

CA 804-05
VAR

Shoemaker, Wayne
06-3259

MSA-5-1829-4890

Comments 12/20/05
kyj

Revised 3/21/06 -kyj

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/

March 2, 2006

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

Re: Variance 06-3259 Shoemaker-Revised

Dear Ms. Whitt:

Thank you for providing information on the above referenced revised variance. The applicant is requesting a variance from the 100-foot Buffer in order to construct an addition to the primary dwelling. The property is a designated a Limited Development Area (LDA) and is currently developed.

Based on the site plan provided, it appears that the applicant has reduced the size of the footprint, as well as provided two rain garden features designed to capture rooftop runoff from the addition and existing dwelling. In addition, we note that the applicant intends to upgrade the existing septic system via the installation of a pre-treatment unit. As a result of the revisions made to the site plan and provided that the applicant implements the required mitigation for disturbance to the Buffer, we do not oppose the granting of this variance request.

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kerrie L. Gallo".

Kerrie L. Gallo
Natural Resource Planner
CA804-05

Robert L. Ehrlich, Jr.
Governor

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December 20, 2005

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

Re: Variance 06-3259 Shoemaker buffer

Dear Ms. Whitt:

Thank you for providing information on the above referenced variance. The applicant is requesting a variance from the 100-foot Buffer in order to construct an addition to the primary dwelling, as well as an accessory deck structure. The property is a designated a Limited Development Area (LDA) and is currently developed.

Based on the site plan provided and the existing site constraints, this office would not generally oppose the granting of some degree of variance in order to accommodate a reasonably sized addition. However, in granting a variance, the Board must evaluate whether the applicant has met each of the County's variance standards as well as determine that efforts have been made to minimize disturbance to the Buffer. It appears that the applicant currently enjoys reasonable and significant use of the outdoor space on the property via the extensive existing deck. Therefore, it does not appear that the applicant could meet the standard of unwarranted hardship for the purposes of accommodating another 150 square feet of deck.

In response to the applicant's proposal to construct a 1,200 square foot addition to the existing primary dwelling, this office questions whether adequate attempts at minimization have been made. Again, it appears that the applicant currently enjoys reasonable and significant use of the entire property via the existing primary dwelling, as well as an attached garage. We recognize that the construction of a reasonably-sized addition is a right commonly enjoyed by others within the County and that the placement of the proposed addition is constrained by the location of the existing well, as well as steep slopes on the property. However, we note that the applicant bears the responsibility to ensure that the proposed development activity will not negatively impact water quality, as well as plant and wildlife habitat, and to ensure that every effort is taken to protect the integrity of the Buffer, remaining in harmony with the intent of the Critical Area Law. Therefore, we recommend that the Board consider whether the applicant could further minimize the amount of disturbance proposed within the Buffer, perhaps by the utilization of vertical construction or by the reduction of the proposed footprint. We note that the existing primary

Handwritten notes:
slopes?
fairly substantial deck
Again, deck on steep slopes where extensive deck areas already exist.
addition on steep slopes.
Since it appears possible to develop a reasonable addition off of steep slope, this should be first priority.

Handwritten notes:
Recognize that some degree of buffer variance may be necessary due to site constraints. However, it is a 1,200 ft addition, bigger than at least one of previous primary dwellings from earlier today.

Handwritten notes:
At the very minimum, dwelling should ↓ impacts should be minimized.

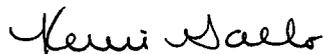
Handwritten notes:
SNM
If no SWM feasible, could we at least require some Buffer plantings?
110 Buffer
30 plantings?
1200

Roxana Whitt
Variance 06-3259
December 20, 2005
Page 2

dwelling is stated as a split level, and would therefore appear to accommodate a two-story addition. In addition, we recommend that the applicant be required to implement enhanced stormwater management measures to provide additional treatment of any new impervious surfaces placed within the Buffer. We believe this to particularly important given the close proximity of the proposed development to tidal waters.

