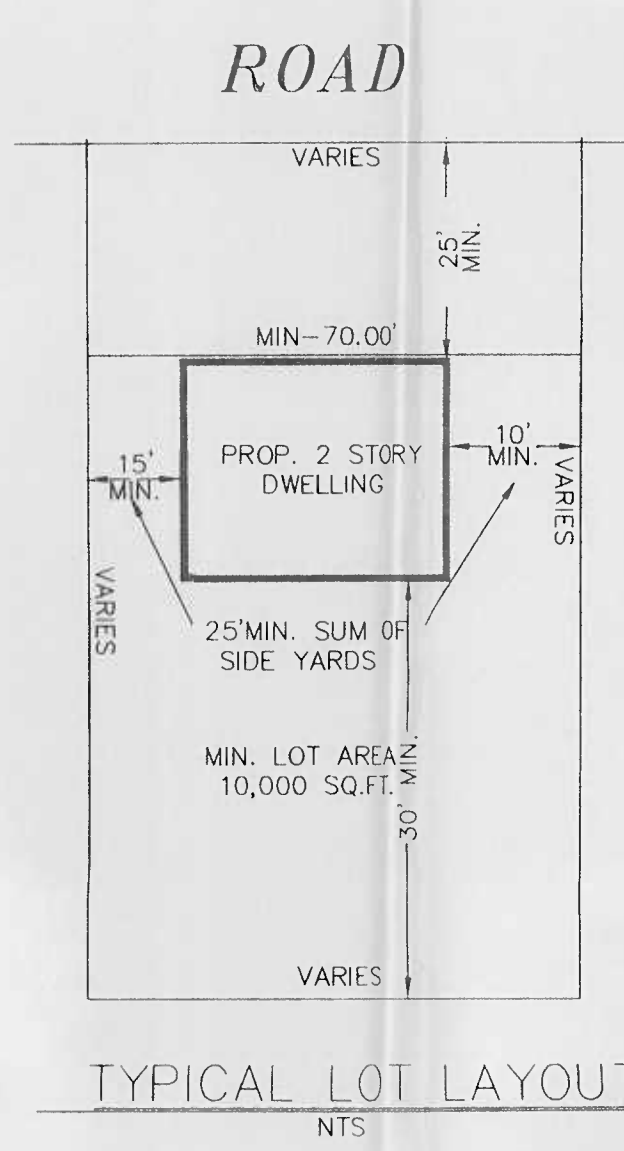
**PROFESSIONAL CERTIFICATION**  
I HEREBY CERTIFY THAT I REVIEWED WITH DUE DILIGENCE THE MINOR SUBDIVISION COMMENTS DATED 4-25-05 AND HAVE PREPARED WITH DUE DILIGENCE THIS DRAWING PURSUANT TO THOSE AGENCIES COMMENTS.  
*Alexander P. Ratych*  
ALEXANDER P. RATYCH P.L.S. REG. NO. 3633 DATE: 4-25-05

**BALTIMORE COUNTY MINOR SUBDIVISION**  
PROJECT No. 04-052-M

**DEVELOPMENT REGULATIONS**  
EXEMPT FROM ARTICLE 32, TITLE 4, SUBTITLE 2  
PANHANDLE, EXEMPT FROM SECTION 32-4-211 THROUGH 32-4-217 AND SECTIONS 32-4-226 AND 32-4-227

**PDM CERTIFICATION**  
APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_

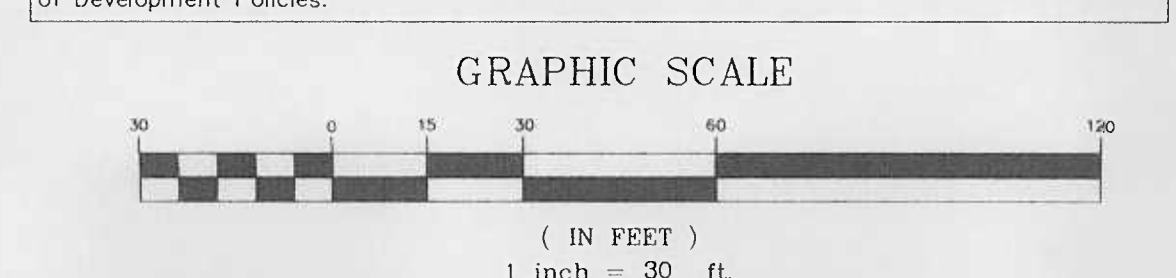
**APPROVED DEPRM**  
BY: \_\_\_\_\_ DATE: \_\_\_\_\_



**SINGLE FAMILY DETACHED, TWO-FAMILY ALTERNATIVE SITE DESIGN DWELLINGS**

	D.R. 1 & 2 ZONES		Alternative Site Design Dwellings	
	D.R. 1 & 2 ZONES	D.R. 3.5, 5.5, 10.5 & 13 ZONES	Zero & Zipper Lots All D.R. Zones	Neo-Traditional All D.R. Zones
From front building face to: Public street right-of-way, Arterial or Collector	25'	25'	25'	15'
From side building face to: Side building face	30'	16' < 20' high 20' > 20' high	16'	16' < 20' high 20' > 20' high
From side building face to: Public street right-of-way Paving of a private road Tract boundary	25' 30' 25'	15' 15' 15'	15' 15' 15'	15' 15' 15'
From rear building face to: Rear property line Public street right-of-way	30' 30'	30' 30'	20' 20'	50' 50'
Additional Setbacks: Setbacks for buildings located adjacent to arterial roadways shall be increased by an additional 20 feet				

This table lists minimum setback requirements and building heights for urban residential use; for a fuller explanation of these and other requirements, consult the Comprehensive Manual of Development Policies.



**FOREST CONSERVATION DATA:**

LOT#	LOT AREA	IMPERVIOUS AREAS	% IMPERVIOUS	TOTAL AREA OF FOREST	AREA OF FOREST TO BE CLEARED	AREA OF FOREST TO BE RETAINED	AREA OF CRITICAL AREA EASEMENT
1	96,284 SF	5,415 SF	5.6%	57,603 SF	1,126 SF	56,558 SF	58,062 SF
2	11,269 SF	1,690 SF	15%	0 SF	0 SF	0 SF	0
3	11,908 SF	1,781 SF	15%	0 SF	0 SF	0 SF	0
<b>TOTAL</b>	<b>119,461 SF</b>	<b>8,886 SF</b>	<b>7.4%</b>	<b>57,603 SF</b>	<b>1,126 SF</b>	<b>56,558 SF</b>	<b>58,062 SF</b>

NOTE: THE COUNTY WILL ALLOW PAYMENT OF FEE-IN-LIEU INTO THE COUNTY FOREST PROTECTION AND ESTABLISHMENT FUND FOR FOREST CLEARING. *specifying amount 57,604*

**RECEIVED**  
JUL 28 2005  
04-052-M

**CRITICAL AREA COMMISSION**  
Chesapeake & Atlantic Coastal Bay

**APR ASSOCIATES, INC.**  
SURVEYORS • ENGINEERS  
7427 Hartford Road • Baltimore, Maryland 21234-7160  
(410) 444-4312 FAX: (410) 444-1647  
E mail : apr444@erols.com

**MINOR SUBDIVISION PLAN**  
...1647 CAPE MAY ROAD...  
15-TH ELECTION DISTRICT  
5-TH COUNCILMANIC DISTRICT  
BALTIMORE COUNTY, MARYLAND  
DATE: APRIL 25, 2005 SCALE: 1" = 30'

NO.	DATE	DESCRIPTION	BY