Thank you for the opportunity to provide comments. Please include this letter in your file and submit it as part of the record for this variance. Also, please notify the Commission in writing of the decision made in this case.

Sincerely,



Kerrie L. Gallo
Natural Resource Planner
CA804-05

804-05

Case No. 06-3259

Public Hearing
January 5, 2006
March 2, 2006

Wayne & Deborah Shoemaker have applied for a variance in the 100' waterfront buffer requirements for construction of a deck and an addition to their existing single-family dwelling. The property is located at 13141 Court David, Lusby (Lot 3-R, Block A, Section 23-B & Lot 42, Block A, Section 23, Drum Point) and is zoned R-1 LDA.

AUTHORITY OF THE BOARD OF APPEALS

Section 11-1.01.A of the Calvert County Zoning Ordinance provides that the Board of Appeals shall have the authority to grant variances from the strict application of the area, yard, and height requirements of the Ordinance.

Section 11-1.01.B of the Calvert County Zoning Ordinance provides that the Board of Appeals shall have the authority to grant variances from the Critical Area requirements.

TESTIMONY & EVIDENCE PRESENTED

1. The case was first presented January 5, 2006 before Board of Appeals members Mr. Michael Reber, Chairman, Mr. Walter Boynton, Vice Chairman, and Mr. Dan Baker (the Board). Mr. Wayne Shoemaker was present at the hearing and was represented by Mr. Jeff Tewell from Collinson, Oliff and Associates (COA). A Staff Report, along with photographs taken on site, was entered into the record.
2. The following Exhibits were marked, dated and entered into the record at the January Hearing:

Applicant Exhibit No. 1 – The Plat Submitted w/the Application

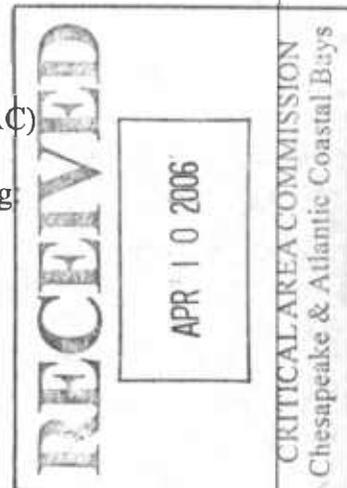
3. The following persons testified at the January hearing:

Ms. Kerri Gallo – Representing Critical Area Commission. (CAC)

4. The following letters were entered into the record at the January hearing:

Letter dated Jan 4, 2006 from Randy J. Radeackar

Letter received Dec 28, 2005 from Regis & Teresa Johnston



5. The case was again presented March 2, 2006 before the Board. Mr. Wayne Shoemaker was present at the hearing and was represented by Mr. Jeff Tewell from COA. A Staff Report was entered into the record.
6. The following Exhibits were marked, dated and entered into the record at the March hearing:

Applicant Exhibit No. 2a – COA Filtering System Design
Applicant Exhibit No. 2b – Revised Plat dated 12/2/05

7. The following letters were entered into the record at the March hearing:

Memo dated March 1, 2006 from Stephanie Taylor, Engineering
Letter dated March 2, 2006 from Kerrie Gallo, CAC
Memo dated February 22, 2006 from Ron Babcock, Soils Conservation

FINDINGS OF FACT

Through testimony and evidence presented at the hearings, the Board found the following facts to be true:

1. The property is located at 13141 Court David in Drum Point, and is otherwise known as Lot 3R, Section 23B, Block A, and Lot 42, Block A, of Tax Map 45A in the Land Records for Calvert County.
2. The property consists of 1.553 acres and is situated along Mill Creek.
3. The property is currently developed with a ~55' x 35' house situated ~45' from the waterfront on a cove of Mill Creek. The house is 2-level and includes a 2-car garage. The property also has a separate 2-car garage.
4. The tree cover present on site is mostly on the slopes along the north and west sides of the property. There is virtually no tree cover in the buffer between the house and waterfront; this area is grass lawn.
5. The new septic system is located on the knoll on the north side of the property. The well is located on the roadfront side of the house. The distance from the house to the property line on the south side is ~ 10 feet.
6. The subject property is zoned R-1 with a Limited Development Area (LDA) Critical Area overlay.
7. Section 8-1.03 of the Zoning Ordinance states, with respect to LDA zoning overlay:

"Limited Development Areas are those areas within the Critical Area District which are currently developed in low or moderate intensity uses. They also contain areas of natural plant and animal habitats, and the quality of runoff from these areas has not been substantially altered or impaired."

8. Section 8-1.01 of the Zoning Ordinance states, with respect to the Critical Area Buffer:

The purpose of the Buffer is to:

- a. Provide for the removal or reduction of sediments, nutrients, and potentially harmful or toxic substances in runoff entering the Bay and its tributaries;*
- b. Minimize the adverse effects of human activities on wetlands, shorelines, stream banks, tidal waters, and aquatic resources;*
- c. Maintain an area of transitional habitat between aquatic and upland communities;*
- d. Maintain the natural environment of streams; and*
- e. Protect riparian wildlife habitat.*

9. The property is properly grandfathered for Critical Area variance consideration.
10. The houses situated around this cove are of similar size to the existing house on this lot, with some larger and some smaller.
11. The original submittal was a request for a 40' x 30' addition with a 10' deck. The addition has been downsized to request a variance for a 30' x 26' addition with a 3' connecting walkway. The Board finds the revised proposal a substantial reduction and more consistent with what the property is capable of supporting. Given the constraints of the property the applicants have chosen a reasonable place for the addition.
12. The applicants will install rain gardens to capture stormwater runoff from the impervious surfaces on the site. The rain gardens have been engineered to contain 1" of rainfall.
13. The applicants will upgrade the septic system to a denitrifying unit.
14. Tree and shrub plantings within the buffer area absorb nutrients. The buffer is currently primarily grass lawn. The Applicants will develop with Calvert County Planning and Zoning a replanting plan to replace grass areas in front of the house with plantings appropriate for this area.
15. Neighboring property owners have been notified of the proposed construction and have raised no objections. The Board received two letters from adjacent property owners supporting the applicants' request.

CONCLUSIONS

Based on the above findings of fact, the Board came to the following conclusions (in accordance with Section 11-1.01.A and Section 11-1.01.B of the Calvert County Zoning Ordinance) and based upon testimony and evidence presented:

1. Strict application of the waterfront buffer requirements for construction of a 3' connecting walkway and a 30' x 26' addition to an existing single-family dwelling would impose peculiar and unusual practical difficulties and undue hardship upon the applicants.
2. Granting the variance would not cause injury to the public interest or substantially impair the intent of the Comprehensive Plan.
3. Findings were made which demonstrate that special conditions or circumstances exist that are peculiar to the land and that a literal enforcement of provisions within the County's Critical Area Program would result in unwarranted hardship.
4. A literal interpretation of the Critical Area Legislation and the Calvert County Critical Area Program and related ordinances would deprive the Applicant of rights commonly enjoyed by other properties in similar areas within the Critical Area of the County.
5. The granting of the variance will not confer upon the Applicant special privileges that would be denied by the Calvert County Critical Area Program to other lands or structures within the County's Critical Area.
6. The variance request is not based upon conditions or circumstances, which are the result of actions by the Applicant, nor does the request arise from any condition relating to land or building use, either permitted or non-conforming, on any neighboring property.
7. The granting of the variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat within the County's Critical Area, and the granting of the variance will be in harmony with the general spirit and intent of the Critical Area law.
8. The application for the variance was made in writing to the Board of Appeals with a copy provided to the Critical Area Commission.

ORDER

It is hereby ordered, by a unanimous decision, that the variance in the 100' waterfront buffer requirements to construct a 3' connecting walkway and a 26' x 30' addition to their existing single-family dwelling as requested by Wayne and Deborah Shoemaker be **GRANTED** based on the above findings of fact and conclusions subject to the following conditions:

1. The property shall be developed in phases with each phase being stabilized prior to proceeding to the next phase.
2. A phasing plan shall be submitted with the building permit.
3. Prior to work being done on site, the location of the house and the limitation of clearing shall be staked and marked.
4. The applicants' construction representative shall meet with representatives from the Department of Planning and Zoning and the Department of Public Works to determine the construction grading and limit of clearing prior to construction start.
5. There shall be no stockpiling of excavated materials on site.
6. A foundation location plat prepared by a registered surveyor must be submitted to and approved by the Department of Planning and Zoning prior to framing.
7. A 6" washed gravel bed shall be placed under any decks or deck areas to provide stabilization.
8. All downspouts shall discharge into rain gardens designed in accordance with the Department of Public Works requirements..
9. A final as-built certification prepared by a registered surveyor must be submitted for approval by the Department of Planning and Zoning showing that the grading

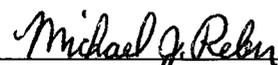
was performed and structures were built according to the approved plan, prior to final approval of the project.

10. Approval by the Zoning Enforcement Officer for the Board of Appeals is required prior to issuance of final approval for the project, as determined by the Division of Inspection and Permits.
11. The septic system shall be upgraded to a denitrifying unit.
12. Rain gardens shall be installed to contain a minimum of 1" of rainfall.
13. The applicants shall work with Calvert County Planning and Zoning to develop a plan for planting the grass area in front of the house with plantings that are appropriate for this area.
14. A revised plan showing the smaller addition size shall be submitted to the Department of Planning and Zoning for Board of Appeals approval.

In accordance with Section 6 of the Calvert County Board of Appeals Rules of Procedure, "any party to a case may apply for a reconsideration of the Board's decision no later than 15 days from the date of the Board's Order."

In accordance with Section 11-1.02 of the Calvert County Zoning Ordinance, "any person or persons, jointly or severally, aggrieved by any decision of the Board of Appeals...may appeal the same to the Circuit Court of Calvert County. Such appeal shall be taken according to the Maryland Rules as set forth in Maryland Rules, Title 7, Chapter 200 within 30 days. If any application for a variance is denied by a final order of the Board, or if appealed, by a final order of the Court, a second application involving substantially the same subject matter shall not be filed within one year from the date of the final order."

Entered: April 7 2006
Pamela P. Helie, Clerk



Michael J. Reber, Chairman



804-05

CALVERT COUNTY BOARD OF APPEALS

150 Main Street
Prince Frederick, Maryland 20678
Phone: 410-535-2348 • 301-855-1243

January 6, 2006

Wayne and Deborah Shoemaker
P. O. Box 488
Prince Frederick, Maryland 20678

Board of Commissioners
Gerald W. Clark
David F. Hale
Linda L. Kelley
Wilson H. Parran
Susan Shaw

Subject: Board of Appeals Case No. 05-3259 (Wayne & Deborah Shoemaker, Applicants/Owners)

Dear Mr. and Mrs. Shoemaker:

This is to confirm the action taken by the Board of Appeals at its regular hearing on Thursday, January 5, 2006, regarding your request for a variance in the 100' waterfront buffer requirements for construction of a deck and an addition to an existing single family dwelling. The Board deferred action pending a site visit. The Board requested the corners for the proposed addition be staked by a professional engineer no-later-than January 12, 2006. The Board also requested you provide information on plans for stormwater management and proposed plantings. In addition, the Board requested you consider modifications to the size of the deck and the size of the addition. Any modification to the size of the deck and/or addition would require a new plat, which must be provided to this office by **Monday, January 9, 2006**.

Provided information is received as requested, your case will be continued on **Thursday, February 2, 2006** in the Commissioners' Hearing Room, Second Floor, Courthouse, Prince Frederick, Maryland. Your case will be heard at the morning session, which begins at **9:00 a.m.**

In accordance with Rule 5-101.A of the Board's Rules of Procedure, any request by the Board for additional information shall stay the 45-day time normally required for the Board to make its decision.

For your information, cases that have been deferred, continued or postponed for a period of 6 months or longer, with no action during that time period, are considered closed. Such cases may be scheduled to be heard by the Board only upon receipt of a new application and application fee as described in Rule 2 of the Rules of Procedure, Calvert County Board of Appeals.

If you have any questions, I can be reached at (410)535-1600, extension 2559.

Sincerely,

Handwritten signature of Pamela P. Helie in cursive.

Pamela P. Helie,
Clerk to the Board of Appeals

Cc: Michael Reber, Chairman BOA
Jeff Tewell, COA
Kerrie Gallo, CBCAC

Regis & Teresa Johnston
Randy J. Radeackar

CRITICAL AREA COMMISSION

RECEIVED

JAN 09 2006

Mailing Address: 175 Main Street, Prince Frederick, Maryland 20678

Maryland Relay for Impaired Hearing or Speech 1-800-735-2258

Collinson, Oliff Associates, Inc.
Surveyors ~ Engineers ~ Land Planners
Post Office Box 2209
Prince Frederick, MD 20678
(410) 535-3101 (301) 855-1599 fax (410) 535-3103

Filtering System Design

Project Name: *Drum Point, Lot 3-RR* Date: *02/06/06*
 Location: *13141 Court David Lusby, MD 20657* Tech: *RCJ*
 COA Job #: *1-8821* App'd: *DJK*

I Required filter bed area: Af

$$Af = [(WQv \times df) / (k \times (hf + df) \times tf)]$$

where

Af = Surface area of filter bed depth; ft²
 WQv = Water quality volume; ft³
 df = Filter bed depth; ft
 k = Coefficient of permeability; ft/day
 hf = Average height above filter; ft
 tf = Design filter bed drain time; days

II Design Information:

WQv	=	120	ft ³		
df	=	4.0	ft		
k	=	0.5	ft / day	Sand	= 3.50
				Peat	= 2.00
				Leaf Compost	= 8.70
				Bio-retention Soil	= 0.50
hf	=	1.00	ft		
tf	=	2.00	days	Sand	= 1.67
				Bioretention	= 2.00
C	=	2.00	ft	Bottom Width	
SS	=	4.00	:1	Side Slopes	
F	=	1.00	ft	Ponding Depth	
L	=	6	ft	System Length	

III Design Filter Bed Area; Af

Af = 96 sf

IV Filter Bed Provided; Ap

$$Ap = [L \times \{ C + (2 \times (SS \times F)) \}]$$

Ap = 104 sf *Design Checks!*

RECEIVED

FEB 9 2006

CRITICAL AREA COMMISSION

FILTER DESIGN

CAL

**BOARD OF APPEALS
STAFF REPORT FOR THE DEPARTMENT OF PLANNING AND ZONING**

DATE: December 1, 2006

CASE NO. 06-3259

APPLICANT: Wayne and Deborah Shoemaker

VARIANCE TYPE: Buffer

PROPERTY LOCATION: 13141 Court David, Drum Point

PROPERTY SIZE: 1.553 acres

WATERFRONT: Mill Creek

DISTURBED AREA: 2275 s.f.

DEVELOPMENT SITE SLOPE: Mostly Leve.

GENERAL SITE CONDITIONS:

The property is currently developed with a ~55' x 35' house situated ~45' from the waterfront on a cove of Mill Creek. The house is 2-level and includes a 2-car garage. The property also has a separate 2-car garage. The tree cover present on site is mostly on the slopes along the north and west sides of the property. There is virtually no tree cover in the buffer between the house and waterfront; this area is grass lawn.

It appears that the existing septic system is located between the house and water on the south side of the property. The well is located on the roadfront side of the house. The distance from the house to the property line on the south side is ~ 10 feet.

COMMENTS:

The locations of the existing house and well basically preclude location of an addition to the structure in any alternative location.

Most of the houses situated around this cove are of similar size to the existing house on this lot.

Should the Board find that the variance conditions can be met, the intent of the Critical Area regulations can best be met by requiring planting of the buffer between the house and water with native vegetation at a density recommended in the Critical Area program.

**BOARD OF APPEALS
CRITICAL AREA FORM**

**THE FOLLOWING ADDITIONAL INFORMATION IS REQUIRED FOR ALL
CRITICAL AREA VARIANCE CASES:**

PROPERTY LOCATION AND INFORMATION:

Tax Map # 45A Parcel _____ Lot 3242 Block A Section 23B123

Property Address 13141 COURT DAVID LUSBY MD 20657

Zoning R-1 Critical Area Designation LDA

Total Acreage of Property 1.553 AC ± Tax ID 01-065513

PROJECT INFORMATION: 10' x 15' DECK

Type of construction proposed 30x40 ADDITION TO SINGLE FAMILY DWELLING

Total square footage of the proposed construction 1,223 ± $\rightarrow 7490 = 11\%$

Total square footage of existing impervious surface 6,267 ±

Total square footage of proposed impervious surface 1,073 ±

Total square footage of existing tree cover 36,128 ±

Total square footage of disturbed area and/or tree cover to be removed 2,275/314 ±

Is the proposed construction site within the waterfront buffer? YES

Is the proposed construction site on slopes greater than 15%? NO

ALL PLANS MUST CONTAIN THE FOLLOWING INFORMATION:

Location and dimensions of the proposed construction.

Location and dimensions of all existing improvements on the property.

Location and dimensions of driveways, parking areas and accessory structures.

Distances from proposed construction to all property lines and waterways/wetlands.

Location of the approved well and the septic system drainfields.

Location of the tree canopy line and limit of clearing.

Waterfront and/or wetland buffers.

****For all new and replacement dwellings and for substantial additions, fully engineered plans are required, showing 2-foot contours, grading, and proposed sediment and erosion control measures.**

**NOTE: APPLICATIONS AND PLANS THAT ARE INCOMPLETE MAY BE
RETURNED TO THE APPLICANT FOR COMPLETION BEFORE SCHEDULING
FOR PUBLIC HEARING.**

**BOARD OF APPEALS
STAFF REPORT FOR THE DEPARTMENT OF PLANNING AND ZONING**

DATE: December 1, 2006

CASE NO. 06-3259

APPLICANT: Wayne and Deborah Shoemaker

VARIANCE TYPE: Buffer

PROPERTY LOCATION: 13141 Court David, Drum Point

PROPERTY SIZE: 1.553 acres

WATERFRONT: Mill Creek

DISTURBED AREA: 2275 s.f.

DEVELOPMENT SITE SLOPE: Mostly Level.

GENERAL SITE CONDITIONS:

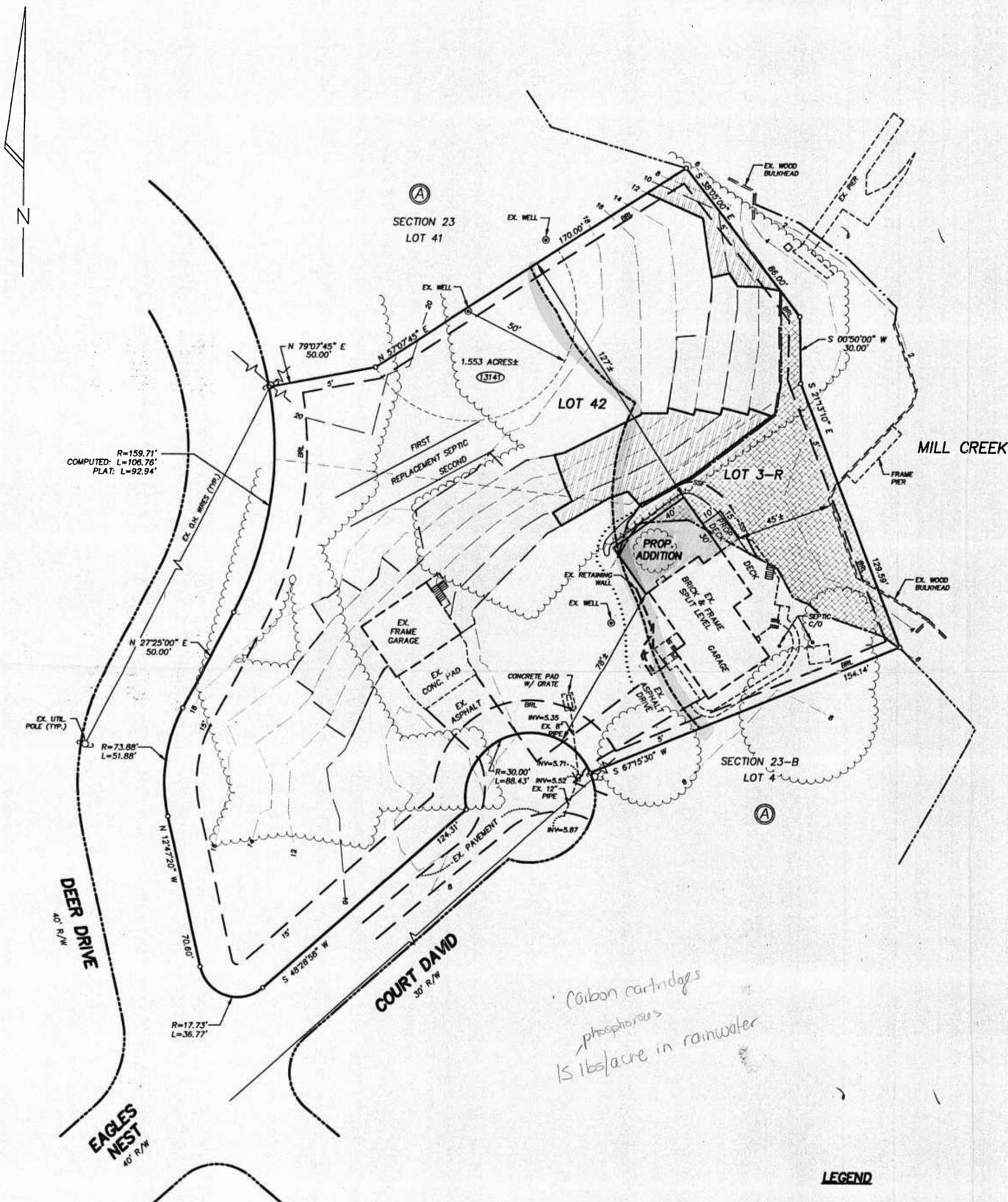
The property is currently developed with a ~55' x 35' house situated ~45' from the waterfront on a cove of Mill Creek. The house is 2-level and includes a 2-car garage. The property also has a separate 2-car garage. The tree cover present on site is mostly on the slopes along the north and west sides of the property. There is virtually no tree cover in the buffer between the house and waterfront; this area is grass lawn.

It appears that the existing septic system is located between the house and water on the south side of the property; the new septic system location is on the knoll on the north side of the property. The well is located on the roadfront side of the house. The distance from the house to the property line on the south side is ~ 10 feet.

COMMENTS:

That applicant must demonstrate that the variance criteria can be met, specifically those sections related to hardship and special privilege. Most of the houses situated around this cove are of similar size to the existing house on this lot. Because use of the property has been achieved, the Board must decide if additional variances to allow more use are warranted. That said, the location of the existing house and well basically precludes situation of an addition to the structure in any alternative location.

Should the Board find that the variance conditions can be met, the intent of the Critical Area regulations can best be met by requiring planting of the buffer between the house and water with native vegetation at a density recommended in the Critical Area program.



INFORMATION STATEMENT
 30' x 40' ADDITION
 ON CRAWLSPACE
 10' x 15' DECK
 LOT AREA: 1.553 ACRES ±
 DISTURBED AREA: 2,275 SQ. FT. ±
 EX. IMPERVIOUS AREA: 6,267 SQ. FT. ±
 PROP. IMPERVIOUS AREA: 1,073 SQ. FT. ±
 TOTAL IMPERVIOUS AREA: 7,340 SQ. FT. ±
 TOTAL IMPERVIOUS AREA WITHIN 100' BUFFER:
 3,838 SQ. FT. ±
 FORESTED AREA: 36,128 SQ. FT. ±
 FORESTED AREA TBR: 314 SQ. FT. ±

OWNER: WAYNE SHOEMAKER
 DEED: K.P.S. 2606 @ 631
 TAX I.D.#: 01-065513

SOILS MAP #44
 SOIL TYPE: KdB2 KEYPORT SILT LOAM,
 2 TO 5 PERCENT SLOPES,
 MODERATELY ERODED
 ShD3 SASSAFRAS FINE SANDY LOAM,
 10 TO 15 PERCENT SLOPES,
 SEVERELY ERODED

THIS LOT IS IN THE CRITICAL AREA.

THIS LOT WAS RECORDED PRIOR TO JULY 1984,
 WHEN STORMWATER MANAGEMENT WAS NOT
 REQUIRED.

CONTACT "MISS UTILITY" AT 1-800-257-7777 AT
 LEAST 48 HOURS PRIOR TO COMMENCEMENT OF
 ANY WORK.

DECKS AND OTHER STRUCTURES NOT SHOWN DO
 NOT HAVE ZONING APPROVAL FOR CONSTRUCTION.

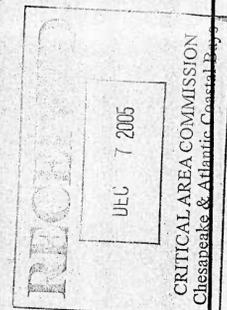
THE ISSUANCE OF COUNTY PERMITS IS A LOCAL
 PROCESS AND DOES NOT IMPLY THE APPLICANT
 HAS MET STATE & FEDERAL REQUIREMENTS FOR
 WETLAND FILLING AND/OR WETLAND BUFFER
 DISTURBANCE.

THIS PLAT WAS PREPARED WITHOUT BENEFIT OF
 A TITLE REPORT WHICH MAY REVEAL ADDITIONAL
 CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY OR
 BUILDING RESTRICTION LINES NOT SHOWN.

SEPTIC SYSTEM TO BE UPGRADED TO PRE-TREAT-
 MENT UNIT.

DOWNSPOUTS TO TIE INTO EXISTING DRAINAGE
 SYSTEM.

1073
 879
 195



BUILDING PERMIT PLAT
 LOT 3-R ~ BLOCK A ~ SECTION 23-B
 & LOT 42 ~ BLOCK A ~ SECTION 23
DRUM POINT

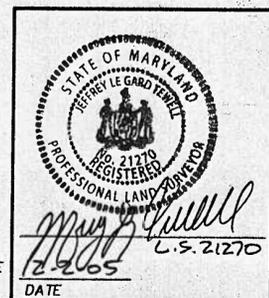
FIRST DISTRICT, CALVERT COUNTY, MARYLAND
 FOR: WAYNE SHOEMAKER

CBCA

SUBDIVISION PLAT RECORDED IN PLAT BOOK J.L.B. 1 @ 67, J.L.B. 1 @ 26 & K.P.S. 1386 @ 654

LEGEND

- SLOPES 25% OR GREATER
- SLOPES 15-25%
- LIMIT OF 100 YEAR FLOODPLAIN
- 100' BUFFER
- EXISTING TREELINE
- ASSIGNED HOUSE NUMBER
- PERCOLATION TEST
- PROPOSED WELL
- STOCKPILE AREA
- STABILIZED CONSTRUCTION ENTRANCE



COLLISON, 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
12-2-05	1" = 40'
JOB NO.	DRAWN BY
1-8821	RCJ
FLDR REF.	APPROVED
DRUM POINT SEC. 23B	JLT
DATE	REVISION